

Case Study



Building & Project Consultancy

Ribbesford House, Bewdley

We were appointed to provide building and project consultancy support following our client's purchase of this largely derelict Grade II* former manor house as an investment in 2018.

Post war adaptations to the property had created 12 flats of varying size along with a 2-storey cottage. The client's ambition was to repair and reinstate the property to its former glory whilst also upgrading the various apartments to meet modern living standards.

Key Services

- Building Pathology/ Defect Analysis
- Investigation & Assessment
- Design & Specification
- Employers Agent/ Project Management/ contract administration
- Statutory Compliance
- Procurement & cost reporting
- Site supervision



Project Challenges



This historically important property had been neglected for decades, despite being occupied by many elderly residents until 2017 when the roof above one of the flats collapsed. The local authority condemned the property and the subsequently became unoccupied and placed on the Heritage at Risk register by Historic England.

The property was plagued by numerous issues that needed to be investigated and addressed before any substantial refurbishment could be commenced.

- Structural damage
- Collapsed and partially collapsed structures
- Extensive water damage
- Unsafe floors
- Asbestos
- Extensive dry rot
- Japanese Knotweed within grounds
- Protected wildlife within the building and the grounds
- Periodic flooding from the River Severn
- Large trees directly adjacent to the building causing damage
- Inadequate utilities to the site
- Regular unauthorised site incursions causing damage and further risk



The project began slowly in late 2018 with initial site surveys and enabling works to make the property safe to enter. This included extensive removal of accumulated rubbish and debris, temporary repairs to provide safe illuminated walkways and work areas. Full external scaffolding was installed to permit inspection of the property and to reinforce the collapsed wing to aid debris clearance.

Full measured surveys were commissioned to help us develop floor plans for repairs as well as to seek improvements to the existing layouts and to adapt undeveloped areas into useful accommodation.

The historical importance of the property highlighted by its Grade II* protected status and its subsequent decline required extensive consultation with statutory authorities requiring the commissioning of many specialist reports to support a detailed planning application for Listed Building Consent which was obtained in late 2019.





We worked closely with all statutory authorities including Historic England, Natural England and Wyre Forest Planning, & Conservation officers, etc. during the project.

Initial demolition and clearance of rubble from within the collapsed wing building was permitted for H&S reasons and to enable inspection. An archeologist attended during the clearance works to record and salvage any historically important parts of the building fabric for later reinstatement. This work was completed in late 2018.

The subsequent presence of Bats discovered in late 2018/ early 2019 rendered large parts of the property inaccessible until several dawn and dusk bat surveys had been undertaken by specialist ecologists. Surveys completed and applications with designs for Bat habitats within the property finally resulted in a bat mitigation license to commence work toward the end of 2019.

Work continued throughout 2019 to repair the damaged stonework to the many sash windows along with extensive repair and overhaul of all the windows by experienced stone masons and carpenters.



Project Outcome



Listed Building consent was finally obtained in late 2019 with many conditions requiring discharge. With a Bat Ecologist on site to monitor licensed works, a 4-month extensive roof package of repairs began at the start of January 2020.

Unfortunately, disaster struck in the form of the pandemic which abruptly stopped all work on site from continuing as the first national lockdown became enforced.

Subsequent financial pressures placed on the client's own business by the lockdowns resulted in contractual issues which needed to be managed to reach a satisfactory arrangement for all parties. Cash flow issues prevented further investment by the client and all parties became disengaged and our involvement ended.

Unfortunately, the site is understood to have remained inactive between April 2020 and January 2023 with the condition having further deteriorated during that time. We have not received further instructions from the client nor returned to the property since 2020.

