

TEW FARMHOUSE AND BARN



Hookerswell in Tew, Oxfordshire was a conversion of a grade II listed farmyard into six luxury holiday lets. Working to the client's brief, the Architectural Designers at Charlie Luxton Design scoped out the design of the luxury accommodation to achieve a high-quality finish whilst retaining the idyllic barn-like character.

The existing structure had an incomplete roof that needed to be replaced and upgraded. The architects purposely chose a standing-seam zinc roof with its industrial feel to be in keeping with the building's heritage. The rooflights needed to align with the design concept externally, integrating seamlessly with the zinc roof, whilst contributing to the airy and light interior design.

Neo rooflights were selected for their frameless interior and edge-to-edge glazing technology to maximise the viewable space and flood the top floor rooms with natural daylight. We advised egress Neo Rooflights to provide a means of suitable fire escape access and ensure the buildings conformed with building regulations.

Utilising the technical approach originally developed for skyscrapers, the Neo Rooflight utilises commercial grade structural glazing to deliver a highly contemporary aesthetic, with the appearance of a sheet of glass in the roof. The Neo Rooflight sits flush to the roof line whilst simultaneously delivering Building Regulation compliant thermal performance. Sustainability was a key focus point for the project. With high levels of insulation, mechanical ventilation heat recovery and a district heating system powered by central wood pellet boilers, Hookerswell is an exemplary holiday complex with a sustainable twist.

The high-quality gas struts used within the Neo Rooflights create a smooth and quick opening making them suitable for fire escape access, whilst still looking stylish and contemporary. The Conservation Inspector for the project was satisfied the opening of the rooflight was sufficient to grant it fire escape access meaning the architect didn't need to compromise on their vision with alternative options.

Through discussions with the conservation and planning officers, the Neo Rooflight demonstrated its suitability to be used within the grade II listed farmyard within the context of it originally being a historic non-domesticated building. The rooflights were not only practical within the design, but the appearance was in keeping with the aesthetics of the times.

Working directly with the Architectural Designers at Charlie Luxton Design, our technical design team helped marry vision to solution by creating a bespoke baseplate that provided the level of detail required to ensure the rooflights work alongside the roof, not simply sit within it.

Charlie Luxton praised the high-quality build of the rooflights, noting the thermal liner inside the frame, the beautiful stainless-steel handle, the gas struts and the double seal. The result is a rooflight that exudes quality in design and appearance whilst performing to an exceptional standard.

The Neo Rooflights achieve a whole unit U-Value of 1.4W/m²K. Combined with the glazing specification's light transmittance of 71%, G-Value of 0.53 and an easy clean coating on the external face as standard, it is clear to see the finer elements of the design have been carefully considered to ensure the highest quality and highest performance standards.

Exceptional buildings deserve exceptional rooflights. These luxury apartments in Tew are a prime example of the exquisite outcomes that can be achieved when specifying the highest quality building materials throughout the property.



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"Working with The Rooflight Company was a collaborative process where we created a bespoke surround detail on the rooflight to allow for a clean, crisp and minimal upstand in a standing seam zinc roof. Being able to refine details with a manufacturer is always a great way to ensure a beautiful result."

**Charlie Luxton,
Charlie Luxton Design**

Architectural Designers:

[Charlie Luxton Design](#)

Contractor:

Paul Snell

Property:

[Luxury In The Cotswolds](#)

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