EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

BARCLAY DEVELOPMENTS – OVERVIEW

Executive Member: Barclay Long

Property Name: Elm Barns

Address: Elm Barns, Glen Road, Newton Harcourt, Leicestershire

How many units was the project? 4 units

What was the total GDV of the project? £3,600,000

EXECUTIVE MEMBER - DESIGN OF THE YEAR 2026

BARCLAY DEVELOPMENTS - OVERVIEW

Please share why you feel this project qualifies for design of the year?

Elm Barns was a cradle to grave development whereby the original class Q permission was encouraged to be redesigned by the planning officer using the existing permission as a fall back position. In short, the site was going to be developed anyway, so why not make it as unique and interesting as possible? The planning officer specifically requested that we be as innovative as possible, whilst maintaining many restraints within the design parameters. Through a pre app process, and 1 year of design iterations, we landed on a design that encompassed contemporary living, whilst nodding to the existing agricultural barns.

Please provide additional information about the design?

The design incorporated a vertical timber cladding facade stained in black, zinc roof, stone chimneys, tonnes of floor to ceiling glazing, 1.5m wide Liquid Metal pivoting entrance doors, polished concrete floors, custom made open thread staircases, and top tier kitchens and bathrooms designed by Roundhouse Design London, and designer lighting. The dwellings were flooding with a top of the range specification.

EXECUTIVE MEMBER - DESIGN OF THE YEAR 2026

BARCLAY DEVELOPMENTS - BEFORE





EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

BARCLAY DEVELOPMENTS – BEFORE





EXECUTIVE MEMBER - DESIGN OF THE YEAR 2026

BARCLAY DEVELOPMENTS - AFTER









EXECUTIVE MEMBER - DESIGN OF THE YEAR 2026

BARCLAY DEVELOPMENTS - AFTER







EXECUTIVE MEMBER - DESIGN OF THE YEAR 2026

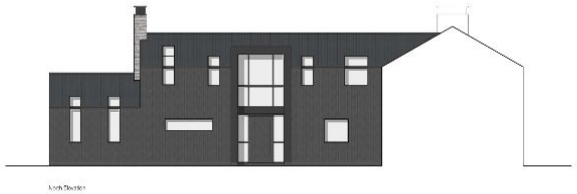
BARCLAY DEVELOPMENTS - AFTER

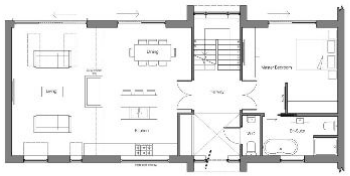


EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

BARCLAY DEVELOPMENTS – FLOOR PLAN









MATTHEW MONTAGUE ARCHITECTS

Elms Farm, Glen Road
Newton Harcourt, Leicestershire, LE8 9FH

Plot 2. Drawings as proposed

EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

BARCLAY DEVELOPMENTS – FLOOR PLAN



West Elevation

South Elevation



East Elevation

North Elevation



Ground Floor Plan



First Floor Plan

MATTHEW MONTAGUE ARCHITECTS

Elms Farm, Glen Road
Newton Harcourt, Leicestershire, LE8 9FH

Plot 1. Drawings as proposed

2036	1:100	A1	PDM

ELM - MMA - ZO - XX - DR - A - 02001

D5 ISSUED FOR PLANNING

P6 PRELIMINARY

EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

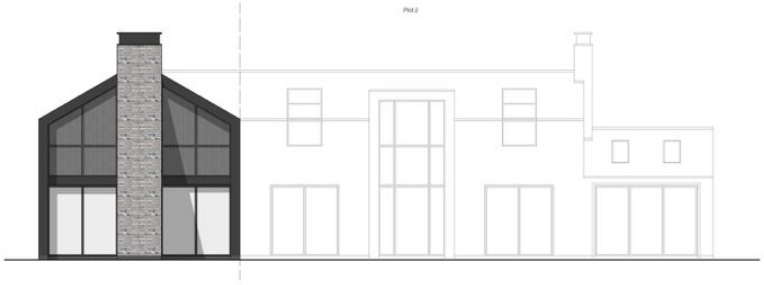
BARCLAY DEVELOPMENTS – FLOOR PLAN



East Elevation



West Elevation



South Elevation



Ground Floor Plan



First Floor Plan

Rev.	Description	Date	By	Chk'd
P6	Issued for planning	17-05-21	PDM	MM
P5	Amendments made based on planners comments	10-05-21	PDM	MM
P4	Issued to planners for further comments	16-04-21	PDM	MM
P3	Amendments made based on planners comments	12-04-21	PDM	MM
P2	Second Issue	18-12-20	PDM	MM
P1	First Issue	14-12-20	PDM	MM

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Elms Farm, Glen Road
Newton Harcourt, Leicestershire, LE8 9FH

Plot 3. Drawings as Proposed

JOB NO/TITLE	SCALE	PAPER SIZE	DRAWN
2036	1:100	A2	PDM

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
ELM	MMA	ZO	XX	DR	A	02003

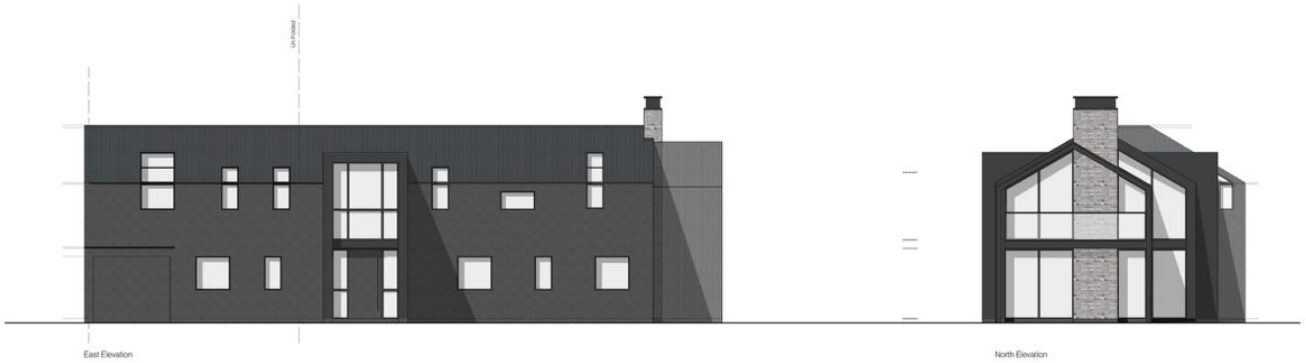
STATUS	STATUS DESCRIPTION
D5	ISSUED FOR PLANNING

REVISION	REVISION DESCRIPTION
P6	PRELIMINARY

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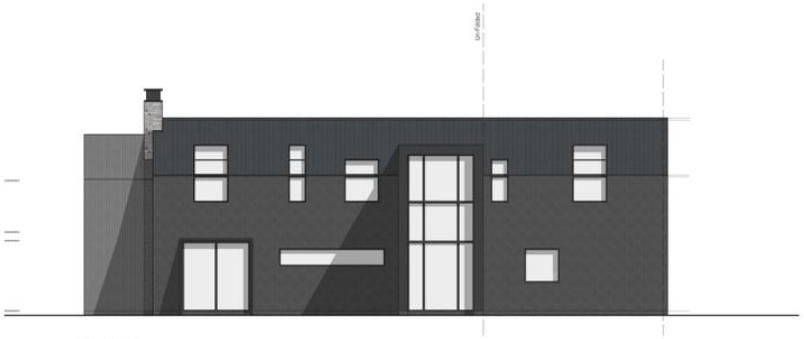
EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

BARCLAY DEVELOPMENTS – FLOOR PLAN

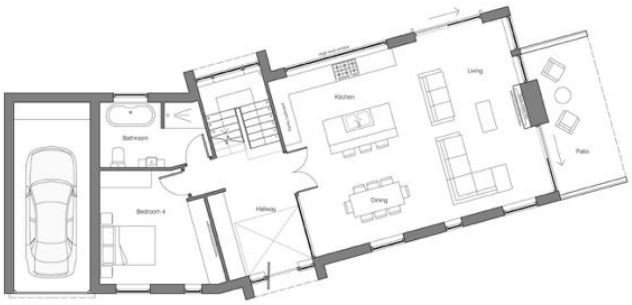


East Elevation

North Elevation



West Elevation



Ground Floor Plan



First Floor Plan

Rev.	Description	Date	By	Chkd
P7	Issued for planning	17-05-21	PDM	MM
P6	Amendments made based on planners comments	10-05-21	PDM	MM
P5	Issued to planners for further comments	16-04-21	PDM	MM
P4	Amendments made based on clients review	12-04-21	PDM	MM
P3	Amendments made based on planners comments	09-04-21	PDM	MM
P2	Second Issue	15-12-20	PDM	MM
P1	First Issue	14-12-20	PDM	MM

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Plot 4. Drawings as Proposed

JOB NO/LETTER	SCALE	PAPER SIZE	DRAWN BY
2036	1:100	A2	PDM

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
ELM	MMA	Z0	XX	DR	A	02004

STATUS	STATUS DESCRIPTION
D5	ISSUED FOR PLANNING

REVISION	REVISION DESCRIPTION
P7	PRELIMINARY

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