



CASE STUDY

Project: The Old Farmhouse

Location: Long Hanborough

Completed: May 2012

Located just 7 miles from our own offices in Charlbury, this building is one of Sylva's most local projects.

When the client purchased The Old Farmhouse in Long Hanborough, it came complete with planning permission to construct a new home in the garden. However, these plans did not suit the young family's needs.

Instead, new plans were drawn up for a double garage along with premises for their flower arranging business. Across the top of the garage sits a 1-bed annex complete with its own bathroom, sitting area and separate access via the external oak stairs.

Initially, the plan was for an oak framed structure, however the cost looked to be prohibitive given the building's practical purpose. Instead, internal oak features were combined with oak cladding, stairs and handrails to give the look and feel of an oak structure.

The insulation for the shop part of the building was chosen carefully to maintain a stable temperature and humidity, which helps the flower stay fresh for as long as possible.

The client appointed a local builder to clear the site, install foundations and lay the ground floor. Sylva provided an insulated timber frame which comprised of smaller than usual panels due to restricted site access. The first floor was formed from metal web joists and finished with a loose cut roof, due to the gables and dormers required.

Sylva acted as principal contractor for the duration of the timber frame works, providing all method statements and risk assessments. Time on site was 8 days from start to finish.

Once complete, the builder returned to install the roofing, cladding and windows, simultaneously overseeing the fit out internally; at the time Sylva did not have a Concept to Keys® service.



Completed in 2012, the total build duration was just under 6 months and the total cost came to around £85,000, a fraction of the time and cost originally thought to be involved in a blockwork construction.

Having dedicated premises for the business has helped it to flourish, the garage provides a place for cars and hobbies, and the annex is a great place for grandparents to stay when the babysitting has worn them out.

PROJECT DETAILS

Project Type:

Garage, shop & annex

Size:

115m²

Thermal Performance:

Light Green

Build Cost:

£85,000

Build Duration:

6 months