

## Brook Farm - Beyton

Under normal circumstances extending a house to provide a garden room would appear relatively mundane. However, when the house is a Grade 2 Listed Building with a medieval moat, mundane is a totally inappropriate adjective.

The extension, incorporating a garden room, bedroom, en-suite and a mezzanine floor used as a library, has been constructed of a solid Oak frame, predominately clad in weatherboarding with clay pantile roof to give a traditional Suffolk barn appearance.

The Oak frame, crafted in Somerset, using U.K sourced timber and erected by R. G. Carter, was craned into position across the moat and set upon the new brick base walls. The new building linking the old and new elements has been constructed using Flemish bond brickwork and slate roof.

The mechanical services installed and commissioned within this rather special building, were designed by Garth Hurden, Building Services Engineering Consultant and consisted of a new boiler installation serving underfloor heating, designer radiators and towel warmers. New hot water generating plant was also installed to serve the newly installed sanitary ware.

With a high quantity of timber within the building, a pressfit style system of pipework was adopted to avoid the potential fire hazard during installation. To ensure soundness of the pipework, all services were air tested to prevent any risk of water leakage and damage to the building fabric.

