BAARN

Beautiful | Affordable | Adaptable | Rural-living | Naturally



What is BAARN?

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

Beautiful | Affordable | Adaptable | Rural-living | Naturally

BAARN is about more than architecture, it's about creating places that feel calm, light-filled and connected to nature. Generous open-plan spaces encourage everyday living, while natural timber, warm textures and carefully considered details create interiors that are both contemporary and timeless.

Every BAARN house is thoughtfully designed to be both affordable and adaptable, giving you the flexibility to create a home that evolves with your lifestyle. Simple rural forms ensure each house sits comfortably within its surroundings, while carefully selected natural materials provide lasting beauty, quality and character.

Sustainability is at the heart of the BAARN approach. Precision-manufactured timber structures are constructed off-site to achieve exceptional quality, excellent airtightness and outstanding thermal performance. Combined with renewable technologies wherever possible, this creates homes that are comfortable, energy efficient and economical to run throughout their lifetime.

Beautifully designed, naturally built and made to last, BAARN is more than a house - it's a new way of living.

Why Choose BAARN?

BAARN brings together thoughtful design, modern methods of construction and a fabric-first approach to create homes that are beautiful, efficient and built to last. Every house is precision-manufactured off-site, delivering exceptional build quality, improved energy performance and a faster, more predictable construction programme.

Designed with flexibility in mind, BAARN offers a range of adaptable timber-frame homes that can be tailored to your lifestyle, your site and your aspirations.

Whether you're an experienced self-builder looking for an oak frame shell or you prefer a fully managed service from design through to completion, BAARN provides a solution to suit your project.

By combining simple rural forms with high-performance building technologies, BAARN creates homes that exceed current building regulations while offering outstanding comfort, lower running costs and a reduced environmental impact.

Affordable

Efficient designs, off-site construction and a streamlined building process deliver exceptional value without compromising on quality.

Quality

Factory controlled manufacturing and a carefully selected palette of simple, robust materials ensure precision, consistency and lasting craftsmanship.

Performance

A fabric-first approach creates homes with outstanding thermal efficiency, airtightness and energy performance that exceeds current Building Regulations.

Green

Renewable technologies and responsibly sourced natural materials help reduce environmental impact while creating healthy, comfortable living environments.

Flexible

Adaptable layouts and design options allow your home to evolve with changing lifestyles, family needs and future aspirations.

Fast

Workshop crafted pieces reduce time on site, creating a quicker, more efficient build programme from start to completion.

The BAARN Service

BAARN is an architectural design service created by Roderick James Architects, built on more than 50 years of experience in designing bespoke timber-frame homes. Developed from our extensive self-build knowledge, BAARN gives you a strong architectural foundation for creating your own home.

The four BAARN house types bring together our understanding of proportion, space, light and timber-frame construction, with each offering a carefully considered starting point that can be adapted to suit your site, your requirements and the way you want to live.

All architectural services within BAARN are delivered by Roderick James Architects. Every project includes a dedicated Project Architect who will guide you through the design and planning process, from selecting your house type, adapting as necessary and securing the relevant permissions.

BAARN combines the character and quality of a Roderick James Architects home with a clear, structured approach to self-build — giving you confidence in your design and in the decisions that shape your future home.

The BAARN House Types



A four-bed, spacious house with an engineered timber frame

4 | 3 | 150m²

Page 09 - 12



A three-bed, painted timber frame home with Nordic character

3 | 2 | 128m²

Page 13 - 16



A three-bed, classic oak framed barn house

3 | 2 | 108m²

Page 17 - 20



A one-bed, beautifully simple barnhouse flooded with natural light

1 | 1 | 93m²

Page 21 - 24





BAARN Sail Loft



BAARN Sail Loft is the largest home in the BAARN collection, offering four double bedrooms and three bathrooms within a generous, carefully planned layout.

Designed to maximise space and functionality, BAARN Sail Loft showcases an engineered timber frame combined with white-painted joists and rafters to present a calming, coastal aesthetic.

A distinctive covered balcony extends from the principal bedroom, creating a sheltered veranda to the living areas below.

With its generous proportions, crafted detailing and expressive timber structure, the Sail Loft offers a home that feels both refined and deeply welcoming.

4

3

150m²



Ground Floor Plan

A generous entrance hall with its galleried stairwell, leads into an open-plan living, kitchen and dining space defined by floor-to-ceiling glazing and the expressive timber frame.

A compact utility / boots space sits neatly beside the kitchen, while two ground-floor double bedrooms and a family bathroom are located away from the living spaces.



First Floor Plan

Accessed from the upstairs gallery, two first-floor bedrooms sit at either end of the plan, offering privacy and calm.

The second enjoys its own bathroom, while the main bedroom features a walk-through dressing area, a generous ensuite and a private covered balcony for quiet, elevated retreat.









SAIL LOFT

150m²

£36K
plus VAT*

£54K
plus VAT*

£245K
*/**

£450K
*/**



Architect's Services

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

Self-Build Service
Organise erection of shell from £36,000 plus VAT*

Complete Build
Organise complete build from £54,000 plus VAT*

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

Build Options

Pre-fabricated Timber Shell
Supplied and erected from £245,000*/**

Complete Build
We can manage a complete build from £450,000 **

*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.









BAARN Norse



BAARN Norse introduces a bold, traditional presence to the BAARN family, blending rural simplicity with a confident modern edge.

Designed around an upside-down layout, its one-and-a-half-storey, three-bedroom form keeps the home modest and sensitive to its surroundings, while generous glazing and a white-washed softwood frame create a clean, sculptural silhouette inspired by Nordic barn heritage.

BAARN Norse is a home that feels rooted in tradition yet unmistakably contemporary.

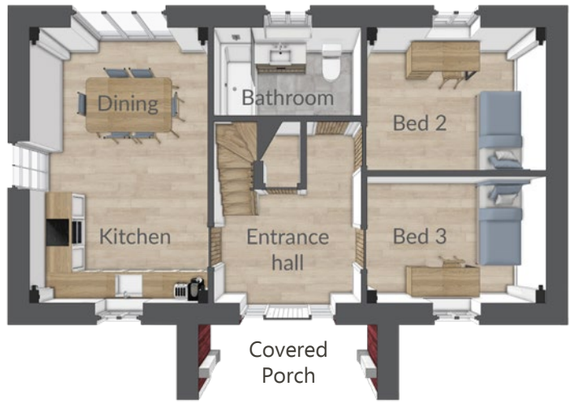
3

2

128m²

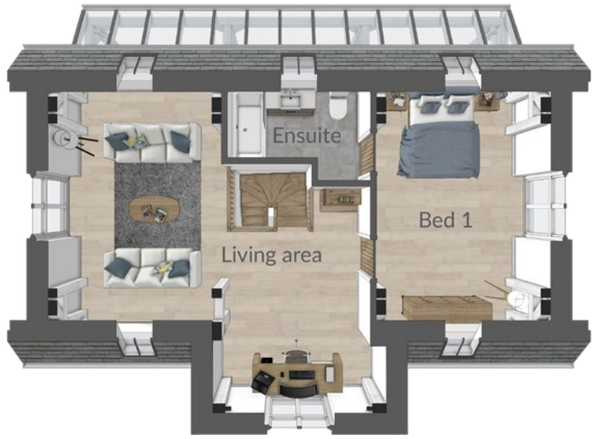






Ground Floor Plan

With a generous covered porch leading to a central entry hall, the ground floor includes two well-proportioned bedrooms, a family bathroom and a bright kitchen-dining space opening to the garden and veranda, creating a practical, welcoming layout rooted in comfort and connection.



First Floor Plan

With upside-down living at its core, the main living space and master bedroom suite are elevated to the upper floor, creating a bright, uplifting environment where light, views and a sense of calm define everyday life.





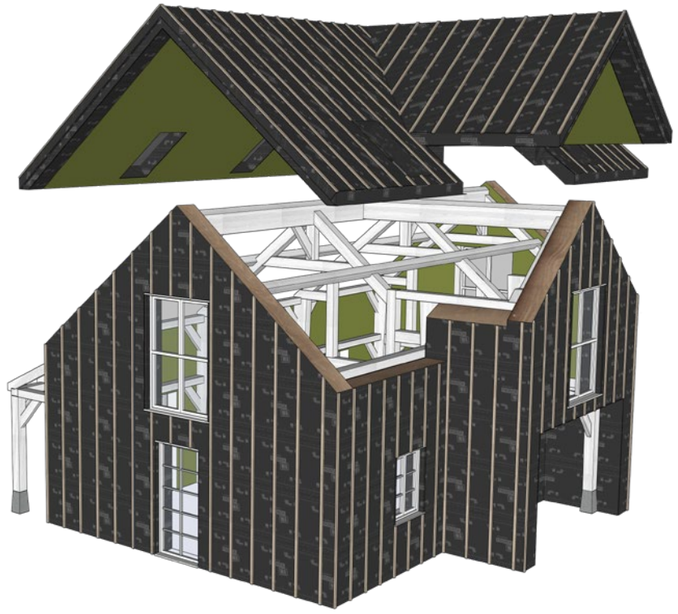
128m²

£31K plus VAT*

£46K plus VAT*

£200K */**

£385K */**



Architect's Services

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

Self-Build Service
Organise erection of shell from £31,000 plus VAT*

Complete Build
Organise complete build from £46,000 plus VAT*

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

Build Options

Pre-fabricated Timber Shell
Supplied and erected from £200,000*/**

Complete Build
We can manage a complete build from £385,000 **

*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.









BAARN Loft House



BAARN Loft House distils the character of a traditional barn into a calm, contemporary three-bedroom home. Its single-storey, pitched form and vaulted bays open to the rafters, creating generous volumes washed with natural light and framed by expansive glazing.

A green oak frame defines the interior, bringing warmth, texture and a crafted authenticity that anchors the home in its rural setting. The expressive structure and soaring roofline give the Loft House a quiet, uplifting presence.

Spacious, light-laden and beautifully simple, BAARN Loft House offers a modern barn aesthetic that feels both timeless and unmistakably contemporary.

3

2

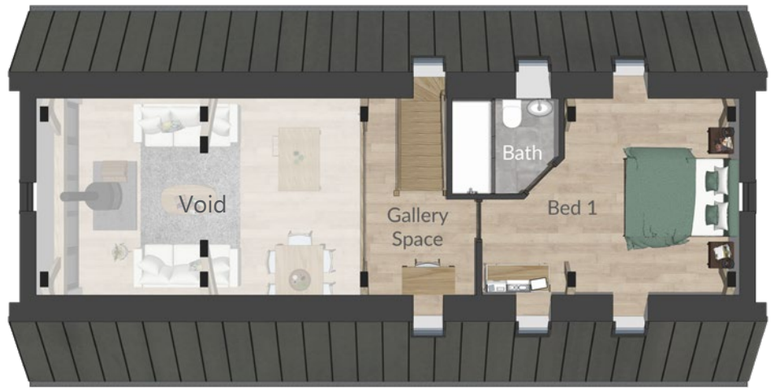
108m²



Ground Floor Plan

A generous central entry hall leads into the vaulted kitchen, dining and living space, where tall glazing and rooflights flood the space with natural light and emphasise the height and openness of the rafters above.

The hall also gives access to two bedrooms, the family bathroom and a practical utility/boot room with its own back-door entry.



First Floor Plan

The first floor is arranged as an in-the-roof retreat, centred around the master bedroom and ensuite. A galleried study offers views into the vaulted living space below, emphasising the height and openness at the heart of the home.









LOFT HOUSE

108m²

£26K
plus VAT*

£39K
plus VAT*

£165K
*/**

£325K
*/**



Architect's Services

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

Self-Build Service
Organise erection of shell from £26,000 plus VAT*

Complete Build
Organise complete build from £39,000 plus VAT*

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

Build Options

Pre-fabricated Timber Shell
Supplied and erected from £165,000*/**

Complete Build
We can manage a complete build from £325,000 **

*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.









BAARN Bolthole



BAARN Bolthole refines the barn aesthetic into its most compact, considered form. Designed as a single-bedroom home, it combines the timeless character of a green oak frame with the clarity and simplicity of contemporary living.

Inside, the exposed oak structure brings warmth, texture and a crafted authenticity, while carefully proportioned spaces make the most of the modest footprint. Generous wrap-around glazing to the living spaces draws natural light deep into the home and strengthens its connection to the surrounding landscape.

Compact in scale yet rich in detail, BAARN Bolthole offers an elegant alternative to conventional smaller homes — equally suited to a countryside retreat, weekend escape or beautifully designed permanent residence.

1

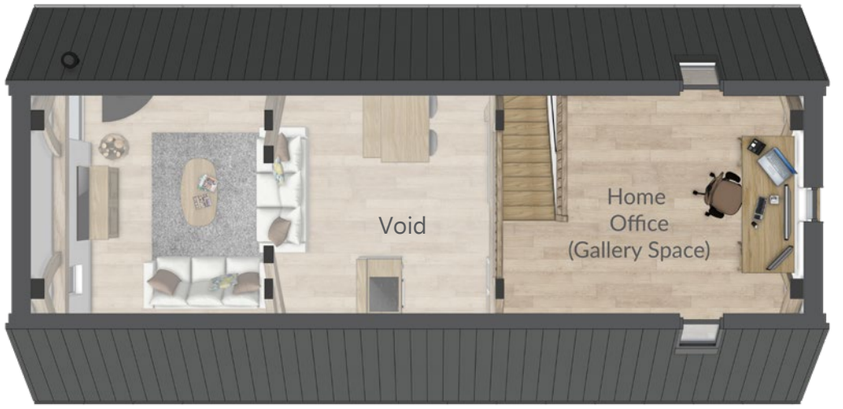
1

93m²



Ground Floor Plan

Centred on a generous two-bay living space, the open-plan kitchen, dining and living areas sits beneath a vaulted green oak frame, whilst a well-proportioned double bedroom with built-in storage and a neatly designed bathroom complete the layout.



First Floor Plan

An open stair rising from the living space, leads to a galleried room-in-the-roof that overlooks the two vaulted bays below. This flexible space functions naturally as a home office, reading room or snug area, adding a quiet retreat within the compact barn form.









BOLTHOLE

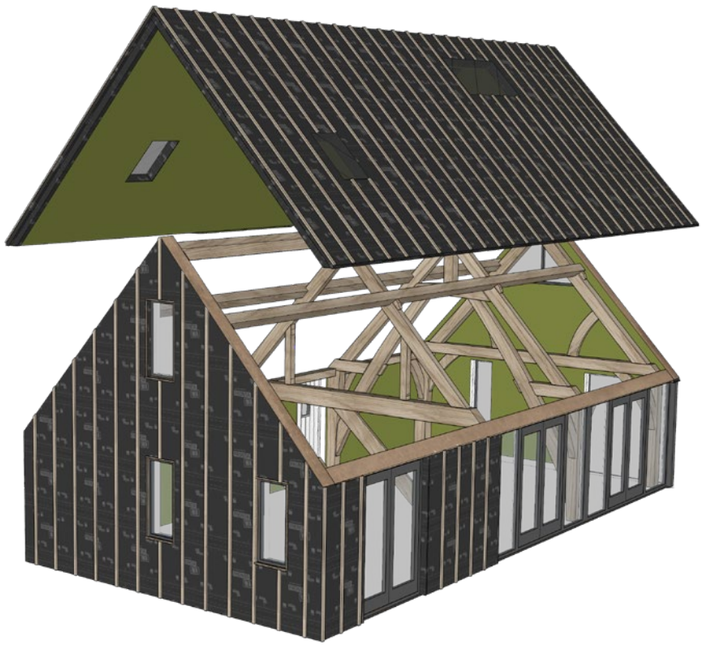
93m²

£21.5K
plus VAT*

£32.5K
plus VAT*

£135K
*/**

£270K
*/**



Architect's Services

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

Self-Build Service
Organise erection of shell from £21,500 plus VAT*

Complete Build
Organise complete build from £32,500 plus VAT*

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

Build Options

Pre-fabricated Timber Shell
Supplied and erected from £135,000*/**

Complete Build
We can manage a complete build from £270,000 **

*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.









BAARN Bespoke

BAARN Bespoke lets you shape one of our four signature designs into a home that feels unmistakably yours.

From reimagining internal layouts to relocating or adding windows and doors, every adjustment enhances how your space looks, lives and performs.*

You can integrate renewable technologies, introduce exterior features such as verandas, porches or raised terraces, and tailor materials to achieve a specific aesthetic or meet local planning requirements.

Each refinement is expertly considered to elevate the architecture while staying true to the BAARN design ethos. The result is a beautifully resolved home - crafted around your lifestyle, your landscape and your ambition.

*Additional costs may apply.

Technologies



BAARN Bespoke offers a range of renewable technologies that enhance efficiency, comfort and long-term performance.

Air-source heat pumps, solar solutions and insulation upgrades integrate seamlessly, reducing energy use while strengthening the environmental credentials of your bespoke BAARN home.







Lifestyle



BAARN Bespoke lets you enrich your home with lifestyle additions that strengthen its relationship to the outdoors.

Porches, covered verandas, raised terraces and other outdoor elements extend living spaces, create sheltered moments and bring a greater sense of openness, comfort and everyday enjoyment to your BAARN home.







Appearance



BAARN Bespoke allows you to refine the appearance and materiality of your home to suit its setting and your aesthetic.

Wall and roof finishes as well as the colour palettes can all be adapted, helping your BAARN house respond to local architectural character while expressing a clear, confident visual identity of its own.







BAARN Rooms

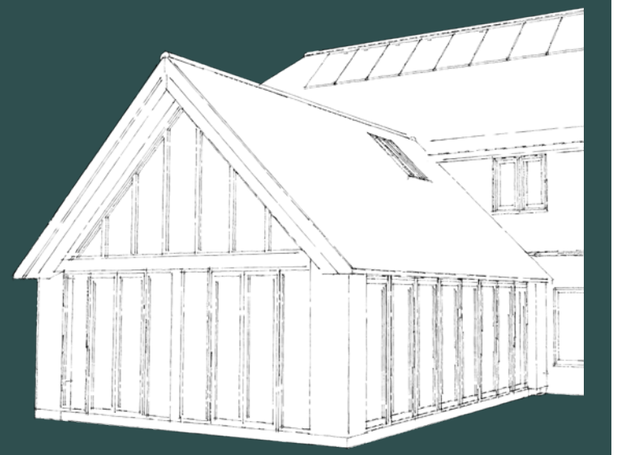
Available throughout Devon and Cornwall, BAARN Rooms offer a refined way to expand your home, creating beautiful new living space without the disruption or complexity of a full rebuild.

Created in collaboration with Post & Beam Ltd, BAARN Rooms combine thoughtful architectural design with expressive, hand-crafted timber construction, resulting in a new space that feels naturally integrated and quietly characterful.

Each BAARN Room is a beautifully crafted timber-framed extension that brings light, warmth and contemporary clarity to your existing property.

Whether you're imagining a kitchen extension, a modern living room addition or a dedicated workspace, every BAARN Room is shaped around the way you live — enriching your home with the distinctive BAARN aesthetic.

Architectural Services



Expert architectural design from Roderick James Architects, bringing over 50 years of experience to your BAARN Room...

Timber Frame Services



...and working with Post & Beam to design, manufacture and erect the structural green oak frame for your BAARN Room...

Building Services



...and then working with your chosen builder, or completing the work as a self-builder, to bring your BAARN Room to life.



Considering a BAARN project?
We’d love to hear from you

Now that you’ve read through our BAARN brochure, we hope it has sparked ideas about how one of our BAARN houses might suit your own project. If so, we’d love to hear from you. Give us a call or send us an email – this is the perfect moment to begin a conversation about your plans.

To make the most of our first discussion, it’s helpful to have a few details in mind: which BAARN house or service are you drawn to? Do you already have a site to build on? What stage are you at in your thinking? Even if your answers are “not yet” or “I’m not sure,” please do get in touch. Exploring possibilities together is very much part of the process.

BAARN has been created to offer a clear, confident route into self-build, supported throughout by a dedicated Project Architect from Roderick James Architects. Our approach blends craftsmanship, timber-frame expertise and thoughtful design, giving you a structured pathway from first ideas through to a home that feels personal and beautifully resolved.

We’d love to hear from you and begin that conversation.

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BAARN

by

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RIBA Chartered Practice

RJA zero

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