

# CROFT<sup>®</sup>

## Architects

Home Design Starter Pack: Planning,  
Extending & Transforming Your House



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# Understanding Planning Permission: What You Need to Know Before You Build.

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If you're considering a home extension, renovation, or new build project, one of the first steps is understanding whether you need planning permission.

## When is Planning Permission Required?

**You'll likely need formal permission if your project involves:**

- Constructing a new house or outbuilding
- Building a large house extension (side, rear, or wrap-around)
- Changing the use class of your home (e.g. turning it into a commercial property)
- Altering a listed building or a property in a conservation area

## When You Might Not Need Planning Permission

**Your project could fall under Permitted Development Rights if:**

- It involves minor improvements like certain loft conversions or single-storey extensions
- You are only carrying out internal alterations with no change to the footprint or structure

Even under Permitted Development, limitations apply – including maximum height, distance to boundaries, and past extension history. At Croft Architecture, we assess your property and provide expert advice on whether planning permission is needed, handling submissions to your local council with care.



# House Extension Ideas That Add Space, Value & Comfort.

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Extending your home can dramatically improve both lifestyle and property value. Our architectural team specialises in designing smart, sustainable extensions tailored to your needs.

## Popular Types of House Extensions:

- ✓ **Rear extensions** – Create a spacious kitchen-diner with garden access.
- ✓ **Side extensions** – Ideal for extra storage, utility rooms, or WCs.
- ✓ **Wrap-around extensions** – Transform dated layouts into open-plan living spaces.
- ✓ **Loft conversions** – Add an extra bedroom, office, or playroom using your attic space.
- ✓ **Garden rooms** – Use as a home office, studio, or guest space without changing your main house.

We help you plan your home extension project from idea to execution, offering full architectural design, planning, and project management services.









# Barn Conversion Guide: Turning Agricultural Buildings into Unique Homes.

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A barn conversion offers an exciting opportunity to create a one-of-a-kind home. Whether you're a rural landowner looking to diversify or a buyer seeking charm and character, converting a barn can be highly rewarding.

## **Class Q Permitted Development Explained**

**Class Q allows certain agricultural buildings to be converted into homes without full planning permission, provided:**

- The building was in agricultural use on or before a qualifying date
- Structural integrity is sufficient to support conversion
- It is not in a conservation area or national park
- No major external works are required

## **What You Can Do with a Barn**

- Create up to 10 dwellings under new rules (with max floor areas)
- Add rear extensions of up to 4m if pre-existing hardstanding qualifies
- Convert existing floors and volumes into beautiful, open-plan living spaces



# Barn Conversion Guide: Turning Agricultural Buildings into Unique Homes.

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## Key Considerations for Success

- Structural Surveys: Is the building sound? What repairs are needed?
- Utilities & Access: Can water, electricity, and internet be connected?
- Design: How do you retain heritage while introducing modern comfort?
- Sustainability: Can you meet future energy standards with efficient design?

We collaborate with engineers, ecologists, and planners to secure approval and craft designs that respect rural character while delivering performance and beauty.











# Home Design Inspiration Boards.

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Looking for ideas to elevate your renovation or extension? Our design team creates bespoke architecture inspired by both tradition and modern trends.

## Modern Country Homes

- Open-plan layouts
- Exposed beams and double-height ceilings
- Warm, natural materials and textures

## Contemporary Extensions

- Slim-framed bi-folding doors and skylights
- Seamless indoor-outdoor transitions
- Minimalist interiors with rich tactile finishes

## Garden Buildings & Outdoor Rooms

- Garden pods for remote work
- Covered outdoor kitchens and social spaces
- Pergolas, patios, and flexible garden structures

Our designs blend inspiration with functionality to ensure your home is as practical as it is beautiful.









## Why Choose Croft Architecture?

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We're more than architects. We're trusted project partners who support you from the very first idea to final construction.

- Based in Staffordshire, we know the local planning context inside out
- Specialists in home extensions, barn conversions, and new builds
- Personalised service that adapts to your goals and budget

### **Our clients love us for our:**

- Clear communication
- Attention to detail
- Passion for good design

Whether you're planning a simple renovation or a major transformation, Croft Architecture provides the guidance, creativity, and care to get it right.





# Case studies









# Ford Farm Barn development.

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The site, once a farm, was bought for potential development. Obtaining planning permission involved extensive effort and discussions with our client and the planners. The innovative design emulates traditional farm buildings, reflecting local agricultural history.











# Reimagining a 1930s Family Home.

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Our clients approached us to remodel and extend their 1930s semi-detached home in Stafford to better suit modern family life. By removing the outdated conservatory and reconfiguring the internal layout, we designed a spacious open-plan kitchen, dining, and living area that opens directly onto their private west-facing garden.

The project also included plans to extend above and create a generous new master suite with a Juliet balcony, providing both functionality and flow across two floors. With thoughtful design and a modern-meets-traditional aesthetic, this renovation has unlocked the home's full potential for years to come.











# Brancote Farm development.

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A high end residential development of Class Q barn conversions designed to reflect the site's agricultural character. The ambition was to restore and renovate the buildings in such a way that allowed an entirely new use, but retained the agricultural character of the existing site, enhancing its ecology and biodiversity.











# Family Dwelling Conversion.

This carefully designed barn conversion, set within the Green Belt, creates a sustainable family home that respects its rural setting. Featuring solar panels, underfloor heating, high-performance glazing, and brise-soleil shading, the dwelling combines traditional charm with modern environmental design – a place for family life to thrive, now and into the future.











## Grade II Listed Extension.

The heritage listing and conservation area of the property were important in the design and build process. Using a contrast between the contemporary extension and the more traditional historic building created an effective and sympathetic scheme that delighted the clients and satisfied planning requirements.











## Sustainable new home.

Our clients had lived in their property for years and were looking to upgrade numerous areas of their home. After assessing their needs we could see that their aspirations could only be met by replacing their existing home with a completely new dwelling packed with sustainable and contemporary design features.











## Bespoke Barn Conversion.

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This barn conversion project reimagines a traditional agricultural structure as a bespoke, contemporary home tailored to modern family life. Nestled in the countryside, the design takes full advantage of the setting — blending rustic charm with light-filled interiors, open-plan living, and carefully considered detailing.

The new home has been shaped around the client's lifestyle, with flexible spaces for everyday living, entertaining, and working from home. Sustainability is at the heart of the design, with options such as underfloor heating, high-performance insulation, and renewable technologies being explored to enhance comfort and reduce energy use.

A distinctive home full of character, crafted to meet the needs of today — and ready to adapt for the future.









## Oak Frame Extension.

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In 2017, we partnered with our clients to enhance their detached family home by designing a thoughtfully crafted rear extension—all achieved within a budget of £60,000.

The project focused on creating a spacious open-plan kitchen, dining, and living area, tailored to modern family life. A stunning oak-framed structure brought warmth and natural character, while expansive bi-fold doors invited abundant daylight and created a seamless transition between the indoor space and the garden.

The result is a bright, multifunctional hub perfect for everyday living, entertaining, and relaxing. Delivered on time and within budget, the extension added lasting value and transformed how the family uses their home—proving that great design doesn't have to exceed your means.











# Transforming a Dated Property into a Contemporary Family Home.

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Our clients discovered a dated property in a superb location—but demolition and rebuild were out of reach. Instead, we embraced the challenge of reworking the existing structure, delivering a full-house transformation that exceeded expectations.

Working within the original framework, we reimagined every floor and room to suit modern family life. From an attic conversion that added usable space and value, to the expansive ground floor extension that opens onto a mature garden, the result is a light-filled, welcoming home that blends practicality with contemporary design.

The heart of the home is the open-plan living space, designed for connection, comfort, and entertaining. It quickly became the envy of the neighbourhood—so much so, that shortly after completion, someone even knocked on the door to ask if the owners would consider selling.











## Creating a Year-Round Family Space.

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Our clients wanted to replace an outdated conservatory with a space that truly worked for family life. The goal was to create a light-filled, open-plan kitchen, dining, and living area that seamlessly connects to their mature rear garden.

By removing the existing conservatory and extending to the rear, we designed a flexible space for both everyday living and entertaining. Floor-to-ceiling glazing and glazed doors flood the interior with natural light while ensuring year-round comfort and usability. The project reimagined the ground floor, enhancing flow and connectivity—transforming a once disjointed layout into the true heart of the home.











# A Modern Family Home in the Green Belt

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Our clients purchased a 1920s detached house set within a substantial countryside plot, with the ambition to demolish and rebuild a new, future-ready family home. Located within the Green Belt, the project was met with planning challenges—but through careful design and strategic negotiation, our team successfully secured approval for a large, contemporary replacement dwelling.

Designed with a young family in mind, the new home balances accessibility and sustainability, providing generous, flexible spaces that will adapt as the family's needs evolve. The result is a striking, light-filled property that blends effortlessly into its rural surroundings, while offering modern comfort, performance, and long-term resilience.

This project is a testament to what's possible when thoughtful design meets planning expertise—even in the most sensitive locations.











# Surveying.

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We use the latest laser scanning technology to survey sites to gather detailed and highly accurate point cloud data from which we base our design work.

Some of the benefits of choosing laser scanning for your project include:

- Reduces project times due to the extremely fast method of collecting huge amounts of data.
- Superbly accurate as the laser scanner perfectly maps the area leaving little room for error.
- The scan data can be produced in a variety of formats including point clouds meshes and 3D models.
- Traditional 2D outputs can also be produced from scan data including topography, floor plans and elevations etc.
- Beneficial for complex buildings for which a high level of detail is required.
- We can deliver highly detailed outputs with high accuracy and precision.
- The scan data can be worked on later without needing to return to site to check dimensions, saving on times and additional costs.









# 3D visualisations.

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We use innovative 3D visualisation technology to bring your project to life before you spend on construction.

It really helps to understand how your project will look in the early design stages.

We want you to be completely comfortable with how your new spaces, will look and feel, even down to the detailed specifications, before we move forward to planning, technical design and commencing the build.

3D visualisations help to bridge the gap between the concept and the completed project.

Our team can produce a variety of 3D visuals that are tailored to your requirements.

## **We offer.**

- Static 3D images.
- Panoramas - Using a mouse or a mobile swipe the screen to move the 3D visual for a panoramic view.
- 3D walking tours in a video format.
- Virtual reality.
- 3D printed models.







# Need Help Getting Started?

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## Start Your Home Project Today

We're here to make your dream home a reality. Whether you're planning an extension, barn conversion, or self-build project, we offer expert advice and comprehensive architectural services.

## Get in touch with Croft Architecture:

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# Contact us

Talk to us to find out  
how to get started with your project.

Call 01785 248 542

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# Notes





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