



3b

HOPE LODGE

Location: Tongue

Client: Wild Land

The project included the manufacture and installation of precast concrete components to form basements to the South and North of the existing structure including tunnelling under the existing structure. New three storey timber frame extension was added to the North of the existing building all detailed in keeping with the original Listed Building.

We opened up a new stone quarry on the estate to process all the stone required to build the new elements and for use on projects on the wider estate. All the stone was hand split, dressed and built by our skilled stone masons. We then completed the full fitout of the project utilising a mix of reclaimed timbers, new oak fitted furniture and Sutherland panelling. Extensive use of stonework within the building for both structural walls, floors and finishes.

Mechanical and Electrical was completed and fed via two plantrooms served by an onsite Energy centre and district heating system that we also delivered. We also completed an extensive infrastructure and landscaping package for this project and to connect the wider estate buildings that were also contracted to deliver. These works included a pedestrian tunnel under the NC500, new bridge, new roads, underground reinforced concrete carpark amongst other projects. This project was part of the wider cluster of buildings we have delivered for WildLand.







PROJECTS – SKILLS & EXPERIENCE

A key example of our experience in delivering exceptional high-end accommodation is the conversion and extension of Hope Lodge for our client WildLand, forming part of their portfolio of luxury guest accommodation. The project required the sensitive restoration of the existing lodge alongside significant new-build elements, demanding a high level of coordination, specialist workmanship and close attention to architectural detail throughout.

The works included the construction of two substantial new basements, including one beneath the existing lodge, requiring complex temporary works and careful management of the existing structure. A new link corridor was constructed beneath the lodge to connect the two basement areas, while a three-storey timber frame extension was formed to the north end of the building.

The external envelope required extensive specialist craftsmanship, including significant quantities of stone masonry to the new elements, carefully matched to the existing lodge. Traditional joinery was incorporated throughout the external facades, alongside new stone chimneys, traditional slate roofs and extensive lead roofing. Glazing systems comprised a combination of Sky-Frame, MHB and traditional sash and case windows, requiring careful integration of contemporary and traditional elements.

The internal fit-out was completed to an exceptionally high standard, reflecting the quality expected of a luxury guest accommodation project. Reclaimed timbers were combined with new fitted oak furniture throughout, with bespoke spaces including a new kitchen, scullery, mud room, library, drinks room and games room with bar. Bedrooms were fully fitted, with traditional bathrooms incorporating oak and natural stone. Caithness flagstones and timber flooring were used extensively, with new staircases constructed in both timber and stone, together with a new conservatory.

The project also incorporated two plant rooms supplied from a new biomass energy centre via a district heating network, demonstrating our ability to coordinate complex building services and energy infrastructure alongside highly detailed architectural and heritage works.

Hope Lodge is representative of the type of project for which 3b has developed a particular strength: projects where the construction methodology, specialist trades, materials and finishes must be carefully coordinated to achieve an exceptional end product. The combination of new construction, restoration, bespoke joinery, traditional materials and high-end finishes required close collaboration between our site teams, specialist subcontractors, designers and client throughout the project.

Our vertically integrated, self-delivery model is particularly well suited to high-end residential and hospitality projects of this nature. By retaining significant elements of construction capability in-house, we maintain greater control over workmanship, quality, resources and programme. This allows us to coordinate specialist trades effectively, respond quickly to detailed project requirements and maintain the high standards expected by our clients.

Contract SBCC with quantities

Duration: 154 weeks plus Client EoT's for additional basement, connecting corridor, additional scope etc