

# Sensitive restoration

Mike and Zoe Hope have transformed a tired industrial property in Dartmoor National Park into a modern 21st-century family home



## FACT FILE

### HOMEOWNERS

Mike and Zoe Hope

**LOCATION** Cadover Bridge, Dartmoor, Devon

**PROPERTY SIZE** 145sqm

**DATE ORIGINALLY BUILT** 1900

**DATE UPDATED** 2011

**BUILD COST** £200,000

### PROJECT TEAM Architect

Roderick James Architects (01803 868 000; roderickjamesarchitects.com)

**Engineer** IW Payne (01794 341 226; iwpayne.co.uk)

**Timber frame** Carpenter Oak (01803 732 900; carpenteroak.com)

**Windows & doors** Vrogum (+45 76 541 111; vrogum.dk)

**Glazing** Kevin Ireland of Silvaleaf (01364 643 267)

**Insulation** Kingspan (01544 388 601; kingspan.com)

**Renewable energy** Sungift Energy (01392 213 912; sungiftsolar.co.uk)

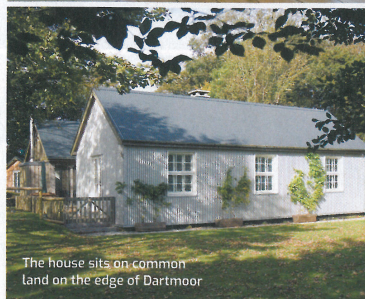
Situated on the edge of Dartmoor National Park, The Counting House was originally built in the early 1900s for the adjacent clay works and was the home of the wage captain – the person responsible for paying the labourers. Single glazing, a lack of insulation and years of neglect meant the dark Dartmoor winters had taken a toll on the dwelling. Architect Mike Hope of Roderick James Architects and his wife Zoe bought the property in 2008, initially living in a studio outbuilding while the main house was renovated.

As one of the few remaining examples of this type of property in Devon – timber framed with corrugated metal cladding – the building was protected for its historical importance. Further issues arose thanks to a nearby bridge being a renowned beauty spot. However, homeowner and architect Mike worked closely with the National Park Authority to overcome planning restrictions and create a sympathetic design. His scheme involved overhauling the building's fabric, replacing old, characterless extensions with a timber-framed wing and increasing the floor area by 24 per cent.

The completed green-oak-framed addition from Carpenter Oak is finished in untreated British larch cladding from Southern Timber. The oak contrasts well with the exposed ceilings in the original house, providing a link between old and new. Internal finishes, such as blockwork and boarding, have been preserved or repurposed, while extensive fixed double glazing from Silvaleaf ensures an airy and light-filled interior. Underfloor heating, Kingspan insulation and an air source heat pump have reduced the home's carbon emissions by around 86 per cent.



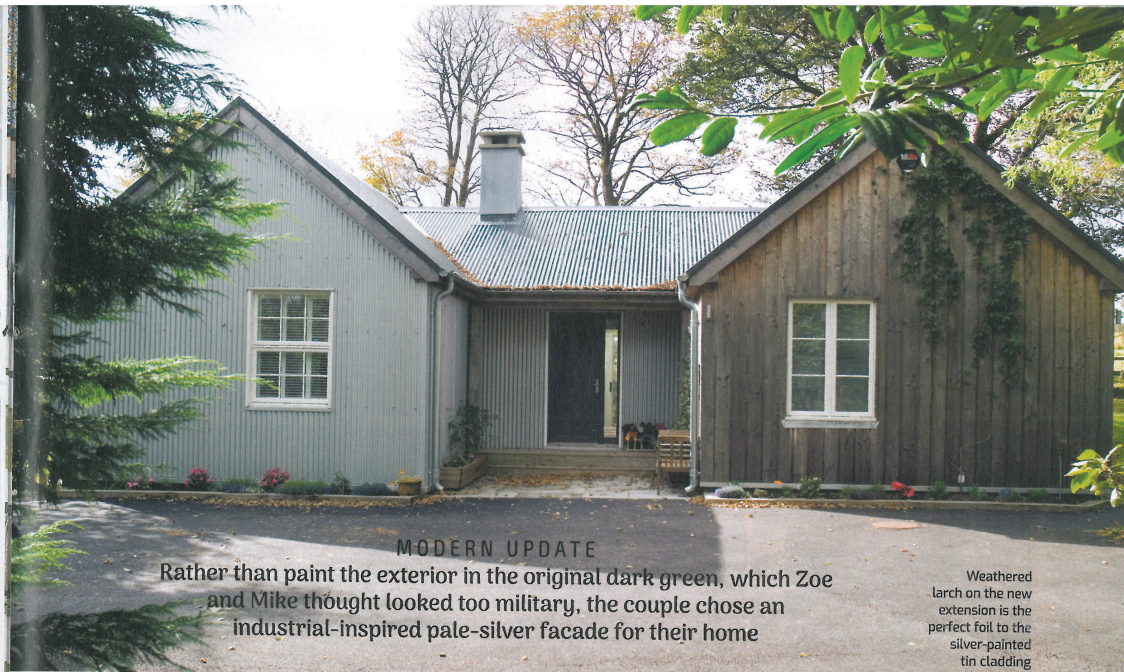
The interior has been fully updated, complete with a spacious new kitchen-diner



The house sits on common land on the edge of Dartmoor



Exposed roof trusses and internal panelling create high-ceilinged rooms



## MODERN UPDATE

Rather than paint the exterior in the original dark green, which Zoe and Mike thought looked too military, the couple chose an industrial-inspired pale-silver facade for their home

Weathered larch on the new extension is the perfect foil to the silver-painted tin cladding



Double-glazed windows and roof lights bring natural light flooding into the new addition



One of two new wood burners is in the entrance hall

## A word from THE ARCHITECT

'The most important part of working with a historic building is to do your homework and learn about its history and construction. You will then be in a better position to work with the necessary authorities to undertake a sensitive and appropriate alteration scheme. Allow the building and its setting to influence your design and accept the compromises that this will bring. You may have to adapt your lifestyle to suit the property, rather than the other way around.'

**MIKE HOPE**