



Stone Farm Cottage

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The existing dwelling was a mixture of two elements; the original cob/ stone farmhouse; and an attached two storey extension which partially encompasses an original ground floor stone outbuilding. No works were proposed to the original farmhouse as it has been previously sensitively restored by the current owners. The proposal was to address the poor thermal performance of the badly executed 1990s barn conversion, the confusing layout, and lack of connection to the older section of the house, improve the overall aesthetic and the building's link to the external areas/ panoramic views beyond.

Previously there was no 'front door' and cars parked in the main courtyard so the house looked over them. To address this a new parking area was provided nearer to the road so cars no longer need to drive past the front of the house. Infilling the area under the oversailing first floor allowed an entrance porch to be formed, which creates a thermal buffer to the outside as well as an area for coats and boots. From here this opens onto the increased width kitchen/dining area which is largely glazed to the west walled courtyard. Re-orientating the central staircase omits the requirement for the further stairs and forms a central link between the original cottage and other accommodation. The layout of the newer first floor area is re-configured, so the circulation is rationalised, and the two more equally sized bedrooms, have panoramic views over the land rather than towards the neighbour.

The original ground floor stonework is retained but the unsympathetic brick faced lintels were replaced with granite. The timber framed first floor is clearer defined through the replacement of the poor render finish with untreated timber cladding.

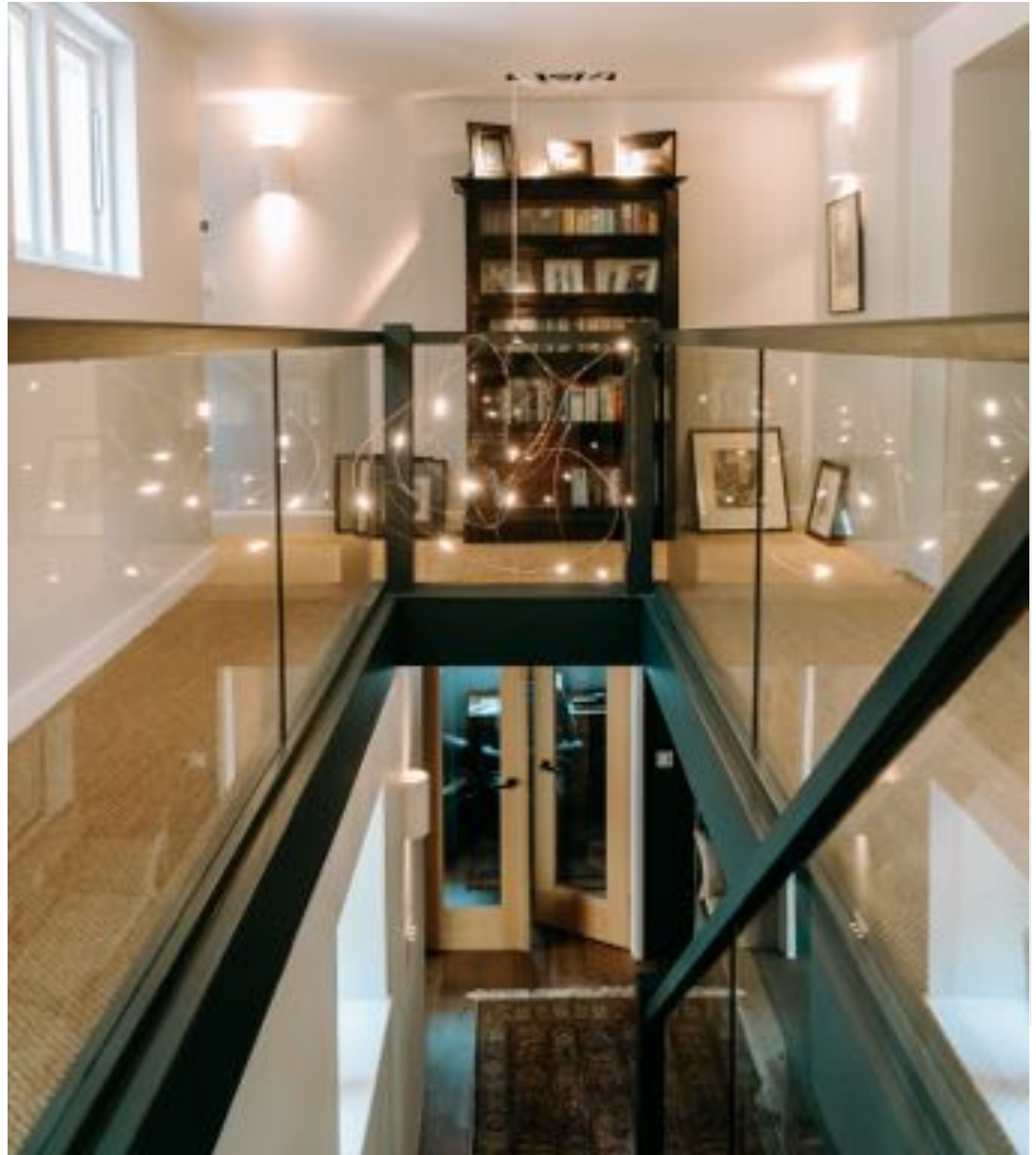




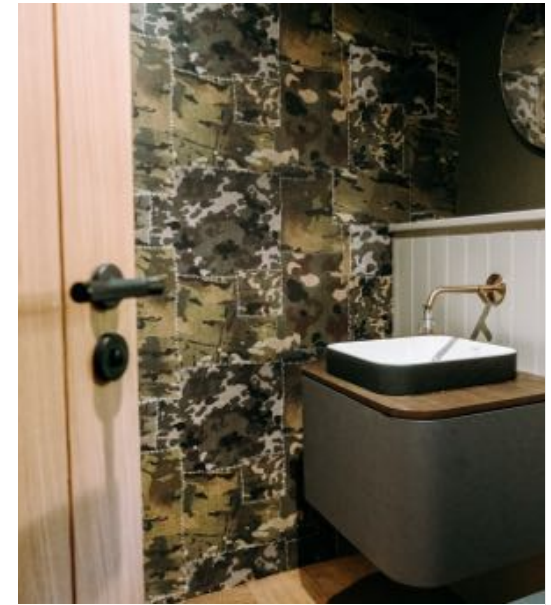
Preconstruction











Client Testimonial

When Armada Property UK Ltd came to look around prior to their bid, we knew that they were the ones to beat. They knew the plans inside out and didn't seem phased by anything, so unless their quote was considerably over the others, they had the contract.

We were so lucky that Armada were available as we couldn't have had better builders. They arrived every morning at 8, left at 5 and worked hard to realise the architects plans.

Nothing was a drama, and they dealt with every obstacle, including some tricky logistics with limited parking and a very narrow lane with a major weight limit on it.

The result is better than we could have ever dreamed.

Matthew & Liz

Stone Farm Cottage, Bridford

Key Personnel

Ben Coggins – Project Director – With over 25 years experience in various elements of construction, having started his career as a part of the construction team that grew Fitness First Plc from its first club to the worldwide force it is today. Moving into the bespoke private residency area in the early 2000's where his vast experience in mechanical and electrical design alongside his construction knowledge helped construct some of the best bespoke residential dwellings in the UK. Ben has managed projects with individual values from £100,000 to £7.5 million.

John Curd – Construction Director – John has extensive knowledge and experience in all types of ground works having worked on numerous projects over his 20 years within the construction industry. He has worked on projects ranging from Naval dry dock construction to bespoke residential below ground construction. Having recently completed the ground works package on a £5 million residential property within Sandbanks in Dorset and a £2 million residential project in Salcombe in Devon.

Simon Lewis – Contract Manager – Simon has over 25 years experience within the construction industry with his key role being project financial control and procurement. Simon oversees the procurement and accounting process of the business.

Allan Coggins – Construction Consultant – Allan has over 45 years experience within the construction industry with his key role being project design and technical construction methods. Allan has overseen the design and construction of projects within the UK, Europe, Asia and Australia with these ranging from commercial projects to bespoke residential dwellings.

Ed Ashfield - Project Manager - Ed has extensive construction knowledge and having worked on various types of developments and new build properties during his career, this knowledge allows the team to propose various recommendations to consultants during the design and construction phases.