



## Design & Build

### Case Study 1

### Barn Conversion

#### From Start to Finish

This barn had been languishing for many years, providing nothing more than shelter for sheep.

#### Picture 1

Whilst it looked solid enough on first sight, it was in fact riddled with structural problems. On this view you can see the inward leaning piers and the mortar leached out of the stonework. However, the roof is still good enough to retain.

#### Picture 2

Some clever engineering was needed. This included building a temporary frame to hold the roof up whilst the rotten walls were knocked down, a steel frame installed before the walls were rebuilt to form precise openings into which green oak frames can be seen being fitted.

#### Picture 3

With high performing Danish windows installed, all the brand new services commissioned and working, and landscaping completed, this barn was ready for to provide modern living.



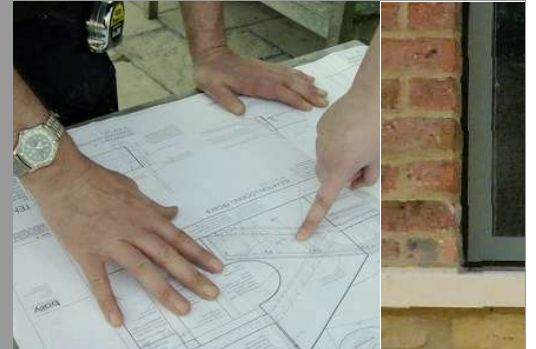
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#### THE STRUCTURE

##### Picture 1

The first task was to build the drive to provide access

##### Picture 2

After the rotten walls and piers were demolished, new footings are poured. The rear wall was retained but under-pinned for its entire length.

##### Picture 3

Steelwork in, walls rebuilt, floors being prepared for the damp proof course and the reinforced concrete slab to be poured.

##### Picture 4

Steel decking being installed. This is the best method to install underfloor heating to a suspended floor. Also note the ducting for the whole house ventilation system.

##### Picture 5

New roof well underway. Original trusses were repaired and retained. Conservation roof lights installed.

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#### Exterior Detail

The devil is in the detail, but attention to detail does not have to cost the earth.

With the designer managing the construction on a daily basis, all the trades know exactly what is required, and misinterpretations are nipped in the bud before they become a problem.

By taking care of the little details, the big picture takes care of itself.

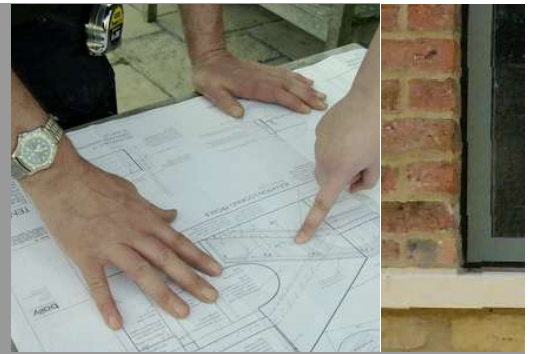
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#### Interior Detail

We spend most of our time inside our houses looking out, so we start the design process there. We ensure that the spaces flow together in a natural manner, and feel good, and then concentrate on the finishes.

In this barn conversion, it started with ensuring comfortable ceiling heights. To do this we made the bottom of the truss in the main bedroom the datum point for all measurements. This necessitated the digging out and lowering of the ground level of the barn.



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