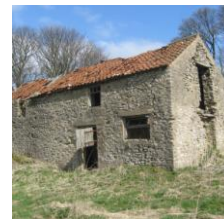


CASE STUDY

W R Dunn & Co Ltd.

CHARTERED BUILDING SURVEYORS AND ARCHITECTS



Project Value:
Phase 1 - £85k
Phase 2 – £200k

Contractor: Biker Contracts Ltd.

W R Dunn & Co Ltd. (Arch & L/ Designer);
Alan Wood & Partners (SE); W R Dunn &
Co Ltd. (CDM-C)



Barn Conversion, Silver Hill Farm, Hawnby

W R DUNN & CO LTD. ROLE

W R Dunn & Co Ltd. were approached by the client to assess the planning implications for an approved barn conversion scheme which was due to expire in August 2010.

Following our recommendation to proceed with the construction as quickly as possible, we reviewed the approved scheme and amended the internal layout to comply with Building Regulations. Concurrently we produced Tender Drawings, a Specification and prepared the JCT Minor Works 2005 contract.

The scheme achieved Building Control approval during the Tender Period and we were able to negotiate the discharge of the pre-commencement conditions within the limited timescales.

Our role during construction was to administer the contract, attend site meetings and assess the interim valuations.

SUMMARY

Important factors in this project were:

- To obtain a 'Material Start on Site' to make the Planning Permission extant.
- Careful Health & Safety consideration due to the dilapidated state of the existing structure.
- Discharge of the onerous 'Pre-commencement' Planning Conditions
- To address to associated problems of servicing the building due to it being entirely off grid (No mains water, drainage, electric or gas)
- To create a high quality alternative use for a redundant farm building abandoned for 40 years.



OUTLINE OF PROJECT

The site, located in the North York Moors National Park Authority is particularly isolated and has no existing services.

Initially we assessed various options with regard to the existing Planning Approval:

1. Do nothing, let the permission expire, and re-apply (if required) at a later date.
2. Submit an application to extend the life of the permission (utilising new legislation introduced in October 2009).
3. Make a 'Material Start on Site', to the approval of the Local Authority to ensure the permission becomes live in perpetuity.

To overcome the problem with services a CHP Plant was installed and is run from a bio fuel generator, this provides power, heating and hot water to the dwelling and has the option to be connected to a wind turbine making it even more sustainable. Drinking water was provided from a bore hole approximately 1.5km from the building with foul drainage taken care of using a mini sewage treatment plant.

Phases 1 and 2 of the contract have now been successfully completed, and this stunning conversion is now occupied by one of the estate staff.

This development has ensured the longevity of a historic structure and provided 'on-site' accommodation for staff associated with the management of the land.