

barefoot architects



RIBA   
Chartered Practice

WINNER  
RIBA SOUTH WEST  
AWARD  
2021

SMALL PROJECT OF THE YEAR  
RIBA SOUTH WEST  
AWARD  
2021

PROJECT ARCHITECT OF THE YEAR  
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# our vision

We set up Barefoot Architects to inspire, enable and empower our clients to design better futures together.

We do this by helping individuals, communities, and developer clients co-design unique, ecological homes.

We work with a wide range of clients across the south of England, helping them to achieve their dreams and aspirations for exciting private homes, self-builds, community-led, and innovative housing projects.

Here is a selection of our eco-home projects from the last ten years that work in harmony with people, place and planet.



# our values



- Rammed Chalk House
- Built from site excavated material
- Complete 'hands on' Self-build
- Prefabricated timber frame
- MVHR, Biomass, Solar, Green Roofs
- Natural finishes throughout

## our input

- From inception to completion
- Designed by Founding director Sam for his parents
- Self-built with some specialist trades
- Groundworks and drainage undertaken by subcontractor

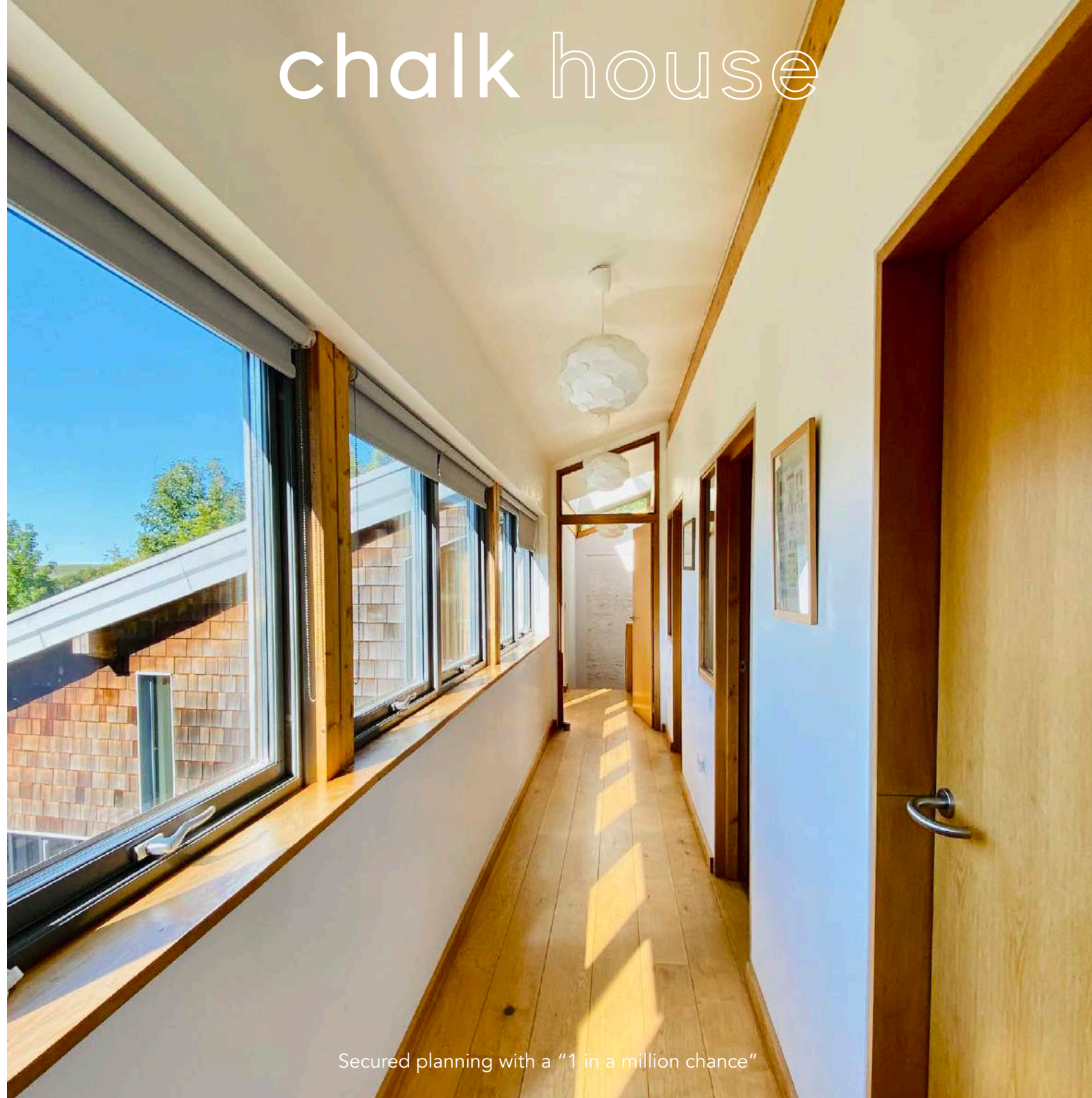
## others input

- Structural Engineering
- University testing of chalk
- Mechanical & Electrical design
- Sprinkler system design
- MVHR designer
- Cost consultant (Quantity Surveyor)

## costs

- Land (Free) - former garden plot
- House £500,000
- Landscaping £50,000
- Outbuilding £75,000
- Project Fees Structural Engineering fees 5% Plus Local Authority Planning and Building Control

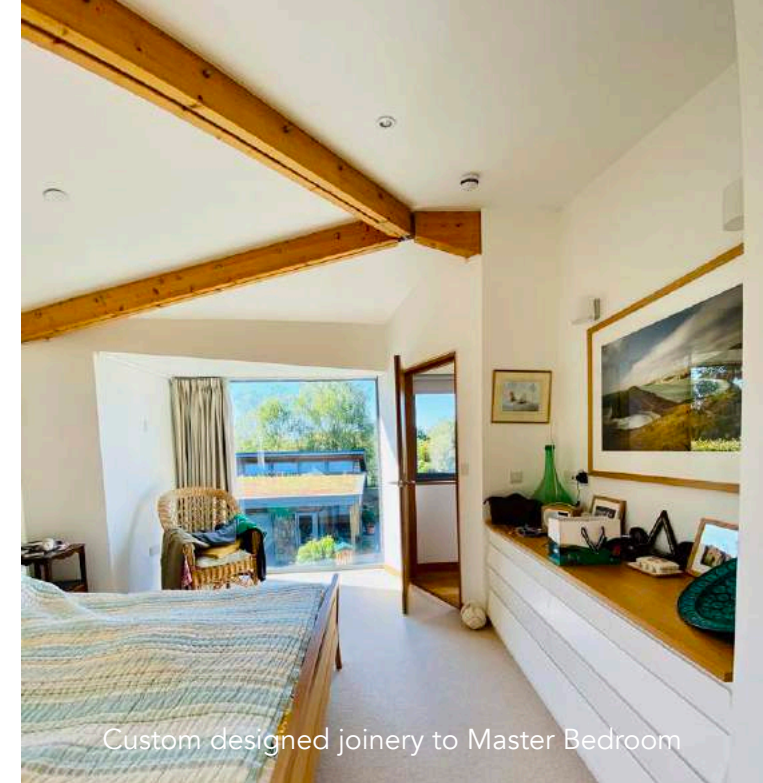
# chalk house



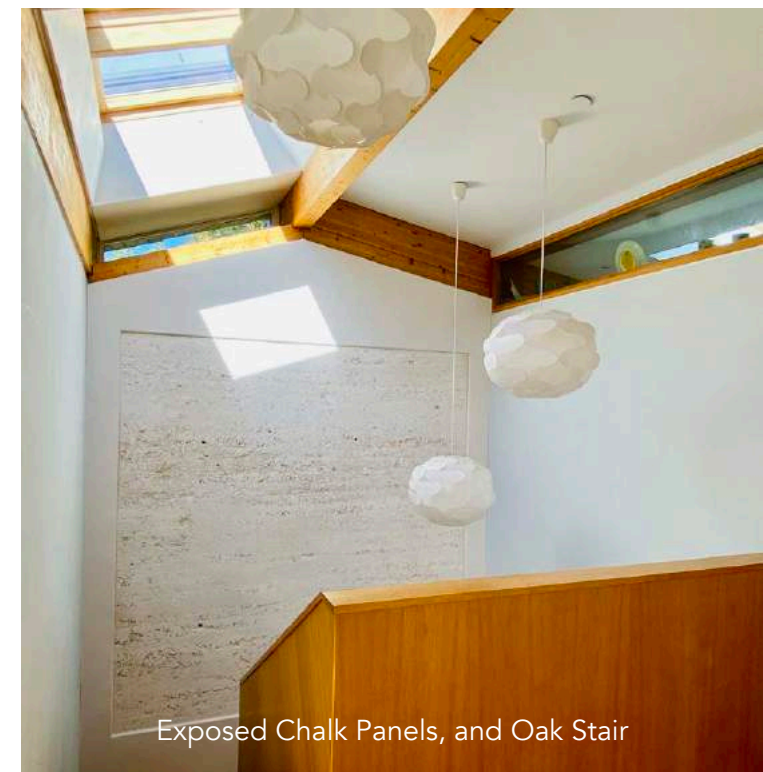
Secured planning with a "1 in a million chance"



Partially sunken house with great solar orientation



Custom designed joinery to Master Bedroom



Exposed Chalk Panels, and Oak Stair

- Bridport Town centre home with 2 flats
- Contemporary design in a sensitive Conservation Area setting
- Roof terrace and courtyard garden
- Prefabricated timber frame
- MVHR, ASHP, PV Array, Sprinklers

## RIBA Stages

- Work from inception to completion
- Secured planning first time following pre-application
- 2 Stage tender to select a contractor
- Collaborative build process
- Contract Administration to completion

## others input

- Structural Engineering
- Mechanical & Electrical design
- Sprinkler system design
- MVHR designer
- 2 Stage Tender Process
- Contractor cost consultant

## costs

- Land (£300,000) - with planning
- House £790,000
- Landscaping inc.
- Building Warranty
- Project Fees and Expenses (all consultants, planning etc) approx 10%

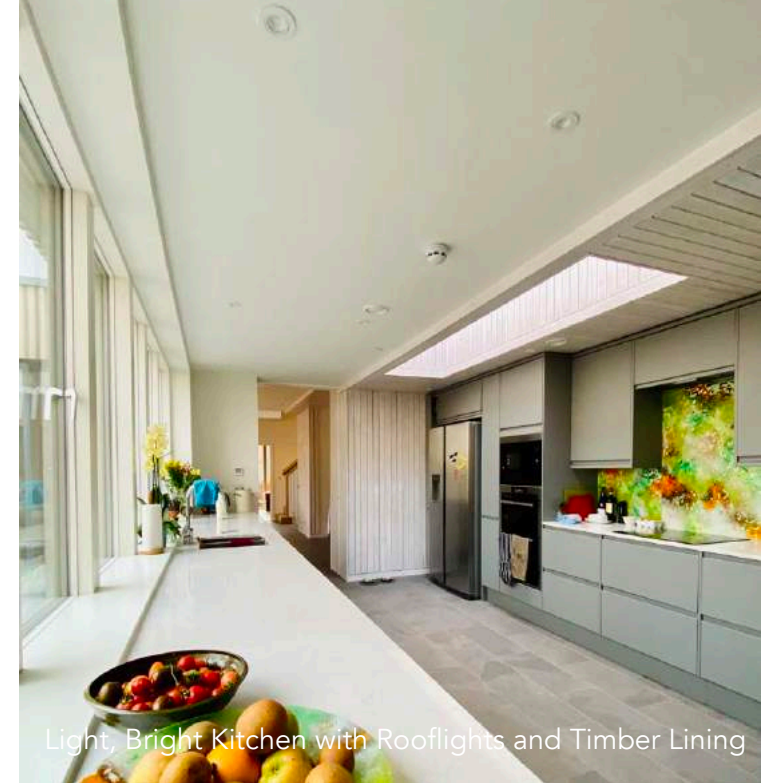
# sailcloth house



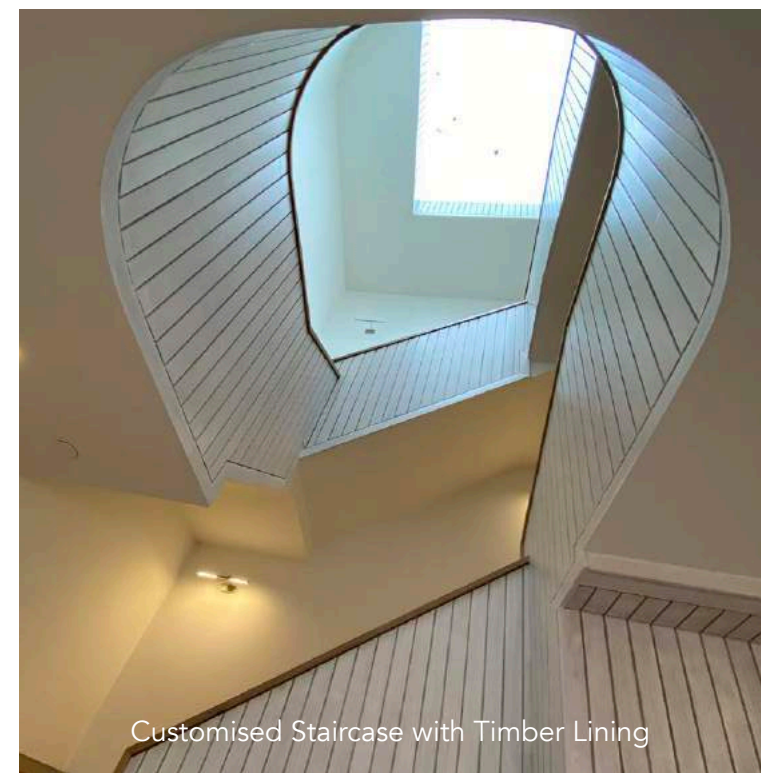
A Contemporary Home in a Conservation Area



Courtyard Garden Spaces Connect the Ground Floor Studio and Living Spaces



Light, Bright Kitchen with Rooflights and Timber Lining



Customised Staircase with Timber Lining



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- Multi-award winning city dwelling
- Corten steel clad courtyard house
- Roof terrace overlooking a city park
- On-site manufactured timber frame
- Energy efficient construction
- Flood resilient

## RIBA Stages

- Work from inception to completion
- Secured planning first time with praise from the Local Planning Authority
- 2 Stage tender to select a contractor
- Collaborative build process
- Contract Administration to completion
- Completed early, on budget

## others input

- Structural Engineering
- Flood Risk Assessor
- Energy Assessor (SAP)
- Arboriculturist
- 2 Stage Tender Process
- Contractor as cost consultant

## costs

- Land (£115,000) - with planning
- House £253,000
- Landscaping inc.
- Building Warranty
- Project Fees and Expenses (all consultants, planning etc) approx 12.5%

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# corten house

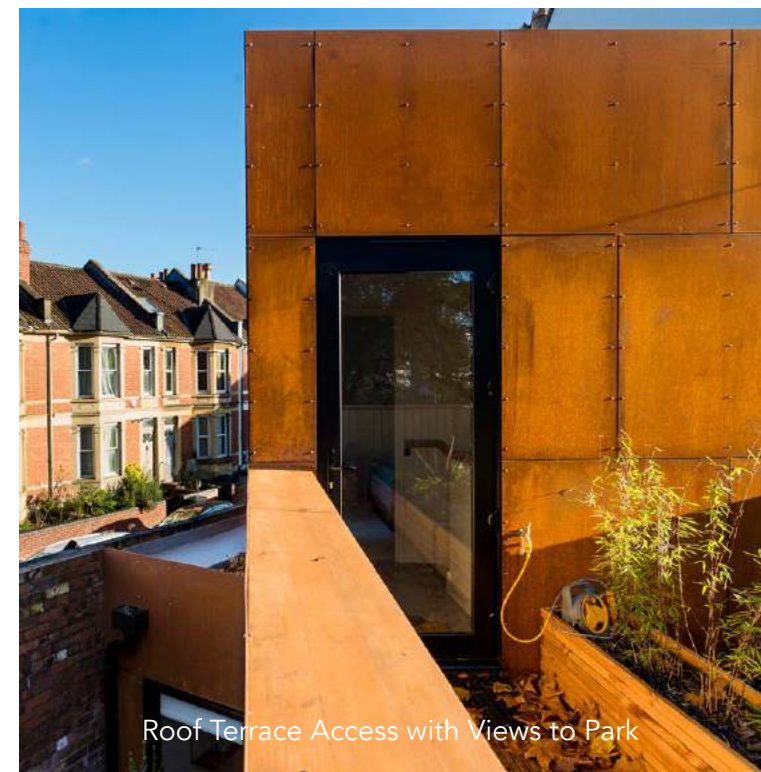


Crisp Corten Clad Courtyard House as Urban Infill

Open Plan Daylit Spaces Surround a Courtyard  
(Photos Anthony Coleman)



Consistent Interior Finishes



Roof Terrace Access with Views to Park

## barefoot architects

- 2 new sunken dwellings and a restored farmhouse
- Outside of Development Boundary, and Green Belt Setting
- An archaeological approach to reveal the historic farmhouse and recycle materials
- Wapan walls to new sunken homes

## RIBA Stages

- Currently submitted for planning
- Lead Consultant role with significant design team (15 consultants)
- Proposed two-stage tender process to enable collaboration with main contractor team

## others input

- Structural, Civil, Drainage, Highways
- Energy, Sustainability, M&E, Carbon Life cycle analysis
- Landscape Architect, Ecologist, Building With Nature accreditor, Arboriculturist
- Heritage, LVIA, Archaeologist, Planning Consultant / Strategist

## costs

- Estimated Construction Cost of £3.25 million, excluding landscaping
- Consultant Fees of circa £100k to reach planning submission
- Land and existing farmhouse costs unknown

# wapan houses



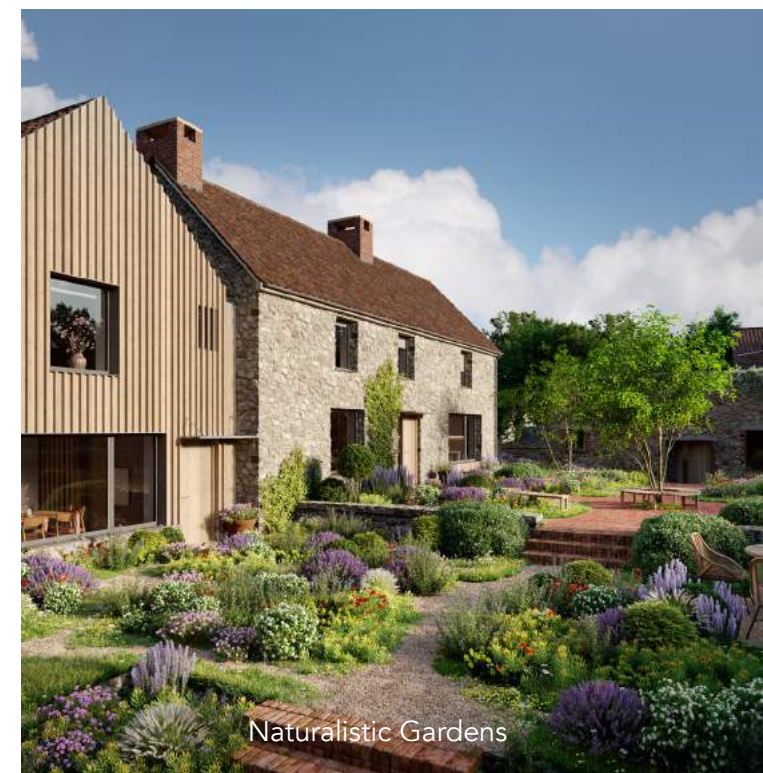
New Rear and Side Extensions to the Farmhouse with Sunken Wapan Houses Either Side



A shared courtyard garden with two sunken homes using on site salvaged materials



Glulam Oak Timber Frame



Naturalistic Gardens

- Waterside replacement dwelling in Portishead Marine Conservation Area
- Re-use of foundations
- Timber frame structure
- Distinctive black Zinc cladding and white render refer to Battery Point Lighthouse

## RIBA Stages

- Work from inception to completion
- Secured planning first time with praise from the Local Planning Authority
- Design and Build with Contractor
- Self-Build project with interior by client
- Cost effective zero VAT approach

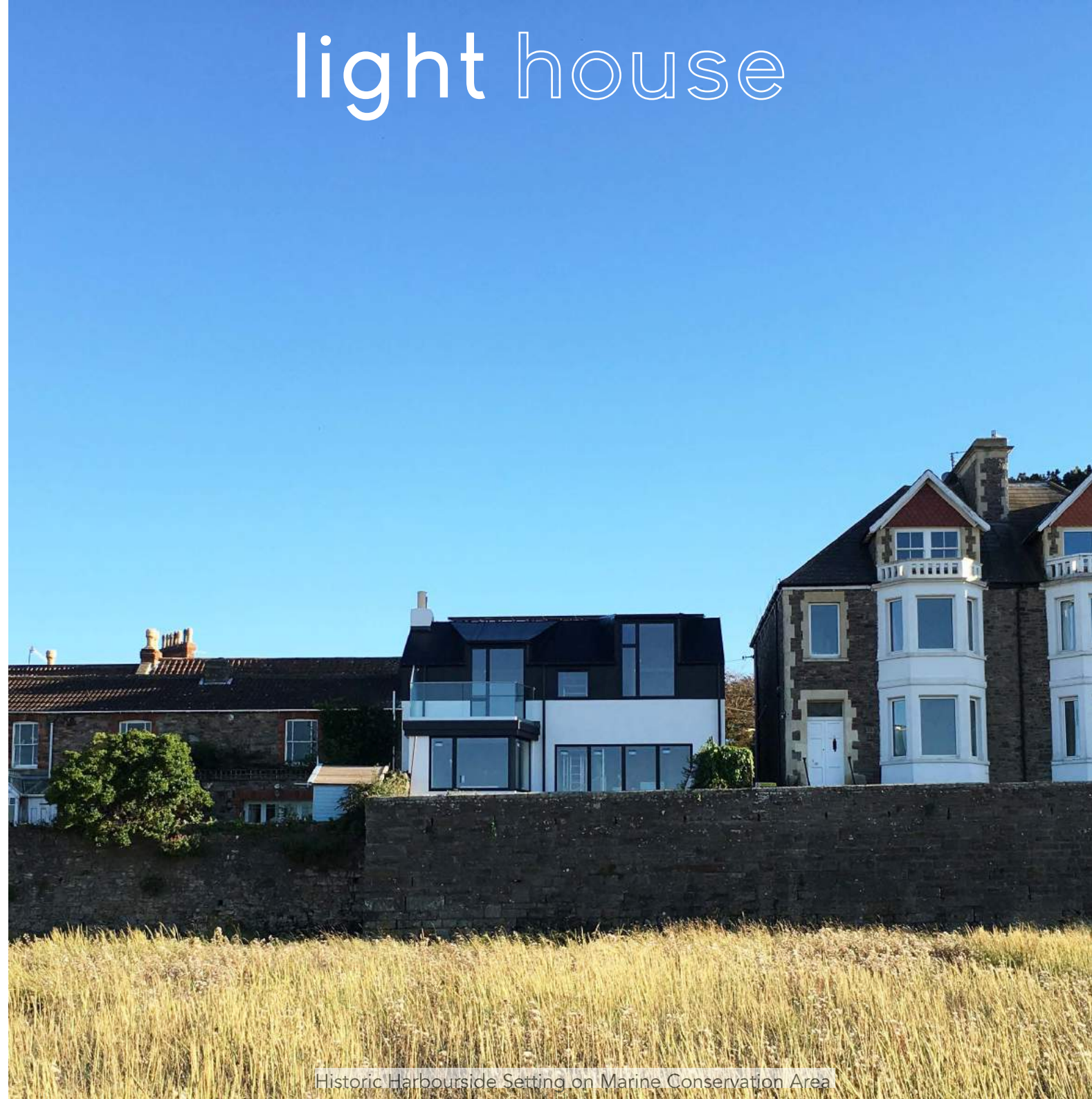
## others input

- Structural Engineering
- Mechanical and Electrical Designer
- Contractor as cost consultant

## costs

- Land (£315,000) - with planning
- House Envelope £200,000 contract value
- Project Fees and Expenses (all consultants, planning etc) approx 7.5%

# light house



Historic Harbourside Setting on Marine Conservation Area



Tight Infill Between Existing Homes



PV Panels to South Facing Roof



Before - A Former Pub

- Complete remodel and extension of a 1930s family home in Bath
- Timber framed, cedar clad extensions with green roof
- Large picture window with seating
- Full interior design service

## RIBA Stages

- Work from concept to technical design
- Secured planning in conservation area and world heritage setting
- Self-managed client led project
- Coordination with structural engineer and interior designer
- Completed on budget

## others input

- Structural Engineering
- Interior Designer (Claire Strong)
- Client Project Manager
- Planning Consultant
- Timber Cladding Specialist
- Glazing Specialist

## costs

- Budget £175,000
- Landscaping Not inc.
- Interior design fees circa £5,000
- Project Fees and Expenses (all consultants, planning etc) approx 9.5%

# bath house



Cantilevered Picture Window with Integrated Seating



A Timber Clad Cantilever with Views and Garden Access



Roof-lit Open Plan Kitchen Dining Space



Light Spacious Family Kitchen



- Paragraph 80 (Formerly 55 / 79) Countryside House
- Achieved Planning Consent at Committee
- 'Home Made House' Concept using clay to make unfired bricks

## RIBA Stages

- Design work from inception to Planning
- Being Self-Built by the clients with support from specialists
- Pre-Application with the Local Planning Authority
- Design Review Panel

## others input

- Sustainability and Energy Consultant
- Planning Consultant
- Landscape Architect
- Ground Conditions Report
- University Lab Testing and Partnership

## costs

- Budget £1,200,000
- Landscaping Not inc.
- Planning Fees circa £35,000 including all other consultants
- Currently on-site with clients project managing and undertaking work!

# country house



Garden Bay Study Elevation of Brickwork and Timber



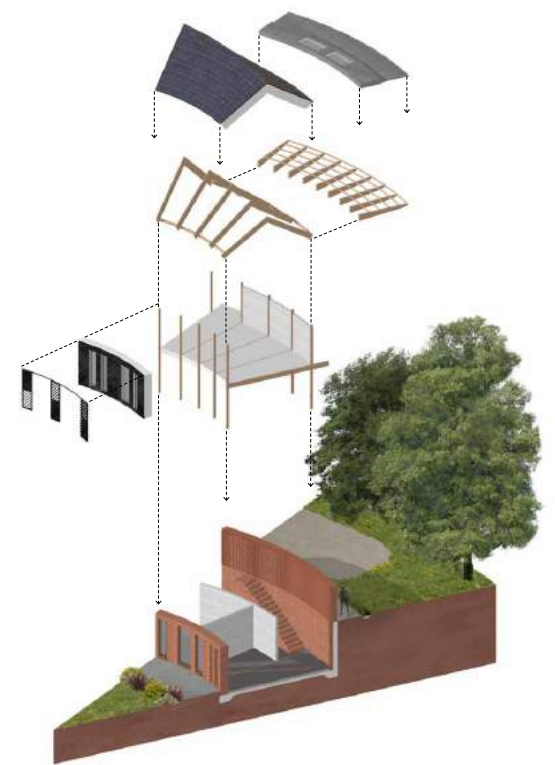
Entrance Elevation Bay Study with Canopy Roof



A Sculptural Solar Roof Facing South and Overlooking an Adjoining Meadow



Roof-lit Open Plan Kitchen Dining Space



- New Paragraph 80 Countryside House
- Set within open countryside
- Requires 'Truly Outstanding' Design Approach
- Uses on site excavated chalk within terraced building
- Follows a refused application by others

## RIBA Stages

- RIBA Stages 1-3 using our Enhance Service
- Currently at Stage 2 Concept Design
- Developed for Design Review Panel
- Pre-Application with LPA
- Engagement with Community

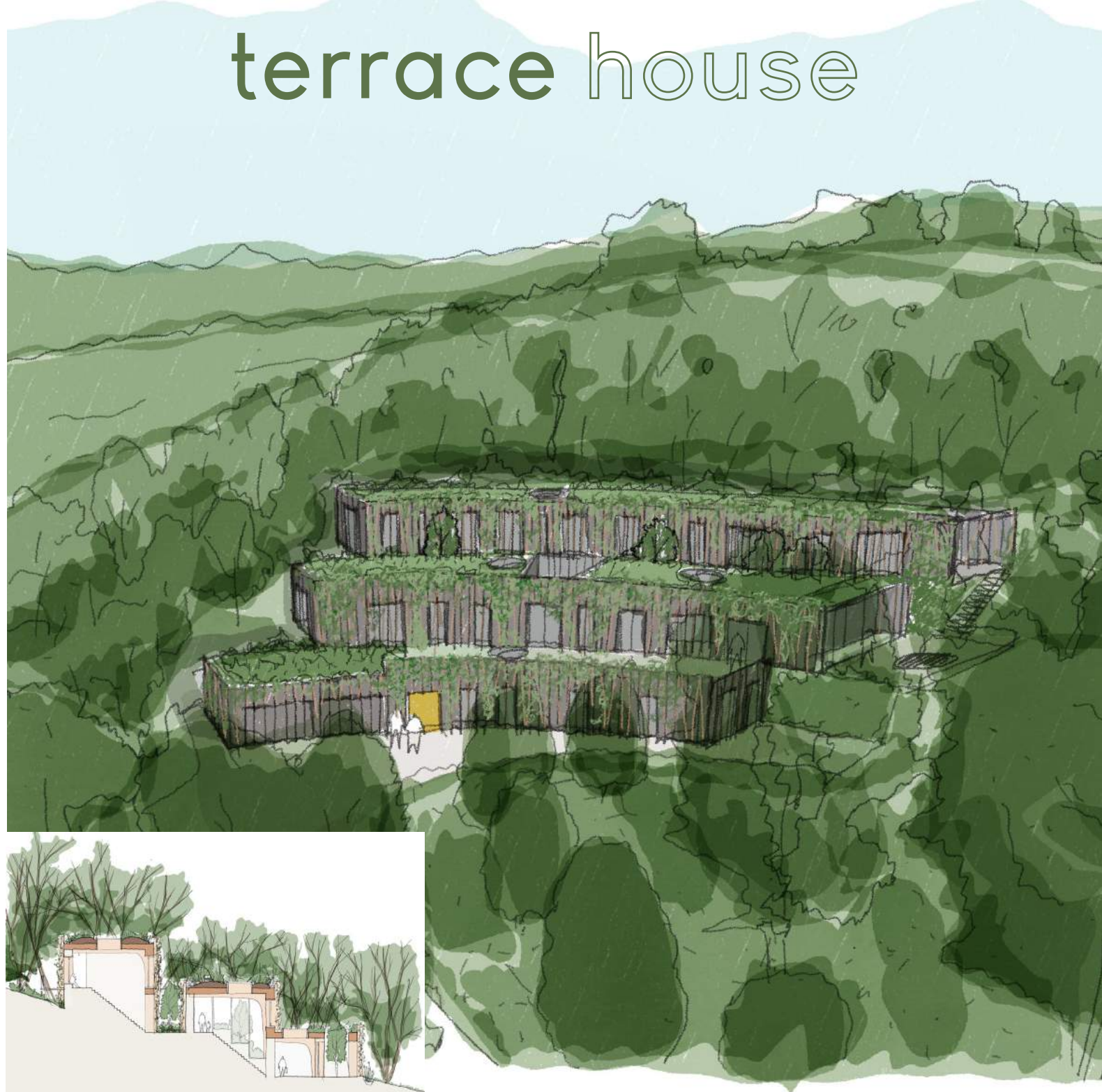
## others input

- Topographic measured survey
- Sustainability and Energy Consultant
- Passivhaus Consultant
- Structural Engineer
- Landscape Architect
- Ecologist
- Arboriculturist

## costs

- 750m<sup>2</sup> house over 3 levels
- Construction Value Circa £2.5 million
- Fees £40,000 to RIBA Stage 3
- Additional Consultants fees unknown
- Set in Surrey Hills AONB

# terrace house





Terraced Chalk House with Wooden Structure - a Microcosm of the Landscape Character



Set Within a Dense Woodland with TPOs



Chalk, Wood, Flint Elevations - Unique to the Area



- New rural home in Wiltshire on a former tennis court site
- Courtyard design a series of traditional volumes
- Materials drawn from the local vernacular
- Secured fast planning, first time
- Designed to Passivaus principles

## RIBA Stages

- All workstages - full RIBA service
- Co-designed with the client to develop ideas collaboratively and iterate proposals to suit ambitions and budget
- Currently on site with full contract administration duties by Barefoot

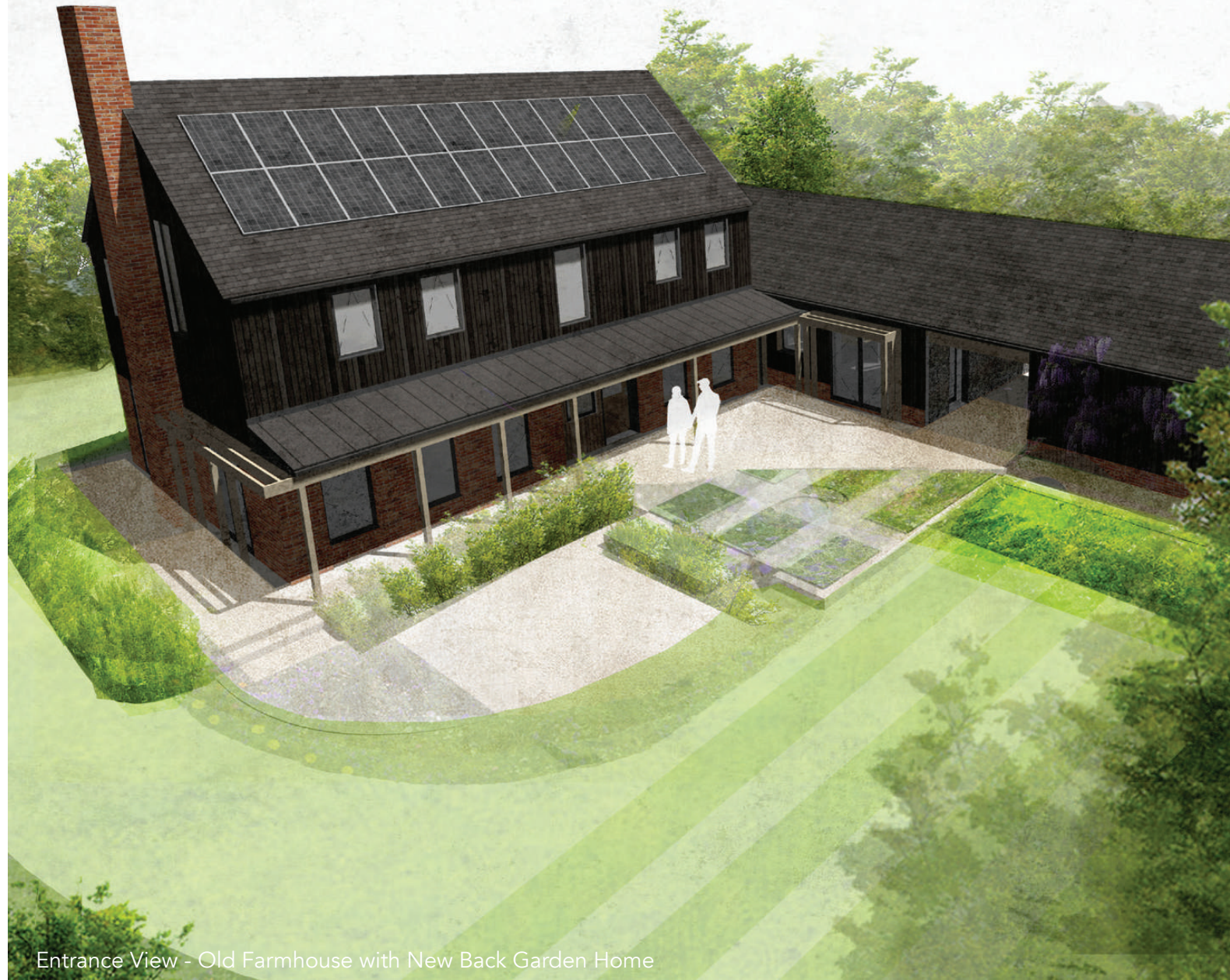
## others input

- Topographic measured survey
- Sustainability and Energy Consultant
- Passivhaus Consultant
- Structural Engineer
- Quantity Surveyor
- Contractor - 2 Stage Tender process
- Arboriculturist

## costs

- Construction Value £890,000
- Fees £50,000 for Full Service all Stages
- Additional Consultants fees unknown
- Planning Fee £462

# court house



Entrance View - Old Farmhouse with New Back Garden Home



Work on Site November 2021



Red Brick Walls, Black Stained Timber Cladding, and Slate Pitched Roofs Redolent of Rural Vernacular





info@barefootarchitects.co.uk  
www.barefootarchitects.co.uk  
0117 9070 971  
5.2, Paintworks, Bristol, BS4 3EH

eco  
homes