



# BAARN

Beautiful | Affordable | Adaptable | Rural-living | Naturally



BAARN by Roderick James Architects  
[www.baarn.co.uk](http://www.baarn.co.uk)



## WHAT IS BAARN?

BAARN is an exciting new timber-frame house service by Roderick James Architects

**Beautiful | Affordable | Adaptable | Rural-living | Naturally**

BAARN embraces your love of the outdoors...

BAARN has beautiful living spaces to lift the spirits...

BAARN shares your love of natural wood, soft colours and warm interiors...

BAARN is your new dream home





# THE BAARN CONCEPT

Beautiful | Affordable | Adaptable | Rural-living | Naturally

BAARN houses provide beautiful open-plan living spaces to suit modern lifestyles.

BAARN provides an affordable solution to building quality oak-frame houses.

BAARN houses are easily adaptable to changing lifestyles.

BAARN houses use simple, rural building forms that are suitable for any location.

BAARN houses use good quality, natural building materials.





## SUSTAINABLE CONSTRUCTION AND PERFORMANCE

BAARN promotes the use of renewable technologies and natural building materials wherever possible. The main shell of the BAARN house is constructed off-site to achieve a high quality, sustainable building.

The pre-fabricated shell of BAARN houses provide huge airtightness and thermal gains, reducing ongoing running costs for the life of the building.









## WHY CHOOSE BAARN?

The BAARN timber-frame house designs are based around off-site fabric first construction principles for reduced costs and improved energy efficiency.

The BAARN service includes adaptable timber-frame designs to suit your needs.

You decide the level of BAARN service required, from an oak-frame shell for self-builders - to a full managed service.



## Affordable

Costs are cut by using an efficient build process and simple designs

## Quality

Factory controlled prefab construction with a pallet of simple, robust materials improves build quality

## Performance

BAARN exceeds current Building Regs and achieves advanced energy and building envelope performance

## Green

Huge airtightness, thermal and acoustic gains. Use of renewable technologies and natural building materials

## Flexible

Adaptable design possibilities

## Speed

Time efficient off-site prefab home construction





# **BAARN SERVICE BY RODERICK JAMES ARCHITECTS**

The BAARN timber-frame house service includes your own dedicated Project Architect provided by Roderick James Architects, who will guide you through obtaining the necessary permissions.

You can choose the level of interior and exterior finishes to suit your personal taste and budget - from traditional green oak frame interiors to contemporary whitewashed softwood.

The BAARN timber-frame house concept and design services are provided by multi-award winning architectural design practice, Roderick James Architects.

We created the BAARN concept to make the process of building your own home simpler, more affordable and more efficient by using fabric first principles.





**HOUSE TYPES**

Roderick James Architects have designed four different house types  
- each house has flexible design possibilities:



**- BAARN Sail Loft -**

A deceptively spacious house with  
an engineered timber frame



**- BAARN Sky Pavilion -**

A simple, mono-pitch house based  
on a contemporary pole-barn





**- BAARN Loft House -**  
The classic oak framed barnhouse



**- BAARN Prairie Cabin -**  
Beautifully simple timber frame cabin  
with integral verandah



## BAARN SAIL LOFT

BAARN Sail Loft is the largest BAARN house with four double bedrooms and three bathrooms.

The house is incredibly efficient with space and all rooms have an exposed, engineered timber frame.

The Sail Loft has a stunning covered balcony structure to the Master Bedroom, which also provides a covered veranda to the Sitting Room below.



A generous Entrance Hall with galleried stairwell is at the heart of the plan, with an open-plan Living Room and Kitchen / Dining area. A small Utility Room with back-door is adjacent to the Kitchen.

Two double Bedrooms with Bathroom are situated on the ground floor, which are suitable for children or Lifetime Living (and could even be arranged as a self-contained Annexe).



The upstairs gallery provides access to a Guest Bedroom with its own Bathroom.

The Master Bedroom suite takes pride of place with large glass doors opening out onto the covered balcony.

The Master Bedroom also benefits from a walk-through Dressing Room and spacious Ensuite Bathroom.



## Build options

This beautiful family home has a floor area of 150m<sup>2</sup>.

- A prefabricated timber frame shell can be supplied and erected from £190,000\*/\*\*
- Alternatively, we can manage a complete build from £350,000\*\*

\* Shell includes exposed timber frame, timber ground floor, SIP walls/roof and external joinery only

\*\* Build Costs will be dependent on site conditions and availability of local builders



### **Architect's Services**

Roderick James Architects LLP can provide either of the following two services:

- Self-Build Service: Organise erection of shell from £20,000 plus VAT\*
- Complete Build: Organise complete build from £32,000 plus VAT\*

\* Both of these services would include visiting site and obtaining Planning and Building Regulations approvals (subject to LA), but do not include associated third-party fees and costs.



## BAARN LOFT HOUSE

BAARN Loft House has a simple, green oak barn-like form and an impressive open plan living space.

All BAARN types are highly insulated and utilise good quality, natural materials.

Due to the simple nature of BAARN Loft House, the room layout can be adjusted to suit individuals.



The Entry Hall is situated in the centre of the house with access from here into the 2 ground floor Bedrooms, the Family Bathroom and the Utility/Boot room (with back door entry).

The Hall space also leads to the open plan Kitchen, Dining and Living room. This space is open to the rafters and has tall glazing (and optional rooflights over) to provide ample natural light.



The staircase in the Entry Hall gives access to the 3rd Bedroom, the Shower room and the Gallery/Study space overlooking the impressive main living space.



## Build options

This classic timber frame barnhouse has a floor area of 108m<sup>2</sup>.

- A pre-fabricated timber frame shell can be supplied and erected from £120,000\*/\*\*
- Alternatively, we can manage a complete build from £240,000\*\*

\* Shell includes exposed timber frame, timber ground floor, SIP walls/roof and external joinery only

\*\* Build Costs will be dependent on site conditions and availability of local builders





### **Architect's Services**

Roderick James Architects LLP can provide either of the following two services:

- Self-Build Service: Organise erection of shell from £15,000 plus VAT\*
- Complete Build: Organise complete build from £25,000 plus VAT\*

\* Both of these services would include visiting site and obtaining Planning and Building Regulations approvals (subject to LA), but do not include associated third-party fees and costs.



## BAARN SKY PAVILION

BAARN Sky Pavilion has a mono-pitched roof that is ideal as a green roof.

The internal layout of this house is centred around the Living space with walls cunningly used as storage/shelving.

Large expanses of wall glazing provide ample natural light and views out.



The Living and Dining area is in the centre of the House with the Master Bedroom and Kitchen at one end and the two Child / Guest Bedrooms and the Family Bathroom at the other end.

Some walls are angled to use the floor space as efficiently as possible.



Platforms over the Kitchen and over the single bedrooms can be included to give additional floor space.



## Build options

This elegant timber frame house has a floor area of 90m<sup>2</sup>.

- A pre-fabricated timber frame shell can be supplied and erected from £100,000\*/\*\*
- Alternatively, we can manage a complete build from £200,000\*\*

\* Shell includes exposed timber frame, timber ground floor, SIP walls/roof and external joinery only

\*\* Build Costs will be dependent on site conditions and availability of local builders



## Architect's Services

Roderick James Architects LLP can provide either of the following two services:

- Self-Build Service: Organise erection of shell from £12,000 plus VAT\*
- Complete Build: Organise complete build from £20,000 plus VAT\*

\* Both of these services would include visiting site and obtaining Planning and Building Regulations approvals (subject to LA), but do not include associated third-party fees and costs.



## **BAARN PRAIRIE CABIN**

BAARN Prairie Cabin is part of the tiny house movement where simpler living in a smaller more efficient space is desired.

This BAARN house type has been designed to be built under Permitted Development Rights which avoid Planning fees and saves on time - but is still built to full Building Regulation standards.

BAARN Prairie Cabin can also be used as a home office, studio, or as a wing of a larger house to avoid renting costs during construction.



The interior of BAARN Prairie Cabin is flexible with a central sleeping, dining and seating area.

The service spaces of the Shower room and Kitchen are tucked neatly down one side of the building with the entrance veranda down the other side.

Generous storage spaces are hidden within the ceiling voids and the central roof lights at the ridge provide ample sunlight into the building.



## Build options

This timber frame cabin has a floor area of 30m<sup>2</sup>.

- A timber frame shell can be supplied and erected<sup>\*/\*\*</sup>
- Alternatively, we can manage a complete build from £95,000<sup>\*\*</sup>

\* Shell includes exposed timber frame, timber ground floor, SIP walls/roof and external joinery only

\*\* Build Costs will be dependent on site conditions and availability of local builders





### **Architect's Services**

Roderick James Architects LLP can provide either of the following two services:

- Self-Build Service: Organise erection of shell from £7,500 plus VAT\*
- Complete Build: Organise complete build from £15,000 plus VAT\*

\* Both of these services would include visiting site and obtaining Planning and Building Regulations approvals (subject to LA), but do not include associated third-party fees and costs.

# BAARN BESPOKE

Adapt or expand to suit you. A veranda, porch or other features can be added to your BAARN house.

Anything is possible - simply get in touch to arrange your free initial meeting with our BAARN designers.





## **THE DESIGNERS**

Roderick James Architects specialise in one-off, bespoke house designs featuring soft colouring, material texture and good qualities of natural light.

Over the last forty years we have built a reputation for good quality contemporary timber frame house design with a focus on space, light and adaptable layouts using sustainable construction methods.

Our designers offer a free initial meeting at one of our offices, so please do get in touch!





# CONTACT US

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4<sup>th</sup> edition