



3b

HOPE LODGE

Location: Tongue

Client: Wild Land

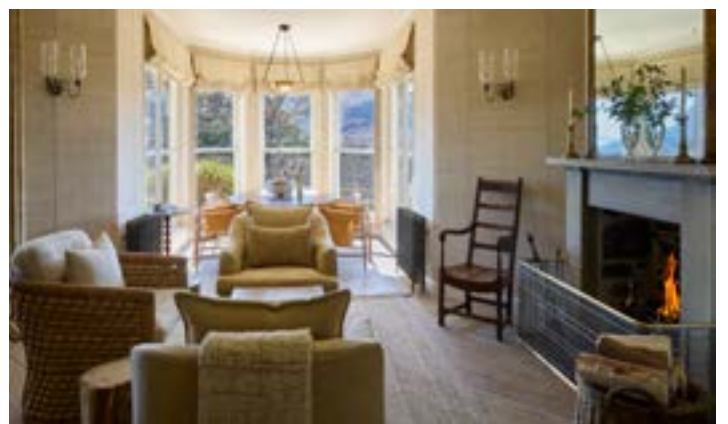
The project included the manufacture and installation of precast concrete components to form basements to the South and North of the existing structure including tunnelling under the existing structure. New three storey timber frame extension was added to the North of the existing building all detailed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

3b were appointed under an SBCC Contract with Quantities to deliver the conversion and extension of Hope Lodge for our client WildLand, forming part of their portfolio of high-end luxury guest accommodation. The project involved the sensitive restoration and refurbishment of the existing lodge alongside significant new-build elements, requiring 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 additional basement works and connecting corridor, together with other additional scope and client changes, resulted in Client Extensions of Time to the original programme.

The external envelope required extensive specialist craftsmanship, including significant quantities of new stone masonry to the extension and new-build 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. The glazing systems comprised a combination of Sky-Frame, MHB and traditional sash and case windows, requiring careful integration of contemporary and traditional elements while maintaining the architectural character of the existing lodge.

Internally, the fit-out was completed to an exceptionally high standard, reflecting the quality and finish expected of luxury guest accommodation. 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. This required careful coordination of complex building services and energy infrastructure alongside the detailed architectural, heritage and specialist fit-out works.

A particular project challenge was the management and coordination of the interior designer, who was based outside the UK and had limited understanding of UK, statutory requirements and construction practices. There was also limited cognisance of the implications of specified products and finishes on procurement lead times and the agreed construction programme. This created additional coordination and programme risks, particularly where bespoke or specialist items were being specified late or where proposed products required review.

3b took a proactive role in managing these interfaces, working closely with the interior designer, client, design team and specialist subcontractors to identify potential issues at an early stage. We provided practical guidance on UK legislative and regulatory requirements, challenged specifications where necessary and highlighted the programme and procurement implications associated with long-lead and bespoke items. This required ongoing review of design information, procurement schedules and construction sequencing to ensure that design decisions were compatible with the project programme and could be delivered within the required timescales.

PROJECTS – SKILLS & EXPERIENCE

Where specified products or details presented regulatory, technical or programme concerns, 3b worked with the relevant parties to identify compliant and practical alternatives. This approach helped manage the risk associated with imported, bespoke and specialist finishes while maintaining the design intent and exceptionally high standard required by the client.

Hope Lodge therefore required close collaboration between our site teams, specialist subcontractors, designers, interior designer and the client throughout the project. The combination of new construction, restoration, bespoke joinery, traditional materials and high-end finishes meant that construction methodology, sequencing, specialist trades and materials all had to be carefully coordinated to achieve the required quality and finish. The additional challenge of managing design information and procurement requirements from an interior designer unfamiliar with UK legislation and construction programme constraints further increased the importance of proactive project management and early coordination.

Our vertically integrated, self-delivery model was particularly well suited to the project. By retaining significant elements of construction capability in-house, 3b maintained greater control over workmanship, quality, resources and programme. This enabled us to coordinate specialist trades effectively, respond quickly to detailed project requirements and maintain the high standards expected by the client.

Duration: 154 weeks