

East Down Farm, Dunsford, Devon



East Down Farm is a Grade II listed home in the Dartmoor National Park. Its attached dilapidated lean-to store was converted into a light and airy garden room full of character and charm.



Key Facts

Square metres: **36m²**

Cost: **£14,300**

Cost per m²: **£400**

Completion date: **July 2009**

Architect: **Stephen Emanuel**

Builder: **Character Builders**

Workshop construction time:
3 weeks

On-site erection time:
1 week

From concept plans drawn by Stephen Emanuel Architects, we designed and engineered a green oak timber frame that would work in harmony with this 16th century farmhouse.

The mortice and tenon frame incorporates a jointed cruck in the centre to create a unique and attractive feature. The common rafters are also exposed to show off the natural beauty of the wood. We built a ledged and braced oak door that leads into the main house and used large fixed glazed units to allow plenty of light into the room.

We sourced the oak from a local sawmill on Dartmoor and the walls were repaired using cob bricks. The existing structure was left as untouched as possible to retain the original features and history of the building.

The finished project won the 2010 Federation of Master Builders national award for small renovation.