



**Clayland winners of the Best Residential Conversion  
and also Finalists for the Best Small Development  
at the  
LABC East Anglia Building Excellence Awards**



## Mere Farm Barn



Mere Farm Barn is a large timber barn set in the village of Stow Bedon between Watton and Thetford. The barn was in a very dilapidated state before conversion and required a major undertaking to keep it standing, let alone to transform it into the luxury home it is today.

As all barn conversions are unique they all bring a unique set of challenges, Clayland have completed a number of conversions and we have seen most of the issues that can arise. Having said that, the supporting, lifting and lowering of the timber frame was an exciting challenge and one that, despite the high winds at the time, we are glad to say we managed very successfully.

Much of the original timber was retained, grit blasted and reused, in most cases for decorative purposes.

Clayland were the main contractor on the project along with local architect Adrian Morley, Structural Engineers Plandescil and Local Authority Building Control by Breckland District Council.

The barn is situated in a fairly prominent position, visible from the main Thetford to Watton Road, and we have received countless positive comments on how good it looks from people who have driven past.

The judges said:

“A barn conversion that overcame a unique set of challenges very successfully.”

The 2011 awards evening was held at the Devora Suite, Stoke by Nayland Hotel and Golf Club on Friday 6th May 2011 and was attended by more than 250 people from the construction industry all over East Anglia. Also present were Mick Henman President of the LABC and Paul Overall Chief Executive of the LABC in England

The event was organized and hosted by Tim Bartlett Chair of East Anglia Region LABC the MC was Graham Lee and the awards were presented by Wendy Hurrell from the BBC.

Main sponsors of the event were Anglia Air Testing providing air testing and certification for compliance with UK Building Regulations.

## **Clayland - Finalist for Best Small Development**

Holm Oak Gardens in Swaffham is development of six individually designed bungalows set in a secluded plot with mature trees and accessed by a private driveway.

Designed and built by Clayland for Oakwood Property each individual bungalow within this development offers both privacy and an outlook over the existing mature trees which were an important feature giving the site a permanency. Traditional Norfolk brick and flint features offer a cottage feel but with all the advantages of the latest building techniques achieving high standards of construction and air tightness, combining efficiency with character.

Clayland were the Architects and the Main Contractor, the Client is Oakwood Property, Local Authority Building Control by Breckland District Council.

### *Client Comments by Mr David Wall, Oakwood Property*

*The site consisted of three individual parcels of land and as such we felt it was important that the design of the site as a whole, complimented its natural surroundings whilst maximizing its complete potential. The vision of Oakwood Property and the expertise of Clayland we hope has proved to be a winning combination. The synergies between our two companies has created a development of well designed and very desirable homes superbly situated in an area of natural tranquility*



## About the LABC Building Excellence Awards

Local authority building control is all about excellence achieved through building standards, technical innovation and sustainable designs. The Building Regulations are designed to provide for the Health and Safety of Persons in and around buildings, Energy Conservation and Access for All.

Local, regional and national award ceremonies are held throughout the year with categories incorporating every class of building from domestic extensions, social housing, apartments, schools, hospitals, commercial and retail to industrial properties.

The LABC East Anglia Building Excellence Awards cover the following counties:

- Cambridgeshire
- Essex
- Norfolk
- Suffolk

The LABC East Anglia Building Excellence Awards are a celebration of the best projects in the region for quality and compliance with building regulations.

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