

# ARCHITECTURE & DESIGN



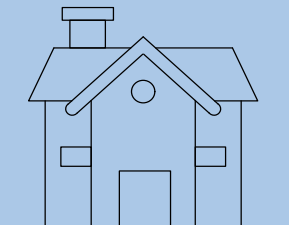
# Architecture and Design

Sworders' in-house architectural team can provide a wide range of design and drawing services for all phases of a project, from sketches and presentation visuals through to detailed construction drawings and specifications. The team has considerable experience in residential, agricultural, commercial and mixed use, whether new build or extension, change of use and conversion, refurbishment and renovation.

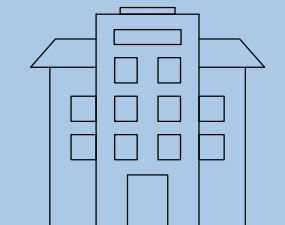
With the benefit of being able to work closely with our own in-house specialist planning consultants and surveyors, in addition to other third party design and engineering consultants, we are able to offer a comprehensive package, whether the project be for a single unit or a large development, including strategic master-planning.

## Services:

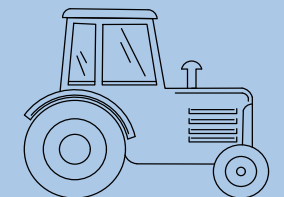
Residential



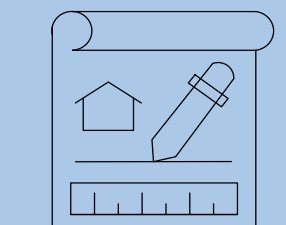
Commercial



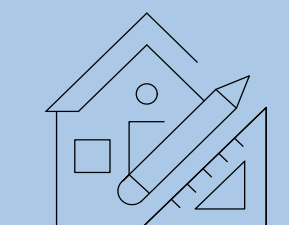
Rural



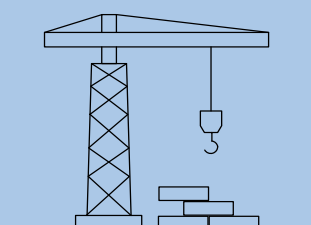
Planning



Building Regulations



Construction



# Site Regeneration, Hertfordshire

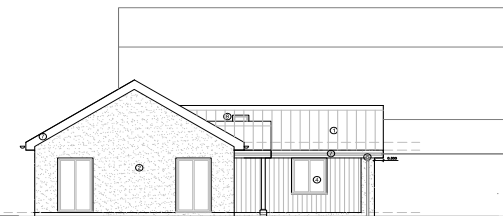
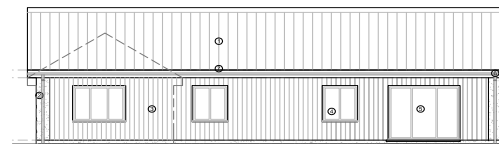
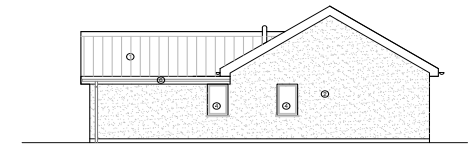
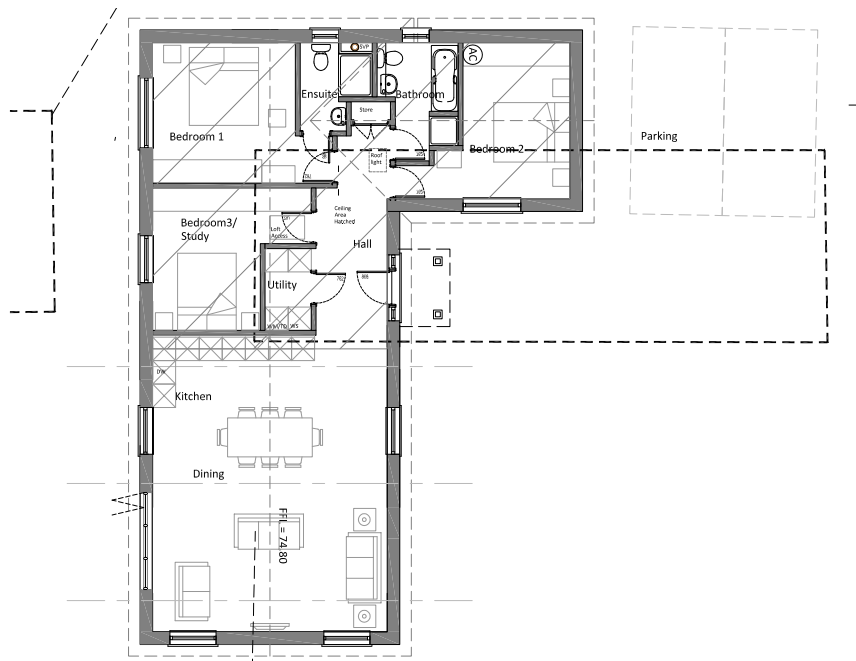
This Green Belt site in Hertfordshire covers about a third of a hectare with a proposal to regenerate a former cattery and boarding kennels which had ceased trading.

This new single storey 3 bedroom residential building with its own parking and garden space, replaces the redundant kennel buildings and is positioned to sit closer to the remaining buildings on the site, which are also residential units and formed part of earlier planning applications.

The building is to be constructed with coloured render, stained timber cladding, brick plinth, under a reclaimed welsh slate roof.

It comprises an open plan style kitchen/living/dining room area, a master bedroom and ensuite with two further bedrooms/study, a family bathroom and utility room.

An air source heat pump and double glazing, together with the excellent insulation will help to provide a light airy sustainable property for the owners. The residential unit is currently under construction.









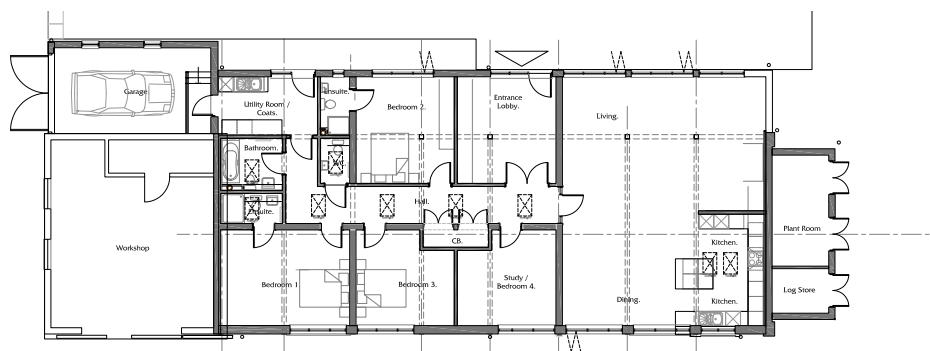
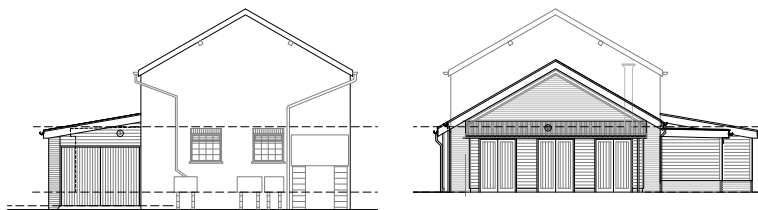
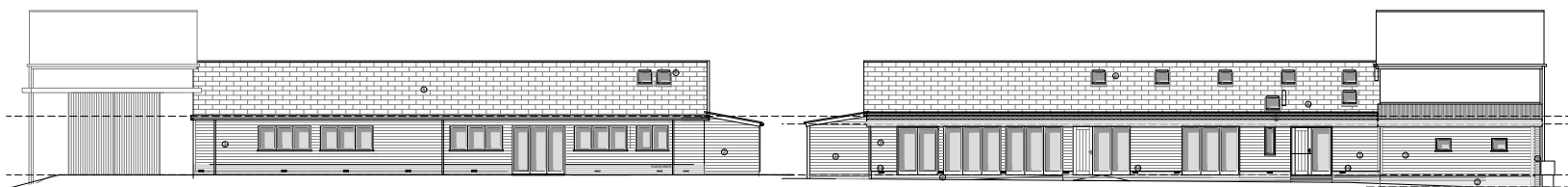


## Barn Conversion, Essex

This stunning newly converted brick and flint barn, located in Essex, is curtilage listed and comprises original brick and flint ground floor and timber first floor elevations, with a new single storey extension. The property was purchased with planning permission, but the owner sought to change it from a 3 to 4 bedroom property. Planning for an extension to the building was secured ensuring a sympathetic design to the original barn. This was achieved utilising the original 10ft brick and flint boundary wall to create the lean-to extension with materials that matched the existing building using reclaimed soft red bricks and lime mortar. This self-build project took 18 months to complete and as can be seen from the photographs, provides an outstanding family home.







## New Build, Little Henham, Essex

This site in Little Henham, Essex, is part of an active agricultural holding. Sworders' initial brief was to convert an existing oak framed redundant farm storage unit into a single storey home for the applicant.

The building comprises an open plan living area, four bedrooms with two en-suites and a family bathroom, utility and integral garage. A key feature of this former open fronted cart shed is the provision of large double glazed windows to make the most of the wonderful views of the surrounding countryside.

Due to the potential costs of the conversion, Sworders recommended that a replacement building would allow for a more energy efficient sustainable dwelling to be achieved, and as this was in line with the owner's aspirations, we pursued that route.

Full planning permission was sought and granted to demolish and replace the existing building with a solid oak frame matching the size and external appearance of the existing and reusing existing materials where possible. This ensured that the finished result retains the appearance of the building it replaced, is in keeping with the surrounding farm buildings, but provides a high specification energy efficient dwelling.





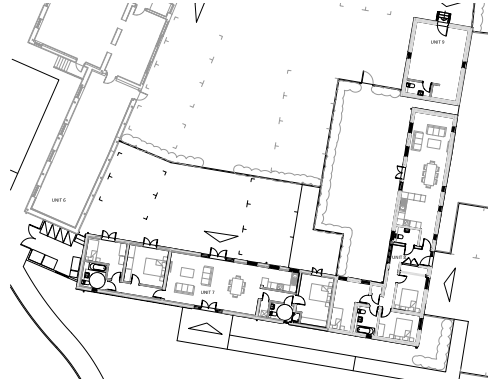
# Church Barns, Widford, Hertfordshire

This scheme was for the refurbishment and re-purposing of the unused farm buildings at Widfordbury Farm, Hertfordshire. The buildings were a mixture of twentieth century utilitarian buildings and traditional nineteenth century timber framed and clad barns. The site is located in a Conservation Area and is curtilage listed due to the listing of the Farm House and the adjacent Church.

The large modern barns were converted into six light industrial units of various sizes. They were re-clad in vertical timber, the roof was replaced with profiled metal sheeting and new doors and windows were added.

The traditional farm buildings which formed part of the setting of Widfordbury Farm, are constructed of red brick and black timber boarding. These were converted to office use, though the single storey stable buildings were designed to be dual use so they could be rented out as either office or residential use. The buildings were restored to their original condition with all unsympathetic additions removed. Existing openings were used where possible and new openings were kept to a minimum. The central courtyard was originally covered with a modern roof to provide shelter for livestock, this was removed to improve the setting of the buildings.

Circulation around the buildings was improved and parking provided. The former slurry pit was filled in and a balancing pond created and native planting was provided to enhance the site's rural setting. Following completion of works, Sworders were instructed to let the units and secure tenants for them. The high quality finish and superb location ensured that tenants were secured in just a few months, despite the impact of Covid on the wider lettings market at the time.







## Utilitarian Barn Conversion, Warwickshire

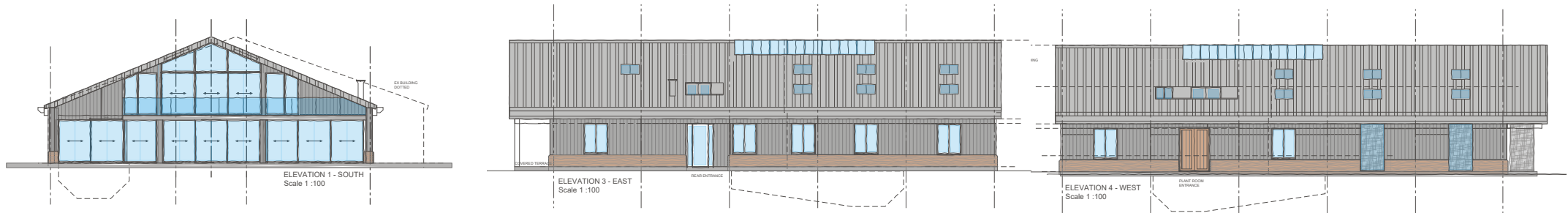
Sworders was approached by clients wishing to convert their agricultural barn located in Warwickshire into a family home for their son. Initially, an application was submitted under Permitted Development (Class Q A & B) for a 465 sqm 5 bedroom dwelling. Sworders secured consent for Class Q and then recommended following up with a full planning application. This approach allowed us to make changes to the design which would not have been possible under Class Q. These changes included a full zinc clad façade, set back in the elevations to allow for more interesting architectural elements and yet while still maintaining an agricultural feel of the building. The full application also allowed for an increase in floor space and an increase in the curtilage to the property. The construction has now been completed to a high specification and provides a unique and spacious dwelling which makes the most of its rural setting.











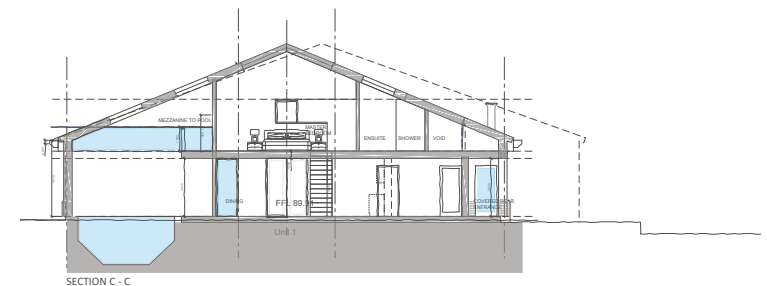
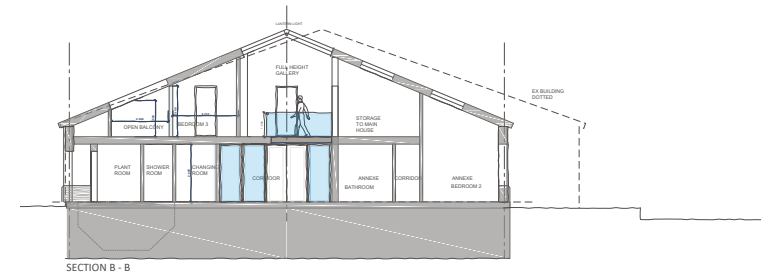
## New Build, Northamptonshire

This site is located in Cranford Northamptonshire.

Sworders originally applied to convert a large 587M<sup>2</sup> steel frame livestock building into two residential units under the Class Q Permitted Development Rights. It was always our clients' intention to retain these units as their family home.

Once the fall back position was established, the clients prepared their "wish list" which included a first floor level. To achieve this, it was necessary to reapply for planning permission to demolish the existing barn and replace it with a similar style building but with a reduced size and volume (464M<sup>2</sup>).

The approved planning permission is for a two storey 3 Bedroom residential unit with en-suites and terraces at first floor level, an open plan living/dining area, ancillary storage and utility areas, gym, swimming pool, office/study and an integral self-contained ancillary annex. There is ample parking to the front of the building, with a secluded south facing garden overlooking the surrounding countryside. The existing barn has been demolished and construction is underway with all engineering issues now resolved.











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