

Case Study

Project Name: Boat House

Value: £300,000

Timeline: 6 months

Client: Middleton Hall Leisure Ltd
Middleton Hall
Belford
Northumberland
NE70 7LF

Contact: Brian Morton



Description of work carried out:

Located in rural Northumberland upon the grounds of Middleton Hall the site was previously occupied by an Oak framed boat house, raised above the water level to allow the storage of boats below the accommodation area. The boathouse was located above a Victorian brick built culvert, which acted as the underground course of the river, which fed the lake.

The original Boat House and surrounding forest was destroyed during a fire in early 2008. A proposal to rebuild the Boat House on the site of the previously utilising traditional build techniques was granted by the Local Authority. We project managed the design phase on behalf of the Client. Ensuring the Architect, Structural Engineer and Oak frame manufacturer worked collectively to produce a cost effective replacement, we upgraded the design of the boathouse to increase the footprint of the property and also the standard of living.

Due to the vicinity of the lake and river which run through the culvert and also the increase in size we determined it was cost effective to use mini boar pile to reinforce the two strip foundations we installed to support the load from the property which was distributed via a steel frame.

The access to the site was via a footpath down a steep bank through a dense wood. We were forced to think of alternative methods and sequences to the work due the poor access for plant and machinery. We overcame all obstacles presented to us and where able to produce a completed project on time and on budget. The property is now used as a holiday retreat gaining the highest reviews possible for quality of finish.