

WRAXALL YARD



Surrounded by rolling fields, wetlands and a riverbank, Wraxall Yard is situated in the heart of the West Country.

Clementine Blakemore Architects were entrusted to convert and rebuild a collection of derelict barns for this not-for-profit organisation, run by father-daughter team, Nick and Katie Read.

The philosophy behind this project - to create a multifunctional development with accessibility for all, with an educational farm, community space and a series of holiday cottages.

As the collection of buildings sat within the West Dorset Area of Outstanding Natural Beauty, it was essential the buildings were sympathetically restored, retaining the agricultural aesthetic.

Once the brief was defined, it was clear that the properties would require plenty of natural lighting. So as the project moved to RIBA stage two with construction still in concept design, Clementine Blakemore solicited the support of our team on the best approach for integrating rooflights.

Clementine explained the rooflights' instrumental role in creating cross ventilation in conjunction with the doors, ensuring the spaces were not only light and bright, but also well-ventilated for the comfort of its guests. Accessibility at the core of the project was the driving factor for requiring motorised opening rooflights with rain sensors, allowing visitors to have full control of room temperatures with ease.

Originally, the planners stated their preference for conservation rooflights, a popular choice for sympathetic and historically sensitive renovations.

However, the architect was explicit in her preference for the neo for this specific project.

The concealed jamb motors, unique to Rooflight Co's neo design, was a feature the architect was longing to incorporate for their ability to create a clean flush installation externally, frameless lining to glass installation internally, and unobstructed views for visitors looking out to the fields beyond.

The planners agreed, and the architect was able to specify 7 neo rooflights. The main barn serves as a community area, with the holiday let properties surrounding a central courtyard. Stunning vaulted ceilings with neo rooflights throughout, allow for an abundance of natural light.

Installing top lighting created the airy, tranquil, and peaceful spaces both the architect and the owner wanted to achieve.

While many of the original trusses and purlins needed replacing, where possible, materials were salvaged, repaired and reused.

These reclaimed materials were partnered with naturally derived, low-carbon products, in particular wood fibre insulation. The resulting juxtaposition of new and old worked perfectly and showcased Clementine Blakemore's ability for a sensitive design approach. Selecting the neo rooflights complimented and integrated seamlessly into this scheme.

Together with owners Nick and Katie Read, the architects have designed and created a high-quality renovation. Wraxall Yard offers relaxation within a beautiful setting, as well as a high-tech specification throughout for ease, comfort and accessibility for all.

Testimony to the design and quality of the project is the High Commendation received by Clementine Blakemore Architects in the 2023 MacEwen Awards and winning the 2023 AJ Retrofit Awards.



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"We wanted any interventions in the buildings to be clearly legible as new additions, whilst remaining sensitive to the historic and agricultural character of the site. We chose the Rooflight Company's neo rooflights for their simple, contemporary appearance, high-quality black steel frame, and functionality. It was a pleasure to work with the technical team to successfully integrate the rooflights into the design, which include exposed spruce ply sheathing internally and 'Double Roman' clay tiles externally."

Clementine Blakemore, Director

Our neo rooflights can be used in Areas of Outstanding Natural Beauty and Conservation areas within the right context. We delight in supporting our architects to achieve their design vision.

The neo range is UKCA marked in accordance with BS EN 14351-1

Achieves whole window u-value of 1.4 W/m²K in accordance with BS EN ISO 10077-2

Architect:
[Clementine Blakemore Architects](#)

Contractor:
[Stonewood Builders](#)

Awards:
2023 MacEwen Award (highly commended)
2023 AJ Retrofit Awards

Contact us for more information:
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