

STORPLAN

RACKING LTD

Achieving critical acclaim for a Grade 2 Listed building renovation

Putting a 3 storey mezzanine into a grade 2 listed dove cote proved quite a challenge for property developer Richard Jagger.

The project was to turn the dove cote on his estate, into a luxury holiday let on the banks of the river Ouse in York. Because of its grade 2 listing status, none of the floors could be attached to the existing brick work, so conventional building methods could not be used. Storplan Ltd proposed a free standing structure which they designed, fabricated and installed.



Working with the architect, structural engineer, local listed building officer and building regulation department, Storplan Ltd developed the right solution.

To make full use of the available height, each floor had to be as slim as possible. Using steel 'I' beams and inset purlin construction the floor depth came down to 250mm. This type of construction benefited the electricians who used the void in the floor to run cables and recessed light fittings. The result was clean, smooth lines to this contemporary finish.



A further problem was the running of water, sewerage and heating pipes to the en suite bathrooms on each level. None of these services could be 'boxed in', in a conventional way due to the necessity of keeping each dove box in tact and in view. Storplan came up with the solution, running the services up and down the mezzanine legs. The round legs also acted as ducting to the air conditioning. Special paint was applied to the inside of each leg so the moist air did not rust the inside. Bespoke air vents were cut into each leg to achieve the most effective air distribution.

To create a feeling of space and airiness, open staircases were installed, along with clever use of glass partitions. To give privacy when needed. each of the glass partitions were fitted with integral remote controlled blinds. This included one panel that was at 45 degrees to the roof. All supplied and fitted by Storplan Ltd.

The finished product is exceptional and has received critical acclaim from the Sunday Times property magazine.

Products and service provided by Storplan Ltd on the project:

- Auto cad design
- Structural steel calculations
- 3 tier Mezzanine floor
- Air-conditioning ducts and grills
- Stairs
- Handrails
- Glass Partitions
- Maple Doors
- Powder coating
- Structural steel work to conservatory
- Railings

