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BUILDERS

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BUILDERS

CONSERVATION • COMMERCIAL • INSURANCE • RESIDENTIAL

VALLEY BUILDERS

Here at Valley Builders, we combine our experience and expertise with an unrivalled passion for our work and care for you as our customer.

Our sympathetic construction techniques together with our quality standards have earned us an enviable reputation across Sussex, Surrey, Kent and London. Our clients return to us time and time again and we are award winning in

all four of our service areas: conservation, commercial, insurance and residential.

Our team, based in East Grinstead, West Sussex, specialises in the conservation and restoration of historic buildings and has an extensive track record of completing sensitive ecclesiastical projects. The highest standards are needed to satisfy the stringent requirements of

English Heritage and The National Trust, and our continuing work with these charities is testament to the quality of our craftsmanship.

SERVICES

Our specialist area is conservation. We are committed to conservation issues and have completed restoration works to many buildings of historic importance.

Our reputation for returning these buildings to their former splendour, employing the methods and techniques used in their original construction, is unequalled and we often liaise with conservation officers, English Heritage, The National Trust

and English Nature on our clients' behalf.

Many of our Residential projects are Grade I or II listed buildings. Our aim here is to restore and renovate whilst being sympathetic to the original character of the property.

New build projects, commercial barn conversions and alterations and refurbishment work to buildings of every size and description are just

some of the commercial projects we have undertaken.

We work in both the Public and Private sectors, and across a wide variety of industries, including Education & Health, Government and Leisure & Tourism.

We continue to work for a selection of loss adjusters, surveyors and insurance companies; undertaking fire, flood, structural and subsidence works.





19TH CENTURY, GRADE II LISTED MANSION HERITAGE RESTORATION

West Sussex

Our recently completed restoration project involved the extensive renovation of a magnificent Grade II-listed, 19th-century mansion, originally constructed in 1874. This historic two-storey residence includes additional accommodation within a distinctive mansard roof. Its elegant ashlar stone façade features finely carved classical detailing around doors and windows, with an open entrance porch, projecting cornice, and a raised parapet defining the roofline.

To the rear lies a single-storey service wing that frames a private inner courtyard. The interior dated from the 1970's but remarkably, the building itself had seen little alteration since its original construction.

The restoration involved a comprehensive internal modernisation, including full upgrades to the mechanical and electrical systems. We reconfigured the interior layout to create a spacious new kitchen and redesigned the bathrooms for improved functionality and comfort.

Externally, significant heritage conservation work was carried out. This included roof and parapet repairs, installation of new rainwater drainage systems, and refurbishment of the original sash and dormer windows. A key part of

the brief involved the removal of unsympathetic 20th-century extensions and the construction of a new ogee roof above the rear stair tower - restoring architectural coherence.

Further improvements included full internal redecoration, installation of new sanitary fittings, repositioning of radiators and lighting, and the bespoke manufacture and installation of new joinery throughout.

An independent ground-floor flat was also created within the east wing, reinstating one of the mansion's original entrance doorways to active use.

This sensitive renovation balances the preservation of historic character with the demands of contemporary living, ensuring the long-term future of a distinguished period property.



MANOR HOUSE

Sussex

Working with architects, Hoare Ridge & Morris, we were contracted by the trustees to undertake extensive refurbishment and extension works to the Manor.



External works consisted of substantial repairs to the roof structure; new cast iron rainwater goods; exterior ashlar repairs to walls and chimney stacks; repairs to stone window surrounds; and new bronze frames with lead squares. We took down and rebuilt the central southeast wall of the Great Hall, re-ordered the fenestration, and installed a new oak doorway and stone oeil-de-boeuf window.

Internal alterations included re-ordering to the Great Hall with new panelling and fireplace; underfloor heating and oak flooring; substantial re-wiring and re-plumbing of other areas of the house; bespoke joinery wardrobes, bookcases, bathroom furniture and complete decoration.





PRIVATE HOUSE

East Sussex



Our client's brief was to carry out a complete restoration of this important Grade II* listed Manor House and to carry out sympathetic improvements.

At ground floor level, each paving brick of the dining room floor was carefully numbered, lifted and re-laid on a new, blown glass insulated, limecrete floor to prevent rising damp. The kitchen floor in the Victorian extension was re-laid in a similar

way with new limestone flooring. The 15th century dais beam at the south end of the dining room was carefully exposed by removing the modern wall panel and providing new oak posts.

A new kitchen, bathrooms, en suite bedrooms and dressing rooms were all carefully designed and discreetly added. Finally, the south wall of the kitchen was remodelled providing new French doors onto a new sunny terrace.





SQUERRYES COURT

Westerham, Kent

Squerries Court is a large Grade I listed country house; we were contracted to undertake extensive refurbishment and extension works.

The project involved considerable electrical and mechanical upgrading works, structural remedial works to the cellar, and renewal of defective timber-sash windows.

An extension was constructed to provide a new entrance hall, cloakroom & boot room. New bathrooms and a bespoke kitchen were installed, internal areas were remodelled, and new oak and tiled floors laid. Complete internal and external decorations and external landscaping finished the project.





MANOR HOUSE RENOVATION AND REDESIGN

Surrey
Federation of Traditional Metal
Roofing Contractors. Winner of
best project under 25K 2022



Valley Builders were commissioned to create a six-bedroom, six-bathroom family home with open plan living to maximise the views across the surrounding gardens

The property is predominately across one level with overhanging, extruded geometric roof forms, clad in striking standing seam stainless steel and zinc panels.

The interior has been redesigned throughout with polished concrete floors, bleached oak floorboards and underfloor heating.

Particular attention has been paid to the bespoke stainless steel and vintage oak kitchen.

The central island has been fabricated from 4mm stainless steel, which precisely wraps the custom solid oak drawers and contrasts with the rustic, vintage oak wall cabinets.

The garage and workshop have been completely rebuilt and mirror the roof lines and materials of the main property.





19TH CENTURY, HERITAGE COTTAGE RENOVATION AND SUSTAINABLE EXTENSION

West Sussex

This cottage is a charming, unlisted, late 19th-century property designed in the cottage orné style, located on a generous, wooded plot. Although the house underwent unsympathetic alterations in the mid-20th century, it retains architectural elements of historical significance - including parts of the roof structure - believed to originate from a 19th-century or earlier water mill that once occupied the site. A small remnant of the original mill wall still remains.

The architectural brief focused on creating spacious, family-friendly accommodation that supports modern living, while preserving the cottage's historic character and enhancing its environmental performance. The design solution involved a carefully considered two-storey wraparound extension. This addition is subtly set back from the original structure and adopts a more agrarian aesthetic, utilising locally sourced bricks and oak cladding to reflect the mill buildings that previously stood on the site.

The extension introduces a generous open-plan kitchen and family room on the ground floor, with a master bedroom suite above. Repositioning the staircase to the former kitchen area enabled the retention of much of the

original floor plan, maintaining the cottage's traditional, cellular layout. Two new dormer windows on the south elevation enhance attic bedroom space by increasing natural light and headroom.

The new extensions have been sensitively designed using high-quality, sustainable materials. They complement the historic cottage without overpowering it, offering visual interest and architectural harmony. The result is a thoughtfully modernised period home that respects its heritage and meets contemporary living standards.





19TH CENTURY PRIVATE RENOVATION AND ROOF REPAIR

East Sussex

The property suffered significant fire damage in April 2020. The main roof was lost completely, and smoke and water damage were incurred throughout.

An oak dragon tie-post and fitch ring-beam arrangement originally supported the second-floor structure within the pitched roof. This was replaced in steelwork, which had the benefit of allowing the second-floor space to be opened up.

Fire damage was such that the Building Regulations required an upgrade of most of the external fabric, including the roof, walls,

floors, and all windows. This significantly improved the energy efficiency of the building.

The new roof structure was insulated between and below the rafter line to maintain the original eaves detail and roof levels.

Now a sympathetically restored, energy efficient, family home that will stand the test of time.





SEMAPHORE TOWER

Chatley Heath

We were appointed by the Landmark Trust to fully refurbish one of the Country's most iconic buildings. The Grade II* Listed Semaphore Tower, is the only remaining structure of its kind in Britain and has been fully restored and converted for holiday letting, comprising a kitchen, living room and four bedrooms over 7 floors. On top of the tower, you can enjoy epic 360 degree views of the Surrey countryside.

External refurbishment of the tower included repointing of brickwork; overhauling of rainwater goods and soil pipes; refurbishment of chimneys, including lining of flues; replacement of roof coverings; repairs to lower roof coverings; replacement of rotten joinery; overhauling of windows, shutters, and external doors; secondary glazing to windows; stripping out of redundant fixtures and fittings; and redecoration externally.

Internal works comprised re-planning of spaces to form a new kitchen, shower room, bathrooms and storage spaces; refurbishing staircases and timber floors; upgrading internal doors and walls to the staircase area to improve fire protection; and redecoration of ceilings, walls, doors, and windows.





GRADE II QUAKER MEETING HOUSE RESTORATION WITH ACCESSIBILITY IMPROVEMENTS

Lewes, East Sussex

The Friends Meeting House in Lewes dates from 1774 and is one of the principal Quaker meeting houses in the country. Located in a Conservation Area, itself a heritage asset, this Grade II listed building was awarded various grants to enable the project to commence.



The building had been poorly maintained for some years and subjected to various unsympathetic 20th century alterations and sub-standard constructions.

Quakers are committed to becoming an inclusive, low-carbon community and this was reflected in the brief, which also required a flexible building to ensure future financial stability. The conservation development is ingenious.

With the creation of a new gateway in the listed boundary wall, it not only conserves the asset in the Conservation Area setting, but it also enhances the

visibility of the building, as well as facilitating a level path from an existing dropped kerb – a solution offered from a simple site analysis on sight lines.

The flat roof rear extensions were rebuilt to provide a large foyer space, and used the rear retaining wall as the backdrop to snuggle into. This effectively insulated the entire northern wall to improve heat retention. A breathable drylining system was used for this section of work.

The modern entrance elevation is distinct from the original building, yet humble to reflect Quaker values.





*Follow me
and I will make you
fishers of men*
Mark 1:17



CHURCH OF ST PETER AD VINCULA, WISBOROUGH GREEN

West Sussex

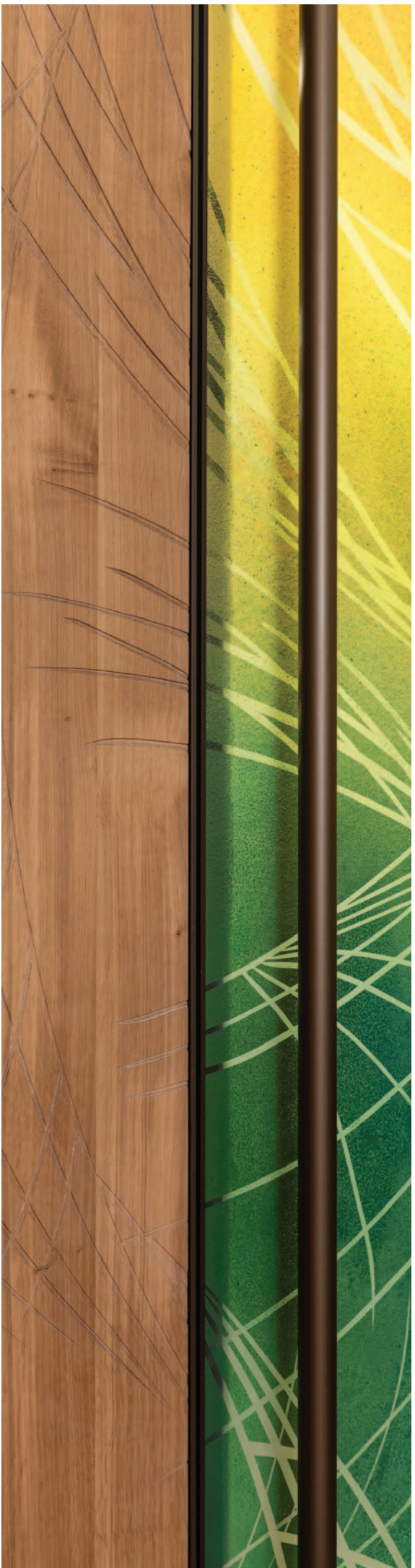


Our work included re-ordering parts of this 11th Century church to create modern and dynamic spaces, providing both practical and visually appealing areas.

Two new bespoke vestries were installed with carved oak panelling and etched enamelled glass panels and doors; changes to both the North and South porch

entrance areas included new glazed entrance doors, a new bespoke, sliding oak servery cabinet, that can be swung out to provide facilities when required, and stored neatly against the Nave wall when not.

The organ was carefully dismantled and its platform raised, creating a space below for two new toilets, baby changing facilities, and new stairs to the organ.





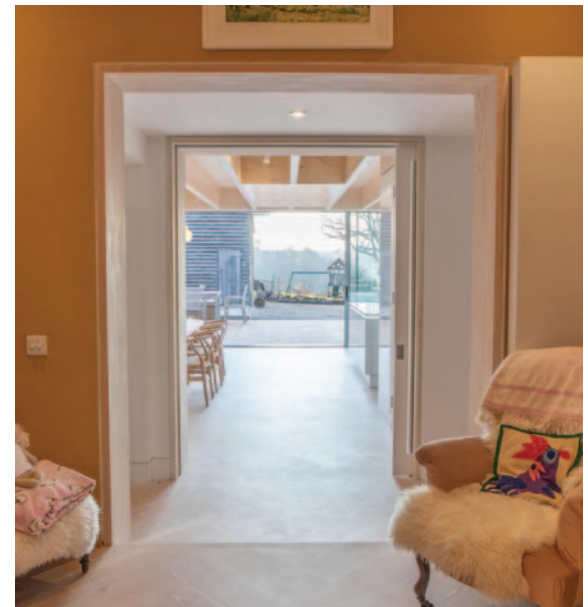
PRIVATE HOME

Sussex

Our clients contracted us to create a bespoke and contemporary single-storey extension to their home, with a large kitchen and dining room, utility room, and a cloak and shower room. Alterations were also made to the existing house to form a library and boot room.

The new extension was designed by Wilkinson King Architects and our brief was 'clean lines', using large frameless glazing to hold a new statement kitchen and dining room with bespoke flooring. The roof was designed with a glazed roof light and flush timber decking to continue the uninterrupted lines and emphasise the views from the first floor bedrooms. Works to the existing house involved demolishing the ground floor ancillary rooms and converting the old kitchen area

into a library with bespoke joinery cabinetry and a wood burning stove. The existing utility room was re-purposed into a boot room with further joinery items maximising the available space. The whole house was overhauled externally and redecorated. A brick terrace with oak seating was designed to complement the internal space and provide a glorious alfresco dining area. Further external paths and raised beds were added to tie the extension to the existing building.





LOWER BARN - CHRISTS HOSPITAL

West Sussex



Lower Barn and Fielders Cottage involved the replacement of a disused dwelling to form a high performing home suitable for its countryside location and a large barn conversion.

In addition to the new dwelling, there was a large barn conversion, which required a considerate approach to the repair of the timber frame and existing stone walling using contemporary detailing.

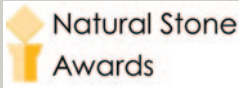
The project delivered the replacement dwelling and barn as one scheme concurrently with the wider ancillary works around the site.





ST NICHOLAS CHURCH

Peper Harow, Surrey



Winner of the Natural Stone Award

The restoration of this listed building conserved what remained of the original structure and carefully reconstructed parts of the building that had completely disappeared in a fire.

By working closely with architects, Purcell, we were not only able to restore the church to its former glory, but also

enhance its usability by introducing carefully concealed modern technology to heat the building.

Works included extensive reconstruction of the roofs; intricate stonework; restoration and replacement of marble columns; and the repair and conservation of Pugin ceilings in the Middleton Chapel and the Chancel.





GRADE II LISTED COTTAGE RESTORATION & REMODELLING

West Sussex

The Grade II Listed, Little Colliers, is a 17th Century cottage that had been poorly maintained. The historic property required restoration and remodelling to conserve and enhance the heritage asset in its Conservation Area setting.

Situated in a rural location in Mill Lane, on the eastern mid tip of the Balcombe Conservation Area, Little Colliers is tucked high up on a bank on the end of a line of houses. The site is accessed via a steep drive as the front elevation is around 2m above the descending road.

Prior to redevelopment, the old cottage had been poorly maintained with unsympathetic repairs and alterations to the historic fabric of the building. This included a 1970s, two-storey extension, a modern timber conservatory and an old, dilapidated, blockwork stable building.

Works included the demolition of the detached garage to enhance the visibility of the building and improve access to the property and gardens.

The footprint of the conservatory was used to create a new two-storey, energy efficient extension. This new addition unlocked space within the retained elements of the original 1970s extension, which has been remodelled into a new boot room and entrance, and an open-plan kitchen and living room, which has transformed the living space. The former historic kitchen is now a utility area.





EXTERNAL REPAIR & REDECORATION OF AN HISTORIC BOARDING SCHOOL OF VARIOUS CONSTRUCTION TYPES

West Sussex

Christ's Hospital dates to 1552 and is home to buildings of various ages and construction types. The hospital was mainly built in the late 1800s and is set within substantial grounds. These works are an important part of the cyclical repairs carried out to help with the preservation of the buildings.

This co-educational independent boarding school was set up in London to take in and educate disadvantaged children. The charitable mission of the school has been continued at the Horsham site since 1902.

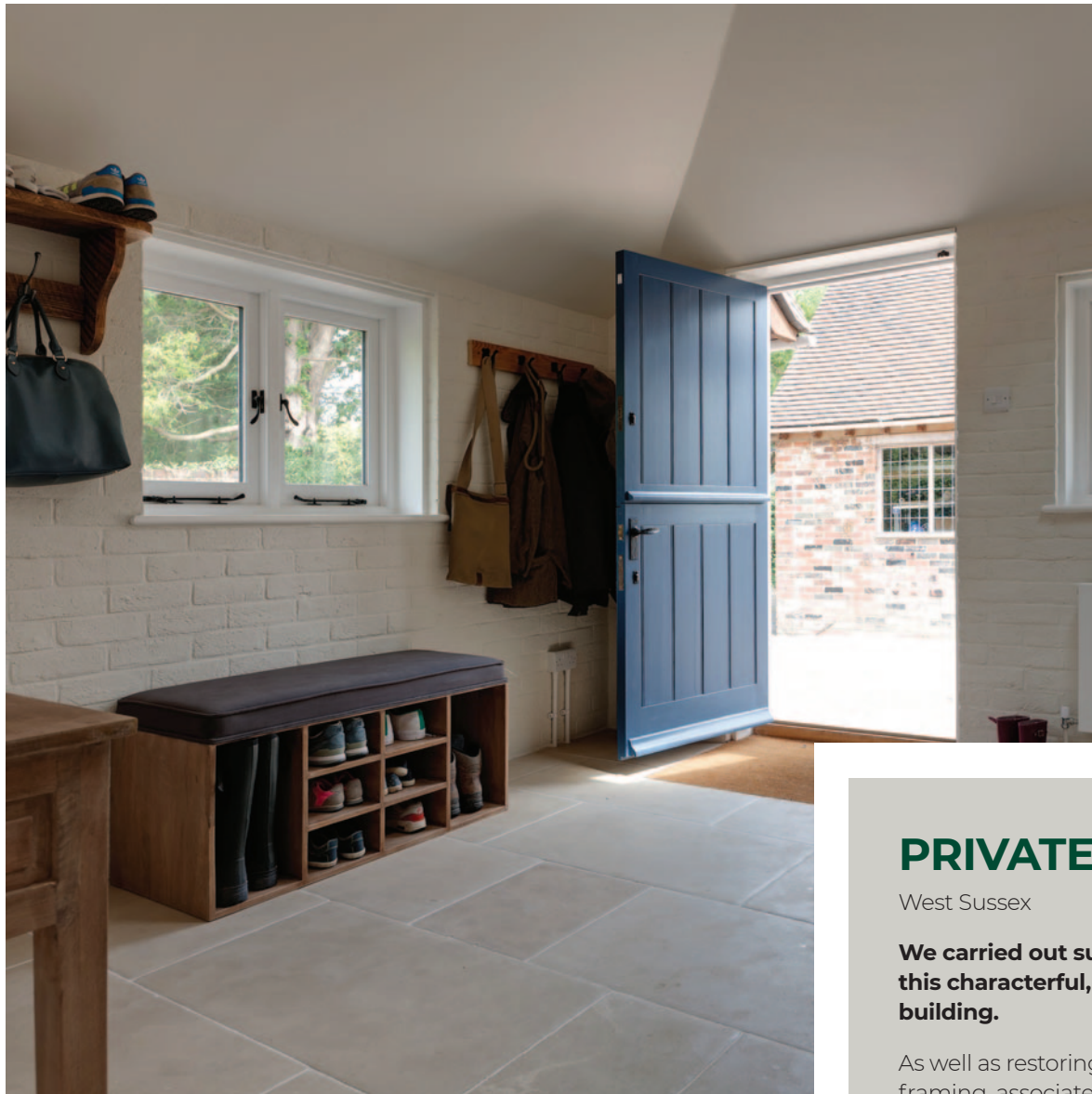
Valley Builders were appointed to carry out external repair and redecoration to Peele Boarding House and the attached House Parents' properties.

The project involved:

- full scaffolding
- cleaning of all brick, stone and masonry
- repointing
- brick replacement and stone indent repairs or replacement
- stone cill repairs
- replacement lead flashings and roofs to dormers
- cupola repairs
- full re-decoration

The selection of materials required significant thought, especially the stone and brick replacements, to ensure the aesthetics and essence of the building were retained.





PRIVATE ESTATE

West Sussex

We carried out substantial repairs to this characterful, yet decaying listed building.

As well as restoring the decayed timber framing, associated repairs and reconstruction of the brick and lime infill panels were needed. Repairs were also required to the roof tiling, chimneys, guttering and drainage, along with considerable internal upgrading & conservation works.

Our work included discussions with the conservation officer to agree a way of incorporating breathable natural insulation products to help insulate the property.

The client then went on to obtain listed building consent to add a 'boot room' extension and vaulted entrance to the side of the property, which we were asked to construct in materials matching the main house.





PRIVATE HOUSE

East Sussex

Having fully refurbished and extended our clients previous property, we were pleased to be instructed to undertake similar works to their latest home in East Sussex.

Works included demolition of the existing kitchen and conservatory, and construction of a larger bespoke kitchen, cloakroom, utility & boot room. Underfloor heating was installed with new oak flooring and the electrics and heating were replaced throughout.

One existing bathroom was completely remodelled, and two further bathrooms constructed.

We manufactured and installed new timber double glazed sash windows and new doors to the newly constructed areas, ensuring they matched the existing designs.

The property was completely redecorated internally and externally with intricate plaster cornicing and ceiling roses reproduced.





PRIVATE HOUSE

Forest Row

This property was a dated 1930s bungalow. The project brief was a complete re-modelling to suit the living requirements of our client.

We took the concept of a traditional Dutch Barn as our inspiration and re-created it using modern building materials to construct a standing-seam metal roof that wraps over the larch-clad and render facades.

The original roof was removed, and an additional floor was added providing three bedrooms and two bathrooms.

The internal space on the ground floor was reconfigured to suit the client's request for an open-plan living, dining and kitchen area, along with a reception room and utility room.

Bespoke joinery was installed throughout the property, constructed of birch ply to give continuity and a modern feel.





WARLINGHAM CHURCH

Warlingham, Surrey

We were pleased to undertake the updating, extension and provision of disability access to the Church.

Internally, works included relocation of the fire door on the West side; relocation of the door to the link to the meeting rooms on the East; extension of the Sanctuary dais with removal of the pulpit; extension of the Altar dais; renewal of the heating installation; renewal of the lighting installation; repairs to the glazed side screens and the removal of the secondary glazing; redecoration; and new internal fittings.

The entrance to the meeting room area required retention of the paved ramp with an upgrade of new handrails.

An extension, with new stairs to the church and a scissor lift for mobility access, was constructed for the entrance hall, as well as a new roof with a central glazed lantern. Heating and lighting was renewed and redecoration undertaken throughout.





THE CHURCH OF THE HOLY SEPULCHRE

Warminghurst, West Sussex



Following reports of snow falling inside the church, the brief was to repair the chancel, nave and south porch roof members; renew the Horsham stone slate and clay plain tile roof coverings; and repair the lath and lime plasterwork in the chancel barrel vaulted ceiling.

Our approach was to keep and secure the existing historic fabric and reuse the roof coverings as far as possible, particularly the scarce Horsham stone slates. Other new materials were chosen to match the historic ones.

When the roof coverings were removed, the oak roof members were in very poor condition, to the extent that the roof structure was compromised. The rafters and the wall plates were insecurely fixed, there was no bracing in the plane of the roof

slopes and no connections to the gable walls. There was decay in and around many of the joints between the oak members, with the oak pegs frequently rotten or missing. Part of the chancel ceiling collapsed before the works commenced.

As some of the curved braces and members were at risk of falling out of position, we checked the roof structure on a regular basis and ensured that the loose joints were held temporarily with webbing straps.





ARBORETUM
 Horsham, West Sussex

‘The Arboretum’ is a two-storey Victorian house constructed in 1897 by Charles Lucas in a polite version of the Wealden Vernacular style. The property has faux timber framed gables and tile hanging.

The Arboretum is located on a site of archaeological significance and an archaeological watching brief had to be in place during the works in order that any remains relating to the Park, the double-cube gardens or the use of the land before the creation of the parkland, may be identified and properly recorded. The works consisted of a two-storey extension to the north east consisting of an enlarged kitchen/breakfast room, 2 further bedrooms and a first floor extension to the north, which accommodates the master en suite.

