

Ian Williams on behalf
of National Trust:
**Southwood House
Farm, Ticknall**



Project: Southwood House Farm, Ticknall



Task: External decorations and associated repairs

Products used:

- Tikkurila Otex Adhesion Primer
- Tikkurila Ultra Classic in Satin
- Tikkurila Temaprime EE Primer
- Tikkurila Temalac FD20 in semi-matt
- Repair Care DrySeal
- Farrow and Ball Calke Green No.34

Client: National Trust

Background

Southwood House Farm forms part of the Calke Estate and is available to rent throughout the year. The impressive house sits within a former farmyard surrounded by beautiful views and historic buildings.

The beautiful historic building features seven large bedrooms, each one reflecting the 18th century character of the property.

Project Details

Ian Williams undertook external redecorations and associated repairs to the 18th-century property. Painting included windows, doors, dormers, soffits, eaves, fascias, rainwater goods and the impressive barn doors. Extensive external timber repair works were undertaken on the windows, doors, soffits and fascias. Some windows and cills had rotten timber, flaking paintwork and loose putty and required extensive repairs. We also replaced fixtures and fittings including hinges and other ironmongery.

Due to the prestigious and historic nature of the building, it was important that the site team delivered a high-quality service to maintain the historic fabric of the building. Specialist Tikkurila products were used for the works and Farrow and Ball was used on the barn door in keeping with the original specification. The client was responsible for agreeing the level of finish required, which was to a high specification. An experienced, directly employed team was responsible for the works with dedicated Foreperson, Paul Willetts, on site daily overseeing the quality of the finish before handover.

In addition to the works undertaken at Southwood House Farm, we undertook external decoration and repair works at four other properties on the Calke Estate, as part of the same project. To ensure timely completion we developed a detailed programme in the summer, staggering works.



The Challenges...

Key challenges in this project included:

- **Tight timescales:** due to the property being holiday accommodation the project had to be completed within three days, while it was unoccupied. In addition, the works were part of a programme of five properties within the Calke Estate, which were programmed consecutively. Southwood House Farm was the first of the properties and therefore timely completion was critical to mitigate delays. Robust programming and planning was essential to ensure we were able to meet the required timescales, this included pre-ordering paint (2 week lead-in on Tikkurila products) and hiring required plant. In addition, the client supported us to achieve the required timescales through authorising variations efficiently, often via photos sent direct from site. The experienced and skilled team worked efficiently to ensure completion to client timescales, working out of hours where required.
- **Extensive repairs:** due to the age of the property, the timber repairs were extensive and beyond general repair. Some of the timber damage was so bad that the frames had to be reformed using Repair Care products. This was undertaken by directly employed Ian Williams operatives, trained and experienced in using Repair Care products. Our direct delivery team ensured we were able to adhere to the tight programme, while maintaining a high-level of quality.
- **Access:** the ceiling height of the property was higher than a standard ceiling and therefore we were unable to use ladders. Most of the work was undertaken from towers or mobile elevated work platforms. This in itself presented a challenge as vehicular access to the property was via a narrow lane and the property also had an unlevel driveway. Skilled operatives were able to manoeuvre the vehicle safely, ensuring access to the property.

Apprentices/ Trainees:

Support from Trainee Surveyor
Joshua Margetts

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