



Conversion and retrofit - 'Minery House'

Design company name: **Hawkland Architects**
Build company name: **Missiato Design and Build**
Consultancy: **Mode Consult, Momentum Engineering, Materials in Mind, Green Flare, Earthwise Construction, Smartly Energy, Link Media Systems, Sustainable Kitchens**
Project location: **North Somerset**
Project completion date: **2026**
Budget: **£1,200,000**

Project brief

Situated overlooking the Chew Valley, the existing property, Minery House has been radically reimagined and retrofitted. The modernisation of the property has turned the building back into one house, flipping the traditional uses of ground and first floors to take advantage of its stunning setting.

Together with the client we have developed a full retrofit scheme featuring improved thermal performance, airtightness works and the installation of sustainable energy generation systems. Natural materials have been a key part of the improvements with wood fibre insulation, lime-based products, clay renders and sustainable timber being used to improve the floors, walls and roof.

One of the client's key concerns was material waste and the reuse, or rehoming of materials taken from the demolition phase of the project. Another big driver for the client was making the building as accessible as possible, and we have adapted the layout to make the whole building more wheelchair and ambulant disabled friendly. This was achieved by making existing and new openings wider, and by removing steps and level changes throughout.

Sustainability features

- Natural materials throughout including wood fibre insulation, limecrete screed, clay plaster finishes, and bamboo cladding
- Mechanical Ventilation with Heat Recovery (MVHR)
- Air Source Heat Pump (ASHP) with underfloor heating
- Solar roof panels with battery storage
- Cataloguing the materials for removal with Materials in Mind for reuse or rehoming

Find out more: www.hawklandarchitects.co.uk

