



Beautiful | Affordable | Adaptable | Rural-living | Naturally

BAARN by Roderick James Architects
www.baarn.co.uk



WHAT IS BAARN?

BAARN is an exciting new timber-frame kit-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 kit houses provide beautiful open-plan living spaces to suit modern lifestyles.

BAARN prefab homes provide an affordable solution to building quality timber-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 kit house is constructed off-site to achieve a high-quality, sustainable building.

The pre-fabricated kit provides huge airtightness and thermal gains, reducing ongoing running costs for the life of the building.



WHY CHOOSE BAARN?

The BAARN prefabricated kit-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 a timber-frame kit for self-builders - to a full turn-key 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 kit 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 kit house concept and design services are provided by award winning architectural design practice Roderick James Architects LLP.

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 three different house types
- each kit house has flexible design possibilities:



- BAARN Loft House -

The classic timber framed barnhouse



- BAARN Sky Pavilion -

An elegant kit house based on a
mono-pitch pole-barn



- BAARN Prairie Cabin -

Beautifully simple timber frame cabin
with integral verandah



- BAARN Bespoke -

The BAARN ethos applied to your own
timber framed house design



BAARN LOFT HOUSE

BAARN Loft House has a simple 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 108m².

- A timber frame kit can be supplied and erected from £99,000*
- Alternatively, we can manage a complete build from £200,000**

* Kit includes exposed green oak frame, insulated floor, SIPS walls/roofs and external joinery only

** Complete 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 kit from £10,000 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 SKY PAVILION

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

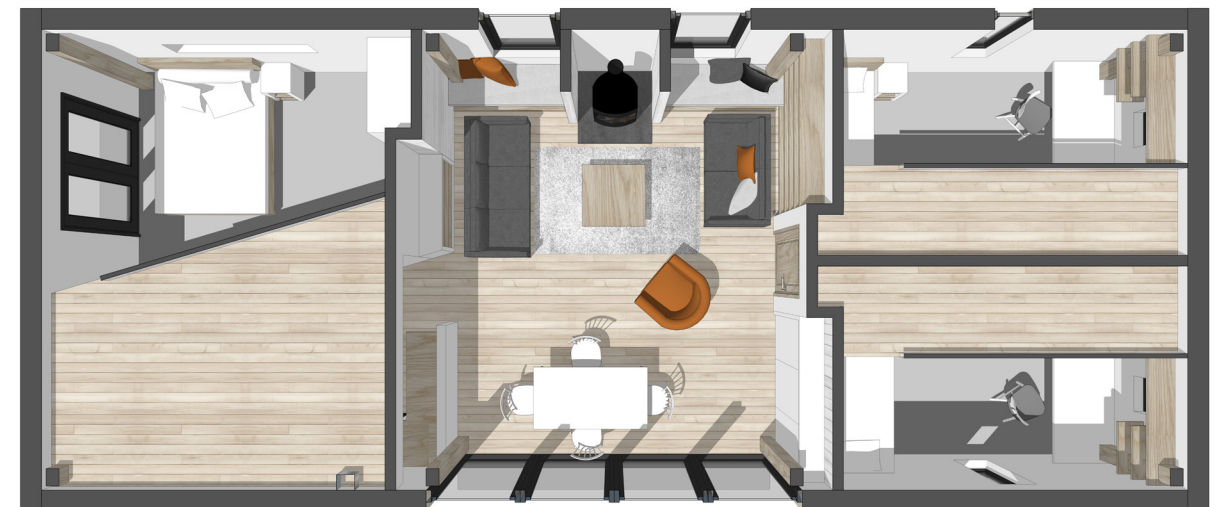
The internal layout of this kit house is centred around the Living space with walls cunningly used as storage/shelving.

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 classic timber frame barnhouse has a floor area of 90m².

- A timber frame kit can be supplied and erected from £83,000*
- Alternatively, we can manage a complete build from £170,000**

* Kit includes exposed green oak frame, insulated floor, SIPS walls/roofs and external joinery only

** Complete 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 kit 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 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 classic timber frame barnhouse has a floor area of 30m².

- A timber frame kit can be supplied and erected*
- Alternatively, we can manage a complete build from £75,000**

* Kit includes exposed green oak frame, insulated floor, SIPS walls/roofs and external joinery only

** Complete 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:

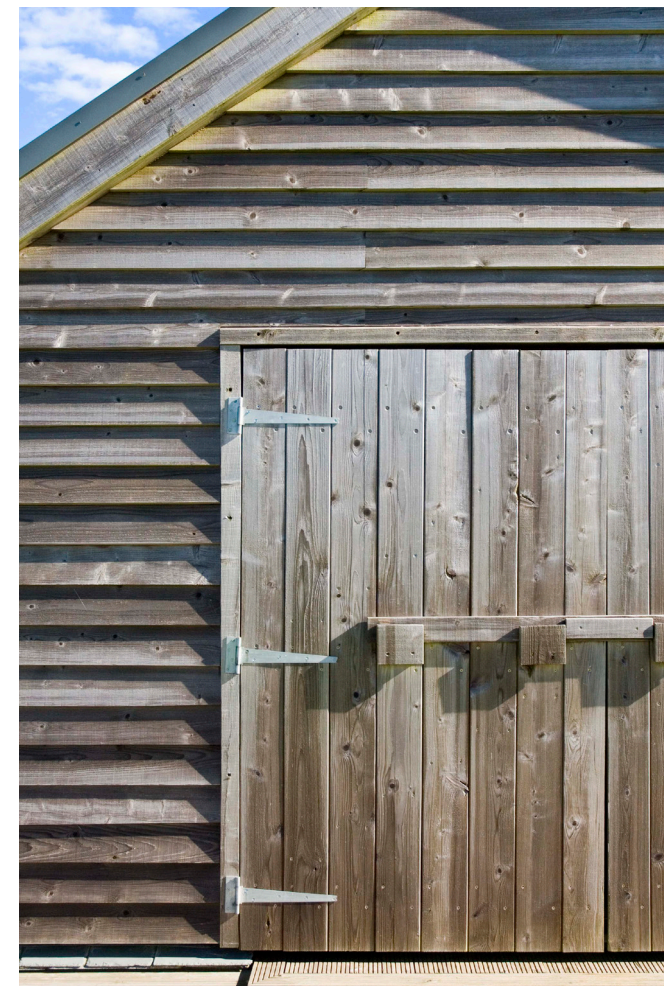
- Self-Build Service: Organise erection of kit from £5,000 plus VAT*
- Complete Build: Organise complete build from £10,000 plus VAT*

* 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 and other features can be added to the kit houses.

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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