

MORGAN RESTORATION

BREATHING LIFE INTO THE FUTURE



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BREATHING LIFE INTO THE FUTURE



Interior of the mansion at Langley Park

INTRODUCTION

Welcome to the wonderful world of conservation, which presents modern developers with huge and varied challenges for the future. Morgan Restoration leads the way in rescuing neglected historic properties and bringing them back to life.

In a research study conducted for English Heritage by MORI*, 84% of Londoners agreed that heritage plays an important role in urban regeneration. Indeed, London residents are almost three times more likely to prefer old buildings to new buildings and would most like to live in homes with gardens of pre war / period heritage. Seven out of ten residents regard derelict buildings as a serious social problem and 64% believe that the demolition of neglected derelict buildings is cause for concern.

In the State of the Historic Environment Report, November 2002**, 81% of those surveyed said they considered heritage to be very important in teaching children about the past while 85% regard the historic environment as important and a major contributor to the quality of life.

Morgan Restoration holds a positive vision for historic regeneration in London and the South East. As much as one third of all planning applications to local authorities have potential historic environmental

consequences and our approach to restoration takes into full account the likely impact on local neighbourhoods and landscapes.

Our philosophy embraces the concept of creating vibrant contemporary living spaces in genuinely restored historic settings. We aim to bring the past into the present and preserve the very best for future generations. In light of the continuing residential shortfall in the South East and the government's brownfield targets, Morgan Restoration believes passionately in rescuing and converting existing structures in local environments to extremely high standards.

“London residents are three times more likely to prefer old buildings to new buildings”

*August 2002

** MORI / English Heritage



Eglantine Farm

BETWEEN TWO WORLDS

Morgan Restoration has over a decade's experience of developing listed properties as well as abandoned industrial and agricultural buildings. A genuine passion for our architectural heritage is reflected in the high standards we consistently achieve. We have built our reputation through establishing excellent working relationships with local authorities, government agencies and related conservation organisations.

We believe that there is no such thing as wasteland. Land, no matter how unpromising the site – from neglected period buildings to derelict builders' yards, can present unique opportunities for conversion and our expertise in restoration enables us to resolve all historic planning issues swiftly and efficiently.

This experience can be invaluable to developers facing the problem of listed or retained historic buildings on site. Morgan Restoration can negotiate the purchase, taking on full responsibility for planning consent, restoration, conversion, and marketing. For example, we have worked with the highly respected Laing Homes on their prestigious development at Langley Park, Beckenham, Kent where we restored and converted a number of uniquely individual, listed buildings to high acclaim, winning the 1999 London Borough of Bromley Design Award.*

Morgan Restoration properties range from apartments to mansions and include chapels, factories, farm buildings and classical villas, either listed or simply of particular architectural interest. Sales prices have ranged from £60,000 to £1.25 million.



Detail of the chapel at Langley Park

*Best in Borough 1999
 Best Housing 1999
 Runner Up: Built Heritage 1999
 Sevenoaks Design Award 1997



The mansion at Langley Park

LANGLEY PARK

Morgan Restoration acquired the historic buildings at the former Langley Court Estate, Beckenham, Kent from Laing Homes and has fully restored and converted them in an ambitious and award winning regeneration project*. The buildings include the 19th Century chateau style mansion, the dairy, the coach house and a unique timber framed chapel.

The earliest recorded reference to a Langley Estate in Kent is said to be an Anglo Saxon Charter dated 862 in the British Museum. The land originally formed part of a vast portion of Kent, assigned to the Bishop of Baieux by William the Conqueror and was acquired by the Langley family in 1350. The Langley Park of today was purchased by Laing Homes from Glaxo Wellcome and for five centuries formed Langley Farm, within the much larger Langley Estate which covered vast areas of Beckenham, West Wickham, Hayes, Keston, Lewisham and Sydenham.

“Langley Farm was bought by the Bucknall family in 1884 who resided there during the Edwardian era until 1914”

Much of this larger estate was sold off for redevelopment in the mid 19th Century while Langley Farm was bought by the Bucknall family in 1884 who resided there during the Edwardian era until 1914, when it was used as a prisoner camp for Officers in the Great War. In 1918, Henry Wellcome bought the 105 acre estate for £32,000 and in 1924, the estate was sold to the Wellcome Foundation and was used for a wide range of scientific and medical research throughout the 20th Century.



The mansion at Langley Park

*Morgan Restoration: London Borough of Bromley Design Award 1999
Langley Park by Laing Homes was a What House? 2002 bronze winner in the Best Luxury Development Category



The pond garden at Langley Park

The Grade II* listed chapel probably dates from the 18th Century and is considered the most important historic building on the estate. The external walls and roof had to be removed to install weather proofing membranes before recladding and re-thatching. Floor insulation was installed to allow for the provision of underfloor heating to avoid the need for radiators. The chateau style mansion has been converted to form one spacious house of 6000 sq ft and six substantial apartments. A new second floor, contained within a mansard style extension was added. The dairy was divided to form galleried mezzanine levels so that each new property benefits from two storeys. The coach house, originally used as a photographic studio by the Wellcome Foundation, has now been converted into a contemporary family home featuring an indoor swimming pool.

“We were all most impressed with what you have done with the mansion and the dairy”

Glaxo Wellcome



The chapel at Langley Park



The dairy at Langley Park



15 Sundridge Avenue

15 SUNDRIDGE AVENUE

Built in 1887, ten years before Queen Victoria's diamond Jubilee, 15 Sundridge Avenue is a period gem which encapsulates the prosperity of the late Victorian era. The Sundridge Avenue Conservation Area consists of a unique and unbroken row of eight red brick Victorian Mansions with early Arts and Crafts influences. This is a near perfect example of a complete row of substantial Victorian Villas in a 'Gentlemen' suburb.'

Homes of this size and stature were typically built to accommodate a complement of servants, in addition to the main family in residence, and were the preserve of classic English Gentlemen until economic and social trends in the first half of the 20th Century gradually saw the demise of the Big House lifestyle. Many Victorian Villas, such as 15 Sundridge Avenue were demolished across London post 1945.

The local council's main conservation objective was the retention of the unique spatial characteristics of the villa in its mature landscape setting, without additional disruptive development or hard vehicle landscaping.



Interior at 15 Sundridge Avenue

"The loss of such a fine building would have been a great shame for this small conservation area and we worked closely with the council to guarantee its long term survival."

*Barry Morgan, Chief Executive
Morgan Restoration*



Detail at 15 Sundridge Avenue

The building had fallen into disrepair in the 1980s and was severely fire damaged in the late 1990s. The first priority was to prevent further structural collapse. The façade and flank wall were almost completely retained and fully repaired. Specialist stone masonry was required to replace some of the original Arts and Crafts details with new replicas. Imperial size brick, bonded in traditional Flemish Bond was sourced for the external walls. Due to neglect and fire damage, which had destroyed the original staircase, the interior of the building had to be completely rebuilt.

The eight apartments and two outstanding penthouses at 15 Sundridge Avenue have been designed to an exclusive specification including electronically operated, remote control entrance gates, German manufactured kitchens including five burner hobs, stainless steel integrated Neff appliances and natural stone work surfaces. Other fixtures and fittings include a mixture of Philippe Starck, Villeroy and Boch and Hansgrohe. The two duplex penthouses feature open plan galleries with full height dormer glass walls and cleverly concealed roof terraces with private views across Kent.



The exterior at 15 Sundridge Avenue

“The building had fallen into disrepair in the 1980s and was severely fire damaged in the late 1990s.”



Detail at Baldwyns, before restoration

BALDWYNS

History

Until 1759, Baldwyns Mansion Villa was owned by Sir Edward Hulse, physician to King George II. Later, the estate was sold to the Minet family who resided there until the early 19th Century when the house was rebuilt in a manner typical of Sir John Soane. In 1889, the 750 acre estate was leased to Sir Hiram Maxim, who contributed significantly to the development of flying machines and the concept of flight. Most of his time at Baldwyns was devoted to the development of an early flying machine, which flew publicly for the first time on 31st July 1894. The house and estate were bought by the London County Council in 1894 and later taken over by Bexley Hospital. Baldwyns Mansion served as part of this institution for nearly 100 years until closure in the early 1990's. The Grade II listed Regency mansion suffered serious neglect in later years and was placed on the at risk register.

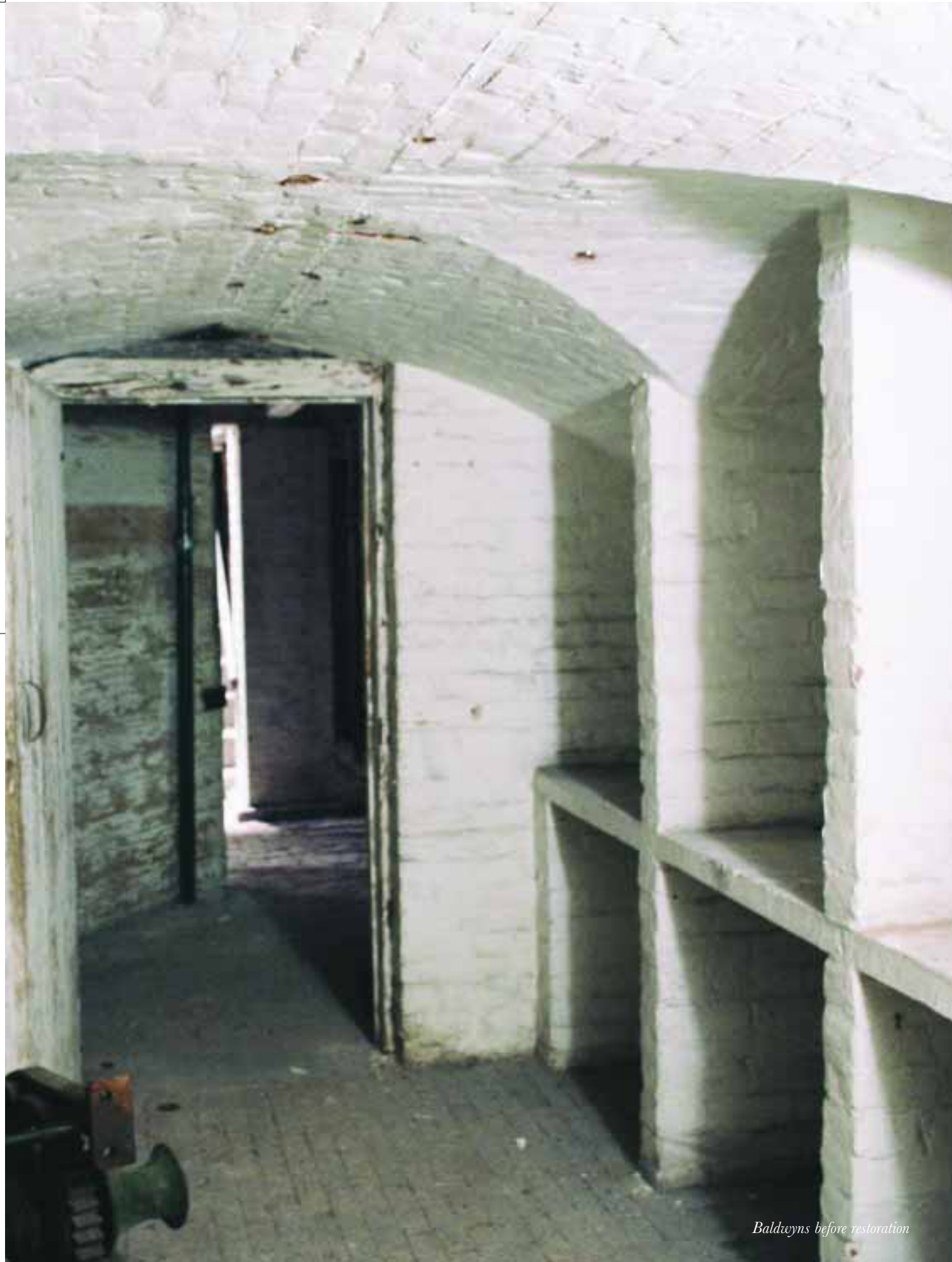
Planning

The Local Authority specifically linked the restoration of Baldwyns into the overall planning consent and residential build program. Laing Homes acquired part of the estate and subsequently looked to Morgan Restoration to restore and convert the mansion, in accordance with the stringent planning guidelines. Morgan Restoration, on taking charge of the derelict mansion, succeeded in negotiating a longer and more feasible timescale with the Local Authority for the restoration work, without causing any delay to Laing Homes' building schedule.

“The Local Authority specifically linked the restoration of Baldwyns into the overall planning consent and residential build program.”



Baldwyns exterior rear view before restoration



Baldwyns before restoration

Restoration

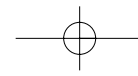
Years of neglect and vandalism had caused extensive damage to the interior and all internal structural timber had to be replaced. The external structure, with three to six brick thick walls, was sound. However, unsympathetic additions had been attached to the right elevation and the original pitched roof to the front had been replaced by a flat roof. The main internal staircase was virtually destroyed by fire and most of the original features had been lost.

The first priority was to give the front of the building a new and appropriate roof. A roof of the mansard style was selected, featuring natural slate and traditional lead clad dormers with Georgian sliding sash windows. The unsympathetic extensions were demolished and replaced with a single, more appropriately proportioned wing. The building's original stucco was beyond repair and had to be replaced with new ashlar stucco-work. The front windows have new, traditional sash frames with specially moulded lamb's tongue, glazing beads. New French Doors with similar joinery detail to the upper windows have been installed at ground level as evidenced by early photos of Baldwyns. The entrance hall has been restored with new plaster cornicing, moulded from the few remaining examples. New skirtings and architraves have been machined to copy the originals and an exact replica of the original staircase has been installed. Baldwyns is now a building of two parts; three loft and four Regency style

apartments to the front and five Victorian apartments to the rear, in addition to two self contained houses.

The lofts, a striking addition to the Georgian Mansion, feature double and triple height galleried living spaces, carved out of the principal ground floor rooms and include glass balustrades and even a stainless steel walkway in one. The first and second floor Regency apartments are more conventional in layout and the second floor apartments have the added benefit of secret roof gardens. The two and three bedroom corner houses each have private entrances with private gardens to the rear, backing onto native woodland. All the apartments feature stainless steel appliances, granite worktops and Phillippe Starck bathroom fittings.

“Years of neglect and vandalism had caused extensive damage to the interior and all internal structural timber had to be replaced.”



THE ANGLO AMERICAN LAUNDRY

While the main part of the site was sold for new residential housing, Wandsworth Borough Council was keen for this unusual 1907 building to be restored as part of the local urban regeneration programme. Morgan Restoration purchased the building, subject to planning and consent was granted within six weeks. The conversion includes ten loft style apartments, which involved the installation of feature mezzanine floors within each unit and the construction of a mansard roof for access to private roof terraces from the upper apartments.



The Anglo American Laundry

“Ensured the retention of this fine historic building”

Wandsworth Borough Council

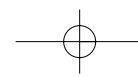
FAWE PARK MEWS

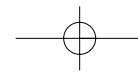
On the derelict and wildly overgrown site of a former car merchant's yard, Morgan Restoration created a superb gated mews development of four luxury two bedroom, two storey apartments and a loft style bungalow. Located close to Putney High Street, the traditional red brick built houses have natural slate tile roofs, underfloor heating and sleek Philip Starck bathrooms.



Interior at Fawe Park Mews

“This former dumping ground has undergone a masterly regeneration transformation”





Eglantine Farm before restoration



Eglantine Farm



The Anglo American Laundry before restoration



The Anglo American Laundry



15 Sundridge Avenue before restoration



15 Sundridge Avenue

GETTING TO KNOW YOU

At Morgan Restoration we like to form enduring commercial relationships with local authorities, suppliers and new homes developers. Our conservation reputation is key to our success and we prefer to work consistently with the same construction teams, craftsmen and financial partners from one project to the next.

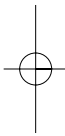
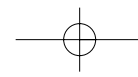
If you have an unusual period building or unwanted land on your hands and require expert advice and specialist knowledge, then contact us without further delay. We look forward to working with you.

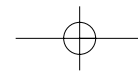
The acquisition of land is absolutely central to the continued success of our business and we are always interested in assessing and acquiring potential new sites. If you have land for sale, why not get in touch and as restoration specialists, we will be happy to provide you with a swift and unconditional appraisal and purchase decision. Morgan Restoration will also take on the full responsibility of resolving all planning issues in comprehensive detail.

Our most recent projects include the chateau style mansion at Langley Park as well as the listed coach house, dairy and Victorian gothic chapel; the Gentleman's villa at 15 Sundridge Avenue; the Georgian mansion – Baldywms; the Victorian Anglo American Laundry building and the regeneration scheme at Fawe Park Mews.

Radical reconstruction and sensitive attention to detail have returned all of these projects from different eras into major contemporary success stories.

*“Returning the past to the present
for the future. Morgan Restoration –
The vision continues”*





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