
Project name **Tregaire Barton Farm,
Portscatho, Truro** 02/21/2019
id. 12421085
by **Sue Jackson** in **Site based categories**
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Original submission 02/21/2019

Submitter title	Mr
First name	Mark
Last name	STEPNEY
Do you work for a local authority building control team?	I don't work for an LABC
Job title	Building Surveyor
Company	Savills
Email address	mark_stepney@hotmail.com
Phone	07915671564
Company Twitter username	<i>n/a</i>
Award year	2019
Region	South West
Site based categories (maximum of 4 categories)	Best change of use of an existing building or conversion
Description of project	Conversion of existing range of barns
Project address	Tregaire Barton Farm Portscatho Truro TR25EP
Number of plots	2

Project information	You'll find it helpful to refer to the general and category-specific judging criteria when completing these sections. The link to this information is shown towards the top of this page.
Building Regulations (min 50 words)	Pre-application discussions were held with Scott Willett of Cornwall Council to review the planning drawings from which detailed Building Regulation drawings were prepared. By working closely with Scott Willett, we were able to overcome a number of technical design issues to enable the proposals to go ahead as intended. Full Plans Approval was subsequently obtained in October 2016 and the works commenced in March 2017 in accordance with the client's timescales. Notice of commencement was submitted and timely inspections were made throughout. Scott Willett's involvement continued throughout the project, ensuring that we were able to overcome issues as they arose and this was backed up by the Council site inspection team.
Performance & sustainability (min 50 words)	The building was renovated on a 'fabric first' approach to provide an energy efficient building which required minimal energy input, with existing walls, floor, roofs and windows all being thermally upgraded to provide an energy efficient fabric.
Working relationships (min 50 words)	Savills have been partnered with Cornwall Council Building Control for over 10 years now and we work closely with Chris Stanbury and Scott Willett in the plan team. During the design stage the proposals were reviewed and revised with the Building Control team and this was vital in developing the final approved scheme. The Cornwall Council site inspection team worked closely with the contractor whilst the project was on site.
Site & project management (min 50 words)	Savills visited the site a minimum of once a week to check progress, standards and deal with queries. Monthly meetings took place with the client, contractor, and design team to resolve any issues and when required, Building Control were consulted. Sub contractors were closely monitored by the main contractor and workmanship was reviewed during weekly reviews.
Innovation & problem-solving (min 50 words)	<p>The design brief was initially prepared to maintain the existing external volume of the two buildings, including the retention of the existing external stone walls and the re-use the roof structure, where possible in order to retain the internal volume of the space, whilst providing new uses for the buildings.</p> <p>The proposals also retained the shape and form of the existing roofscape, the detailing of the stone walls and the materials of the external envelope, as this was important to preserve the authenticity of the buildings.</p> <p>The roofs have been reconstructed following the pre-existing pattern of the trussed rafters, whilst incorporating rigid insulation to bring the structure up to current Building Regulations standards.</p> <p>The footprint of the buildings, together with the volume within the</p>

existing roof structures remains unchanged. The gross internal area of the accommodation created is 162 sq metres for the Parc-An-Bounder unit and 99 sq metres for 'Percuil View', which has an Owl Box fitted within the roof structure to help support the local wildlife.

The provision of natural daylighting is always a challenge with barn conversions, as the intention is to reuse existing window and door openings where possible. This challenge was successfully overcome in both dwellings through careful design of the floor plan. New roof lights were added to the west side of the roof of 'Park-An-Bounder' to providing natural lighting to the corridor serving the bedrooms.

During the strip out stage, granite sets were discovered within the existing floor structure of what are now bedrooms 1 and 2 of 'Park-An-Bounder'. These were carefully excavated and have been reused to form both the external hardstanding for 'Percuil View', as well as being used for the edging detail to the main access road for the site.

The existing concrete surfaces around the building have been largely removed. The area has been re-finished and re-landscaped with retaining walls and a planting scheme in a manner to maximise privacy for both of the dwellings. The new external paths are formed from stone paving with a rolled stone parking area and access road to match existing local materials.

The conversion of the buildings has utilised the existing redundant and dilapidated building fabric. The structure of the existing buildings were in a relatively poor state of repair and living space has been created by re-using the existing shell. The repair and refurbishment of the existing buildings is an inherently sustainable process.

The conversion of the buildings has incorporated new insulated concrete ground floors, rebuilt roof structures incorporating insulation to current standards and timber-framed walls which will be insulated internally and again constructed to a high standard of insulation. All lighting used within the premises is energy efficient.

Overall outcomes
(min 50 words)

The work was undertaken by local contractors and contract administered by the Truro ABS team. The project was delivered on time and within budget.
The project was completed to a high standard, with open plan living and stunning views over the surrounding countryside.
The properties are now being used as intended, as holiday lets and the feedback from the client and holidaymakers alike has been very positive.

"Best inclusive
building" information
(min 50 words)

n/a

Why your project should win (min 100 words)

The project rescues a significant range of dilapidated barns. Last used many years ago, the buildings roofs had failed and the buildings were close to being lost completely. Careful design has allowed them to be sympathetically converted to retain much of the original character and building control were intrinsic in helping to deliver a compliant design suitable for modern living whilst retaining historic character and integrity. Numerous challenges were overcome to include bringing in new power to the site and re homing various types of ecology, as well as the various items identified under the 'Innovation and Problem Solving' heading. Now the buildings are fully in use, it has secured their long term future whilst providing an important source of income to a local historic estate.

Completion date	05/21/2018
Local Authority Building Control Surveyor	This should be the surveyor you worked with from your Local Authority Building Control team.
Local authority	Cornwall Council
Building control surveyor title	Mr
First name	Scott
Last name	Willett
Job title	Senior Building Control Surveyor
Email address	SWillett@cornwall.gov.uk
Phone	01872224719
Address Line 1	Cornwall Council
Address Line 2	Zone 2D Pydar House
Town/City	Truro
Postcode	TR1 1XU
Project team members	In this section you'll be giving details of the team members involved in the project.
Contractor company	These are the contact details for the contractor involved in the project.
Contractor title	Mr
First name	Phil
Last name	Wells

Job title	Director
Company	KPK Builders
Email address	info@kpkbuilders.co.uk
Telephone	01209 860472
Company Twitter username	n/a
Address line 1	Burncoose Nurseries
Address line 2	Gwennap
Town/city	Redruth
Postcode	TR16 6BJ
Architect/designer company	Please complete your project's architect or designer contact details.
Architect/designer title	Mr
First name	Mark
Last name	STEPNEY
Job title	Builder Surveyor
Company	Savills
Email address	mstepney@savills.com
Telephone	07915671564
Company Twitter username	n/a
Address line 1	73 Lemon Street
Address line 2	n/a
Town/city	Truro
Postcode	tr1 2pn
Client	This is where you'll complete the client's contact details.
Client title	Mr
First name	Caerhays Estate
Last name	Caerhays Estate

Job title	Caerhays Estate
Company	Caerhays Estate
Email address	C/O-Savills-mstepney@savills.com
Telephone	C/O Savills
Company Twitter username	n/a
Address line 1	Caerhays Castle
Address line 2	Gorran Churchtown
Town/city	Saint Austell
Postcode	PL26 6LY
Do you have other project team members you'd like to include? A maximum of 4 extra team members can be added.	No

Project photos - taken on a sunny day if possible!

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Important

Before you submit the nomination please check through your form thoroughly. Once submitted you may not be able to gain access to it or make any edits.

*** Have you provided enough good information to give you a chance of winning? Have a read through and adjust where necessary.**

*** Have you completed the form including email contacts? Once you've submitted your entry you won't be able to gain access to it or make any edits!**

*** Have you checked the information provided so that you are happy that this is how it will appear on marketing materials?**

*** Where self-nominating, have you included the contact details of your local authority building control surveyor, so they can endorse your entry?**

The formalities...

Let us know how you'd like us to keep in touch and how we can use your content...

We may use your photos and/or content in our marketing materials. Do you give your consent?

Yes - photos only

Would you like us to keep you informed about certain things. Tick if you agree to receiving occasional emails about...

Awards
Building regulations and technical guidance
Updates and urgent announcements
Training, CPD, qualifications and management learning
Standards, ISO, performance
LANTAC technical registrations

ADMIN ONLY (FOR ASSIGNED ENDORSERS, NOT SUBMITTERS)

Please endorse this entry in the My Review section on the right hand side. (Submitters, you can submit now without it being endorsed.)
