



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



Studio and 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 rural design & development 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.

The practice is equally happy to work with individual clients who may be undertaking their first project, and professional clients who have extensive experience of the design and construction process. Every brief, site and client is different, so the appointment and approach for every project is tailored to suit. Peregrine Mears Architects has no distinct practice style but instead takes pride in delivering unique solutions which respond positively to the site, brief and client aspirations.

Collaboration is key to our approach, both internally and externally - we find design development workshops with the client and design team and sometimes the contractor, really improve the quality of a project. 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 following pages describe our approach and illustrate how our skills have helped a range of clients with different needs.



THE TEAM



PEREGRINE MEARS
Director



PAUL COOPER
Associate Director



RICHARD ELLIS
Associate Director

Perry, Paul and Richard are supported by a team of Architects, Technicians and Assistants



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

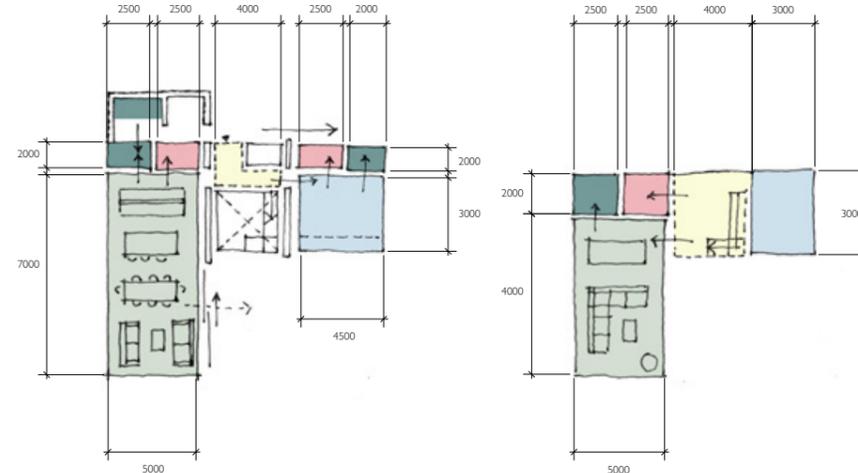
Cardboard models can supplement the sketch plan arrangements to give a flavour of the building form. These will vary in style to explore ideas. The preferred direction is often a combination of different options.

9.0 Precedents

9.1 Precedent Images



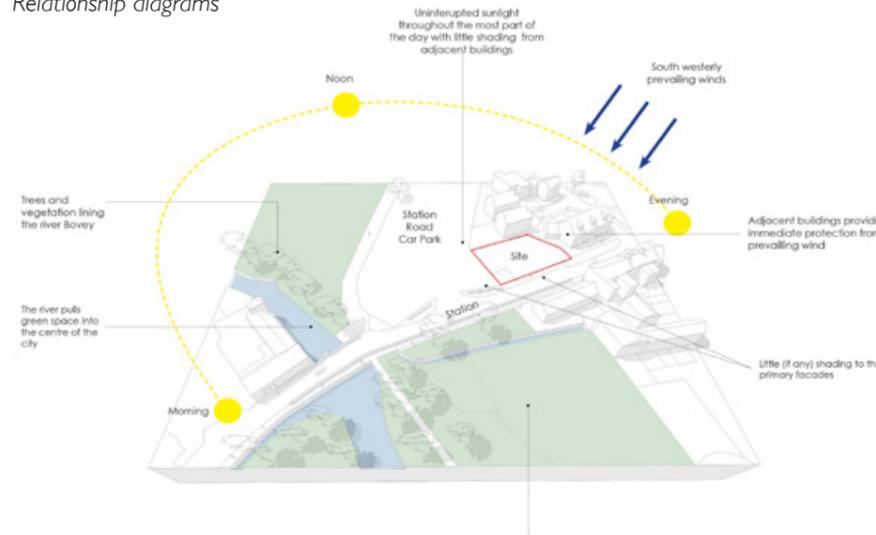
Precedent studies



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

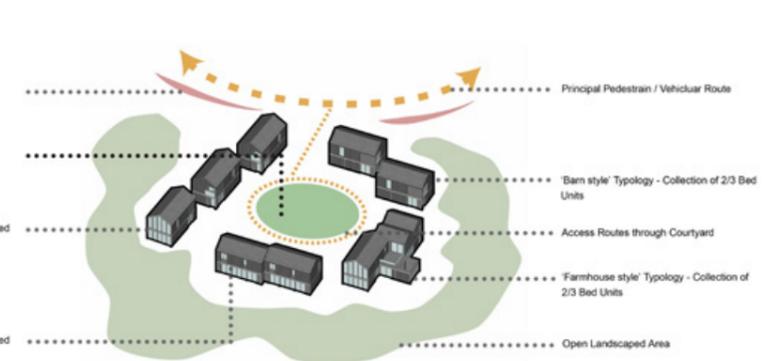
Landscape and privacy buffers

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



Building strategies



Plan options



Cardboard models

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

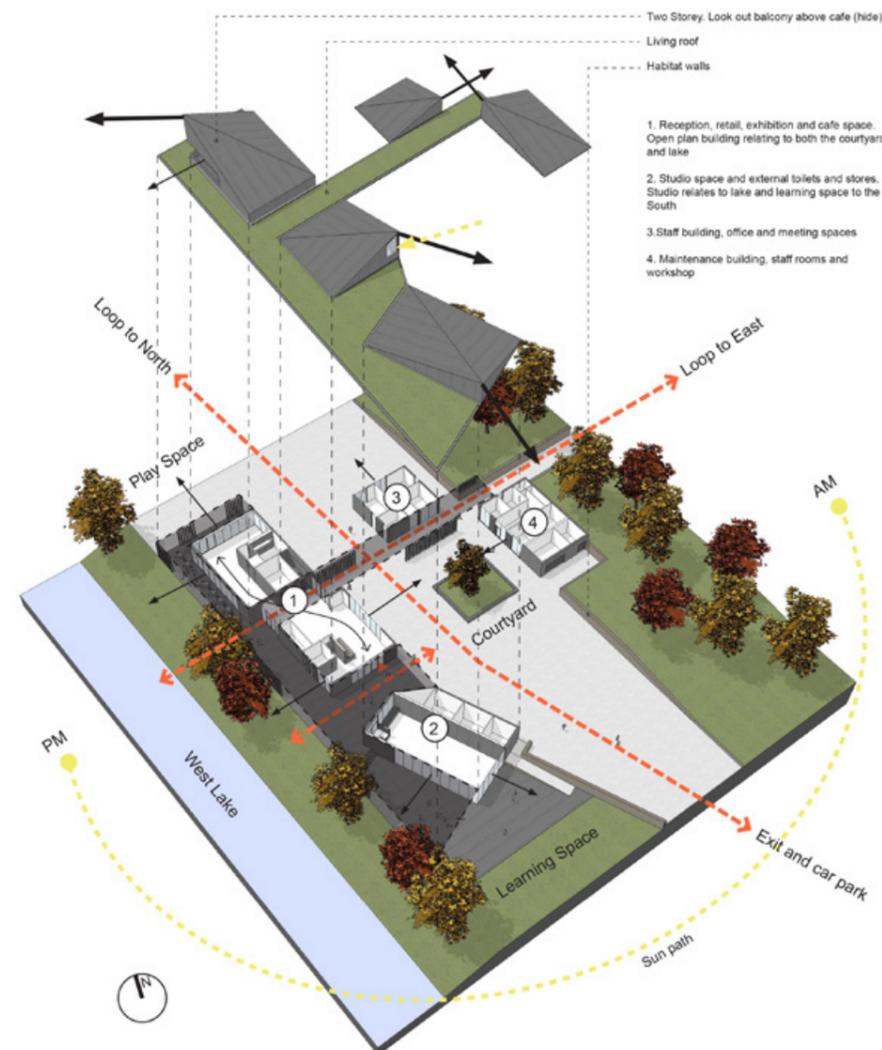
Consultation is at the heart of the design process. Involving you, the client, neighbours, the local authority and statutory consultees, amongst others, will ensure you get a project that meets your requirements and hopefully surpasses expectations.



Sketch elevations and views



Photomontages



3D models and exploded views



Interior photomontages



Public consultation

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

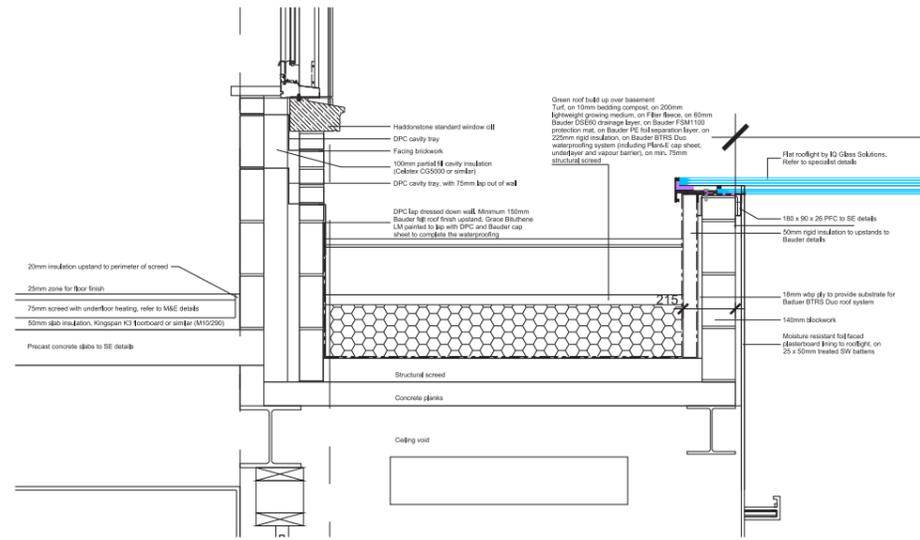
We offer full architectural services including Project Management. That gives a client confidence that there is an experienced professional leading the team and looking out for the clients best interests at all stages of a project.

Quality Control

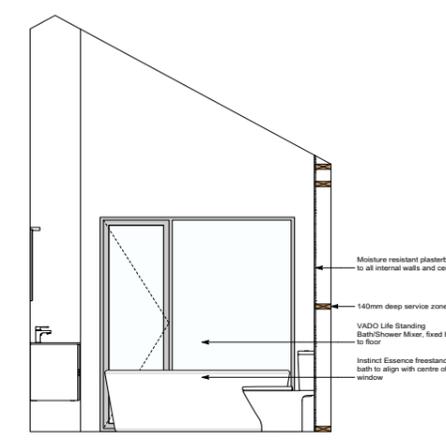
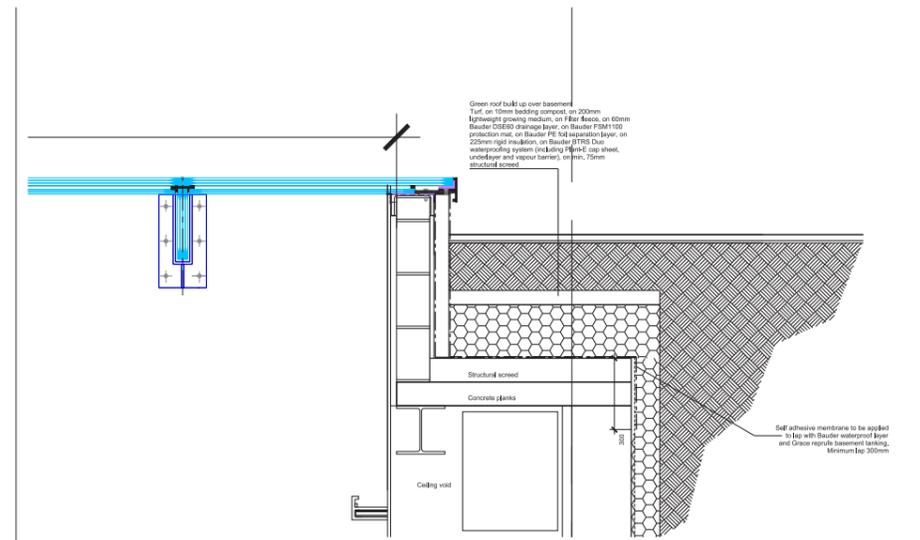
Where we are appointed to manage a project and undertake a Contract Administration role, we monitor progress and quality of the building on site. That gives a client certainty in terms of time and cost and provides the reassurance of Architects Certificates at intervals through the construction phase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

Flexibility

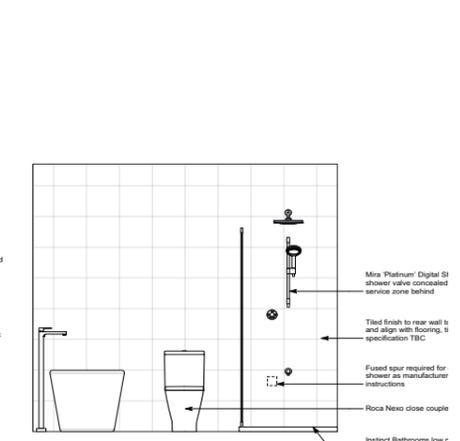
For some projects a different procurement route may be favoured and we are happy to work within that framework. In this case we have allowed for providing a defined range of services tailored to your needs as a client. Our commitment to the project will be the same, irrespective of the process and team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



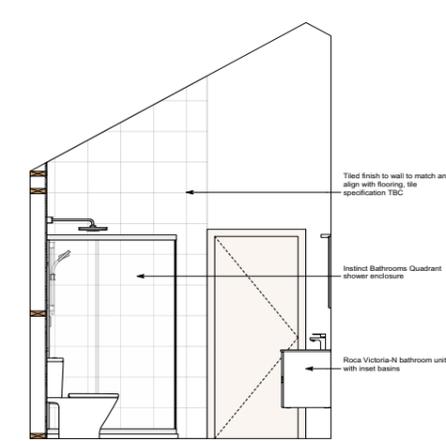
Example technical detailing for green roof and structural glazing to basement swimming pool



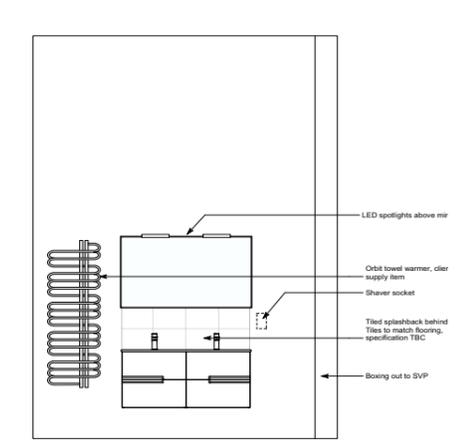
02. ELEVATION 1



03. ELEVATION 2

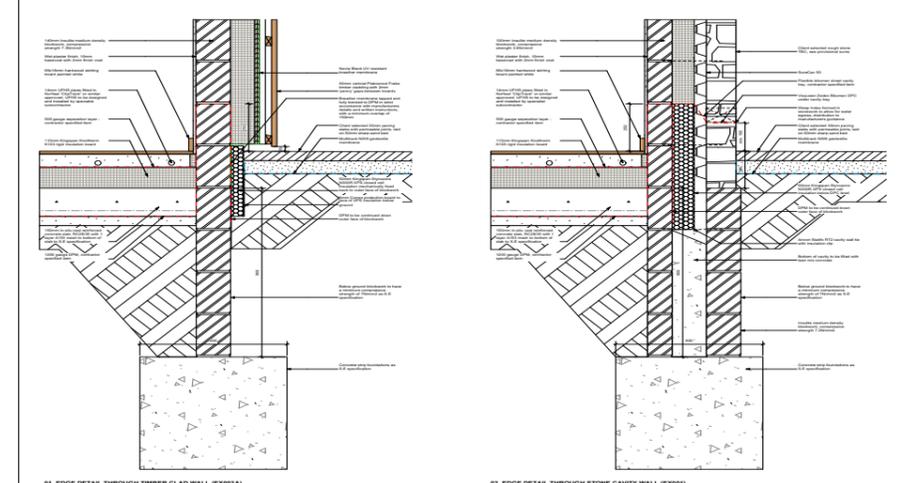


04. ELEVATION 3

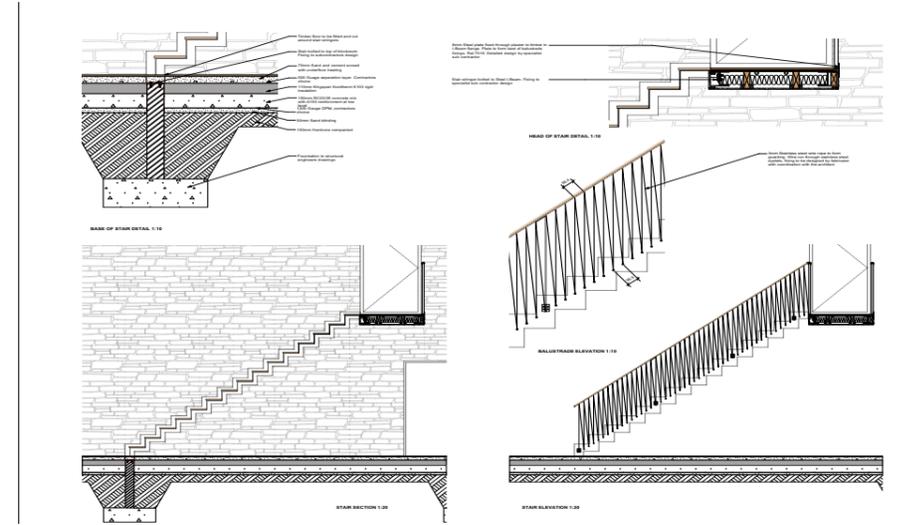


05. ELEVATION 4

Example bathroom elevation drawing



Example foundation / ground floor detail drawings



Example staircase detail drawing

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 micro-generation 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 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



Halsbury Barton

Conversion of Modern Steel Framed Barn (Class Q)

LOCATION: Devon
 GIA: 160sqm
 STATUS: Prior Approval granted
 STAGE OF INVOLVEMENT: Design & Planning

SUMMARY

- Long, narrow modern barn, partially built into hillside
- Main accommodation on upper level with vaulted ceilings throughout
- Lower level provides bedroom and snug alongside utility, plant and storage spaces
- Largely glazed gable ends focus on views, while side elevations have less openings to retain barn like feel
- Whole exterior clad in metal corrugated sheeting to give contemporary feel



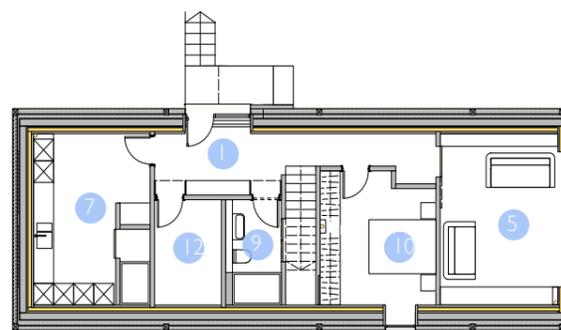
Photo of existing barn



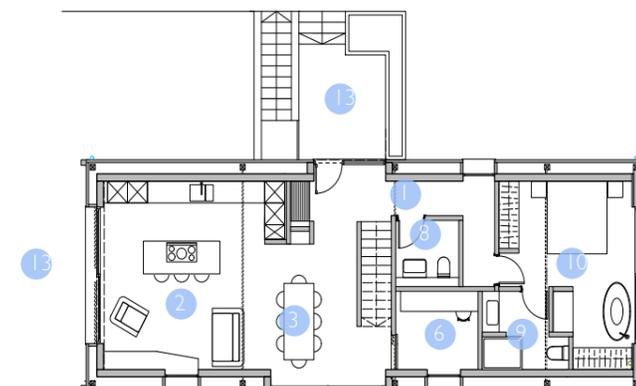
Visualisation of Exterior (Approach & entry)



Visualisation of Exterior (gable end)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Room Key:

- 1 Hall / landing
- 2 Kitchen
- 3 Dining
- 4 Living
- 5 Snug
- 6 Study
- 7 Utility
- 8 WC
- 9 Bathroom
- 10 Bedroom
- 11 Garage
- 12 Plant
- 13 Terrace

Swanmoor Barn

Conversion into a Dwelling

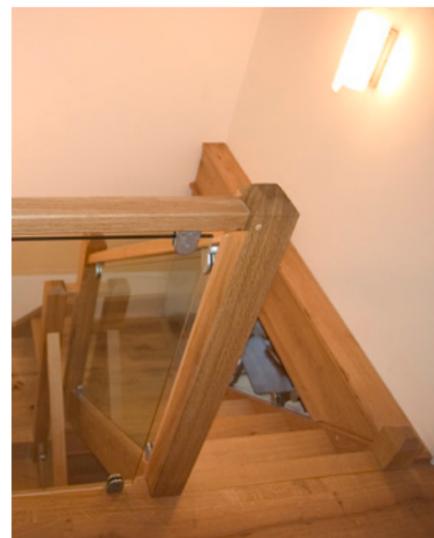
LOCATION: Devon
 GIA: 190sqm
 STATUS: Completed
 STAGE OF INVOLVEMENT: Project Architects

SUMMARY

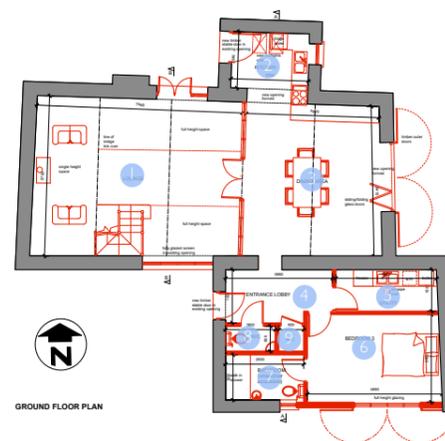
- Hay barns typically have one or two large openings, usually near the centre of the building, that were originally used for carts.
- In this case by fully glazing these openings, a large living room was formed complete with a bridge above to link the third bedroom to the vertical circulation.
- This 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 roof slope to reduce their impact.
- The overall result is a superb home befitting its rural setting.



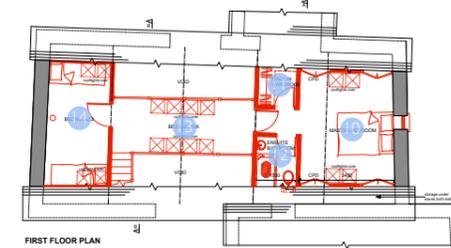
Exterior photo



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

Upcott Farm

Conversion of Modern Timber Framed Barn (Class Q)

LOCATION: Devon
 GIA: 200sqm
 STATUS: Prior Approval granted
 STAGE OF INVOLVEMENT: Project Architects

SUMMARY

- Linear form of barn required careful design to avoid corridors
- Building split into sleeping wing at east end and living wing at west end
- 5 bedrooms, (two en suite) within 2 storey sleeping wing
- Double height stairwell in centre
- L shaped living wing comprises open plan kitchen / dining / sitting with generous snug separated by barn door
- Vaulted ceiling to living spaces



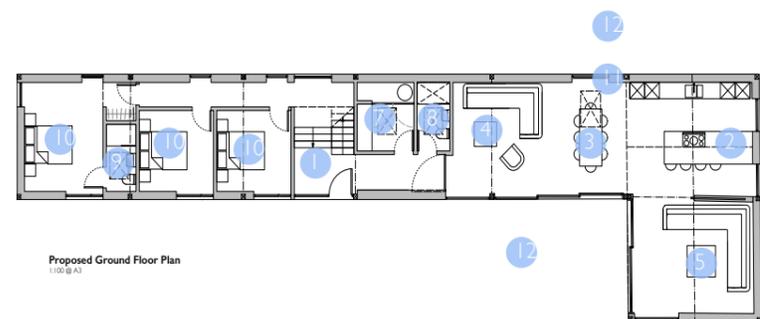
Photo of existing barn



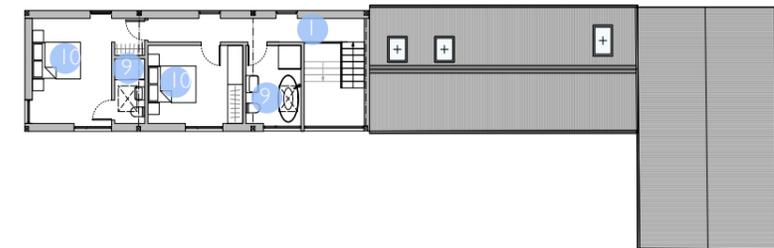
Visualisation of Ground Floor Living / Dining / Kitchen Space



Visualisation of Exterior



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Room Key:

- | | |
|----|----------------|
| 1 | Hall / landing |
| 2 | Kitchen |
| 3 | Dining |
| 4 | Living |
| 5 | Snug |
| 6 | Study |
| 7 | Utility |
| 8 | WC |
| 9 | Bathroom |
| 10 | Bedroom |
| 11 | Garage |
| 12 | Terrace |

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.



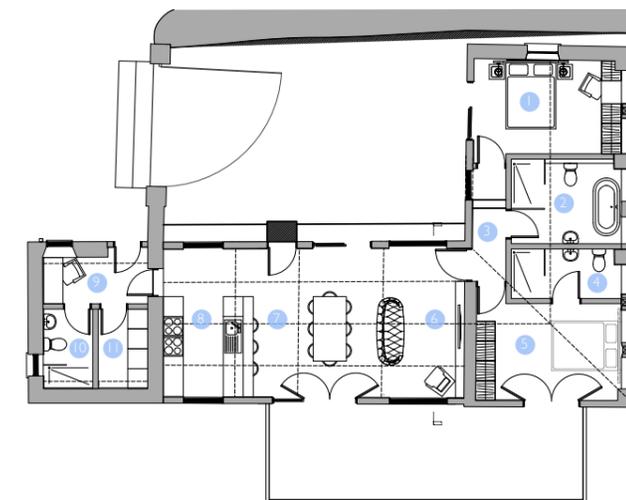
Exterior photo - as built



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 |

Pyworthy

Conversion of Modern Steel Framed Barn (Class Q)

LOCATION: Devon
 GIA: 420sqm
 STATUS: Prior Approval Granted
 STAGE OF INVOLVEMENT: Project Architects

Summary

- Large steel framed barn with rectangular plan form
- Insertion and removal of sections to create covered parking bays, inset courtyard and roof terrace
- Double height space over dining area
- Kitchen / dining / living spaces all open onto garden
- 6 bedrooms - master separate from family bedrooms
- Services and storage to rear



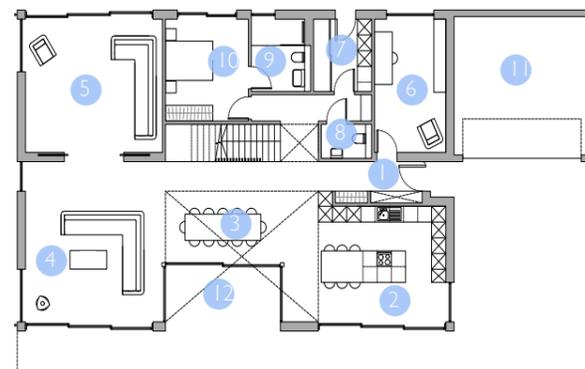
Photo of existing barn



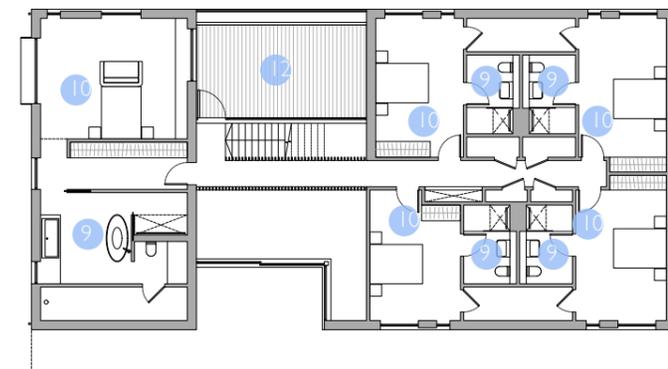
Visualisation of Exterior



Visualisation of Ground Floor Dining Space



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Room Key:

- 1 Hall / landing
- 2 Kitchen
- 3 Dining
- 4 Living
- 5 Snug
- 6 Study
- 7 Utility
- 8 WC
- 9 Bathroom
- 10 Bedroom
- 11 Garage
- 12 Terrace

Sheephouse Farm

Conversion into Commercial Office Space

LOCATION: Berkshire
 GIA: 760sqm
 STATUS: Completed
 STAGE OF INVOLVEMENT: Full Planning & Technical Design

SUMMARY

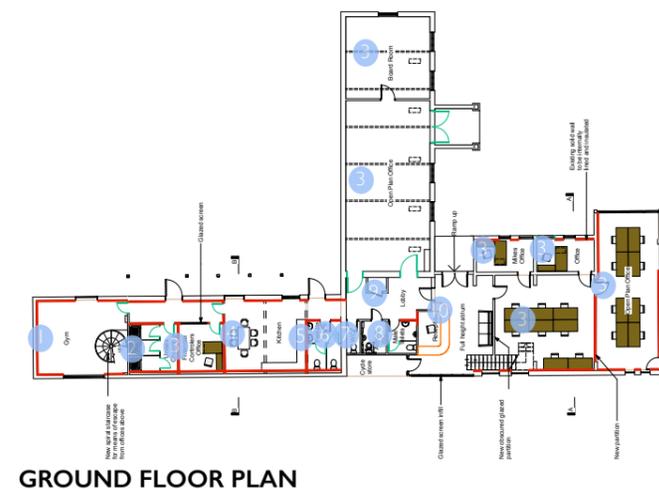
- This large complex of barns on the outskirts of Maidenhead, was purchased by a company looking for a new HQ for its business operations.
- Consisting of a mixture of traditional brick built barns and modern framed buildings, the scheme utilises both those elements for varying spaces - for example the 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 formerly muddy farmyard has been transformed into a smart permeable brick paved surface.



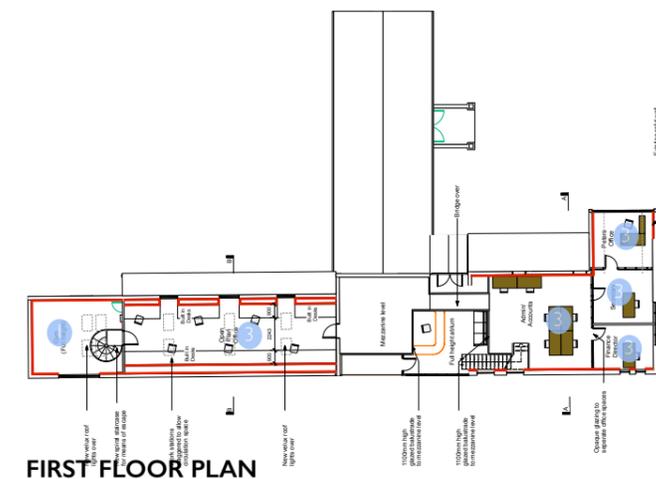
Exterior photo - as built



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 |

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.



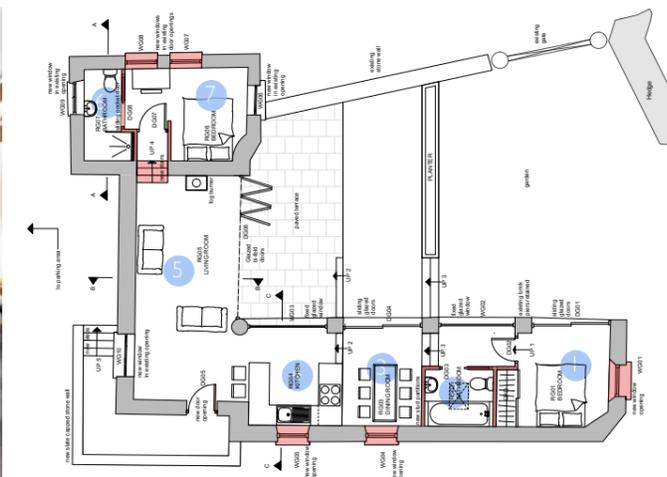
Visualisation of Exterior



Exterior photo - before



Interior photo - after



GROUND FLOOR PLAN

Room Key:

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

Firebeacon Lane

Conversion of Modern Framed Barn into a Dwelling

LOCATION: Devon
 GIA: 260sqm
 STATUS: Planning Approved
 STAGE OF INVOLVEMENT: Design & Planning

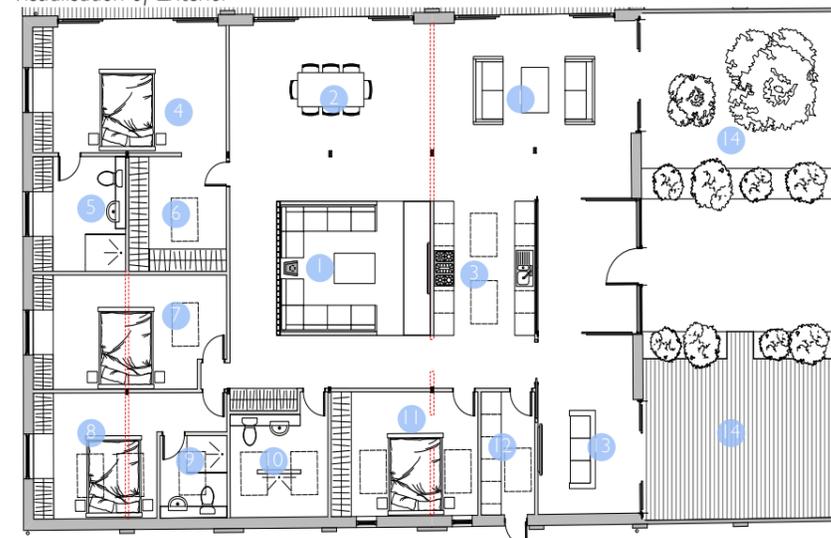
SUMMARY

- 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.



Exterior photo - before

Visualisation of Exterior



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

GROUND FLOOR PLAN

Great Shortridge Barn

Conversion into a Dwelling

LOCATION: Devon
 GIA: 210sqm
 STATUS: Construction
 STAGE OF INVOLVEMENT: Design & Planning

SUMMARY

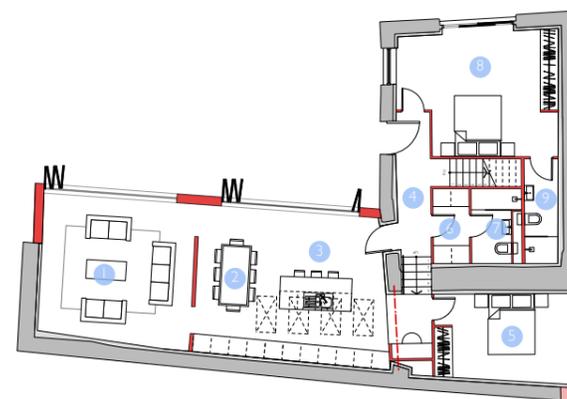
- The raw materials for this project consisted of a traditional two storey stone and block barn with a single storey wing to one side.
- Standing high on a hillside overlooking a river valley, the main building had the feel of a mountain chalet; we sought to celebrate that and use existing features to 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 single storey wing has a grass roof, suggesting the idea that it was dug out of the hillside.
- 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.



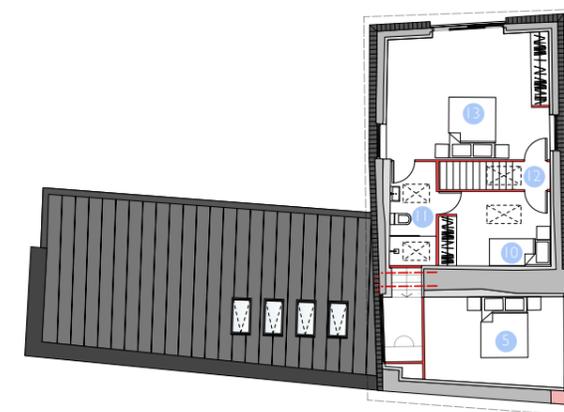
Visualisation of Exterior



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 |

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 |

Guide to Class Q Barn Conversions (from April 2015 - updated 2019)

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 465m²
- 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; a
- 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;

GUIDANCE PARA 105

"The permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. However, it recognises that for the building to function as a dwelling some building operations which would affect the external appearance of the building should be permitted. It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right."

- Partial demolition is acceptable in so far as what is necessary to carry out the building works listed in the previous point;

GUIDANCE PARA 108

"The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, 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."

Impractical is defined as "an agricultural building on the top of a hill with no road access, power source or other services"

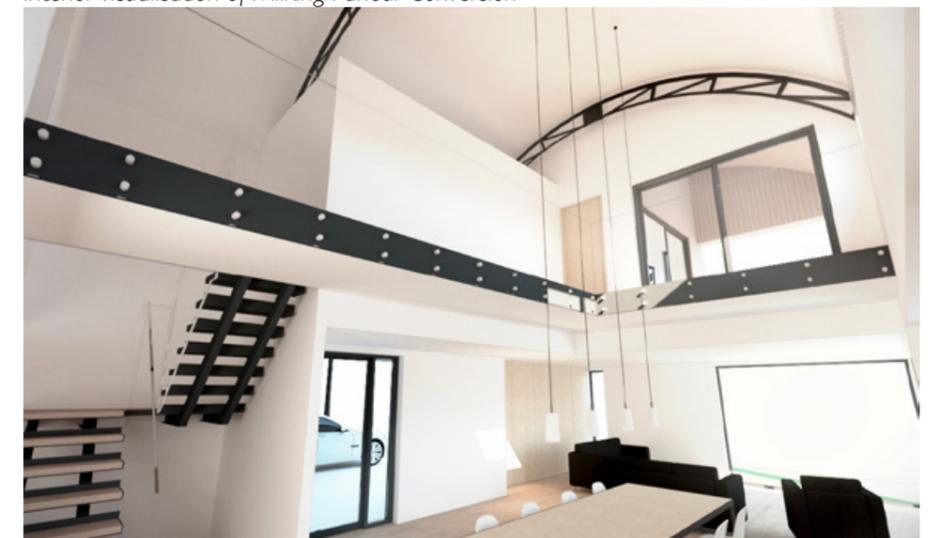
Undesirable is defined as "adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals"



Interior visualisation of Linhay Conversion



Interior visualisation of Milking Parlour Conversion



Interior visualisation of Dutch Barn Conversion

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



Peregrine Mears
CHARTERED ARCHITECTS