

RESTORATION OF GRADE II* LISTED PROPERTY

Client: **THE NATIONAL TRUST**
Sector: **HERITAGE**
Type: **RESTORATION**
Method: **TRADITIONAL TENDER**
Location: **THE WORKHOUSE,
SOUTHWELL**
Value: **£3 MILLION**



AN AWARD WINNING RESTORATION

? THE CHALLENGE...

To restore one of the best remaining examples of a 19th century workhouse using traditional techniques and a high level of attention to detail.

The largest project of its kind undertaken by the National Trust in Nottinghamshire.

🔍 THE SOLUTIONS...

- Reconstruction of demolished areas and repairs to existing buildings had to be in sympathy with the original 19th century fabric.
- The main building was water damaged and dilapidated.
- The existing roof structure had to be stripped, cleaned, repaired and reslated before scaffold could be removed to allow other work to continue.
- The Rear Range West Wing was rebuilt using a hydraulic lime mortar. The temperature of new masonry could not be allowed to fall below 5°C necessitating protection and heating.
- The project team had to deal with conservation and repair elements of which relatively few people in the country have experience.
- Sourcing the right local materials, which were not always readily available.

🔍 INTERESTING FACTS & FIGURES...

- The Workhouse is a 3-storey building with 400 m² of floor space on each level.
- The project involved carefully lifting and re-using 130 m² of existing stone slabs on the ground floor with 270 m² of new hand tooled stone slabs.
- Over 30 sample brick panels were constructed to ensure that the bricks, mortar and pointing matched the original buildings.
- 70,000 specially fired bricks were used with penny struck mortar joints.
- 4,000 of the original slates were reused.
- On the Rear Range a bubble wrapped enclosure was erected with heat introduced to keep the lime mortar at the right temperature. Replacement blue slates were bought from the original source to match the existing.
- 2mm thick glass was imported from Poland with 1,560 panes introduced.
- Traditional materials were used including 1,640 litres of distemper paint used before the days of emulsion.
- 29 chimney pots were specially fired to make an exact match of the original pots.

✓ KEY ACHIEVEMENTS & BENEFITS...

- Winner of a Certificate of Craftsmanship 2002
- Master Builder of the Year Highly Commended Certificate 2002
- unique example of the original Workhouse concept

✓ KEY LESSONS...

Gained knowledge of specialists in the field for future projects

Longer programme timescales to accommodate traditional construction methods

The need to engage the supply chain as early as possible

Teamwork & sharing of expert knowledge to find the right solutions

For more information and other case studies, visit:

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TO FIND OUT MORE ABOUT THIS CASE STUDY

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