

Hall Farm Barns, Ketteringham - Case Study



Hall Farm Barns - a substantial complex of former farm buildings previously attached to **Ketteringham Hall** which was acquired after a fire damage rebuild, by the Boileau family in 1836.

Here, underfloor heating is used to its maximum potential, supplemented by radiators to first floors. together with high levels of roof insulation and insulated internal dry lining.

Project Sheet

Lead Designer
Michael Spicer Architect

Structural Engineer
David Townend

Principal Constructor
David Gowing

Client
Peter & David Gowing

Construction Cost
£1.5 million

Construction Programme
October 1998 – August 2003

The Boileau family resided there until after its WWII use as a US 8th AF HQ following which it was sold in 1948 to The Duke of Westminster to become a college until its closure in 1968.

In 1970, the estate was bought by Colin Chapman and formed the Group Lotus Headquarters and a base for the Team Lotus F1 Racing Team.

Having fallen into disuse and disrepair, the farm buildings were acquired by my clients in 1998 and over a period, were faithfully renovated and sympathetically converted into three substantial dwellings, with the minimum of new build restricted to 2 garage blocks constructed from **salvaged materials**.

Particular attention was given to the retention of **existing openings** and the avoidance of new ones and designing the internal domestic planning around them.

Maximum advantage was made of open planning and the large spaces that could be created internally, with living spaces inter-connecting with the minimum of corridors and circulation areas.



Significant characteristics and features such as the distinctive **crow-stepped gables** on the two main barns and their central **full height volumes** were restored and retained within the design as were the single storey connecting wings (formerly cattle sheds) and courtyards providing private external spaces.



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