



CASE STUDY: LISTED BUILDING IMPROVEMENTS - THATCHED COTTAGE



OVERVIEW:

Bilton Cottage is a 17th Century Grade II Listed Building located within the small South Warwickshire picturesque rural village of Oxhill. The site is also within Oxhill Conservation Area. The cottage is sited on flat land at the end of Church Lane. A small pond is located in front of the cottage. There are also several outbuildings in the area to the north east of the cottage.

CHALLENGE:

As the cottage is listed, any internal or external alterations and repairs require a Listed Building Consent application to be submitted to the local planning authority. The client's brief was to submit a listed building consent application for a number of repairs and refurbishments including thatch repair, replacement of existing wood stove with a modern

efficient unit and all necessary work on liner, chimney etc, repairs to 19th Century rendering on one wall, replacement of two or more window frames, and external painting.

Due to the property's age, the builder found fossils in the brickwork which are believed to have been excavated from local stone when the property was built.

SOLUTION:

Once the application was submitted and approved, we sourced, appointed and scheduled the specialist contractors to carry out the work in the required order and to the exact specification.

A local, specialist conservation builder, experienced in traditional construction techniques, used lime mortar and render techniques on the outside of the building to ensure

the works were in keeping with the traditional character of the cottage.

The windows were sourced from a specialist manufacturer of conservation windows to ensure they were in keeping with the age and style of the listed cottage.

RESULT:

The work is now complete and the clients are happy and delighted with the results.

PROJECT BENEFITS:

- **Compliance with required Conservation Area and Listing Building consents**
- **Prolong life of 17th Century thatched cottage**
- **Improve warmth and comfort of living**

“Our 17th Century cottage was in need of renovation; the work had been postponed because of illness, and was becoming urgent. The list included repairs to the chimneys and the fabric of one wall, after which the thatch would need to be inspected and repaired. Several windows needed replacing, and the whole needed re-painting. I also wanted to install a modern wood-burning mass heater. I anticipated that co-ordination of all the activities would be a major problem, and we were extremely lucky to find a local architect who understood our concerns and remained responsive throughout the project. Their professionalism showed from the first, in the standard of the application for listed building consent, which was granted with no issues. They were instrumental in keeping the project on track so that the critical work was complete before the worst of the winter weather. We are extremely grateful to them and would not hesitate to recommend them or engage them on another project.”