

The Restoration of East Farndon Hall – Completed in 2021

Introduction

Tom and Alice Joule purchased The Hall in Nov 2016, and so began an incredible 4 year project of restoration and refurbishment to create a beautiful family home that would preserve the heritage of the building for generations to come.

History & Heritage

East Farndon Hall is a gentleman's house of considerable proportions, and it contains fabric and structure from as early as 1700, but it was enlarged and modified considerably in the late 19th century, and again in the late 20th century.

Why this house?

Tom has lived in East Farndon since 1996, having previously lived and grown up in Market Harborough. Tom has a genuine affection for the local area and has built a successful business in the town where he still works, so the opportunity to purchase The Hall was too good to miss. Tom and his wife Alice could see the potential that The Hall offered and had the vision and enthusiasm to take on the challenge of renovating the house.

Aim of the project

To complete the refurbishment, restoration and modernisation of the house, outbuildings and gardens in order to sympathetically preserve and where possible enhance the historic features and fabric of the buildings and grounds.

To ensure at all times that they worked within the guidelines set by English Heritage and Conservation Officers to evolve the house into fully functioning family home for decades to come.

Challenges/works

The oldest sections of the house had Damp & Dry Rot: Staircase, wooden beams, upper floors, skirtings. Refurbish and reinstate where necessary.

Roof - replace damaged trusses and tiles. Any new tiles used were genuine Welsh Slate in keeping with the originals. It was also imperative that the roof was now bat friendly, with the introduction integral roosting areas utilising roofing felt and other materials that would provide a safe haven for any bats.

Windows – original sash windows were restored and non-original ones replaced with local handmade frames back into original style. Locally handmade stone cills were also added. (replacing some that were concrete).

Render – One of the biggest visible issues with the house was its rough cast concrete render applied mid 20th century, which was non breathable and causing the building to sweat. The non-breathing building was causing issues with damp and rot that if left would have caused irreversible damage and failure of the main structure. To over-come this much care and attention was paid to using an English Heritage approved mixture of traditional and modern methods of insulation and render. In particular the main roadside frontage of the house is completely insulated with breathable Lime mortar render, Lambswool Insulation, Lime plaster and Distemper paint. This has combined to make the house more energy efficient and more environmentally friendly. It also likes much better and more in keeping with the age of the house to.

Front Entrance – reinstate the formal entrance hall (circa 1800), internally exposing and displaying old timber frame and beams, lime plaster works. Re-open doorway and build new portico entrance in solid stone (locally sourced and cut).

Outside Front – Removal of 80's concrete ballustrade wall replaced with painted estate fencing thus matching the existing fencing on the paddocks and greens opposite.

Gardens - Extensive remodelling especially around the extension of the tiered ironstone walls utilising local stone.

Yorkstone paving has been used throughout the outdoor spaces

Drainage - Outdated and failing drainage systems were causing damage to the lawns and the house. The introduction of elaborate and extensive drainage, water capture, storage and irrigations systems in order to harvest and recycle the rainwater has now provided protection to the house and an environmentally friendly approach to maintaining the gardens.

The fabulous hornbeam tunnel that runs along the full length of the formal lawn has been cut back and will now be grown and retrained back to its former glory.

The Introduction of further natural meadow grass and flowers to encourage the bee and insect populations has also been a key focus.

At the rear of the house the tired looking Victorian kitchen garden has been rebuilt and restored, now regularly producing vegetables for the kitchen table.

Outdoor lighting has been added to enhance and showcase the buildings features and specimen trees.

Outbuildings

The Victorian era hayloft and coach houses have recently been restored and repurposed ensuring they are now structurally safe and saved whilst maintaining the original look and feel. Bird boxes and bat have been integrated into the fabric of the building to protect the habitat.

Swimming pool extension - built in the mid 90's this has been significantly re modelled to be more sympathetic to existing building.

Extension

A new extension has been added to the rear of the property - A sympathetic contemporary design single level structure. The addition of modern open plan living space that adds the next chapter into the rich history of the home.

Interiors

The house has undergone many additions and changes to layouts over the centuries. Some remodelling of the interior to put back some originality/usage of rooms (in particular the entrance hall) as well as making the house more functional as a family home. The Top floor which was originally added as servants living quarters and storerooms have been extensively refurbished to provide full living accommodation.

Fixtures, fittings and materials used to preserve the areas of historical interest. Many beams and features hidden by modern alterations are now brought back again - Hall way beams being a prime example Modern items replaced by appropriate period style replacement paying attention to skirting, door types, covings, frames etc...

Flooring of stone and wood to replace existing modern carpets. These are both more appropriate to use in period rooms as well as more practical for modern living.

Images Shown Below

1836 – illustration showing original position of entrance



1940's



2016 – When first purchased by Tom & Alice



September 2018 - Day 1 of the strip out and building



Sep 2018 to Sep 2020 building and refurbishment













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