



# Barn Conversions Brochure



# An Introduction to Peregrine Mears Architects

Peregrine Mears Architects was established in 2004 and has developed a reputation for finding design solutions that respond imaginatively to the individual requirements of the setting and the client. The practice is driven by a desire to create spaces that are a joy to be in, whether for living, working, socialising or relaxing.

- Peregrine Mears Architects is a medium sized practice, small enough to offer a personal service tailored to specific project needs, yet large enough to be able to resource and undertake substantial schemes
- with bases in Barnstaple Exeter and Truro the practice has projects nationwide
- every project is a unique design solution to suit the location and the brief
- a good project starts with a good brief; we spend time with our clients at the outset of a project to explore and define their needs
- we are a sounding board / filter for clients ideas, guiding and encouraging
- our role is never to stamp our ideas on your project, but to find out what is important and provide good quality, professional advice to meet your needs
- sustainable, environmentally conscious design is a fundamental part of our approach
- we are Certified Passivhaus Designers
- we maintain a positive working relationship with local planning officers
- we use a combination of hand drawing, CAD and the latest 3D design and modelling technology to present information in a way that is easily understood.
- larger projects are developed using BIM (Building Information Modelling)
- we also use traditional 3D models as a tool in communicating ideas
- we have extensive experience of preparing for and hosting public consultations, from brief development to detailed design





# An Introduction to Peregrine Mears Architects

## People

We are a medium-sized practice comprising a mix of qualified Architects, architectural assistants and architectural technicians. Our practice has worked on numerous various projects in the farm diversification sector, including many barn conversions.

Across our team there is a wealth of experience of working on different types of projects, from contemporary homes created from steel framed barns, to large schemes for offices and rural businesses to sensitive conversions of traditional farm buildings.

We have a keen eye for design, from initial concept ideas through to the technical detail, with design flair backed up with a strong technical background. Through Continuing Professional Development (CPD), our team is always developing skills and specialisms, keeping abreast of current policy, regulations, products and good practice.

Recent CPD training undertaken by our team includes:

- ongoing changes to Fire Safety regulations following Grenfell
- latest developments in renewable energy technology
- Building Biology and delivering healthy buildings

Our open plan office encourages discussion and peer review. As part of our rigorous design process, once we have identified opportunities and constraints for a project, we regularly hold design sessions to test and develop ideas.



We are confident design team leaders, encouraging collaboration and coordination with other consultants from the outset of projects to secure the most effective design solutions. Most of all, we work closely with you the client, to understand your aspirations so that we can use our skills and experience to achieve the best result for you.

## THE TEAM



**PEREGRINE MEARS**  
Director



**CHRIS EVANS**  
Senior Architect



**PAUL COOPER**  
Associate Director



**DANIEL HUXTABLE**  
Architectural Technician



**SAM TIDDY**  
Apprentice Technician



**JAMES GOODWIN**  
Architectural Technician





# Curriculum Viate - Peregrine Mears

## Director

**DATE OF BIRTH:** 25/02/1968

**NATIONALITY:** British

**QUALIFICATIONS:** RIBA Chartered Architect (no. 9082110)  
ARB Registered Architect (no. 073162E)

**EDUCATION:** RIBA Advanced Conservation Training Course (2019)  
RIBA Conservation Training Course (2014)  
Advanced Diploma in Professional Practice - RIBA Part 3 (RIBA NW Region - 2004)  
Diploma in Architecture - RIBA Part 2 (RIBA London / Oxford Brookes University - 2003)  
Certificate in Architecture - RIBA Part 1 (RIBA London / Oxford Brookes University - 1999)  
P.G.Cert. Ed (University of Plymouth - 2003)  
HNC Building Studies (Exeter College - 1989)  
ONC Building Studies (North Devon College - 1987)

**EMPLOYMENT:** 2004 -Present - Peregrine Mears Architects Ltd. - Founder / Director  
1998 - 2004 - Freelance Technician / Assistant  
1998 - 2004 - North Devon College - Lecturer in Construction  
1997 - 1998 - RGP Architects - Technician  
1996 - 1997 - Clive Jones Architects - Technician  
1991 - 1995 - Freelance Technician  
1988 - 1991 - Jonathan Rhind Architects - Technician  
1984 - 1988 - Dyer Feesey Wickham Architects - Technician

## ABOUT:

Our Practice Director began his career in 1984 and worked as an architectural technician for several local practices. Over the next 20 years, Perry gained a thorough grounding in the technical aspects of construction before going to qualify as a Chartered Architect. In 2014, Perry's technical background has influenced the ethos of the practice he set up in 2004, in so much as 'build-ability' is an integral aspect of the practices design approach. That and a genuine passion for design and the value good architecture can add to society.



## EXPERIENCE:

### **New Buildings for Lifestyle and Engineering Curriculum Areas, Petroc College, Barnstaple - £7.6m**

Following the successful completion of four previous projects for Petroc, Peregrine lead the practice's bid for Feasibility and Concept Design work for this prestigious project at the college's main Barnstaple Campus in the summer of 2013. The appointment was then extended to cover full scheme design which was completed within a very tight programme. Full planning approval was granted in July 2014.

### **Highbullen Hotel, Chittlehamholt - Various projects including a New Health Spa, 58 Holiday Lodges, Hotel Extension £14 m - 2014 onwards.**

The practice was entrusted by the new owners to develop a masterplan for development of the hotel's 125 acre estate. A number of projects have been implemented to date, with the remainder scheduled to be built over the next 3 - 5 years. Peregrine is the key liaison between the owner, his team and other consultants. Highbullen Hotel has won 5 awards during the time the practice has been involved with it's rejuvenation as one of the South West's leading hotels and resorts.

### **Northfield Road, Ilfracombe - Residential Development of 12 no. Dwellings**

Peregrine lead the design team for this private housing scheme on a sensitive site within Ilfracombe's Conservation Area which achieved planning consent where previous schemes by other agents had failed.

### **Waterside, Bodmin - Masterplanning and full design of expansion to holiday resort - £30m - 2017 onwards**

The practice has been working with new owners for a holiday park near Bodmin to develop a new masterplan for 200 acre site, including the design of new eco lodges, which the practice is steering towards passivhaus, and numerous leisure buildings in a central 'village'.



Garden Room at RHS Rosemoor, Torrington



Coastal Apartments model



Masterplan model for Petroc College, Barnstaple



# Curriculum Vitae - Paul Cooper

## Associate Director

**DATE OF BIRTH:** 23/09/1973

**NATIONALITY:** British

**QUALIFICATIONS:** RIBA Chartered Architect (no. 10902412)  
ARB Registered Architect (no. 068418J)  
Passivhaus Designer

**EDUCATION:** WUFI Pro Heat and Moisture Workshop (Green Register Workshop, London 2015)  
Thermal Bridging Workshop (Therm software) (AECB Carbonlite course, London 2014)  
Certified Passivhaus Designer (BRE Watford 2013)  
BREEAM Accredited Professional (not currently registered) (BRE Watford 2010)  
Examination in Professional Practice - RIBA Part 3 (Oxford Brookes University - 2003)  
Diploma in Architecture - RIBA Part 2 (Oxford Brookes University - 2002)  
Diploma in Built Resource Studies (distinction) (Oxford Brookes University - 2002)  
BSc (hons) in General Architectural Studies - RIBA Part 1 (University of Bath - 1997)  
A levels in Maths, Physics and Art

**EMPLOYMENT:** 2017 - Present - Peregrine Mears Architects Ltd. - Associate Director  
2007 - 2017 - TSH Architects, Oxford - Associate Director  
1995 - 2007 - Acanthus Clews Architects, Oxford - Senior Architect

## ABOUT:

Paul joined the practice at the start of 2017 after working for 22 years in Oxford where he worked on residential, education, leisure and conservation projects. As well as being a Chartered Architect, Paul has developed a particular interest and expertise in sustainability and low energy architecture and construction, qualifying as a Certified Passivhaus Designer in 2013.



## EXPERIENCE:

### Student Accommodation, St. Hilda's College, Oxford - £3.3m (on site)

Refurbishment and extension of student accommodation for Oxford University in one of Oxford City's conservation areas. As students needed to be temporarily relocated to facilitate the project, the extensions used off-site timber frame construction to minimising the period on site. The extensions were 3 and 4 storeys high, providing 30 new student rooms. Paul led the design team from brief development to initial technical design, including various stakeholder consultations to ensure the project would meet all college needs.

### Housing prototype for Feltham Properties, Drayton, Oxfordshire (2016)

After several successful projects with Feltham Construction, Paul worked with Feltham Properties, a newly formed subsidiary of the Feltham Group, to develop prototype housing styles to meet their aspirations for high quality, low energy homes, which could be rolled out over different sites. The house designs were based on timber framed construction which could either be constructed on site, or off-site as a panellised system. The proposed construction method means different external materials can be selected to suit the location and context, without affecting the underlying timber framed skeleton.

### Private House, Ewelme, Oxfordshire - £700k (2013)

Replacement dwelling in the countryside designed to the passivhaus standard. Paul was responsible for the design from concept to planning. The single storey dwelling enjoys extensive views to the north west over the rolling Oxfordshire countryside. Basic PHPP modelling was carried out in-house during initial design development, before an independent consultant remodelled in PHPP to verify the scheme was compliant with the passivhaus standard. The project is now complete and, while the client has chosen not to get the project Certified, they are delighted with their comfortable home and low running costs.

### Private House, Abingdon, Oxfordshire - £200k (2016)

Redevelopment of plans for a previously approved passivhaus dwelling in the grounds of a listed building. Work included redesign and initial technical detailing to ensure compliance with the passivhaus standard before submitting revised planning and Listed Building applications.

### Private House, Duns Tew, Oxfordshire - £150k (2016)

A modest refurbishment and extension to an old cottage in a conservation area, for which the client's aspiration was for a low energy and healthy home. The project included improving the performance of the existing cottage with natural, breathable products, and a timber framed extension using cellular insulation, wood fibre boards, clay plaster and breathable paints.



Prototypes for housing developer, Oxfordshire (with TSH Architects)



Student Accommodation, Oxford (with TSH Architects), utilising off-site construction



New dwelling to the passivhaus standard, Oxfordshire (with TSH Architects)



# An Introduction to Peregrine Mears Architects

## Process

Peregrine Mears Architects has a collaborative approach to all projects. Throughout the process there is ongoing dialogue between the practice and client, consultants and specialists, to ensure the optimum design solution is found for each project. On this and the next page we have outlined steps in the process from appointment to planning.

## Getting Started

### Research

Research includes a study of precedents, planning policy, historical context, landscape character and other regulatory documents and guidance. This information informs the design strategy and process.

### Configuration of spaces

Through space relationship diagrams we can test different options for arranging the building. We can establish a hierarchy of relationships, which spaces must be adjoining, which have more flexibility in location.

### Site analysis and strategy

Site characteristics influence the locating of new buildings. Opportunities are identified and tested to determine the best strategy for the site, taking on board existing features, views, neighbours, construction process and environmental conditions.

### Option Studies

### Building strategies

Taking the relationship diagrams, areas brief and site strategy, we develop a strategy for the building. Sustainability issues will be considered as these can influence arrangement of spaces and orientation.

### Plan options

From the strategy, plan options will be prepared to review, test and refine. At this stage, a wider consultation can be held to get feedback from all stakeholders. From this process a clear direction for the development will be identified.

### Cardboard models

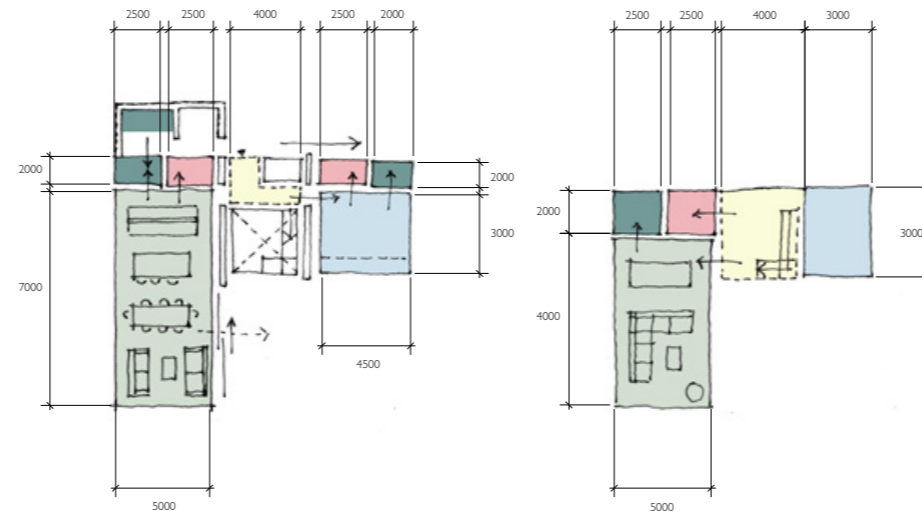
Cardboard models can supplement the sketch plan arrangements to give a flavour of the building form. These will vary in style to explore ideas. The preferred direction is often a combination of different options.

### 9.0 Precedents

9.1 Precedent Images



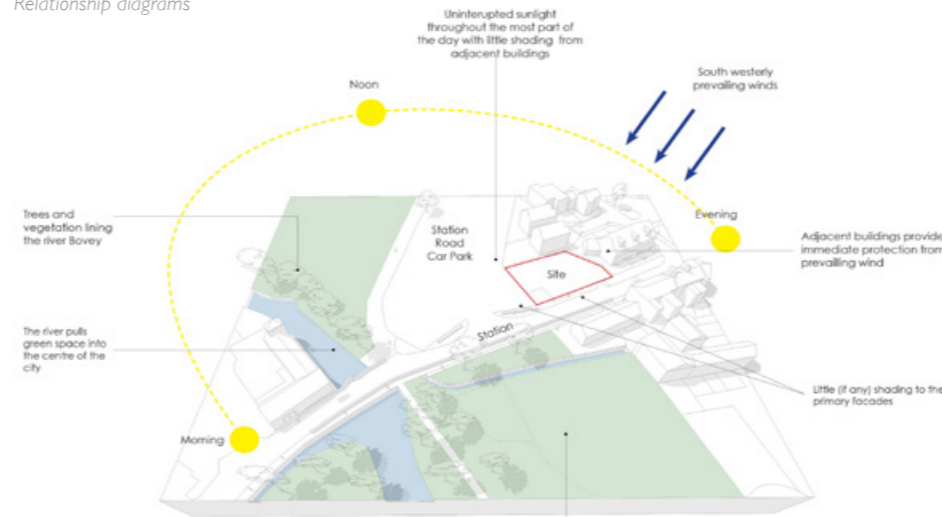
### Precedent studies



GROUND FLOOR ADJACENCY DIAGRAM: Total square meters: 87.5sq M

LOWER GROUND FLOOR ADJACENCY DIAGRAM: Total square meters: 51sq M

### Relationship diagrams



Site analysis

### Detached Units

Landscape and privacy buffers

Enclosed Semi-Private Courtyard

'Barn style' Typology - Collection of 2/3 Bed Units

'Barn style' Typology - Collection of 2/3 Bed Units

'Barn style' Typology - Collection of 2/3 Bed Units

Principal Pedestrian / Vehicular Route

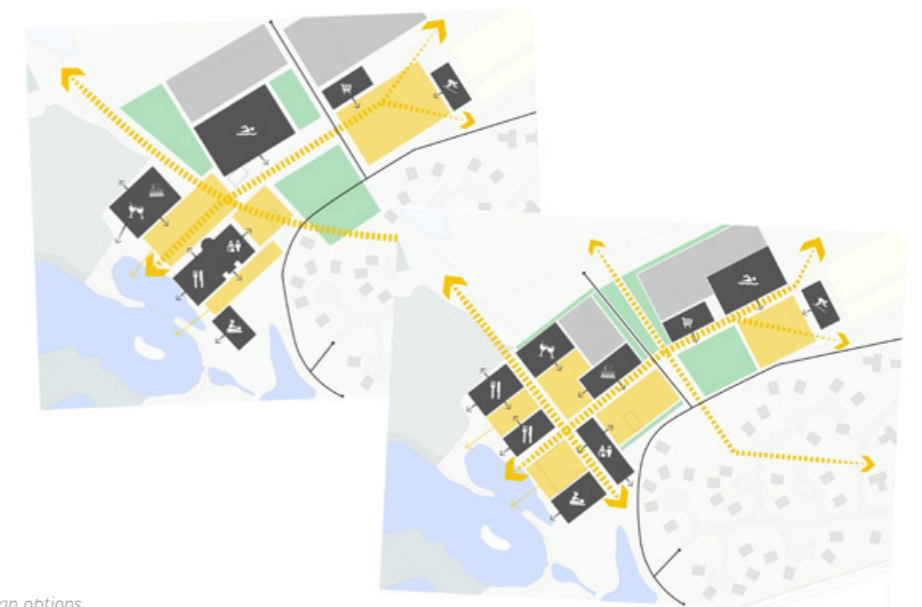
'Barn style' Typology - Collection of 2/3 Bed Units

Access Routes through Courtyard

'Farmhouse style' Typology - Collection of 2/3 Bed Units

Open Landscaped Area

### Building strategies



Plan options



Cardboard models



# An Introduction to Peregrine Mears Architects

## Process (continued)

### Design Development

#### Sketch elevations

Once a clear direction is established, sketches are still a quick method of investigating the form of the building, including material choices and roof scape.

#### 3D sketches and modelling

Computer modelling allows us to generate accurate 3D views, and can also be used for walk-throughs, giving you an early glimpse of what it could be like to be in your completed building. 3D views are easier to read for most people, they can help give a sense of the scale of proposed buildings on the site and the relationship to existing site features. Exploded 3D views are a helpful way of explaining layouts.

### Finalising the Design

#### Photomontages

3D renderings from computer models can be overlaid on photographs from the site to give a appreciation of the proposed buildings in context. These can be useful for consultation with the local community,

#### Coloured elevations & 3D Views

Once the design has been refined and agreed, coloured elevations can be prepared for the planning application. These, together interior and exterior 3D views can be useful for publicity and fundraising.

#### Consultation

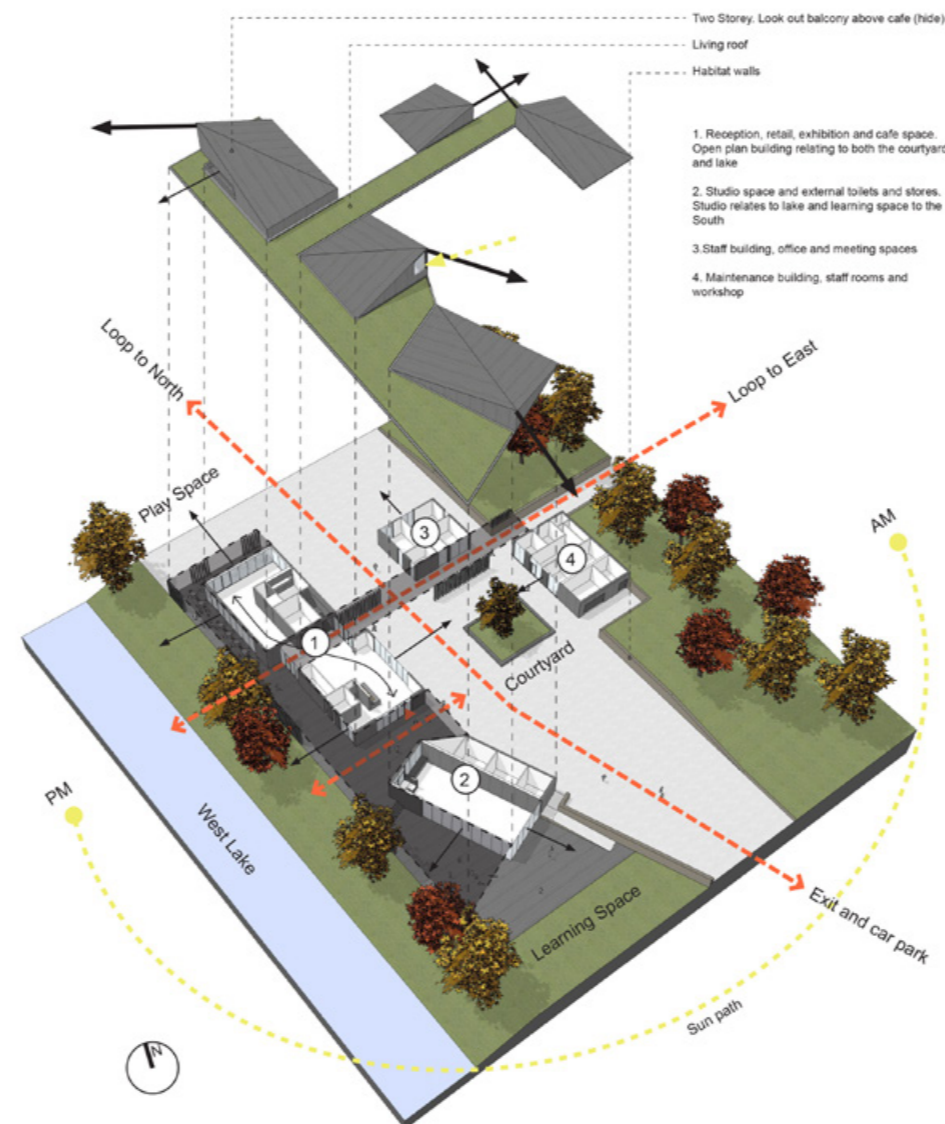
Consultation is at the heart of the design process. Involving you, the client, neighbours, the local authority and statutory consultees, amongst others, will ensure you get a project that meets your requirements and hopefully surpasses expectations.



Sketch elevations and views



Photomontages



3D models and exploded views



Interior photomontages



Public consultation



# An Introduction to Peregrine Mears Architects

## Process (continued)

### Technical Design Through to Construction

#### Buildability

Aside from the aesthetic aspect of design we pride ourselves on understanding the technical and practical aspects of how buildings fit together. To aid construction we produce large scale details of key junctions in the external envelope, interfaces between different materials and setting out of finishes, fixtures and fittings. These are complemented by written specifications and schedules to provide a comprehensive set of design information. Not only does this reduce problems on site but it enables costs to be ascertained far earlier in the process.

#### Building Regulations

We have a thorough working knowledge of the Building Regulations as well as NHBC requirements, so strive to ensure our design proposals achieve compliance with either or both of those criteria. Our internal quality management procedures include 'gateways' at different stages of a project, to minimise delays and costs to you as a client.

#### Tendering

We can manage the tendering process or work with other consultants and the client organisation to facilitate this and if necessary negotiate a favourable tender figure.

#### Project Management

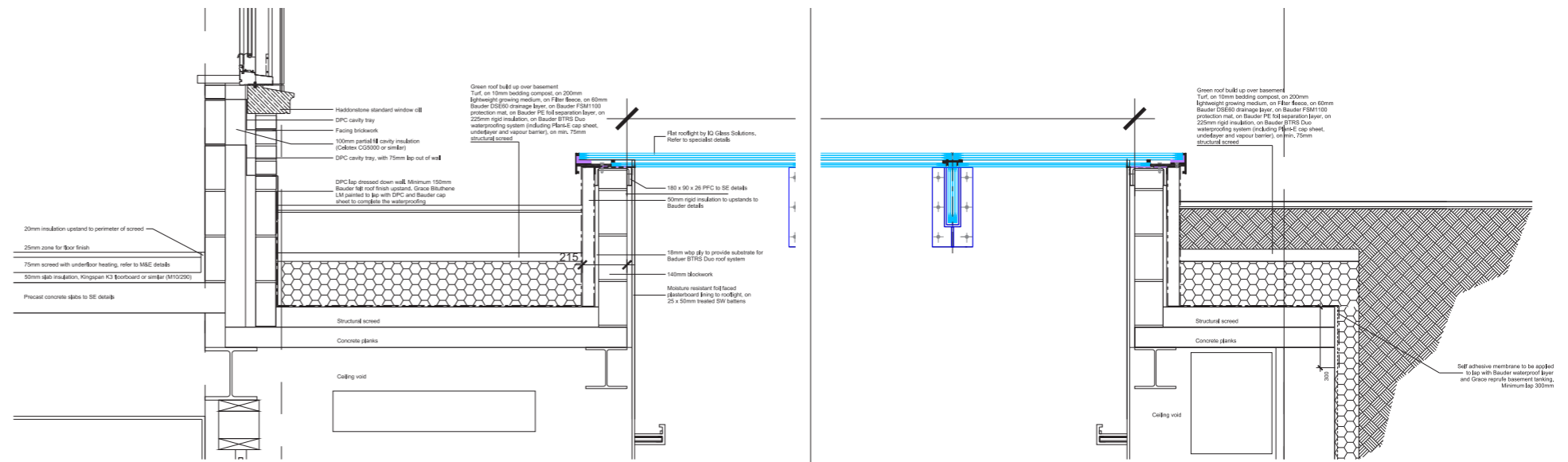
We offer full architectural services including Project Management. That gives a client confidence that there is an experienced professional leading the team and looking out for the clients best interests at all stages of a project.

#### Quality Control

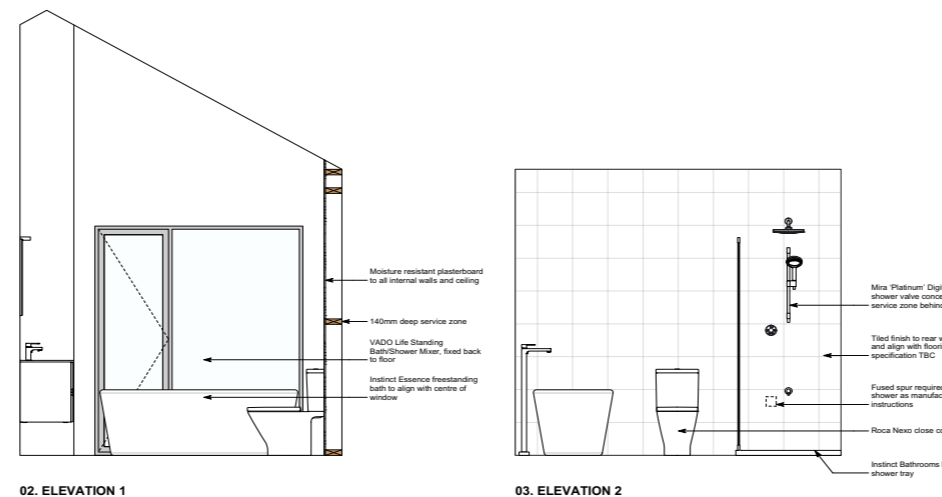
Where we are appointed to manage a project and undertake a Contract Administration role, we monitor progress and quality of the building on site. That gives a client certainty in terms of time and cost and provides the reassurance of Architects Certificates at intervals through the construction phase as well as a clear paper trail of the exact cost of variations / changes, so there are no nasty shocks at the end.

#### Flexibility

For some projects a different procurement route may be favoured and we are happy to work within that framework. In this case we have allowed for providing a defined range of services tailored to your needs as a client. Our commitment to the project will be the same, irrespective of the process and team involved.

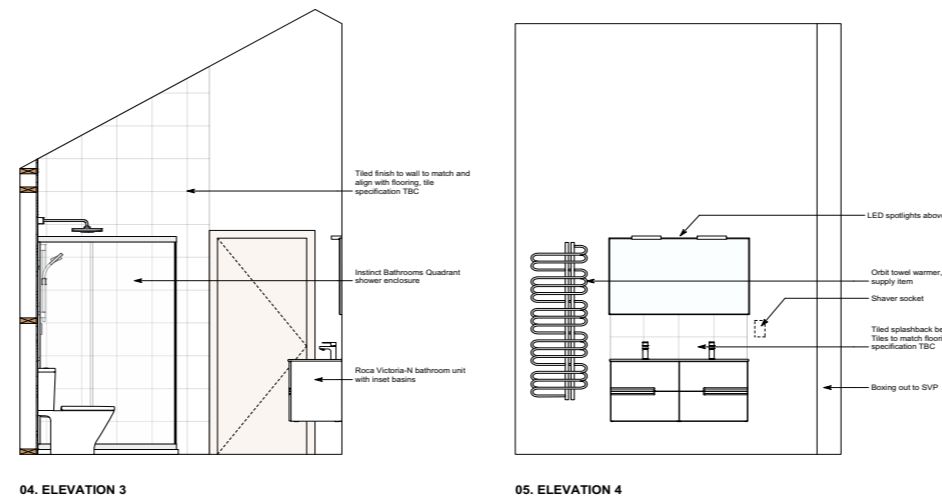


Example technical detailing for green roof and structural glazing to basement swimming pool



02. ELEVATION 1

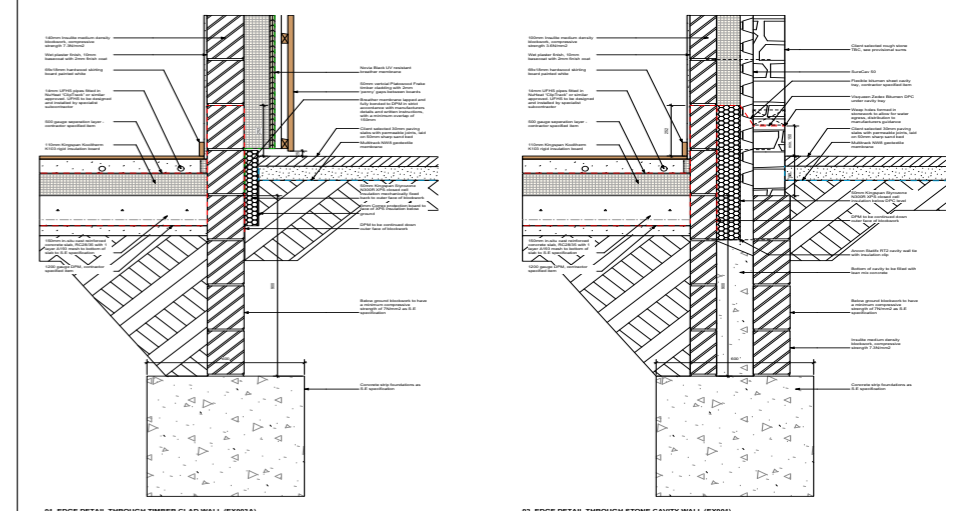
03. ELEVATION 2



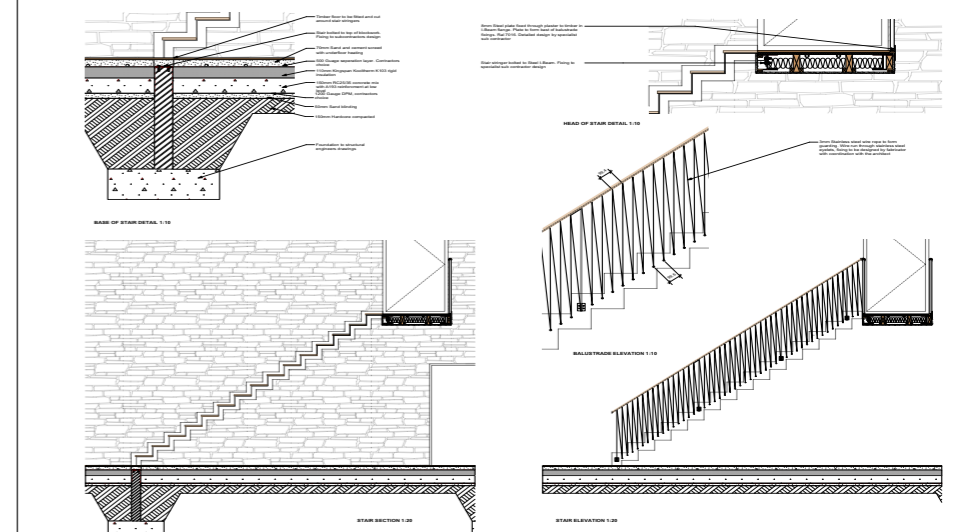
04. ELEVATION 3

05. ELEVATION 4

Example bathroom elevation drawing



Example foundation / ground floor detail drawings



Example staircase detail drawing



# An Introduction to Peregrine Mears Architects

## Expertise in designing healthy and comfortable buildings

First and foremost, Peregrine Mears Architects has experience of designing low energy, healthy and comfortable buildings, understanding the need to consider environmental and comfort aspects from the outset of the design.

The practice is committed to using their skills to produce energy efficient and sustainable buildings through careful design, specification and collaboration. With all projects they aim to raise the awareness of their clients about sustainability and environmental issues, with a view to developing a shared sustainability vision for the project.

Peregrine Mears Architects approach is to prioritise the use of natural resources, passive control and quality building materials to produce low tech and low energy buildings, which are healthy, comfortable and easy to operate, control and maintain.

It is an integrated approach which requires consideration from the outset. Orientation and massing are optimised to maximise the potential for daylighting, natural ventilation and use of passive solar energy. Materials and construction methods, whether modern or traditional, are selected for their contribution to the thermal envelope, airtightness and control of temperature or humidity, within the constraints of other considerations such as structures, context or embodied energy.

The practice's preference is for buildings which are easy for users to control, whether opening windows or turning on lights, rather than rely on automated controls and building management systems. High tech solutions, such as microgeneration with photovoltaics or wind energy, are considered from the outset and buildings designed to accommodate them, but inclusion of these technologies is after all efforts have been made to minimise the energy use.

Leading sustainability and low energy design in the practice is Paul Cooper, a trained Passivhaus Designer. Paul attends regular specialist workshops, including use of Therm (for thermal bridging modelling), use of WUFI Pro (for hygrothermic modelling), masterclasses in airtightness detailing and site education. Paul is also a regular attendee at the UK Passivhaus conference.

Paul has also attended a 4 part introduction to Building Biology, a set of 25 principles used to guide the design of buildings to create healthy environments, as close to the natural environmental conditions found in the locality. This involves consideration of air quality, material selection (odours, contaminants, thermal and hygrothermic properties), electromagnetic radiation, quality of light and amount of daylight and use of sustainably sourced materials, amongst many other factors.



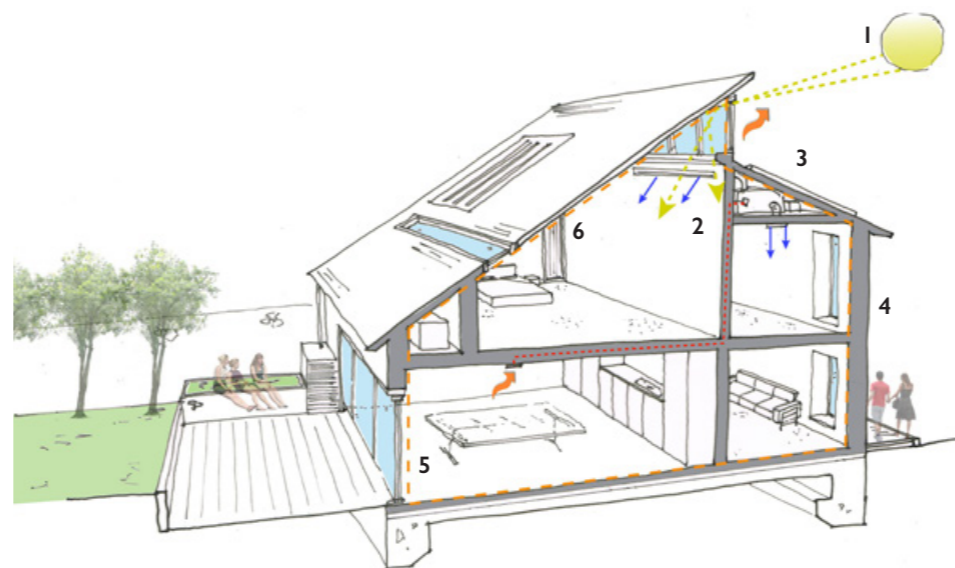
Off-grid house, Weymouth



Garden Room at RHS Rosemoor. Includes solar shading, MVHR, low energy lighting and systems



New house, Oxfordshire, to the passivhaus standard (by Paul Cooper while at TSH Architects)



- 1 Daylight
- 2 Heat Recovery / Exchange
- 3 Solar Thermal and Photovoltaic
- 4 Improved Insulation
- 5 High performance windows
- 6 Air Tight Line





# Projects: Swanmoor Barn

## Conversion into a Dwelling

**Location:** Devon  
**GIA:** 190sqm  
**Status:** Completed  
**Stage of Involvement** Project Architects

### Summary:

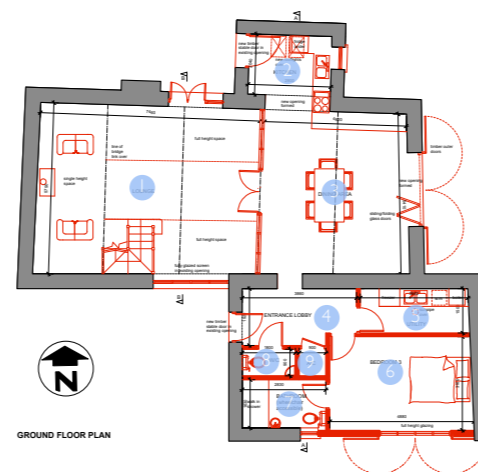
- Barns typically have one or two large openings, usually near the centre of the building, that were originally used for carts.
- In this case by fully glazing these openings, a large living room was formed complete with a bridge above to link the third bedroom to the vertical circulation.
- This idea allowed light to filter upstairs from the ground floor and creates a sense of drama that clearly shows the building's origins.
- Viewed from the outside however, the house still reads as a single storey building.
- Along with the principle living room, the ground floor has a spacious kitchen / diner in the main part of the building.
- The lean-to structure at the front was converted into a guest bedroom suite and utility whilst a smaller similar structure at the rear is a boot room & study.
- The character of the building has been enhanced by the use of oak internal joinery throughout, simply detailed to give a high quality feel with clean lines.
- Rooflights are fitted flush with the roofslope to reduce their impact.
- The overall result is a superb home befitting its elevated rural setting.



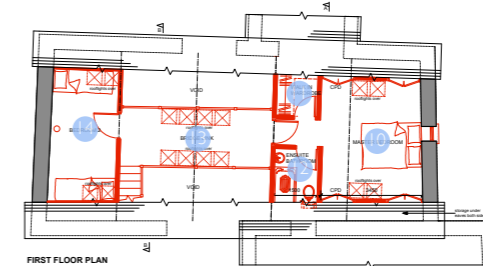
Exterior photo



Interior photos of oak 'bridge' across first floor



Ground Floor Plan



First Floor Plan

### Room Key:

- GF:**
- 1 Living Room
  - 2 Kitchen
  - 3 Dining
  - 4 Entrance/Lobby
  - 5 Utility
  - 6 Bedroom 3
  - 7 Ensuite
  - 8 WC
  - 9 Cup'd
- FF:**
- 10 Master Bedroom
  - 11 Dressing Room
  - 12 Ensuite
  - 13 Bridge Link
  - 14 Bedroom 2



# Projects: East Oakwell Farm

## Conversion into 3 Dwellings

**Location:** Devon  
**GIA:** 330sqm  
**Status:** On Site  
**Stage of Involvement:** Design & Planning

### Summary:

- Two long 2 storey barns formed an L shape around a courtyard.
- Their external elevations incorporated different elements including stone arched openings to the western wing and large double height openings to the eastern wing.
- The position of the openings gave rise to the layouts - so the west wing has been designed as one large 4 bedroom dwelling, with an open plan kitchen / dining / lounge utilising all the arched openings.
- The east wing offers a more contemporary take on barn conversions, (as the CGI below indicates).
- The east wing has been split into two dwellings, a 2 bedroom and a 3 bedroom unit. Both have been designed as reverse level accommodation with vaulted ceilings over living spaces.
- In each case, the kitchen / dining areas are separated from the living rooms by the stairs, so whilst these spaces are open plan, (to retain the barn like feel), they offer a sensible / useable transition suitable for family living.



Visualisation of Exterior



Visualisation of First Floor Living Space



Ground Floor Plan



First Floor Plan

### Room Key:

GF	
1	Kitchen
2	Dining Room
3	Living Room
4	Landing
5	Utility
6	WC
7	Ensuite
8	Bedroom
FF	
9	Bedroom
10	Ensuite
11	Landing
12	Kitchen
13	Dining room
14	Living room



# Projects: Sheephouse Farm

## Conversion into Commercial Office Space

**Location:** Berkshire  
**GIA:** 760sqm  
**Status:** Completed  
**Stage of Involvement:** Full Planning & Technical Design

### Summary:

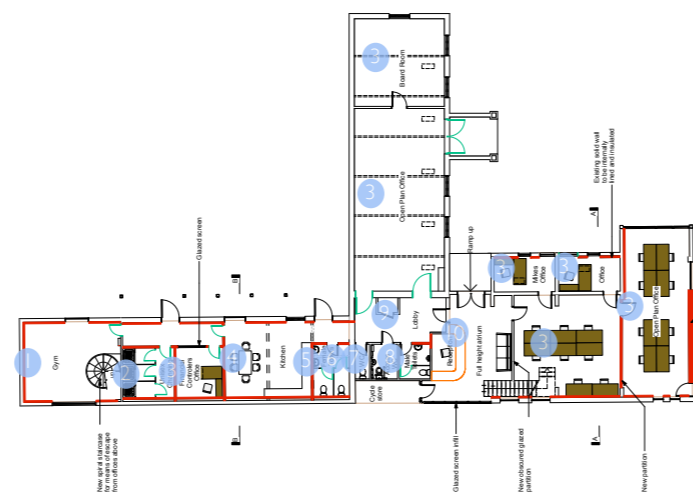
- This large complex of barns on the outskirts of Maidenhead, was purchased by a company looking for a new HQ for its business operations.
- Consisting of a mixture of traditional brick built barns and modern framed buildings, the scheme utilises both those elements for varying spaces - for example the traditional buildings lend themselves to a series of cellular and open plan office suites, whereas the larger framed buildings suggest bigger spaces for assembly, conferences and events.
- The complex is entered via a modest glazed canopy at the junction of several wings, (a T shape on plan), That allows visitors to move through a single storey lobby into a double height reception space, immediately revealing the building's origins and creating a sense of drama as a result.
- As well as offices, the complex includes a display area, meeting rooms a staff gym and informal break out spaces.
- Externally the formelry muddy farmyard has been transformed into a smart permeable brick paved surface.



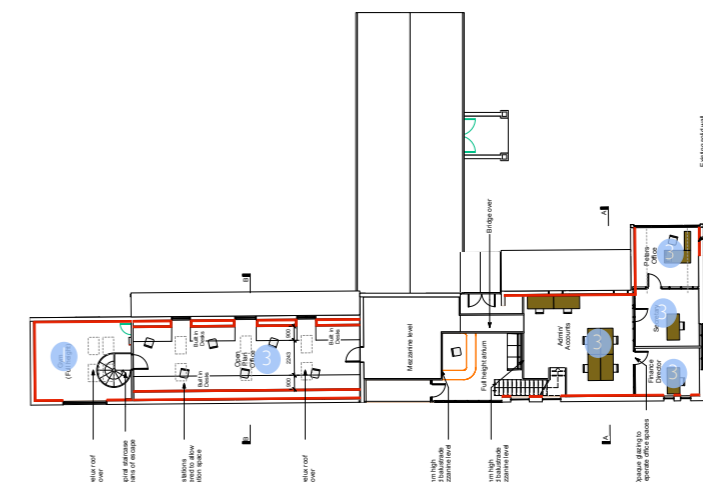
Exterior photo - as built



Exterior photo - before



Ground Floor Plan



First Floor Plan

**Room Key:**

1	Gym
2	Unisex Changing Rooms
3	Office
4	Kitchen
5	Female Toilets
6	WC
7	Accessible WC
8	Male Toilets
9	Lobby
10	Atrium



# Projects: Lydford Farm

## Barn Conversion Transformation

**Location:** Devon  
**GIA:** 99sqm  
**Status:** Completed  
**Stage of Involvement:** Full Architects Services

### Summary:

- Making the most of the views is a natural desire for anyone creating or altering a home by the sea. The refurbishment and alterations to this former barn overlooking the Bristol Channel provided an obvious opportunity to do that.
- Converted from a stone barn many years ago, part of the property has been used as a holiday cottage but was due for upgrading and improving to meet modern living standards.
- Aside from making the building perform better from an environmental perspective, we completely redesigned the interior to create a large open plan living / kitchen / dining space, running east to west with a vaulted ceiling and full height glazed openings. This space gives access to both the sheltered sunny cobbled courtyard on the southern side and a new terrace on the seaward, northern side.
- Elsewhere the attached barn was converted to provide two bedrooms, a bathroom and cloakroom / utility. The interior aims for a stripped back style, with a Scandinavian influence.
- The project, using a team of young, local craftsmen, started on site in December 2015 and was completed at the end of April 2016 in time for the holiday season. We were pleased to provide full architect's services from inception to completion, including design and project management.



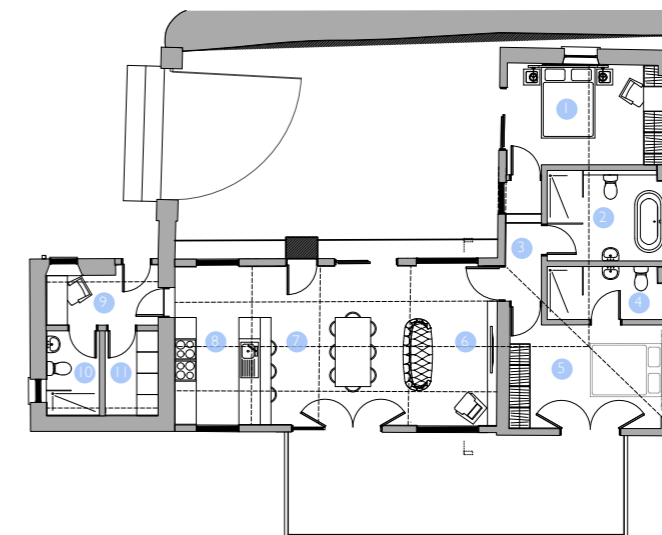
Exterior photo - as built



Exterior photo - as built



Interior photos - as built



Ground Floor Plan

### Room Key:

- 1 Bedroom 2
- 2 Bathroom
- 3 Hallway
- 4 Ensuite Bathroom
- 5 Master Bedroom
- 6 Living Room
- 7 Dining Room
- 8 Kitchen
- 9 Study
- 10 Bathroom
- 11 Utility / Plant Room



# Projects: Springfield Barn

## Conversion into a Dwelling

**Location:** Devon  
**GIA:** 65sqm  
**Status:** Complete  
**Stage Of Involvement:** Full Planning & Technical Design

### Summary:

- This project was a Class Q conversion of a small building on a site with glorious rural views.
- The shallow depth of the plans meant each volume could only be one room deep and circulation space had to be avoided.
- In addition there were 4 changes in level to be accommodated.
- Those constraints suggested entering at the outside corner of the principal living space, which was an L shape on plan, with the lounge area facing south and the kitchen facing east / west.
- The two bedrooms are set at opposite ends of the central living spaces and both have adjoining bathrooms.
- The open fronted Linhay allows lots of glazing to be introduced on one side of the building.
- All rooms open onto a sheltered, sunny courtyard, which is considered as an external room.



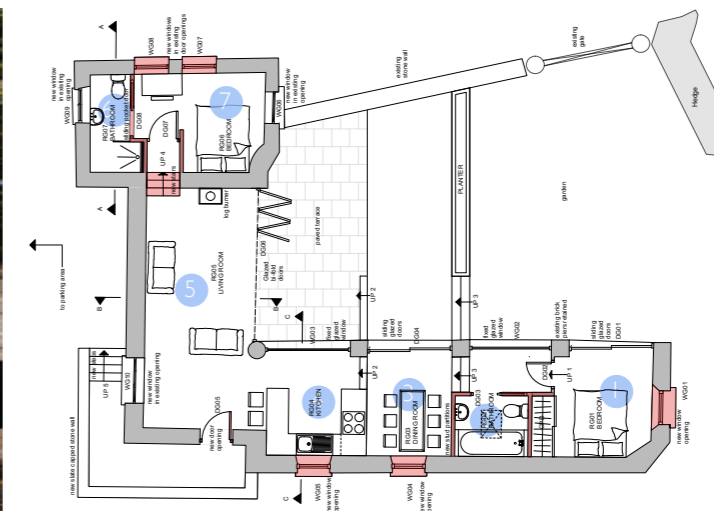
Visualisation of Exterior



Exterior photo - before



Exterior photo - before



Ground Floor Plan

### Room Key:

- 1 Bedroom 1
- 2 Bathroom
- 3 Dining Room
- 4 Kitchen
- 5 Living Room
- 6 Ensuite
- 7 Bedroom 2



# Projects: Firebeacon Lane

## Conversion of Modern Framed Barn into a Dwelling

**Location:** Devon  
**GIA:** 260sqm  
**Status:** Planning Approved  
**Stage of Involvement:** Design & Planning

### Summary:

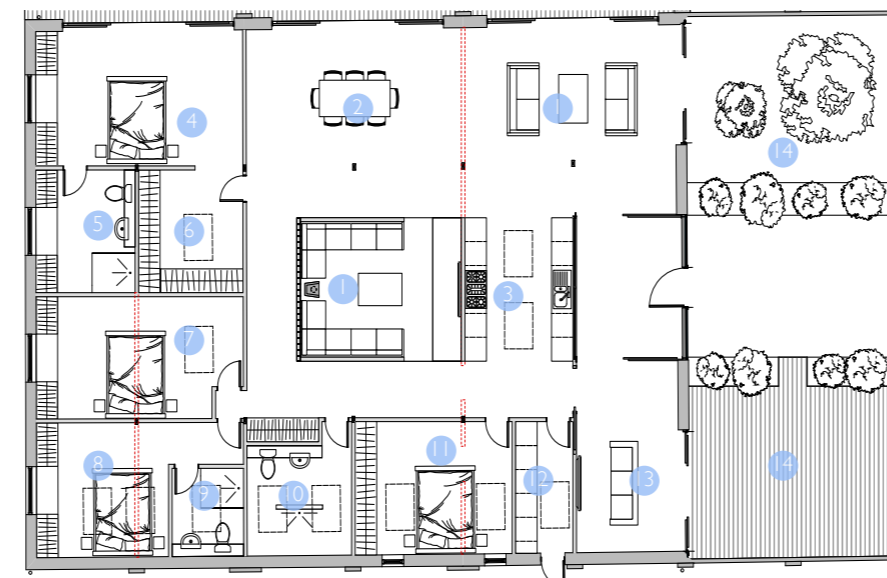
- Sometimes the humblest of rural structures can provide the basis for a truly stunning home - in this instance the building was a former piggery!
- It consisted of a single rectangular box with a shallow duo pitched roof.
- We sought to create a sense of style from that base by means of various architectural ideas:
- Firstly we retained the open bay on the west side as an entrance courtyard; this provides a visual buffer between the dwelling and the landscape and also gives a sheltered external space adjoining the entrance.
- Secondly we placed the key living spaces along the southern elevation and proposed a series of sliding glass doors to maximise views.
- The size of the building and desire to avoid corridors suggested the main space being divided partially by a sunken floor with sofas around a TV and log burner. Elsewhere there is a separate snug opening onto the courtyard garden.
- That approach then allowed bedrooms to be arranged along the east end of the building with service areas along the north side. The latter meant few window openings were introduced on the north side, which is also the only elevation visible from a nearby road.
- Externally a simple palette of materials was employed - vertical timber cladding and a standing seam metal roof.



Visualisation of Exterior



Exterior photo - before



Ground Floor Plan

### Room Key:

- |    |                  |
|----|------------------|
| 1  | Living Room      |
| 2  | Dining Room      |
| 3  | Kitchen          |
| 4  | Bedroom 1        |
| 5  | Ensuite 1        |
| 6  | Wardrobe         |
| 7  | Bedroom 2        |
| 8  | Bedroom 3        |
| 9  | Ensuite 2        |
| 10 | Bathroom         |
| 11 | Bedroom 4        |
| 12 | Utility          |
| 13 | Snug             |
| 14 | Courtyard Garden |



# Projects: Great Shortridge Barn

## Conversion into a Dwelling

**Location:** Devon  
**GIA:** 160sqm  
**Status:** Planning Approved  
**Stage of Involvement:** Design & Planning

### Summary:

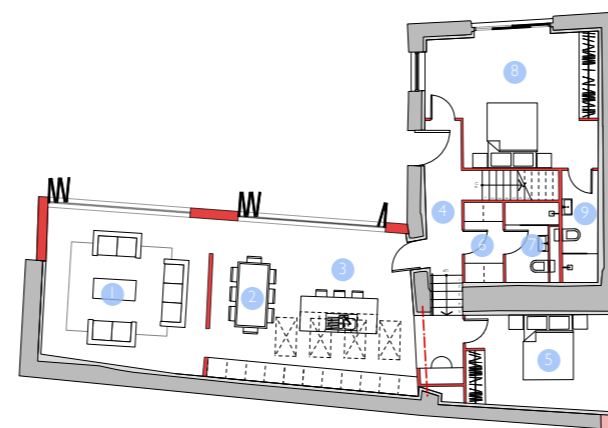
- The raw materials for this project consisted of a traditional two storey stone and block barn with a single storey wing to one side.
- Standing high on a hillside overlooking a river valley, the main building had the feel of a mountain chalet; we sought to celebrate that and use existing features to our best advantage.
- That meant swapping vertical corrugated sheeting on the west gable end for full height glazing and blackened timber boarding. Those materials were carried through on the single storey element to harmonise new and old parts of the building.
- The layout was arranged with a generous open plan kitchen / dining / lounge space within the single storey part, facing south / west. That means these spaces all have direct access to the sheltered courtyard garden.
- The two storey element is designed as 4 bedrooms, 2 bathrooms plus utility and circulation. The concept with the bedroom spaces was to allow flexible use, so any of them could be used as a separate 'snug' or living room, depending on residents preferences.



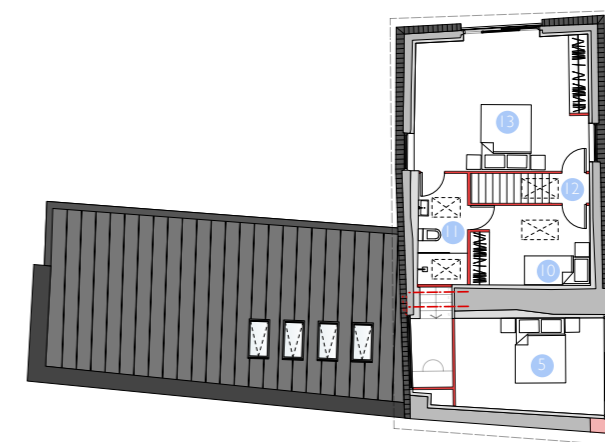
Visualisation of Exterior



Exterior photo - before



Ground Floor Plan



First Floor Plan

### Room Key:

GF	
1	Living Room
2	Dining Room
3	Kitchen
4	Landing
5	Bedroom 1
6	Utility
7	Bathroom
8	Bedroom 2
9	Ensuite
FF	
10	Bedroom 3
11	'Jack & Jill' Bathroom
12	Landing
13	Bedroom 4



# Projects: Chaffcutters

## Conversion into a Dwelling

Location: Devon  
 GIA: 200sqm  
 Status: Technical Design  
 Stage of Involvement: Design & Planning

### Summary:

- This project involved finding a way to tie in two quite different barns - a single storey linhay and a two storey cob hay barn.
- Our solution was to utilise the linhay as a large open plan kitchen / dining / living space with vaulted ceiling and room divider elements, then to convert the two storey barn into 4 bedrooms, bathrooms and stairs.
- Linking these elements together is a single storey entrance with glazed facade and flat roof, to create minimal visual impact and retain the forms of the two main volumes.
- Again this approach uses the features of the existing buildings as positives - so almost all window and door openings face onto the private courtyard garden.
- In this way the form of the building shields the private spaces from view from outside thus minimising impact on or from neighbours
- This project achieved full planning approval under local planning policy rather than Part Q as the curtilage was too large to allow that option and the clients wanted to include wood burning stoves with chimneys which Part Q prohibits.
- The result will be a fabulous home full of character.



Visualisation of Exterior



Exterior photo - before



Ground Floor Plan

First Floor Plan

**Room Key:**

GF	
1	Bedroom 1
2	Bathroom
3	Stairwell
4	Social Area
5	Living Room
6	Dining Room
7	Kitchen
8	Bedroom 2
9	Ensuite
FF	
10	Bedroom 3
11	Stairwell
12	Bedroom 4
13	Ensuite



# Projects: Higher Rookabear Farm

## Conversion of Granary into Holiday Accommodation

**Location:** Devon  
**GIA:** 210sqm  
**Status:** Planning Approved  
**Stage of Involvement:** Design & Planning

### Summary:

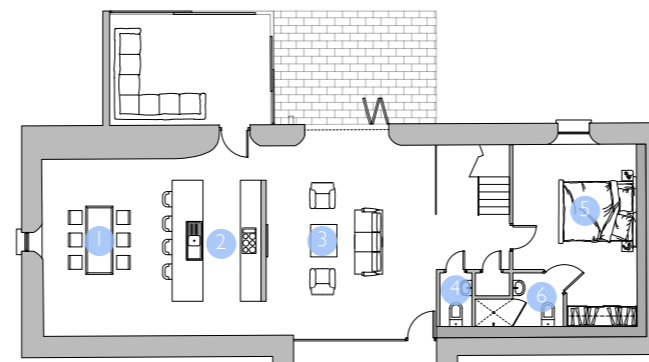
- Higher Rookabear is a traditional farmstead consisting of a Grade II listed farmhouse, with a courtyard of barns adjacent.
- Two of these have been designed to be converted to living accommodation for a new holiday letting business that the clients wish to start as a rural diversification enterprise.
- They consist of a large, long granary and a smaller former milking parlour.
- We achieved planning permission to convert both of these to dwellings, without any real compromise to the design proposed.
- The granary proved the most challenging, owing to the lack of existing openings. However we were able to argue for the reinstatement of a lean to structure on the east side, which we redesigned as a glass fronted living room under a zinc roof. That added a very useable lounge to complement the large open plan living space in the centre of the building.
- The stairs rise from this to a first floor bridge to allow the maximum levels of light to permeate to the interior.
- The granary has four spacious bedrooms and three bathrooms, as well as some private outdoor space, to create a desirable holiday letting unit.
- The milking parlour is a smaller building, but includes a double height living space with mezzanine bedroom over.



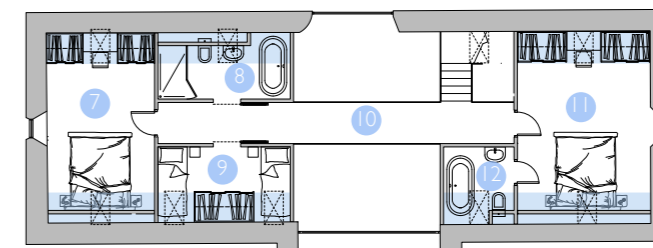
Visualisation of Interior



Exterior photo - before



Ground Floor Plan



First Floor Plan

### Room Key:

- GF:**
- 1 Dining Room
  - 2 Kitchen
  - 3 Living Room
  - 4 WC
  - 5 Bedroom 1
  - 6 Ensuite
- FF:**
- 7 Bedroom 2
  - 8 Bathroom
  - 9 Bedroom 3
  - 10 Bridge
  - 11 Bedroom 4
  - 12 Ensuite



# Projects: Narracott Farm

## Conversion of Dutch Barn into Dwelling

**Location:** Devon  
**GIA:** 450sqm  
**Status:** Planning  
**Stage of Involvement:** Design & Planning

### Summary:

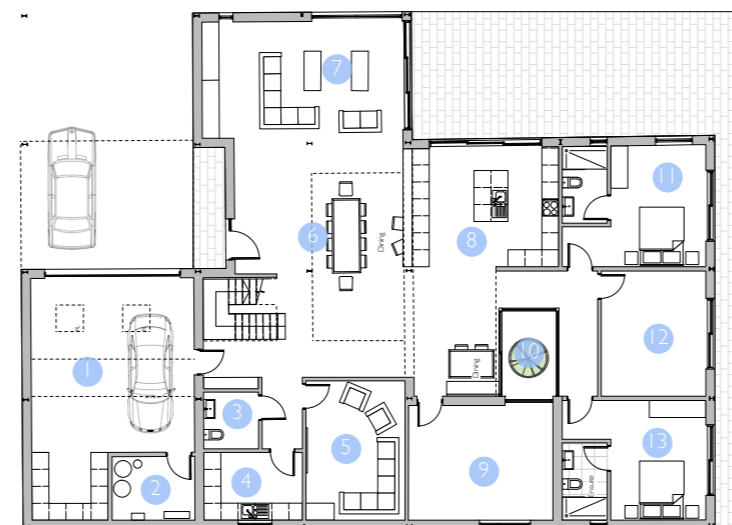
- Modern steel framed barns present a different set of opportunities and constraints to traditional barns. For a start their sheer size can make them unwieldy as single dwellings.
- This particular barn consisted of 4 linked sheds, covering over 500m2 in area.
- That meant we had to propose some 'surgery' to reduce the footprint to within the Part Q limits.
- We felt the Dutch Barn with its trademark curved roof should be the centrepiece of the proposed dwelling, so proposed principal living spaces, circulation and bedrooms within this volume.
- The lean-to wing on the north side is cut back to form garaging, plant room and workshop beyond the entrance.
- The lean-to wing on the south side becomes further living space, gym, snug and guest bedroom suite.
- Some sections of the main volumes are proposed to be cut out, for example on the gable end of the Dutch Barn, an inset balcony is formed off the master bedroom, which allows the original structure to be expressed.
- Similarly cut outs on the southern lean-to roof allow windows to be inserted at a suitable height to serve first floor bedrooms.
- Externally the corrugated tin cladding is replaced with a mix of profiled metal composite sheeting and timber cladding.



Visualisation of Exterior



Exterior photo - before



Ground Floor Plan



First Floor Plan

**Room Key:**

1	Garage
2	Plant Room
3	WC
4	Utility
5	Snug
6	Dining Room
7	Living Room
8	Kitchen
9	Office
10	Internal Courtyard
11	Bedroom 1
12	Sun Room
13	Bedroom 2
14	Terrace
15	Bedroom 3
16	Ensuite
17	Landing
18	Bedroom 4
19	Ensuite
20	Terrace
21	Bridge
22	Ensuite
23	Dressing Room
24	Bedroom 5



## Class Q Barn Conversions

Gaining planning consent for new dwellings in rural areas can be tricky, however the permitted development legislation that came into force in 2013 allows barns and other agricultural buildings to change their use to dwellings, subject to some key criteria:

TWO PD RIGHTS ARE...

Q.(a) Change of use of a building and its curtilage to a C3 dwellinghouse, and

Q.(b) Building works reasonably necessary to convert the building to a dwellinghouse

THESE ARE TESTED BY THE FOLLOWING

- The site must have been in an agricultural use on 20th March 2013 OR when it was last in use OR for during the 10 years before the permitted development begins
- That use must have been as part of an established agricultural unit i.e. a farm enterprise "for the purpose of an agricultural trade or business"
- The floor space must be less than 465m<sup>2</sup>
- No more than five dwellings are created
- The site is not subject to an agricultural tenancy or if it is, the consent of both landlord and tenant is obtained
- The site is not in an AONB, SSSI, National Park or a Conservation Area;
- The building is not listed;
- The building is more than 10 years old;
- The external dimensions must not increase;
- Any proposed curtilage (including parking provision) should not exceed the footprint of the existing barn.

- The installation or replacement of elements including windows, doors, roofs, exterior walls, services is allowable to the extent reasonably necessary for the building to function as a dwelling;
- Partial demolition is acceptable for what is necessary to carry out the building works listed in the previous point;
- Any interior works, for example introducing a new floor, do not constitute development so local planning authorities may not refuse proposals due to the extent of internal work involved.
- The local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house.

As a result of Part Q, many local planning authorities have updated their policies to allow barns and other agricultural buildings to be converted to dwellings. So Part Q is only one option open to rural landowners when it comes to converting barns!



Interior visualisation of Linhay Conversion



Interior visualisation of Milking Parlour Conversion



Interior visualisation of Dutch Barn Conversion



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**Head Office**  
**North Devon Studio**  
The Old Sail Loft  
Paiges Lane  
Barnstaple  
Devon  
EX31 1EF  
01271 377776  
mail@mearsarchitects.com

**Exeter Studio**  
01392 539699  
exeter@mearsarchitects.com

**Cornwall Studio**  
01872 309308  
cornwall@mearsarchitects.com



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Peregrine Mears  
CHARTERED ARCHITECTS