



MARSHELS
Painting Decorating Refurbishment

CASE STUDY

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Tel 01252 377714

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Tel 07557 921419



PERIOD COMMERCIAL BUILDING RENOVATION IN FARNHAM –

A Full-Scope Transformation by Marshels

Client: Commercial Property Owner in Farnham

Project Type: Specialist Decoration, Renovation, Roofing, Structural Work, Air Conditioning, and Drainage

Date: Completed March 2025

Rating: ★★★★★ 5/5 Stars

BACKGROUND & CHALLENGE

The client approached us to help revitalise a period commercial building in Farnham that had fallen into disrepair & was no longer fit for modern use. The building showed signs of extensive weather damage, poor drainage, deteriorating interiors, & outdated roofing & utilities. The client needed a contractor capable of managing a complex, multi-layered restoration project with expert knowledge in specialist finishes & heritage-friendly materials. To restore the building to its former glory.



THEY CHOSE US BECAUSE...

Having reviewed multiple contractors, the client chose us due to our deep experience with period properties, our excellent reputation across the Farnham area and our ability to deliver both decorative and structural solutions under one roof. The professionalism of our team and the portfolio of past heritage works instilled confidence that this restoration would be handled with care and the quality expected for this landmark building.

SCOPE OF WORKS

Front Roof Overhaul:

The aging roof was stripped back and rebuilt with reclaimed roof tiles to match the building's character. The roof verge was rebbed to secure the structure, and lead flashing was installed for added waterproofing.

Rear Roof: Full Replacement

The rear section of the roof was entirely replaced, again using reclaimed tiles. We ensured that the style and materials were sympathetic to the original building.

Flat: Full Replacement

The original asphalt roof had been repaired with a felt overlay, which had become brittle and ineffective. We stripped it back to its substrate and replaced it with Asphalt, a more durable and visually appealing solution suitable for long-term commercial use. Overcoated with a solar reflective paint.



CHIMNEY & DUTCH GABLE RESTORATION

Chimney Refurbishment:

Our team carefully refurbished the existing chimney, preserving its original shape while enhancing its structural integrity and weatherproofing.

Dutch Gable Treatment with DOFF Stripping System:

The Dutch gable was stripped using a gentle DOFF steam cleaning system, removing old coatings without damaging the substrate. Once cleaned, it was treated with a breathable Keim mineral paint to protect and preserve the surface.

LIME RENDERING & MASONRY WORK

Lime Render System with Mineral Paint Finish:

We applied a lime render system across various masonry walls for breathability and longevity. After skimming and texturing, the surfaces were finished with a Keim mineral paint to protect the structure while allowing moisture movement—a key requirement for period buildings.





Masonry Wall Cleaning:

Walls were DOFF cleaned to remove years of dirt and biological growth, restoring the masonry to its original condition.

INTERNAL TRANSFORMATION

Storage Room to Industrial Workspace:

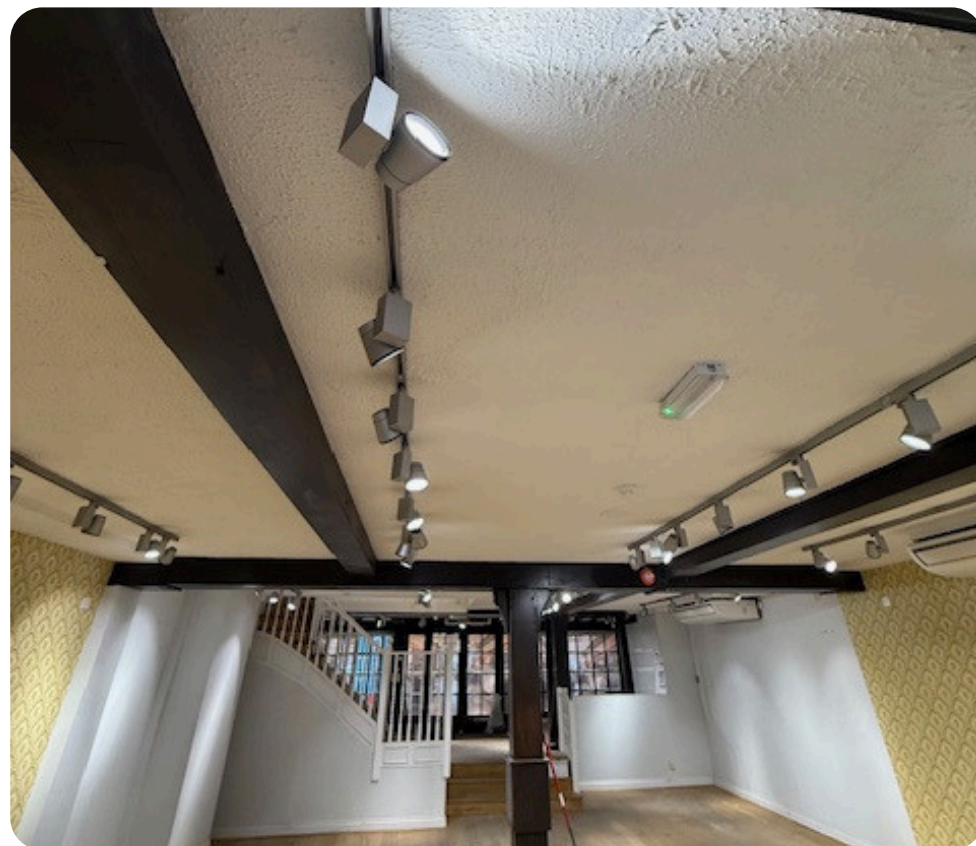
A storage room cluttered with shelving was stripped back. We embraced an industrial aesthetic, installing surface-mounted electrical conduit and pipework, laying a self-levelling screed floor and refreshing the walls with new plaster and industrial-style decoration.

Staff Kitchen Installation:

A modern, fully functional staff kitchen was fitted to meet the needs of contemporary occupants.

Strip-Out of Internals to Create Open Space:

Internal non-structural elements were removed to open up the floor plan and create flexible, usable spaces suitable for a commercial environment.



EXTERNAL ENHANCEMENTS

Railings Painted & Revived:

Exterior railings were repainted to refresh their look and extend their lifespan.

Back Entrance Rebuild:

The rear entrance was previously unusable due to poor drainage and invasive plant growth. We rebuilt sections of the wall, installed new guttering and resolved all drainage issues, transforming the space into a functional access point.

Drainage Survey & Improvement:

A full camera survey of the drainage system was carried out to identify issues. We made targeted improvements to ensure a reliable flow and prevent future water damage.

Cable Tray Installations:

All loose and hanging electrics were secured neatly using cable trays, improving both aesthetics and safety throughout the premises.



AIR CONDITIONING INSTALLATION

New Air Conditioning Units replaced throughout

We supplied and fitted replacement air conditioning units throughout the building, ensuring all spaces were efficiently cooled and ventilated in line with modern commercial standards.

CLIENT FEEDBACK

Marshels proved to be the perfect partner to help us deliver a full-scale transformation that not only preserved the history of our building but also made it fully functional for today's business needs. Their knowledge of specialist materials and attention to detail were truly impressive and helped us secure a new commercial and nationally branded tenant with relative ease. We're extremely pleased with the outcome and would highly recommend Marshels to anyone embarking on a heritage or commercial restoration project.

This complex renovation project demanded sensitivity to the building's history, technical roofing knowledge, interior design flair, and mechanical systems expertise. We successfully delivered on every front, reviving this Farnham period building with quality craftsmanship and modern comfort.

