

Green Build Award

Shortlisted: Hill Farm Barns Holkham Estate

The development of Hill Farm has seen the conversion of a former office, store and open cart sheds into two contemporary offices, now known as Hill Farm Barn and Julings Barn. The site is located off the coast road (A149) on the edge of Holkham Village, offering the perfect office location for Holkham National Nature Reserve (NNR) and a national holiday cottage agency to be based.



(Picture: Julings Barn to the right and Hill Farm Barn to the left)



(Picture: interior of Hill Farm Barn)

A former cattle yard, Hill Farm Barn has been sensitively developed to retain the form, character and history of the original building, preserving the local vernacular. The once open-fronted cart sheds have been fitted with aluminium glazed windows to create a light and spacious work space. The lichen painted timber cladding complements the existing brickwork and windows with the colour alluding to its coastal position. The building has been highly insulated and

upgraded to ensure a traditional building meets modern requirements. Inside, the marriage of old and new continues, with exposed beams, brickwork and joists complementing the high internal finish. The existing brick and flint wall forming the yard has been repaired using local labour and materials to enhance the building and creating a small green courtyard.



(Picture: exterior of Hill Farm Barn)



(Picture: view from inside Julings Barn, NNR offices)

Julings Barn was previously used for storage, under-utilising its elevated position on the foot of the marshes. The development has seen the brick, concrete and timber shed transformed into the Holkham NNR offices and store. A first floor has been added to create an open plan work space and with the addition of substantial roof glazing and windows, Julings Barn offers expansive, uninterrupted views over the marshland. Downstairs a new kitchen and loo have been added with an equipment store behind. As with Hill Farm Barn, this conversion has been carried out to the highest standard ensuring the creation of a sustainable, efficient and uplifting working environment.

The redevelopment of Hill Farm into commercial use for two separate businesses has ensured the best of the past and future work together. The regeneration of the buildings has created jobs, supports the local visitor economy and provides a base to manage the natural landscape. The development sits very comfortably in its natural surroundings and blends in

with the local vernacular. The buildings are heated by an air source heat pump and the work was undertaken by Robson Construction, a locally-based building contractor. The design and construction made good use of existing spaces and materials whilst incorporating bat boxes and repositioning existing owl boxes.

