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FROM THE EDITOR

Firstly, I would like to extend a big thank you to the many visitors who braved the elements to attend last month's SelfBuild & Design East show at Peterborough.

The heavy snow and blizzard-like conditions in the days leading up to it put the show in jeopardy, and it was touch and go whether we would go ahead.

Happily, the show proved just how resilient selfbuilders are, and it was great to see so many of you there, guaranteeing its future. Fingers crossed the weather is better behaved next year.

Hopefully we can now look forward to the joys of spring, and with it the opportunity to make real progress on our projects. This issue has a distinctive seasonal feel, with several of our case studies celebrating the combination of inside/outside living. This concept continues to be popular with selfbuilders, whether building from scratch or revamping an existing property. This was a priority for Yoko Kloeden who has transformed her traditional London semi into a shrine to alfresco



living, blurring the boundaries between the garden and the kitchen/dining areas. Vanessa Reeves has achieved a similar result with her makeover of her terraced London home. Despite being a professional interior designer and developer, she is so pleased with the result, she has no plans to move.

And this is probably the best way to judge a self build. If the owners are happy to remain in their new home, then their dream has become a reality. Of

course, there are some who have been bitten by the bug, and continue to try to achieve their perfect home. Maybe an impossibility, but there's no harm trying.

Whatever your aspirations, continue to dream. And remember, that your ideal project could be just around the corner.

Ross Stokes
EDITOR

Editorial

Editor Ross Stokes
ross.stokes@sbdonline.co.uk
Deputy Editor Louise Parkin
l.parkin@sbdonline.co.uk
Assistant Editor Lucy Williams
Consulting Editor Gerald Cole
Production Manager Jonathan Lee
Art Editor Paul Lambert
paul.lambert@sbdonline.co.uk

Advertising

Advertising and Exhibition
Sales Manager Rachael Grignon
r.grignon@sbdonline.co.uk
Tel: 01283 742964
Account Manager David Oliver

d.oliver@sbdonline.co.uk
Tel: 01283 742952
Account Manager Bee Osborne
b.osborne@sbdonline.co.uk
Tel: 01283 742979
Advertising Production Sam Furniss
s.furniss@wonline.co.uk
Tel: 01283 742974
Advertising Design Jo Ward

Sales & marketing
Subscriptions Marketing Manager
Abi Dutton
Marketing Assistants
Amy Corbett, Sophie Tagg
Reader Services
Kay Tunnicliffe, Emma Emery

Tel: 01283 742970 Fax: 01283 742957
subscriptions@wonline.co.uk
Publisher Peter Johns
PA to Publisher Sue Stelfox

Editorial Address:
SelfBuild & Design Magazine,
151 Station Street, Burton-on-Trent,
Staffordshire DE14 1BG
Tel: 01283 742950 Fax: 01283 742957
www.selfbuildanddesign.com

PlotBrowser
Tel: 01283 742972 Fax: 01283 742957
plotbrowser@sbdonline.co.uk
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Case studies

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Owing to site conditions, Simon and Carole Murphy had to wait a year before they could start their build, giving them plenty of time to plan their new home.

38 NATURAL HABITAT

Gus and Viola Ambler have converted an 18th-century brick and flint Norfolk barn into a luxurious property with rural views.

50 ART HOUSE

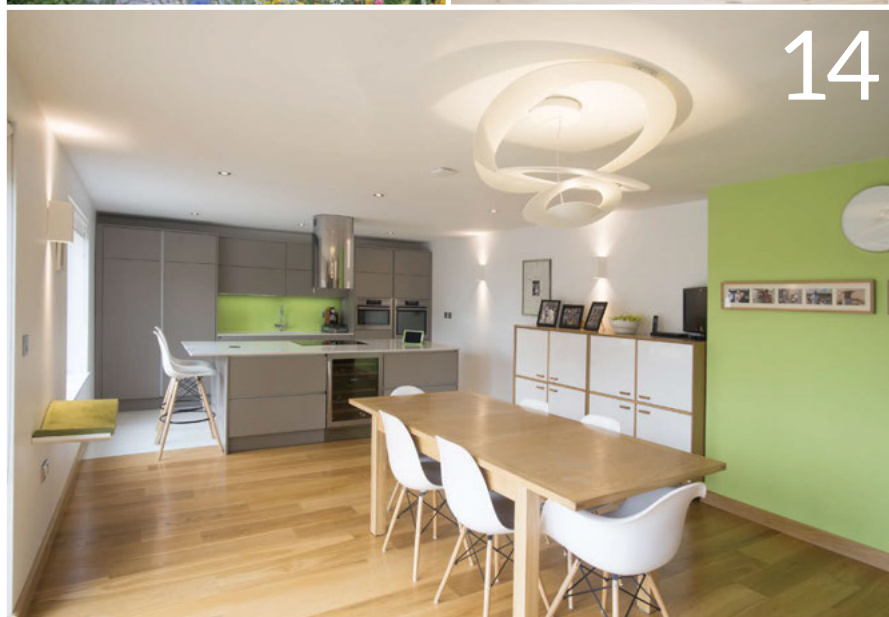
Property development and interiors expert Vanessa Reeves has renovated and extended a large terraced house in Battersea, filling it with ornate furniture, artwork and sculptures.

54 HOME BY THE WATER

Featuring a dramatic curved roof and futuristic glazed front facade, Carn Eithen is a contemporary energy-efficient house that embraces its coastal location.

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Yoko and Andrew Kloeden spent just six months stripping back their Victorian semi to a shell, converting the loft, redesigning every room and building a rear extension.



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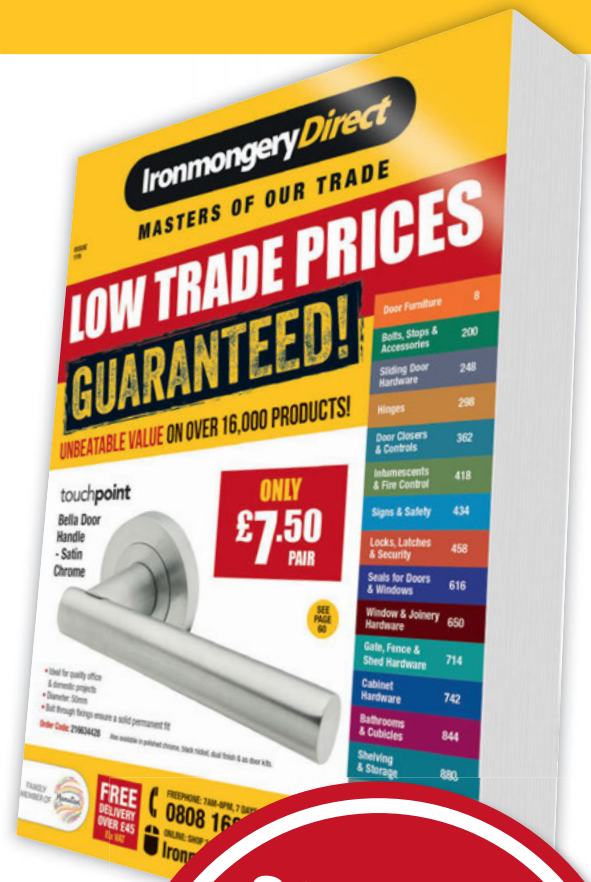
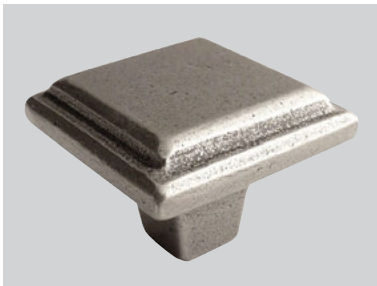
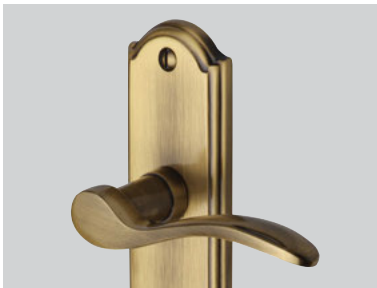
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NEWS

May 2018

Show goes ahead despite blizzards

The second SelfBuild & Design East show went ahead, despite heavy snow falling in the days leading up to the event. "The good attendances on both days proved just how resilient selfbuilders are," said SelfBuild & Design magazine editor Ross Stokes.

Publisher Peter Johns added: "In some ways the snow ensured that the visitors were very focused. Although attendances were slightly down, in the circumstances it was hardly surprising, and we were delighted with the turn out. The feedback was generally very positive, and many exhibitors were particularly pleased with the calibre of the visitors."



Government pledges £16m to speed up home decisions

The government has pledged £15.8m towards speeding up planning decisions on new homes.

The money will come from the Planning Delivery Fund, which aims to enable councils to process more applications, implement new reforms and train planners to tackle housing challenges in their area.

The funding has been split into three streams: the £9.4m for the Joint Working Fund; £4.82m for the Design Quality Fund; and £1.07m for the Promoting

Innovation Fund. In total, 68 projects will receive cash from the three funds until 2019.

Bath and North East Somerset Council will receive £310,000 to deliver a new masterplan and implement an independent design review.

Around £212,000 will go to the London Borough of Hackney to implement new planning applications manager software to increase the rate at which decisions are made.

Dudley Metropolitan Borough Council will receive £570,000

to bring forward a second Black Country Joint Core Strategy and support the development needs of Dudley, Sandwell, Walsall and Wolverhampton.

The Greater Manchester Combined Authority wants to deliver a new Place Team, create new Mayoral Development Corporations and provide additional resource to deliver investment, receiving £950,000 towards these plans.

The full list of successful projects can be found on the UK Government website.

NaCSBA welcomes revision of NPPF

The National Custom and SelfBuild Association has welcomed proposed government revisions to the National Planning Policy Framework to enable more house builds.

NaCSBA chair Michael Holmes said: We believes that individuals commissioning or building their own home will play an increasingly important role in delivering the Government's objective to build 300,000 new homes per year.

"Owner-commissioned or owner-built housing is a major component of new housing in other developed countries, delivering on average 39 per cent, providing homebuyers with greater choice, and improved diversity, sustainability and affordability.

"There is enormous demand for such housing in this country, and the revisions to the NPPF will help to make more land available for such homes.

"The draft revision states that local authorities must assess the level of demand in their area from those who would like to commission or build their own home. This requirement is backed up by the existing 'Right to Build' legislation which requires councils to grant planning permission for sufficient serviced plots to meet local demand for custom and self-build homes.

"Many of the proposed revisions to the NPPF, such as the requirement for councils to include a minimum 20 per cent of sites identified for new housing in their plans to be 0.5 hectares or less (1.2 acres), will make it easier for councils to fulfil their legal duty to deliver sufficient serviced plots to meet demand from those who would like to commission or build their own home," Mr Holmes said.

10 per cent fall in building contracts

The value of construction contracts awarded in January 2018 was £5.4bn, 10.6 per cent lower compared with a year earlier.

According to the latest edition of the Economic and Construction Market Review from industry analysts at Barbour ABI, residential housing and infrastructure dominated the construction sector in January 2018.

There were £1.9bn worth of residential housing and £1.7bn worth of infrastructure contracts awarded, amounting to 65 per cent of the total value of construction for the month.

London had a contract award value at 32 per cent of the UK total, the North West had 13 per cent of contract awards, and Scotland saw an 11 per cent share.

Campaign to scrap VAT on home safety

Singer Midge Ure and West End actress Carley Stenson are the latest stars to back a campaign to abolish VAT on safety products in the home.

The government is being urged to scrap the 20 per cent tax on a range of products and services including fire alarms, carbon monoxide detectors, gas safety checks, fire doors and fire extinguishers.

The Axe Safety Tax initiative has also won the support of a number of MPs and other celebrities including former England footballers Jamie Carragher and Robbie Fowler. The TV presenter Paddy McGuinness has also added his voice to the campaign.

An online petition has been set up to have the issue debated in Parliament. petition.parliament.uk/petitions/209347

Average home needs £24,000 of repairs

The average family home in the UK is in need of repairs to the tune of more than £24,000, with homeowners confessing that they simply can't afford to get the work done to keep their house in good working order. Common issues range from small maintenance jobs such as leaking taps through to outdated plumbing and faulty electrics.

Myjobquote.co.uk polled 2,500 homeowners who have lived in their property for a minimum of five years.

The survey revealed that 48 per cent of homeowners had dodgy plug sockets, 43 per cent had frozen or leaky taps and 31 per cent stated that their home had broken windows.

Just over half (51 per cent) confessed that they believed that there were potentially dangerous risks in their home, with faulty electrics (24 per cent) and outdated plumbing (16 per cent) the most common worries. Just 11 per cent stated said they had no repair requirements at all in their homes.

TECHNOLOGY

Wired

As morning breaks across the UK, houses start to awaken; lights turn on, kettles begin to boil, and blinds are drawn. Nothing unusual, you may say, except that humans aren't responsible for any of this – it's the homes themselves. As well as convenience, smart technology can save you money, which explains why a third of Britons over the age of 55 own a smart thermostat, according to a recent survey. Here are some other great gadgets to make your home a little smarter.

Air quality monitor

Asthma and other health issues are increasingly associated with allergies in the home. Foobot, a new device from Belgium, allows you to constantly monitor the internal air quality in your home and make the necessary adjustments so you can enjoy 'good air' all the time.

The device is the brainchild of Jacques Touillon who wanted to help his eldest child with his asthma. It can be used in conjunction with other home automation devices or simply to provide 24-hour detailed data of the health of your living environment, with warnings and actionable advice on VOCs, PM2.5s, and CO, as well as temperature and humidity. Measurements are logged in five-minute intervals and the state of the atmosphere is displayed in soft coloured LED light so appropriate action can be taken if required. This can be as simple as opening a window. But Foobot lets you know exactly when it's required and for how long – very useful if it's freezing cold outside. Over a longer period of time, the Foobot app helps you to identify which household products, carpets or even furniture are releasing pollutants.

Foobot can also work closely with other smart-home devices with a connected thermostat, such as Google Nest to control temperature, or can communicate directly with Amazon Echo. Foobot can be an active part of the smart-home ecosystem helping trigger the ventilation, filtration, purification system or appliances. Foobot can also connect to more than 120 home appliances, including HIVE, the connected thermostat from British Gas.

Foobot is available for £170 from Amazon.



New app shows effects of daylight

A new app from Velux gives a virtual view of a real space once roof lights have been installed. Called MyDaylight, the app has been built using new advanced gaming technology, and enables the user to experience the effect of daylight in a room with 360° virtual reality simulations. By selecting parameters such as floor dimensions, roof height and ceiling pitch, the space in question can be customised further by adding windows, floor and wall finishes, the room's location, and other aspects. Then, after approximately 10 minutes, you will receive a personal digital simulation giving a lifelike recreation of the room and the changing effects of daylight inside. The app is free and is available for both iOS and Android.

Norwegian heat

Hailing from Norway, these minimalist electric heaters come in four models, including a convection heater, an oil-filled radiator and two panel heaters controlled by wifi, one of which is shown here. The heaters warm up rapidly and have an integrated timer, controlled via an app from anywhere in the world. Output ranges from 800W to 1,200W, and they plug into a mains socket. Price: from £149.99. (ao.com)

Smart lock and key

This device turns your smartphone into a smart key which can be operated from anywhere to allow visitors entry to your home in your absence. Made in Switzerland, Nuki fits over the lock on the inside of your door and can be turned manually, activated by pressing the central button using a special fob, or with a smartphone app. The Lock and Go function activates the lock after 20 seconds, providing time to leave the house. To install, a mounting plate is either clamped onto the lock cylinder, or glued to the surface around it, on the inside of the door. The lock can be activated via your home wifi to provide access for others in your absence. A quick Q&A on the website shows you whether the Nuki smart lock works on your door. (nuki.io/en/)



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ON TREND

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HIGH-PERFORMANCE EXTRACTION

The Concetto Spaziale extractor is made from Cristalplant, a non-toxic, fireproof material. The curved, three-dimensional design has an antibacterial, hypoallergenic surface and a slate black or matt white hood with an airflow of 779 cu m/hour. Its maximum noise level is 54dB and it has an A+ energy rating, while the Tune-White feature allows the colour of the LED strip light to be adjusted from a warm yellow to a cool white. The extractor is recirculating, so it can be installed without an external outlet. The Elica SNAP air balance system measures air quality, temperature and humidity and can automatically activate air flow when levels fall below the optimum. Price: £2,175. (elica.co.uk)



Pretty in pastel

The Rosa classic pendant boasts the bold aesthetic of a cage pendant light, using muted pastel tones. It has either one metre or two metres of fabric lighting flex, and can be hung straight from the ceiling or looped using a ceiling hook. It is available in four colour combinations: mustard with elephant grey cable, dove grey and white, coral pink and burgundy, or petrol blue and brass. They look effective when hung as a multi-drop cluster. Price: from £96. (urbancottageindustries.com)



BOLD AS BRASS

The MPRO brassware collection has two new finishes: brushed brass (above) and matt black (below), available on all taps, valves, shower heads and accessories.

Part of the Mike Pro collection, the products offer good performance and water efficiency, with certified WRAS and TMV2 seals of approval. Existing finishes include brushed stainless steel and chrome. (crosswater.co.uk)



ALFRESCO LIVING

The multi-functional Smartfocus can be used as both an outdoor fireplace and an area for cooking. Elevated so that its hearth can be used as a workspace for tools or plates of food, there is a spacious wood store beneath. Finished in matt black, it features a slate-coloured ceramic sandstone shelf, and the grill can be positioned at three different levels. Price: £4,678, including all accessories and grill pans. (focus-fireplaces.com)



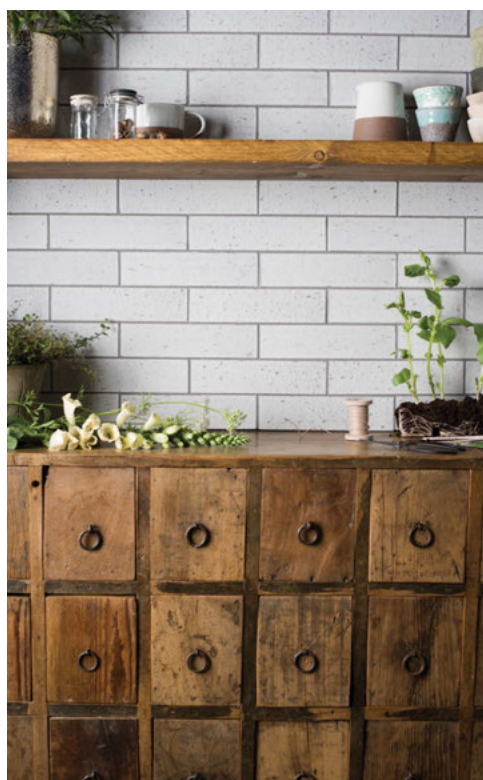
SLICK DESIGN

Smeg has introduced a sleeker aesthetic to its Linea range of built-in appliances and hobs. Features include touch-control LED displays, pyrolytic cleaning and the SmartSense programme, which allows users to pre-register recipes for automatic cooking. Prices start from £599. (smeguk.com)



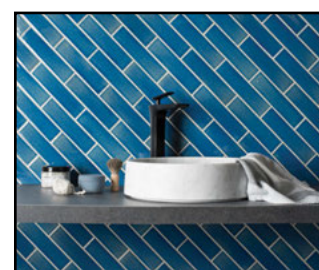
A breath of fresh air

Air-purifying paint from Lakeland Paints improves indoor air quality by filtering out pollution. Using NASA-developed technology, the matt wall paint absorbs, filters and neutralises smells, chemicals and pollutants, nitrogen oxides, solvents and VOCs from the atmosphere in your home to less than one part per million. Designed to work for up to five years, the paint is available in a wipeable matt finish in white and 180 stock shades, and a colour-matching service is also available. The paint is unsuitable for areas that get wet regularly. Shown here in tango and moonlight grey. Prices start from £39.42 for five litres of matt wall paint. (lakelandpaints.co.uk)



FACING THE ELEMENTS

The Elements range from the Winchester Tile Company comprises two collections of brick-format ceramic tiles: Origin and Panorama. Measuring 240mm x 60mm x 10mm, they are available with a smooth or rustic finish. Pictured left is sand from the Origin range and below is rockpool from Panorama. (winchestertiles.com)



WALLS

The walls are painted in Shirting, an off-white shade from Little Greene. (littlegreene.com)

FLOORING

These honed black slate tiles from Topps Tiles are available in two sizes, 30cm x 30cm or 30cm x 60cm. Price: from £35 per sqm. (toppstiles.co.uk)

Designed by deVOL

The products and styles created by deVOL Kitchens is a reflection of founders Paul O'Leary and Philip deVier's affinity with simple Georgian and Victorian furniture from Ireland, England and Wales, with influences from Shaker, Scandinavian, French and Eastern European cabinetry.

Based at Cotes Mill, a historic watermill on the banks of the River Soar in Loughborough, there are four floors of showrooms

displaying four kitchen ranges along with vintage furniture, gifts and unusual home wares, sourced from all over the world.

Carcasses are made of ply in the workshop, used across all four kitchen ranges which include the Real Shaker kitchen range, the Classic English kitchen, Sebastian Cox kitchen, and the Air kitchen, with prices ranging from £12,000 to £60,000. (devolkitchens.co.uk)

**SINK & TAPS**

Aged-brass Mayan taps were made for deVOL by Perrin and Rowe, while the single fluted ceramic sink is from Shaws of Darwen. (shawsofdarwen.com)

INTERIORS

Parisian flavour

TV chef Rachel Khoo has created a fresh, vibrant kitchen with echoes of France.

**RED LAMP**

The vintage red Anglepoise lamp is from Etsy, priced at £91. (etsy.com)



Rachel Khoo is no stranger to cooking in a compact space. Moving back to the UK from Paris in 2014, where she cooked, devised recipes and even ran a pop-up restaurant from a tiny kitchen, the TV cook and author has created this new design in her west London home with the help of Shaker specialist deVOL Kitchens. It may be more spacious than her Parisian home, but she has recreated a familiar essence of eclecticism with fresh pea-green cabinetry, reclaimed worktops and quirky extras such as a red anglepoise lamp.

Khoo sourced many of the products herself, from the black slate floor to the rustic green handmade wall tiles that have been imported from Mexico by a tile specialist in Bethnal Green. The worktops are made of iroko, salvaged from a school by reclamation experts Retrouvius, sanded down and oiled to appear smart and polished. A ceramic sink with fluted front is made by Shaws of Darwen, and aged-brass Mayan pillar taps made by Perrin and Rowe for deVOL add an air of simple authenticity to the design.

A bank of wall cupboards contain two Smeg ovens at head height, while the hob is inset into the island. Both ovens and hob have been positioned carefully to create the ideal angles for filming Rachel at work in the kitchen. The cup handles have been handmade in deVOL's Cotes Mill workshop using aged verdigris brass. These have an antique look with signs of a green patina and create an instant warmth.

Flooded with natural light, the bright room has a bifold door and three large roof lights.

Four simple Shaker shelves on the back wall are home to books, a cascading plant and Khoo's favourite ingredients in jars and pots. She has also attached a lamp here, adding to the rich variety of styles that have been employed throughout.



WALL TILES
The green tiles were imported by Milagros, a small tile shop in London that works with individual artists, makers and workshops in Mexico. (milagros.co.uk)



WORKTOP

Made from reclaimed iroko, the worktops were old school countertops which have been sanded and oiled. (retrovicious.com)

RACHEL'S TIPS FOR COOKING IN A COMPACT SPACE

- ✦ **Open shelving looks pretty** and allows you to find things faster. It also looks more homely and is perfect for storing items you regularly use.
- ✦ **Downsize your devices.** Think you want that Kenwood and the Magimix? Find an appliance that is small and compact and does all the jobs you require. Many everyday kitchen appliances come in compact form and some can be fixed under cabinets or shelves to clear space from the worktop.
- ✦ **Use all your wall space.** Magnetic knife strips can be really useful and are a good way of showing off your nice knives. I hook metal utensil holders on a rod to house all my wooden spoons and bits and bobs.
- ✦ **Always wash up as you go.** You'll become a lot more resourceful with the items you have and won't end up with a massive pile-up at the end of your meal. Rather a dessert finale than a pile of dirty dishes, I say.

The kitchen was designed for the **Khoollect Studio**, the hub from where Rachel devises recipes for her online lifestyle platform. (khoollect.com, twitter.com/khoollect, pinterest.co.uk/khoollect)



APPLIANCES

The ovens, hob, fridge freezer, integrated dishwasher and integrated washing machine are from Smeg. (smeg.com)

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In brief

Project Timber-frame new build

Location Appledore, Kent

Cost £265,000

Spent £438,550

Worth £950,000





Worth. *the* wait

Owing to site conditions, Simon and Carole Murphy had to wait a year before they could start their build, giving them plenty of time to plan their new home.

STORY: **LOUISE PARKIN** PHOTOGRAPHY: **PADDY BOYLE/POTTON**

Selfbuilders seeking a plot can have an advantage over developers. They are usually under less pressure to get something built, and with a little patience, research and cash investment, they can overcome problems that render the land unsuitable for those with a purely financial agenda.

This was the case for Simon and Carole Murphy, who were able to buy a plot they had missed out on initially after it was discovered that it was home to great crested newts. The site required very specific protection when it came to any building work.

Simon recalls: "We became instant experts on newt mitigation and realised that we had a real shot at getting this wonderful plot because developers and

EXTERIOR

Kent traditions have been embraced in this red brick house, with cat slide roof, clay roof tiles and hanging tiles.

In detail

PROJECT

Builder Matt Manwaring
Construction: mattmanwaring
construction.co.uk

Structural engineer Stephen
Johnson, Consulting Engineers
Ltd: 07919 993311

Electrician Adam Kerr,
Kerr Electrical Services Ltd:
07813 906249

Electrician Keith Dalton,
KD Electrical: 07860 217506

STRUCTURE

Timber frame Potton: potton.co.uk

Cart shed garage Roundwood
of Mayfield: roundwood.com

Roof tiles and hanging tiles

Dreadnought Tiles:
dreadnought-tiles.co.uk

Guttering FloPlast: floplast.co.uk

Bricks Hanson: hanson.co.uk

Windows and external doors
Bereco: bereco.co.uk

Insulation Kingspan Logic PLUS:
kingspan.com

Loft insulation Knauf Earthwool:
knaufinsulation.co.uk

Underfloor heating JG Speedfit:
johnguest.com/speedfit/

FIXTURES AND FITTINGS

Internal doors JB Kind:
jbkind.com

Air source heat pump

Grant Aeron: grantuk.com

ASHP supplier Air2nrg:
air2nrg.co.uk

Door furniture Angle Fix
anglefix.co.uk

Smoke alarm Nest Protect:
nest.com

Kitchen cabinets EJ Nunn:
ejnunn.co.uk

Kitchen sinks Franke: franke.co.uk

Pop-up socket EVOLine

from Appliance House:
appliancehouse.co.uk

Extraction (utility) Airflow
iCON 30: airflow.com

Extractor (kitchen)

Elica: elica.co.uk

Worktop Caesarstone:
caesarstone.co.uk

Wine chiller Caple: caple.co.uk

Hot water tap Franke:
franke.co.uk

Utility tap Abode: abode.eu

Staircase Stairplan:
stairplan.com



those building to sell wouldn't be prepared to accept the delays that proper mitigation would entail. This appeared to be the reason the original sale had fallen through. Even so, it took a nervous six months for the sale to finally be agreed and everything signed."

Simon and Carole had moved to Kent from London in 2006, living in a new build on a development. A year later a fire caused by lightning created a large hole in the roof and the top section of the house needed to be completely rebuilt.

Carole, a former investment banker and now a swimming coach, says: "We had never really thought about building, but then we were thrown into the process of rebuilding our home. Being restricted to restoring what we had before led us to start thinking about what we could do with the freedom that comes with designing and building from scratch."

Located in the village of Appledore near Ashford in Kent, the plot already had planning permission for a five-bedroom home, and Simon and Carole liked the traditional Kentish shape of the building, deciding to use the existing footprint and outline of the house and change the interior layout to provide open spaces not just downstairs, but upstairs as well. "We wanted the home to feel spacious and for that feeling to extend upstairs as well as on the ground floor," says Simon, a business change consultant. "We had seen too many

REAR

An endless pool occupies the large patio, accessed directly from the kitchen/diner through bifold doors.

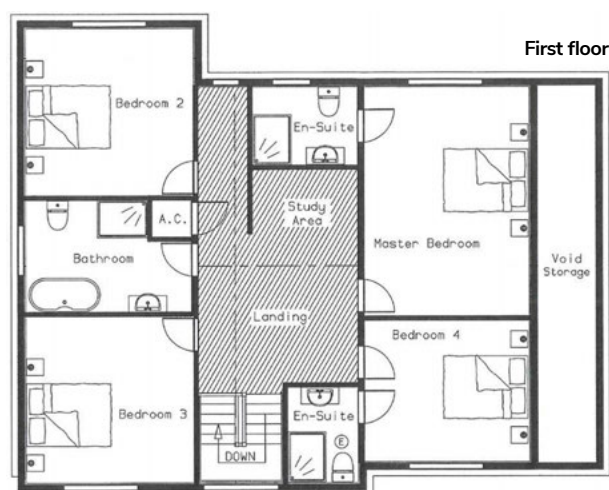
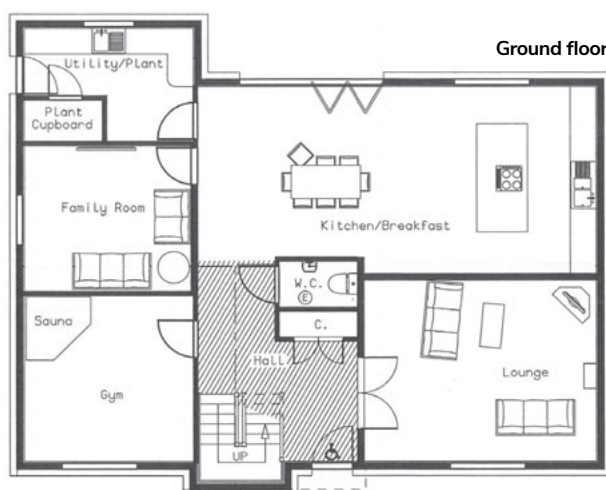
£ Budget breakdown

Plot	£265,000
Main contractor	£168,000
Timber frame	£80,000
Hard landscaping	£73,200
Kitchen and bathrooms	£30,000
Swimming pool	£25,000
Newt mitigation	£20,750
Flooring and staircase	£11,950
Cart shed garage	£7,750
Utility connections	£7,450
Lighting, network, extraction	£7,450
Interior decoration	£5,000
10-year structural warranty	£2,000
Total	£703,550

"A self build project consumes every spare minute of your life."

FLOORPLAN

A large kitchen/diner stretches across most of the back of the house, with a spacious lounge, family room and gym. Upstairs are four bedrooms, two of which are en suite, and there's a spacious landing used as a study.



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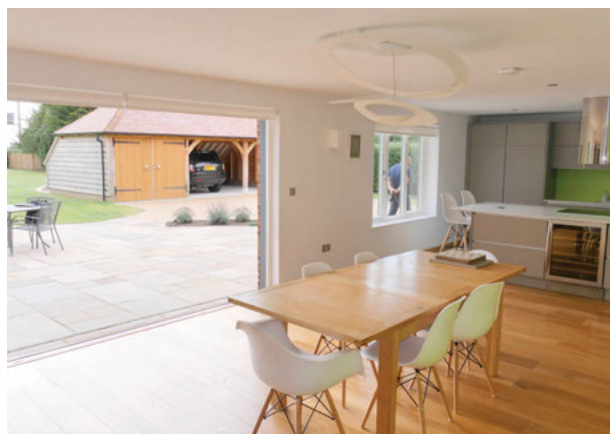


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OPEN-PLAN

The generous kitchen/diner contrasts wood tones with white, grey and lime green colours.

houses with lovely light, bright, open living areas, but upstairs was all doors and narrow corridors."

Taking inspiration from the Kent countryside, the red brick house has a cat slide roof covered with clay tiles, and vertical hung tiles on one of the front sections. The rear of the house has been opened up with bifold doors to make the most of the views of the low hills in the distance beyond the long garden.

Carole is a Masters swimmer and the couple's children, Hannah (10) and Thomas (8), are involved with Ashford Town Swimming Club, and so there is a continuous current fitness pool on the generous patio. Originally this was a project for the future, but the Murphys decided to spend their unused contingency to install the pool while the garden was still a construction site.

"It means we get to use it while Hannah and Thomas are still young enough to benefit," says Simon.

The newt mitigation took almost a year during which time a section of the garden was cordoned off and traps laid. An ecologist visited the site daily to move any trapped newts to the pond in the neighbour's garden.

Simon and Carole used this time to tweak the internal layout and make as many decisions and plans as they could. Simon was working away a lot and so evenings were spent exchanging emails with Carole to pin down exactly what they wanted from their new home. "We are very organised and so we had a massive spreadsheet to keep up to date and record everything," says Simon. "We had made most of the decisions before we even started to build, which made it easier for the builders and subcontractors on site and meant we kept within our budget."

The couple chose Potton to supply the timber frame, although when they first approached them the design



for the house had not been finalised. Simon recalls: "Potton were hugely supportive and patient with us. I believe we ended up at revision H before we had a design that we thought was right for our family."

Despite its traditional external appearance, the interiors are bright and minimalist. It's also very efficient, featuring high levels of insulation and an air source heat pump to provide all heating and hot water.

Carole explains: "We wanted to be green, but to avoid vanity eco we set ourselves a 10-year payback rule, so an air source heat pump was in but things like grey water systems, while interesting, didn't make the cut."

Rather than submit a new planning application, a series of amendments to the existing permission were granted. The five bedrooms upstairs were reduced to four larger ones without objection, but not all requests were approved. "Ashford Council were actually great in that they were very willing to discuss all of our ideas, were always clear in their views and made decisions quickly. It wasn't always the decision we wanted but we were never left hanging," says Simon.

The Murphys chose Matt Manwaring Construction as the main contractor, having asked Potton for recommendations. He is familiar with Potton's timber-frame method and so Carole and Simon visited past clients and inspected his work. They were impressed from the outset. "What stood out was Matt's knowledge, along with his willingness to listen and also give advice," says Carole, who was on site almost every day throughout the project to answer questions, accept deliveries and keep an eye on progress. "I am quite practical so I was up on the scaffolding painting the eaves," she says.



KITCHEN

Grey cabinets in a matt finish are handleless creating simple lines, and an island features seating for two.





The timber frame went up very quickly, but it was several months until the full effect of the daylight was visible from inside the property once protective sheeting had been removed. Bereco softwood casement windows were chosen which are painted blue grey on the outside and white on the inside.

Pre-oiled engineered oak floors have been laid over underfloor heating throughout, except in the kitchen, utility and bathrooms, where there are pale ceramic tiles.

The matt handleless kitchen is west facing to capture the afternoon sun and has threshold bifold doors that, when open, seamlessly connect the interior with the garden. Stretching across the rear of the house, the kitchen is the most used area where the family congregates and eats. There is a separate lounge as well as a family room, and there's also a gym. Carole explains: "During the design process the dining room gradually got smaller and smaller, until we eventually realised that with our large kitchen/diner we would never really use it. This made way for a gym, complete with infrared sauna."

The Murphys wanted to create a sense of space upstairs so they have incorporated an impressive landing that doubles as an open study area. This has a large window to the front and also a floor-to-ceiling window to the rear, which floods the entire area

LIVING ROOM

Engineered oak floors and wooden furniture create a warm, cosy retreat.



Managing great crested newts

Certain species such as great crested newts (right) are protected by UK or EU law and it is an offence to capture or kill them, or to disturb their habitat. It is your responsibility to ensure the necessary measures are carried out to protect them during the course of your project. If there is reason to believe there is a protected species on your land, you will need to commission a survey before planning permission will be granted.

A mitigation plan will establish how to avoid, reduce or manage the potential effects of any planned works such as remedial timber work, demolition, new build or extensions. Natural England must also be informed of your plans and be given time to formulate advice.

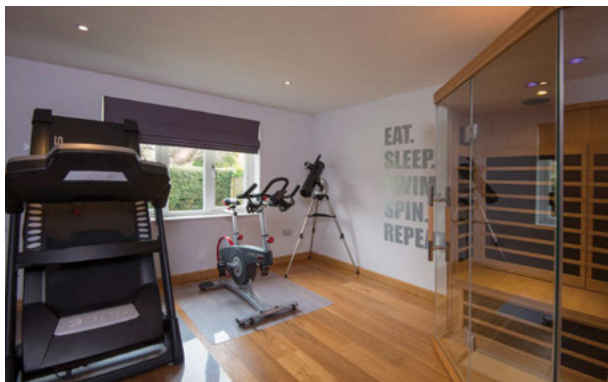
Great crested newts are common in the English countryside, although numbers have been declining since



RAINER THEYER

the 1940s. Mitigation processes for self build projects can be protracted. If newts are discovered after work has commenced, this must stop immediately while surveys are carried out and, if necessary, mitigation. You also need to consider how newts in neighbouring plots may be affected by your project.

Where great crested newts are found on a site, the area must be fenced off and traps set to allow them to be moved. They must be relocated by an ecologist to a suitable site less than 1km away. Permanent amphibian fencing can be used to exclude newts from the area in the long term.



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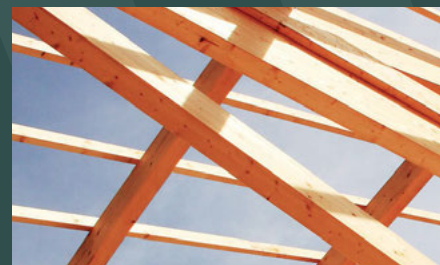
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with natural light that also filters downstairs through the open treads of the oak and glass staircase.

The children's bedrooms are exactly the same to avoid argument, with an absence of radiators to allow more freedom when positioning furniture. Hannah and Thomas had a say in how their bedrooms were decorated, and have access to the wired home network. They also share the family bathroom, while the guest bedroom to the front of the house has its own en suite, as does the master bedroom.

The design for the garden was somewhat dictated by the newts. A hibernaculum – two logs on top of a pile of rubble – provides an ideal habitat for the creatures, as does the wild-flower meadow that has been planted at the back of the garden, providing an ever-changing array of colours throughout the spring and summer. "This is our way of thanking the newts, because without them we would not have been able to buy the plot," laughs Simon. The rest of the garden is deliberately low maintenance with a large lawn, a play area covered in tree bark and a raised bed for growing vegetables.

The family rented a draughty cottage attached to a nearby pub for the duration of the build, which they found charming throughout the summer and spent several evenings sitting in the pub's garden, but as the autumn approached they were keen to move into their home, pushing for a quick completion. With only minor setbacks, the project was finished in just five months.

Carole says: "A self-build project consumes every spare minute of your life. Your friends and family discover that it is all you are capable of talking about!" Simon adds: "As intense and stressful as it can be, the pay-off, in terms of the way the surroundings we create shape the lifestyle that we can lead, is more than we could possibly have hoped for."

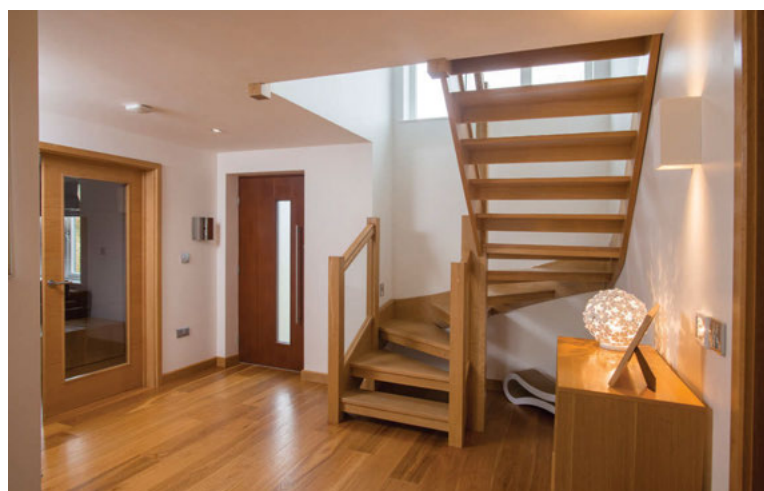


UPSTAIRS

The open-plan theme has been continued upstairs with a spacious landing office.

STAIRS

The winder switch staircase is crafted in oak and glass.



Final word

What was the high point?

With scaffolding, protective sheeting and general building site dirt and dust, we really couldn't tell for sure what the light would be like inside our home. A high point was that first day we managed to get everything cleared and clean. We opened the bifold doors at the back of the house and just marvelled at how big and bright and open everything felt. That feeling has stayed with us.

And the low point?

I remember Carole calling me at work sobbing uncontrollably, unable to speak. I immediately thought a family member had passed away or some similar catastrophe. She finally managed to get the words out... "they've delivered the wrong shower trays again".

There are so many decisions to make, so many small disasters, hiccups and delays, so many interdependent things relying on suppliers keeping their commitments, that the sheer relentlessness of it all can become too much at times.

But, you pick yourself up because there are 20 more decisions that still need to be made as well as a normal family life to maintain. And they did send the right shower trays – on the fourth attempt.

What was your greatest extravagance?

The endless pool. With Carole being a competitive Masters swimmer and both of our children being keen swimmers, we always knew we wanted a continuous-current fitness pool.

And your best buy?

Underfloor heating throughout. This not only provides an efficient, even warmth throughout the house, but also gives us the flexibility to change the layout of rooms without worrying about the location of radiators.

What do you like most about your house?

We love our house and think it is beautiful, but the thing we like most is how it has changed the way we live as a family. We now spend most of our time in the kitchen area bathed in natural light rather than in a living room dominated by a television.

Carole and I are as likely to end the day sitting together at the breakfast bar end of the kitchen island looking out of our large window at the sun setting at the bottom of the garden. In the summer the bifold doors are open and the garden becomes an extension of that living space.

TOPS ON TOP

Cindy Crawford on Silestone Eternal Calacatta Gold

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JEREMY CHRISTOPHERS – COUNCIL LEADER AND NACSBA EMBASSADOR

LEADING THE WAY

INTERVIEW: **DEBBIE JEFFERY****Jeremy Christophers,**

leader of Teignbridge Council, built his own home



at a young age and is passionate about bringing self and custom build to a wider audience. His visit to Almere in the Netherlands prompted the council to pitch for (and be awarded) Vanguard status, which brought £100,000 of funding. This money was used to develop policy for custom and self build, with a major focus on freeing up and enabling land delivery.

The innovative Teignbridge Rule requires that sites of 20 dwellings or more must include the provision of at least five per cent of plots for sale to custom builders – housing built or commissioned by individuals or groups for their own occupation. In 2017 Jeremy Christophers was invited to join the National Custom and Self Build Association's Task Force as an expert ambassador to help boost and integrate custom- and self-build housing across the UK.



Cllr Jeremy Christophers and Charles Acland, Teignbridge self build officer.

Tell us about your childhood home

I pretty much grew up on a building site, because my father was a builder and undertaker who was always taking on construction projects, so there was often an orange concrete mixer parked somewhere in our garden. My first 11 years were spent in the small Devon village of Bickington, and then we moved to the nearby town of Ashburton and lived in a house that required a massive amount of renovation. In my late teens we bought the old vicarage in Ashburton, and converted it into a care home, which I still own and run.

What was your childhood ambition?

My generation didn't have the automatic opportunity to attend university, so at the age of 17 I went on a YTS scheme with the Dartmoor National Park and then at Crownhill police station in Plymouth, and got a bit of a feel for local government.

We still had our family builders' yard near the church in Bickington, which had been divided into four building plots to sell. Back then interest was very low, so my parents decided to give the plots to their children,

and at the age of 24 I built my first house – working with my younger brother, Duncan.

We built a pair of three-bedroom semi-detached houses, working relentlessly long hours and getting physically involved at every stage – digging foundations and labouring for the bricklayer.

They were quite conventional houses, built from cavity blockwork, and my two eldest children were both born in that house. Subsequently my sister and brother-in-law also built two houses on the plots, which were pretty much the last new houses in the village.

People often think it will be too much hard work to self build, but the reality is that you can't do everything yourself – you have to employ others. It's taking on the project management which can save up to 30 per cent of the build cost.

Building my own home in the heart of the village where I grew up definitely gave me the added confidence to stand for council. The human side of custom and self build means that people are living where they want to, rather than where they have to, which brings a real sense of community spirit.

Dragons Roost, a three-bedroom self-build bungalow.



Why do you feel so passionately about custom build?

Anyone in full-time employment should have the opportunity to get onto the housing ladder in the town or village where they grew up. The reality is that people quite often have to wait until their late 30s to become homeowners, if at all. We need to come up with different delivery mechanisms that don't rely solely on big building companies and developers sausage-milling out a load of identical houses.

When I became leader of Teignbridge Council in 2011 two things happened in very quick succession which shaped my life. My younger brother, Duncan, died suddenly of a heart attack, and in between him passing away and his funeral I had the opportunity to go on a ministerial trip to Almere in Holland in May 2012.

I could easily have cancelled the trip, but in the end I went and was taken aback by what I learnt. Almere Poort is a project

built on council land to provide affordable housing for low-income households. People are able to purchase plots designated by the local authority, and to build their own homes with pride and care. I came back knowing that this kind of system would translate to the UK, and that's what I've been working towards ever since.

Teignbridge Council's dedication is now paying dividends, with real progress being made in laying the foundations to create a custom and self build revolution. It's not just down to my efforts, of course – our officers are very on board with it, although some of them were pretty sceptical in the first instance.

How is Teignbridge Council leading the way?

We are the first local authority to have a self-build policy within our Local Plan, the Teignbridge Rule, which means that any development of over 20 homes now needs to offer five per cent of the land

as self-build plots, and interestingly developers found this acceptable and have reacted very positively.

More than 100 new self build opportunities have been generated across the district since the rule was introduced, and we've got about 200 consents now in place. Once people start walking through real front doors that's when we know we've made a difference, because we've created opportunities out of nothing. By 2023 I hope to see at least 80 homes a year being built by selfbuilders in Teignbridge. Communities want affordable homes, and when they see people rolling up their sleeves they find this an acceptable route to achieving them.

We've accomplished something that no one else had previously done in this country and have been in demand. Our self build officer and I, Charles Acland, went to 10 Downing Street for a meeting with other council leaders, and also to Holyrood to talk to the Scottish Parliament about what we've been doing in Devon.

We've also been talking with veterans from military service to give them a chance to come out of the forces and get involved in community self build. Teignbridge is now nationally recognised as a leading authority on custom and self build, as well as being a Right to Build Vanguard council.

In September 2014 Housing Minister Brandon Lewis announced 11 key areas that would receive a share of £550,000 to pioneer the Right to Build scheme. These local authorities became known as the Vanguard Councils, and have set the tone for custom build across the nation.

It was a huge honour to be invited to become Deputy Ambassador for the National Custom and Self Build Association's Task Force, which involves taking important messages about self build to councils, groups and individuals everywhere I travel. With increasing interest in custom and self build, councils and planning authorities have a strong role to play with helping people find land, overcome challenges and get timely advice from experts.

Tell us about other properties you've lived in

An absolute wreck of a listed house became available in 2001, and we left our very



Left A five-bedroom self build, completed in 12 months by a retired couple on the site of an old chicken farm.

Right An almost self-sufficient timber-frame home designed by VWD Ltd.





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Students from South Devon College learn on the job and help selfbuilders.

comfortable three-bedroom house for three crumbling walls and no roof – living in a caravan for 18 months with a third child on the way. The cob walls were rat-infested and the oak floor beams had been chewed away. With the benefit of hindsight, it's just so much easier to build from scratch.

It was pretty tough going really, and we'd get up and start work at 8am, carrying on until midnight seven days a week. At that point I was already on the council, after being elected to represent Bickington, Ilsington and Haytor in 1999.

Recently we moved back to Ashburton to be closer to the care home business, and we're currently living in the house my parents bought when I was 11. We would have liked to build a contemporary new eco house in the grounds of the care home, but unfortunately the planning application wasn't supported by the Dartmoor National Park, but I definitely plan to build my own home in the future. I'd like all of our kids to self build, and would support them in doing that. I'd also love to see my eldest son's football team coming together to form a football team housing scheme!



Broadhempston Community Land Trust (BCLT) self build at Easterways.

What tips do you have for those considering a self build?

Every council should keep a register of aspiring self- and custom-home builders, and then grant planning permission for enough serviced plots to meet that demand within three years. The difficulty is that there isn't any kind of a penalty for councils not holding a Right to Build

register. Every council should have one, so it's important to push for this in your area. If a council needs guidance then that's the purpose of the National Custom and Self Build Association Task Force – we go in and show them how. This type of housebuilding will become mainstream once all local authorities get on board.



Right: BCLT celebrates the official opening and completion of Easterways.



Left: A self-built four-bedroom lifestyle home.





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Splashing OUT

Whether designing a tiny en suite or a luxurious spa-style wet room, a well-planned bathroom is a sound investment for any home.

Bathrooms in a new home can be specific sized and designed around your needs, but with an existing room it's important to consider early on precisely what you want. Plan how to fit your choices in the most convenient way – taking into account the position of any existing pipework or drainage – and consider the space needed around each item, allowing approximately 700mm in front of a WC and basin and at least 1,000mm beside a bath or shower.

If everything is packed too tightly the doors won't open fully and it will feel cramped and awkward. Outward opening or sliding doors will save space, and open-plan bathrooms which are part of a bedroom (sometimes screened by a partial wall) are becoming increasingly popular.



Pictures: UK residents spend an average of 22 minutes in the bathroom every day, according to Abacus Bathrooms, so it makes sense to make the experience as pleasurable as possible.



Above: Generous shower space can make even small bathrooms feel luxurious.

Above right: A wet room can be the perfect solution for a small or awkwardly shaped bathroom.

Below: Vivid blue tiles add drama to the Yang bath in this otherwise modest bathroom.

If an architect is involved with the project then they will be able to assist with designing the room. The internal layout should be finalised before building work begins to ensure that drainage and other pipework are correctly positioned.

Specialist bathroom companies often provide a design service free of charge, and may produce a 3D walk-through computer graphic. Obviously, they hope that you will go on to choose their products and services, but you are usually under no obligation to do so. Alternatively, you could create your own model using free online tools, such as floorplanner.com or roomstyler.com, which enable you to build, furnish and decorate virtual rooms.

Positioning bathrooms

Architects designing new homes and extensions frequently stack bathrooms on top of one another, back-to-back or in close proximity to make the



best use of drainage. Dwellings constructed after 1999 will have a ground-floor WC installed, which has been designed for wheelchair access.

If you're considering adding a new bathroom in an existing house then additional pipework will need to be installed to supply the sanitaryware and remove waste. Generally, a toilet is installed near an existing sewage stack, but if the new WC will be too far away then a macerator pumping system such as Saniflo (saniflo.co.uk) can be used to reduce the solid waste and pump it through a smaller diameter pipe to the main soil stack. This enables a bathroom to be located anywhere that conventional large bore pipework is impractical.

Macerators cost between £250 and £1,500, and some fit neatly behind the WC itself, while other units are built into the WC or stored separately out of sight. They do have a reputation for being fairly noisy, but technology has moved on in recent years and flushing a toilet will only operate the motor for a few seconds.

The shower inlet requirements will depend on where the hot water is coming from. An electric shower heats the water instantly from cold and therefore will only need a cold inlet pipe. This makes them easy to install and popular with plumbers. Mains showers require both hot and cold supplies, and can have either concealed or surface-mounted connections.

Conventional British 'gravity-fed' plumbing in older houses is usually fed from a header tank in the attic and gives relatively poor pressure, especially when it comes to showers. This can be avoided by fitting a booster pump to improve performance or by specifying an unvented plumbing system which provides hot water at mains pressure throughout the house. The hot water supply can either be heated directly on demand by a combination (combi) boiler, via a thermal store or in a specially designed cylinder. Always check the pressure requirement for your chosen shower.

Most bathrooms are prone to condensation, and an extractor fan fitted to a window or an outside wall will considerably reduce this and prevent the room from becoming damp. Natural ventilation is great if there is space for a window, and opening roof lights can be a useful option as they save wall space and provide natural light.

Building Regulations

If a bathroom is to be created in a room where there wasn't one before, it will need to meet



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Building Regulations to ensure adequate ventilation and drainage, and requirements in respect of structural stability, electrical and fire safety.

New bathroom units and fittings don't generally require Building Regulations approval, although drainage or electrical works that form part of the refit may do.

Wet rooms

A wet room is fully watertight with no separate shower tray. The walk-in shower area is usually level with the surrounding floor, but with a slight slope to the drain, which is fitted directly into the floor.

A wet room can be the perfect solution for a small or awkwardly shaped bathroom as it gives a greater feeling of space, is easy to move around in and is more straightforward to clean – especially if you opt for a wall-mounted toilet and basin. It may be easily accessed by the elderly or disabled and is practical for children, who can splash all they like.

For years wet rooms were restricted to the ground floor and had to be sited on a concrete or screeded base, but improvements in waterproofing products, such as floor membranes and shower floor formers, mean they are now suitable for both large and small spaces upstairs or down.

In some buildings there may be difficulty installing a drain if there is insufficient space beneath the floor to create a steep enough fall for the waste pipe but this can usually be overcome by using a pumped drain. Careful planning is a key element in any new wet room installation. Important requirements include good ventilation, effective waterproofing by tanking and a stable (not flexible) floor which is correctly sloped with floor drainage to ensure no pooling.

A specialist wet room company will be able to quote a price for the supply of a complete system. Alternatively, bathroom companies or architects can assist with design, building work and installation.



Above:

A luxury bathroom turned into a home cinema.

Installation

Building contractors or specialist bathroom companies will usually organise the various subcontractors involved, including a qualified electrician. If you're managing the project yourself then choose a tradesperson registered with a Competent Person Scheme (competentperson.co.uk) or log on to the Chartered Institute of Plumbing and Heating Engineering (ciphe.org.uk) to find a reputable company.

Plastic piping makes fitting a new bathroom far easier than working with old-style copper pipe, which requires welding. Plastic pipe is relatively flexible and literally pushes together, sealing with an internal 'O' ring and securing washer. This has made plumbing far faster for plumbers and easier for the DIY market.

Ensure that the electrics are planned from the outset and completed at an early stage, prior to fitting the sanitaryware, so that all wiring is concealed. Avoid free-standing, hanging or adjustable light fittings without the appropriate IP rating.

Recessed lights and sealed units are the safest options. Unless you are using a special lighting control system no switch, apart from ceiling pull cord types, may be installed anywhere within reach of anyone using a bath or shower, and no plug and socket fittings – apart from special razor sockets – are permitted in bathrooms.

When choosing lighting always check how far away from a water source it can be fitted, as each zone in a bathroom requires a specific IP rating. This indicates the degree of protection against water – from submersion or splashing.

Below left:

The Elements wet room range from Abacus is an easy-to-install, tileable wet floor and wall board system for domestic and commercial applications.

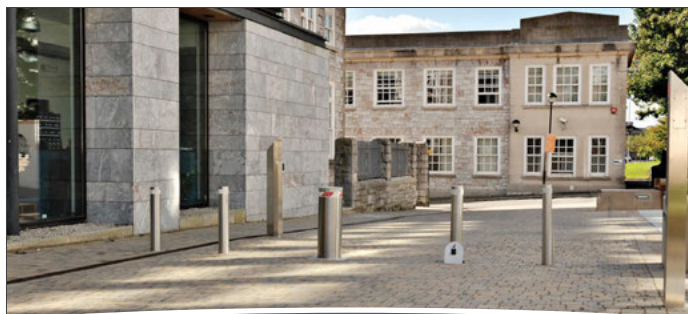
Below:

Matching floor and wall tiles combined with a minimalist screen create a sense of space in this wet room.





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TILES

Floor tiles add style and luxury to any bathroom. These Mollierre grey tiles are from Tile Mountain.

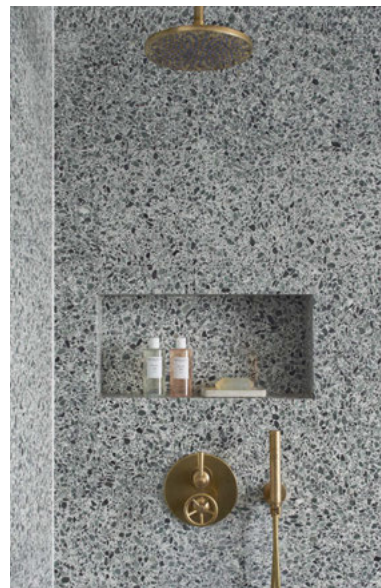
DOORS

Arysto three-panel sliding door with side panel (Halo frame and handle).



SHOWER

Handmade in New York, the Watermark Collection of shower brassware is machined from solid brass. This shower head, 220mm diameter with 290mm ceiling arm costs £669.



Choosing sanitaryware and fittings

Bathroom suites come in a wide range of colours and styles, but do think twice before selecting unusual colours or exaggerated shapes, as you could tire of them quickly. Before buying any new bathroom suite try the bath for comfort and size. Check that the various fittings will go up the stairs and allow space to move easily around the bathroom.

Wall-mounted basins and WCs create uninterrupted floor space, but you must first check with the plumber that he can install these. If your walls are too flimsy to support a wall-hung system then it may be possible to purchase a special bracing frame in conjunction with a WC unit, which will then house a concealed system.

Storage can be provided with under-basin units, built-in cupboards or wall-mounted cabinets. Clutter-free bathrooms are stylish and easier to clean, and compact sanitaryware can help to keep the room feeling orderly, but a smaller basin or bath will need taps

or mixers of similar proportions. Small basins can be impractical for family bathrooms, where twin sinks may be more useful.

Remember, the larger your bath the more water you'll need to fill it. A standard bath measures 1,700mm by 700mm and holds around 150 litres. Shower-baths are the perfect solution for smaller rooms, and are usually narrower at one end.

For any bathroom installation, think about water usage. Low-flush toilets, low-flow showers and basin taps, and a smaller capacity bath will all help to reduce water consumption. If you have suitable cupboard space, you can even fit a grey water recycling unit to flush the toilet.

When it comes to interiors for new builds, the general rule of thumb is that you can claim back the VAT on any permanent fixtures incorporated into the house which could not be taken with you if you moved. These include sanitaryware, heating and fixed flooring.

CLEAN LINES

Minimalist white vanity units and wash bowl from Duravit.

ECO LOO

The Flame uses 230V to incinerate human waste. Just a vent to an outside wall is required, and a raised pipe for ground floor toilets to avoid hot exhaust gases.



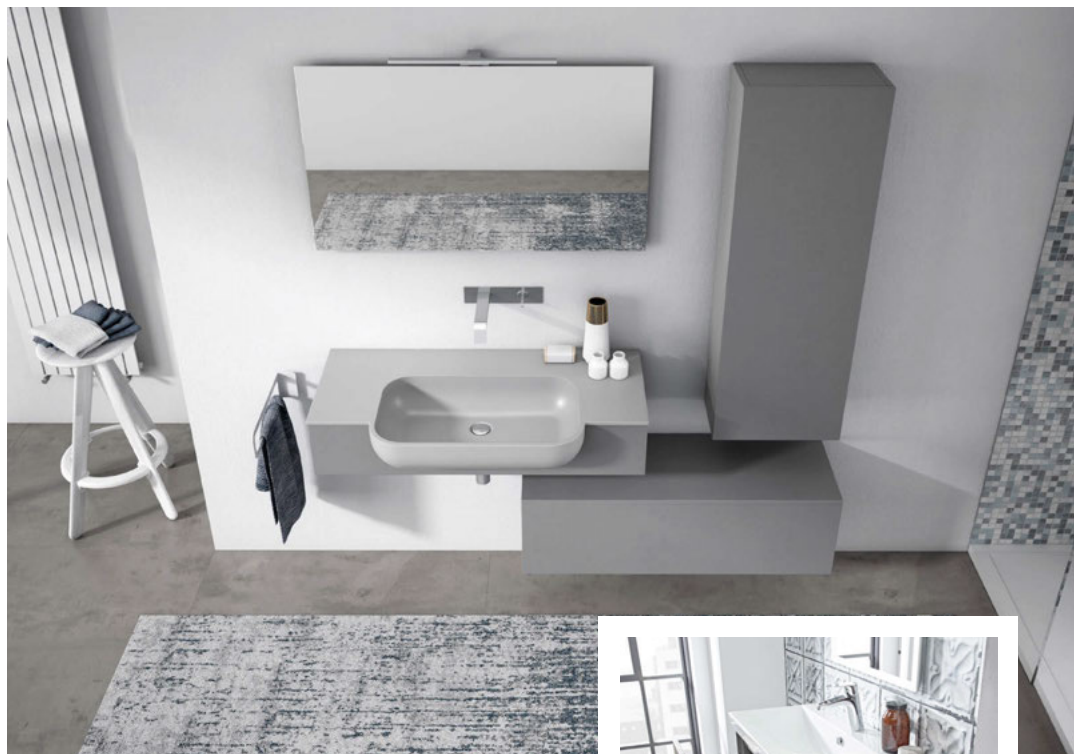


SCANDINAVIAN LOOK

Two examples of the on trend Nordic look, with bathroom furniture from Ikea (above), and Roper Rhodes (below).

FROM ITALY

Add Continental style to the bathroom with Italian Zeus bathroom cabinet and mirrors (right) from Progetto.



STORAGE

Arysto three-panel sliding door with side panel (Halo frame and handle).

BATH/SHOWER

The Ebb shower bath (below) combines the best of both worlds. It measures 1660mm by 800mm by 580mm and is priced around £1,395.



Japanese bidet toilet

One of the must-haves for a modern bathroom is the Japanese toilet. More like a bidet, it provides the ultimate in pampered luxury.

A typical model is fitted with a motion sensor that detects your presence and automatically lifts the lid and triggers a heater to warm up the seat in a matter of seconds.

The user can select a choice of jet or spray washes to squirt warm water where required at

the desired pressure, courtesy of strategically placed sensors.

A warm-air function applies the finishing touches, and the operation is completed with automatic flush and deodoriser spray. Some models even include audio to sooth the nerves and spare the blushes.

Installation is more involved than a standard loo, requiring electric and hot water feeds. Prices range from £300 to £3000.



Natural HABITAT

Gus and Viola Ambler have meticulously converted
an 18th-century brick and flint Norfolk barn
into a luxurious property with rural views

STORY: **DEBBIE JEFFERY** PHOTOGRAPHY: **MIKE DINSDALE** ART DIRECTION: **SIMON MCWHINNIE**



In brief

Project Barn conversion
Location Norfolk
Cost £400,000
(entire barn complex)
Spent £650,000
(Blue Tile Farm Barn only)
Worth £900,000+

“I first saw the online sales details for Blue Tile Farm Barn while we were holidaying in Italy, and immediately contacted the estate agent,” says Gus Ambler. “Planning permission had already been granted for the complex of dilapidated farm buildings to be converted into three dwellings, and it seemed like a rare opportunity, but unfortunately someone else made a higher offer and I lost out.”

The sale fell through some months later, however, and Gus was able to buy the barns, which stand within a Conservation Area in the traditional Norfolk village of Field Dalling. “I needed to commission a bat survey and percolation tests prior to exchanging contracts, as there’s no mains drainage on the site and a treatment plant would be required,” continues Gus, a chartered surveyor.



“It was important to honour the existing building, which is believed to have been built in 1750.”



EXTERIOR

Blue Tile Farm Barn has been sympathetically converted with a reclaimed pantile roof and restored brick and flint walls. Aluminium rainwater goods were sprayed the same colour as the window frames, railings and wood-burner flu.



BEFORE

The barn was previously used for grain storage, and was one of a range of farm outbuildings.



In detail

Blue Tile Farm Barn is available for holiday rentals: btfb.info, norfolkcottages.co.uk.

PROJECT

Architect Hudson Architects: hudsonarchitects.co.uk

Building contractor Draper and Nichols Ltd: drapernichols.co.uk

Structural engineer Consibee: consibee.co.uk

Environmental consultants The Ecology Consultancy: ecologyconsultancy.co.uk

Interior designer Laura Sole: laurasoleinteriors.com

CDM Coordination Purslows: purslows-surveyors.co.uk

STRUCTURE

Windows and glass doors

Velfac: velfac.co.uk

Roofing R.B. Watts Roofing Contractors & Merchants Ltd: rbwatts.co.uk

Bespoke cedar front door and hardwood frames Fox Joinery, Norwich: fox-joinery.co.uk

FIXTURES AND FITTINGS

Heating controls Honeywell

Evohome: honeywelluk.com

Boiler Worcester Greenstar: worcester-bosch.co.uk

Lighting system Lutron: lutron.com

Internal doors and oak flooring

Barham & Sons: barhamandsons.com

Underfloor heating Uponor: uponor.co.uk

Kitchen Keller: kellerkitchens.com

Limestone tiles Quorn Stone: mystonefloor.com

Sanitaryware Crosswater: crosswater.nationwide-bathrooms.co.uk, Bauhaus: bauhaus.nationwide-bathrooms.co.uk, and Clearwater: clearwaterbathrooms.co.uk

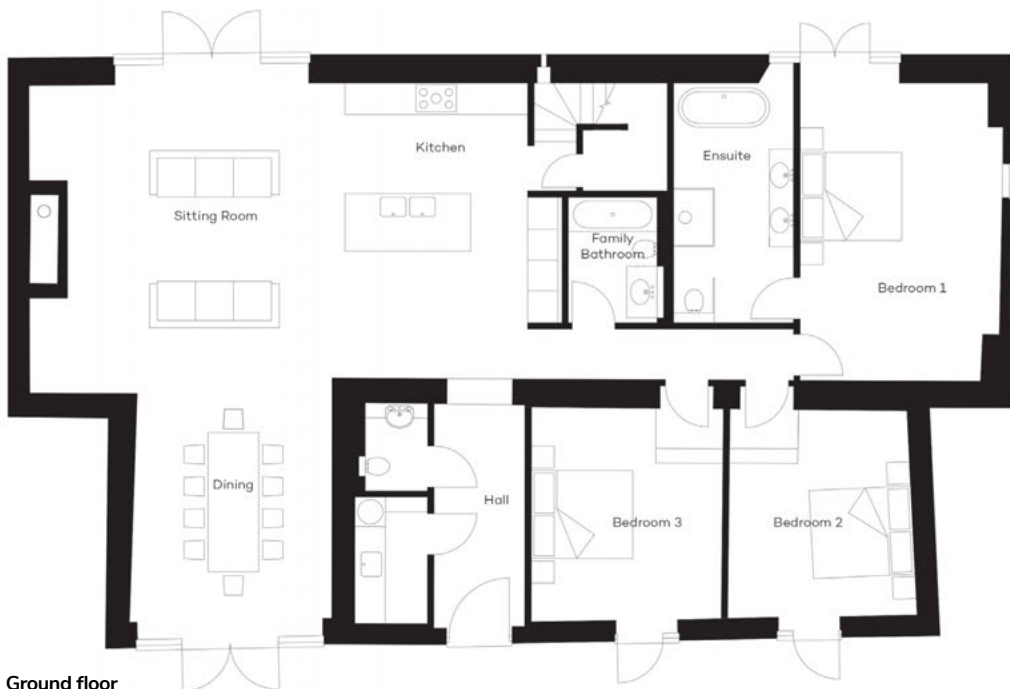
Concrete floor Floor Refinishing: floor-refinishing.co.uk

Willow fencing Foxcotte Cambridge: foxcottefencing.co.uk

Metal fencing Norfolk Estate Fencing: norfolkestatefencing.co.uk

Built-in beds and staircase Fox Joinery, Norwich: fox-joinery.co.uk

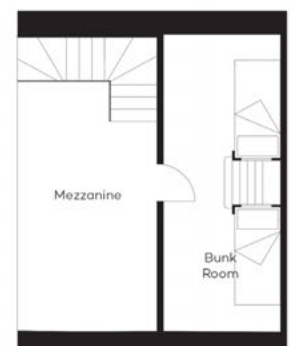
Blinds Cooks, Norwich: cooksblinds.co.uk



Ground floor

THE FLOORPLAN

Most of the 224-sqm accommodation is located on the ground floor to ensure that the original roof structure remains visible, with a staircase leading up to a mezzanine snug and cabin bedroom above.



Mezzanine



“Make sure you’ve done enough research into the ground conditions, the structure of the building and whether there are any protected species present before you exchange contracts on a barn for conversion.” GUS AND VIOLA’S TOP TIP

Four years previously Gus had completed another barn conversion in the area, which is currently used for holiday rentals, and he was keen to tackle a similar project. “The existing planning consent didn’t inspire me, so I worked with architect Anthony Hudson to develop a new scheme,” he explains. Hudson is a renowned architect, with offices in London and Norwich, who has extensive experience of successfully converting barns into dwellings.

“The practice came up with a really attractive scheme,” says Gus. Blue Tile Farm Barn has been designed as a predominantly single-storey layout in order to retain the volume of the existing barn, with three bedrooms, a bathroom and a master en suite on the ground floor, together with an open-plan kitchen/dining/living space, a utility room and WC. Stairs lead up to a mezzanine level, where a fourth bedroom and a further living area were created overlooking the space below through a frameless glass balustrade.

Externally, all of the brick and flint barn and pantile roof would be retained, with new glazed openings inserted where original doors had once been. “The barn isn’t listed, but it was still important to honour the existing building, which is believed to have been built in 1750,” says Gus. “To secure the desired scheme we endured four planning committees, but after almost 18 months of negotiations the final application was successful.”

Structurally, Blue Tile Farm Barn was relatively sound. Air ducts had been added to the modern concrete floor and the internal walls were rendered so that the building could be used as a grain store, with a small dairy area complete with galvanised railings forming stalls. “The structural engineer undertook a detailed

inspection, and only a limited number of timbers needed fully replacing,” says Gus, who employed a local building contractor to complete the work.

Gus, his wife, Viola, and children – Helena, now 10, and Zac, 7 – remained living in their London home during the 19-month conversion project, with Gus visiting the site on a weekly basis.

The entire roof was carefully stripped back during the early winter months to avoid disturbing any resident bats, and the timbers treated before around 80 per cent of the old pantiles were mixed with matching reclaimed clay tiles to create a traditional undulating roof.

“The Natural England protected species licence only allowed us to work on the roof during a particular

EXTERIOR

Externally, large north- and south-facing sandstone terraces have been created, and the barn enjoys wonderful views across the lawn to open farmland.



LIVING AREA

A striking blue fireplace and integrated wood-burning stove create a focal point in the double-height living space.



KITCHEN

Exposed original trusses and purlins contrast with the contemporary polished concrete floor in the open-plan kitchen/dining/living space. Wall and floor cabinets are teamed with composite stone worktops.





window of time," says Gus. "To comply with the licence, we also built a new garage block with a dedicated bat loft in the roof space, and installed bat tubes and surface-mounted bat boxes on the barn itself."

Once this initial phase of work was complete the second stage of the project could begin. "Sections of the brick and flint external walls needed to be extensively underpinned, with some new sections of walling constructed using reclaimed materials to match the originals," Gus explains. "I wanted to keep the barn as untouched as possible, so the flint was only repointed where absolutely necessary, although we did need to repair quite a lot of brickwork. We also managed to save a brick from an internal wall which was inscribed with the date 1766."

Two large glazed screens were specifically manufactured for the barn, and the challenge was to calculate the wind loading and minimise any potential flexing in such an open country setting close to the coast.

"After a lot of discussion, the structural engineer came up with the solution of two L-shaped steels, carefully screwed together and sunk deep into the walls before being resin-bonded in place," says Gus. "Above that we have hardwood frames made up by a joinery firm to take the very large double-glazed panes."

Glazed panels on the mezzanine level, which were measured up prior to dry lining, ended up being too big for the space and had to be replaced. They now form a sleek safety balustrade overlooking the kitchen and living areas below.

Polished concrete flooring was chosen for the main open-plan space, which works well with the

"The fireplace itself was a feat of engineering, but the insipid colour just didn't work, so I changed it to blue."





“The cinema is something we use all the time and is a real treat.”

underfloor heating, and was power floated by a specialist subcontractor. After 30 days it had cured sufficiently to be polished to a high gloss finish. Engineered oak flooring was laid in bedrooms, with stone tiling in bathrooms.

“A good friend of mine is an interior designer who helped out with the bathrooms,” says Gus. “I took responsibility for the other materials and lighting, and sourced some really interesting fittings which needed to be large enough to work in the high vaulted spaces.”

One of the most eye-catching features in the barn is the vivid blue fireplace in the living area, where a large wood-burning stove is inset. “Initially the fireplace was painted brown, as it was supposed to mirror the rectangular shape and colour of the kitchen beneath the mezzanine,” says Gus.

“The fireplace itself was a feat of engineering, but the insipid colour just didn’t work, so I changed it to blue, which seemed appropriate for Blue Tile Farm Barn and totally transformed the look and feel of the room.”

Behind small bulkheads two electrically operated blackout blinds drop down over the main windows. “We needed the blinds for privacy at night, as the windows are so large, and chose blinds in the same off-white colour as the walls. We soon realised that they would make a perfect screen for a home cinema system,” says Gus. “By hanging the projector on a central beam it creates an amazing 3.5m-wide image. The cinema is something we use all the time and is a real treat.”

External landscaping has been as carefully designed as the barn itself, with steps and terracing connecting the building to the outdoor space. Raised drainage fields have



HOME CINEMA

Large blackout blinds make a perfect screen for a home cinema in the living area.

DINING AREA

Sliding glass doors open onto the sunny terrace from the dining area, which is furnished with a three-metre-long walnut table.

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HOMES Barn conversion

been created with meadow matting, so that in spring and summer the barn overlooks a vast area of wild flowers and grasses. Banks create perfect back rests for relaxing outdoors; oak planks on a gabion feature form additional seating, and willow fencing, woven on site, is designed to preserve views across the neighbouring 120-acre field.

"The project overran by several months, and there were delays caused by the weather and late deliveries. It could be frustrating at times, but that's the nature of converting old buildings – you never know what you're going to find," says Gus.

"The whole family has fallen in love with the barn, and the children adore spending time here. The complex would have been too large to viably convert into a single home. Converting it into three homes and retaining one as a holiday let means that we also receive an income stream from the property to cover the building's outgoings. It's been hard work, and the planning process was unnecessarily long and drawn out, but the end result has exceeded everyone's expectations."



Final word

What was the high point?

I enjoyed working with some true craftsmen, who paid close attention to detail and the quality of finish.

...and the low point?

It isn't always sunny in Norfolk – in fact the rain and dreadful ground conditions delayed the project by a number of months.

The best buy?

The shop display Timothy Oulton Atom Elliptical chandelier above the dining table, which cost around one-third of the normal price. It is the perfect light for the space.

...and the biggest extravagance?

The fireplace feature because it's unique, and the built-in cabin beds on the mezzanine with the oak paddle staircase. There's a little tunnel between the beds at the bottom, which children love.



BEDROOMS

There are three spacious bedrooms on the ground floor, and the master bedroom has a vaulted beamed ceiling and large, dual-aspect windows.

EN SUITE

The master en suite has a contemporary double-ended bath and walk-in rain shower, with integrated ceiling speakers connected to the multi-room music system.

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WOODEN WAY

The Broseley kitchen design from Holloways of Ludlow has a vintage industrial theme, thanks to a metal frame that features an integrated handle, and is available in blackened steel (shown here), lacquered brass or antique bronze. Doors and cabinets are made from a solid wood core, in a wide range of finishes, including oak (pictured), linoleum, lacquer, and a number of veneers. Kitchens are priced from £30,000. (hollowayskitchens.com)

AHEAD OF THE CURVE

Handleless for a sleek finish, the original SHEER kitchen has no panels to trap dirt, and the doors have a continuous lacquered effect with a soft 45-degree angle profile for easy access. The collection is available in a wide range of colours. Tomas kitchens start from £25,000. (tomas-kitchen-living.co.uk)



Individual style

Each of these Matt Podesta cabinets is bespoke and can be supplied in a variety of colours and sizes. Shown here are some poplar in-frame cabinets with oak interiors, chrome butt hinges and handmade bespoke knobs. (podesta.uk.com)



INTERIORS

A shining example

The Metz Graphite kitchen from Caple (left) features high-gloss lacquered doors and an integrated handle for a simple, sleek finish. The range comes with the option of curved or concave doors, with the Graphite design providing a striking contrast to lighter flooring. The Metz Graphite kitchen costs from around £8,200 or £228 for a 600mm high-line base unit. (caple.co.uk)



Kitchen cabinets



Shades of grey

Part of the Accent range from Magnet, these grey units feature striking chevron grooves, achieving an angular, symmetrical appearance. The mid-grey doors have discreet metal handles, and the neutral look of the furniture complements either muted tones or bright splashes of colour. Price: £685 per 600mm base unit. (magnet.co.uk)

Hub of the home

This kitchen cabinet from Hub Kitchens is finished in high-gloss lacquer and shown here in dark blue. Showcasing modern Italian design, prices start at £40,000. (hubkitchens.com)

A CLEAN SLATE

The stone-effect Langham kitchen furniture collection is available in light grey basalt or slate (shown here) with a laminate finish. Designed and made to order by Daval, the range comprises a selection of drawers, tall larder-style storage and overhead shelving units. Available handleless or with a Linea or Linea Curve profile handle, the collection is priced from £3,000. (daval-furniture.co.uk)





CASE STUDY

ART HOUSE

Property development and interiors expert Vanessa Reeves has renovated and extended a large terraced house in Battersea, filling it with ornate furniture, artwork and sculptures.

When Vanessa Reeves decided to extend her four-storey terraced home in Battersea, she took perhaps the greatest of all risks – beginning work on a rear extension before planning permission had been granted. What ensued was a five-month battle with the planners that saw her commission a planning consultant and a Right to Light expert before eventually winning at appeal.

“It would have been expensive to put it back together had planning permission been refused so it was an enormous relief,” explains Vanessa who runs a home renovation and interior design company.

The glazed rear extension meant taking down the back wall, and removing some internal walls on the lower ground floor to create a bedsit for Vanessa’s teenage son at the front of the house. In addition to the basement-level extension, a half landing was also added to the rear elevation.

For this, planning was straightforward because a precedent had been set by most of the neighbouring houses, all of which have a similar extension. Structurally, however, it was complicated, because the entire house needed underpinning. This proved costly, though Vanessa is convinced it was the right decision.

“The estate agent who came to value the house joked that it was the most expensive landing in London, but it really has transformed the house and the way the space works,” she says.

Most of the internal basement walls were removed and structural steel supports inserted to make way for the bedsit and a spacious kitchen diner. The wall flanking the staircase was removed and a fire door installed at the top of the stairs to meet fire regulations. Italian porcelain tiles have been laid on the floor of the kitchen/diner to replicate the look of limestone but which require no maintenance or sealing.

The upper ground floor is now a formal sitting



“I didn’t want a modern kitchen – it wasn’t meant to make a statement.”



Kitchen/ diner

Bright and airy at the kitchen end, the dining room is dominated by a large painting on the wall.

Living room

"Formal sitting rooms are often unused but I use mine all the time," says Vanessa.





Bathrooms

Classic styles have been achieved using a varied choice of light and dark finishes.

Rear reception

This cosy sitting room is used for watching TV and reading.



room and cosy TV room. A large section of wall was removed from here too but the spaces, while open and connected, are distinctly separate.

The house is dotted with artwork, sculptures and decorative pieces that give the house an air of classical eclecticism. Pieces have been collected over the past 15 years, mainly from London, with some items brought back from Vanessa's travels to India, France and South America. These are intermingled with her own paintings – "hopefully mine aren't that noticeable," she laughs.

The interiors are cosy, comfortable family spaces designed to be lived in rather than act as show pieces. The kitchen is tucked away and only visible from the dining room, enabling an uninterrupted view from the bottom of the stairs through to the garden.

Vanessa and her son moved in with her mother while the work was carried out by contractors she had used previously through her business. While awaiting the planning appeal, the builders turned their attention to the upstairs accommodation, including the guest bedroom on the fourth floor. This had an interesting ceiling, which Vanessa was keen to retain rather than

Vanessa's extension dos and don'ts

- Adding a bedroom, bathroom or increasing kitchen space can usually pay off. For smaller properties such as flats or terraced houses, extend into a side return. This can provide enough additional space to create an extra bedroom if done carefully.

- Extending into the basement can create lots of additional floorspace, but beware of the costs. It's an expensive option.

- If your garden is small, don't extend into it. Outdoor space is valuable too, especially in cities and urban areas.

- Extending using sliding doors and roof lanterns is a good way of filling an interior with light.





Bedrooms

All four bedrooms are ornately decorated in classic styles.



conceal. "I asked the builders to take the ceiling off the portion above the window, and make the rafters evenly spaced so they look like beams," she explains. "It adds interest to the room and makes the ceiling appear higher." The dressing room next door has striped fabric covering the walls, which was an expensive option but adds considerable warmth and impact.

The understated and much-loved kitchen was designed by Vanessa in collaboration with a specialist designer. "I didn't want a modern

Roof terrace

Overlooking the garden, the terrace provides a welcome outdoor space.



kitchen; it wasn't meant to make a statement," says Vanessa, who spends a lot of her time there.

Glazed doors and windows at the rear, along with a generous roof lantern, flood the lower ground floor with natural light.

The back garden is divided into two 'rooms' with lots of trees and shrubs, including an olive tree. A pond was removed, with the original paving retained for the most part, while other areas are newly paved in brick.

Vanessa used her extensive experience to secure the best discounts and trade prices for materials, and by using contractors she had employed on her clients' homes, she was able to ensure quality work at good rates.

Vanessa's gamble appears to have well and truly paid off, with her home recently valued at £1.85m. The figure is academic however, because she has no plans to sell.

Contacts

Project management The Property Service: 020 7736 3456

Marble Experts in Stone: 020 8871 1919

Tiles European Heritage: europeanheritage.co.uk

Curtains Celiz curtains: 020 8766 7306

Carpets Eclipse Flooring: eclipseflooring.co.uk

Kitchen Finesse Kitchens: finessekitchens.co.uk

Bathroom fittings Bathstore: bathstore.com;

Chelsea Plumbing: chelseaplumbingandheating.com

Shutters and blinds Shutter Shop: shuttershop.co.uk

Curtain pole and finials McKinney and Co: mckinney.co.uk



HOME *by the* WATER

Featuring a dramatic curved roof and a futuristic glazed front facade, Carn Eithen is a contemporary, energy-efficient house that embraces its coastal location.



This reinterpretation of a local farmhouse is only the second new home to be built in the Pembrokeshire National Park in more than 30 years. It was designed to the owner's brief for a low maintenance holiday home which can accommodate up to 14 people and make the most of the spectacular views over St Brides Bay.

"There was a specific request for it to include curves," explains architect William McMorran from Bromyard-based Architectonicus, referring to the distinctive glazed front facade. The structure also had to be contained within the original envelope of the former existing property, a Pembrokeshire farmhouse.

It was decided to orientate all the main living areas to face south and west and for the first-floor bedrooms to share a west-facing landing arranged along the east elevation to receive the morning sun.

Although the original building was only one-and-a-half storeys, the ground floor ceiling was unusually high at three metres, with three cramped first-floor attic bedrooms above. By reversing the ceiling heights it was possible to contain all additional 11 bedrooms

“The roof rises and flows, like a sail in a sea breeze, curving over a glass facade supported by columns that incline like masts toward the overhanging eaves.”



EXTERIOR

From a distance the new home is designed to mimic the familiar white farm houses of the area, however, on closer inspection it has a more contemporary appearance.

In detail

PROJECT

Architect Architectonicus: architectonicus.co.uk

STRUCTURE

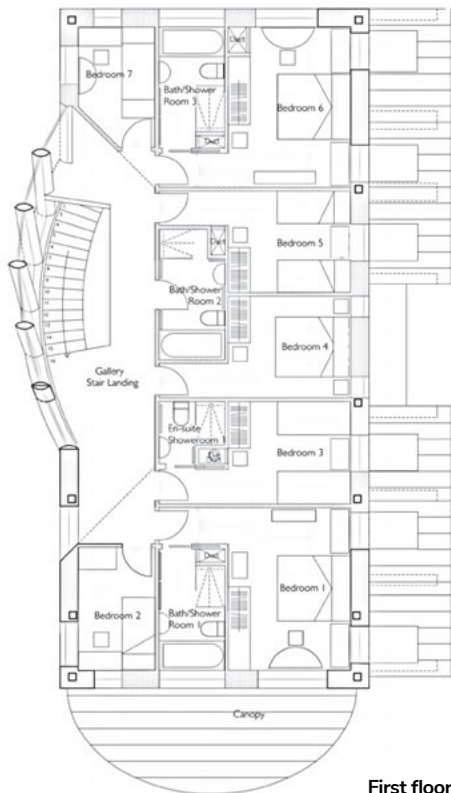
Steel frame McCanns Group Design and Construction: mccannsgroup.com

Roof, zinc chimney, cladding

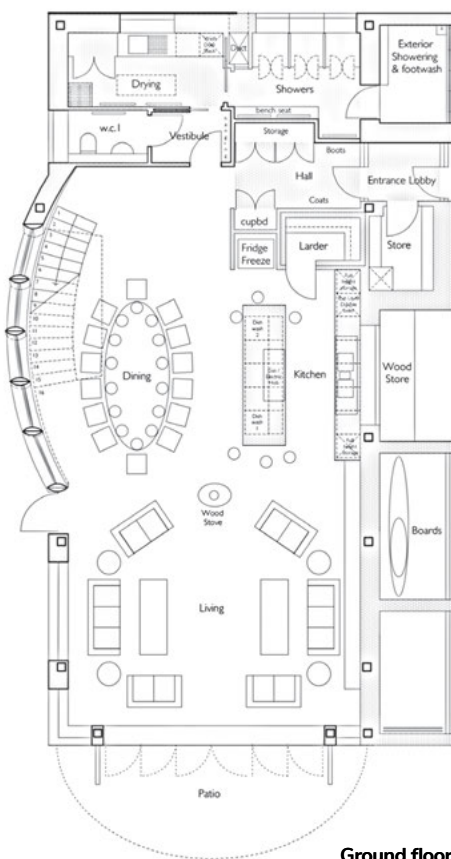
JTC Roofing: jtcroofing.co.uk

Staircase, front canopy Bisca: bisca.co.uk

Windows Velfac: velfac.co.uk



First floor



Ground floor



DOUBLE CURVED ZINC ROOF

The distinctive roof was supplied and fitted by JTC Roofing who worked in conjunction with Architectonicus. The freeform double-curved zinc roof at the front has smooth, gentle slopes that blend in seamlessly with the surroundings. The pitched roof at the rear, along with the zinc chimney detail and cladding, were also installed by JTC Roofing.



Steel frame

The 'moment' portal frame is supported by a grid of mini piles, affording a clear span internally between external walls. The whole assembly was fabricated and erected by McCanns Group Design and Construction based in Llandovery who computer modelled all the cranked steelwork connections. The frame provides an armature

for marine ply sheathed engineered timber wall studs and rafters. The void between the studs and rafters is fully filled with Warmcel insulation creating a cold bridge-free, highly-insulated and acoustically-attenuating building envelope. The steel frame is designed to cope with wind speeds in Pembrokeshire which gust to 100mph in the winter months.



within the existing rear roof slope. A spectacular helical glass staircase curves up the west facade to a dramatic double-height galleried landing made possible with the lowered ceiling line of the ground floor. The bespoke staircase was designed by stair specialists Bisca so as not to detract from the amazing view out to the coast.

The open-plan ground floor is essentially organised into four main zones, with the main reception/sitting area situated at the south end of the house. This faces the morning sun and is protected from excess solar gain by a projecting glazed canopy. A fireplace divides the living area from the kitchen/dining space.

The open-plan kitchen faces the morning light and has an island worktop which acts as a breakfast bar and also a servery to the large dining table adjacent to the west elevation. The dining space is located between the kitchen and the west/evening light with open views toward the coast and the sea beyond which is visible through the glazed wall and embraced by the glass staircase.

The entrance doors, hallway and utility/showering and drying areas are located at the north end of the house. It was important for the owners that this area be warm and well supplied with hot water so that bathers and surfers are able to shower off outside before entering the house and the warm showering area.

Similarly, a separate main entrance door accesses a lobby area for dogs, boots, coats and a box rack for personal possessions.

Externally, the west eaves of the house is a reflex curve rising up to allow full aspect to the sea from the first floor and staircase. The eaves projects well beyond the line of the elevation as weather protection and to minimise solar gain as the sun traverses west and sets on the distant horizon.

CANOPY

The semi-circular canopy of triple-laminated glass panels set within a steel frame was supplied by Bisca. Bespoke Bisca canopies cost from £15,000.





STAIRCASE

A visually lightweight helical staircase was designed so as not to detract from the spectacular views out to the coast. The stairs feature a pale oak handrail, with triple-laminated treads supported by a glass balustrade with steel panels and fixings. Bespoke Bisca stairs cost from £22,000 .



The bespoke staircase was designed so as not to detract from the amazing view out to the coast.

“By articulating the supporting columns the whole facade becomes a metaphor for the rugged coastline and the characteristic rock formations known locally as carns,” explains William. “From a distance the house is designed to imply the familiar Pembrokeshire farmhouse with white walls, grey roofs and prominent chimney stack.”

Along the east wall is a range of storage spaces and to the north a grass roofed and slate walled service room and garage. The mechanical plant is designed to produce an uninterrupted supply of hot water to all showers and baths. Underfloor heating to the ground and first floors is supplied by an air source heat pump.

Externally Pro Rend high performance thin bed rendered rainscreen has been applied, with triple-glazed Velfac windows and Trombe frameless triple glazing fitted.

The external landscaping included the restoration and new build of the traditional Pembrokeshire ‘hedgebanks’ comprising field stones laid on turf, supplemented by Welsh slate walling and grey natural riven stone paving.

INTERIOR

A spectacular glass staircase provides a visual link between the two levels of the interior, which is light and bright courtesy of extensive glazing to maximise the dramatic coastal views.



An eye for **detail**



It took just six months to transform Yoko and Andrew Kloeden's Victorian semi – stripping the house back to a shell, converting the loft, building a rear extension, and redesigning every room to create an exquisite and tranquil retreat.

STORY: **DEBBIE JEFFERY**

PHOTOGRAPHY: **KOTOMI YAMAMURA/YAYOI/YOKO KLOEDEN**

When Yoko and Andrew Kloeden first viewed their Victorian semi, close to the Thames in Richmond, the house had remained untouched for almost 30 years.

Ivy was sprawling up the side wall and had started to grow in through windows, and the dated interior was decorated in lurid shades of blue, pink and green.

For architectural designer Yoko it was exactly what she had been looking for: a project house, just one street away from the family's previous two-bedroom home, with plenty of scope to extend and improve. The couple and their children – Alex, now 8, Richard, 5, and three-year-old Sakura – moved into the house in October 2015, and lived there for a year while Yoko prepared the designs.

"There was just one bathroom leading straight off from the kitchen on the ground floor, and the layout felt cramped and disjointed," Yoko recalls. "Upstairs were three bedrooms, so we knew we would need to extend into the loft to add a new master bedroom and a family bathroom. Our previous Victorian home was a smaller version of this house, which really helped when it came to designing the layout."

The project included demolishing an existing poorly-built ground floor extension with its noisy polycarbonate roof, and replacing this with a new rear and side extension to make an open-plan family area. The entire property would be gutted and stripped out, with two new rooms added at loft level. With the help of local practice Ampersand Architecture, the house was transformed into a

EXTERIOR

The brick walled garden was covered with ivy and filled with overgrown trees and bushes when the family bought the house, and the decking could only be accessed from a small side door. Full-height steel doors now lead out into the garden, where Yoko (pictured) designed a built-in bench to add seating.





KITCHEN

The kitchen doors, drawers and panels were designed by Yoko to fit Ikea carcasses, and were crafted by her joiner in spray-painted moisture-resistant MDF.

spacious four-bedroom, two-bathroom home with a large family area and a home office.

"I produced the design myself, and then the architect completed specifications for things like the drainage, insulation and services," says Yoko. "We're not in a Conservation Area, and were replacing an existing extension, so the footprint of the house wasn't really increased and our planning application went through very smoothly."

The family rented a small two-bedroom flat just a short walk from their house, and the builders began work on site – demolishing the existing extension and digging foundations for the new structure. Yoko took on the role of project manager, choosing a building contractor she had worked with before who had impressed her with their high quality of craftsmanship.

The entire rear of the house was demolished, and the new extension built using the same bricks for continuity. "The builders bought matching reclaimed bricks to mix in, and we also have an exposed brick wall in the dining area," says Yoko. "I use natural materials wherever possible, as I love how they age. The key is to embrace their imperfections and choose the ones that are easy to repair."

What had previously been the ground floor bathroom has now been incorporated into the open-plan kitchen space, and extended across the full width of the rear elevation. "We took down an internal wall between the kitchen and dining room, so that the whole rear of the house is completely open plan," says Yoko. "One of the biggest expenses was the steel and glass doors, which were made to order and installed by a specialist company to overlook the walled garden. I really love the combination of bricks and steel."



“The open-plan kitchen is where we spend most of our time, and includes a small desk for the children.”

A new concrete slab was created so that underfloor heating could be laid throughout the kitchen/dining/living space on the ground floor, with further partition walls removed to open up the sitting room to the staircase and the kitchen beyond.

“We built a new wall between the home office and the sitting room, to make a more private study space at the front of the house,” says Yoko, “but the open-plan kitchen area is where we spend most of our time, and includes a small homework desk for the children. I also work in there at the dining table sometimes, as it’s so light and enjoys views of the garden.”

Converting the loft into a master bedroom and family bathroom at the top of the house freed up the old master bedroom on the first floor to become a room for the boys. Sakura then moved into their former bedroom, and her old room was converted into a guest bedroom.

A corner of the boys’ bedroom had previously been cut out to create what was supposed to be an en suite bathroom. Because of this, the room and the corridor were awkwardly shaped and the natural light was blocked. Yoko returned the room to its original rectangular shape and allowed the light to come through.



OPEN-PLAN LIVING

The old side extension was demolished and turned into one large open-plan area. A slab of Carrara marble was used for the splashback, and worktops are Silestone in a similar shade, chosen for its durability.



In detail

PROJECT

Architectural designer

Yoko Kloeden Design:
yokokloeden.com

Architect

Amperсанд Architecture:
ampersandarchitecture.co.uk

Building contractor

Skora Contractors:
skoracontractors.co.uk

Structural engineer

Green Street Properties:
greenstreetproperties.co.uk

STRUCTURE

Steel and glass doors, timber sash windows

Sky Sash Windows:
skysashwindows.co.uk

Oak staircase spindles and handrail

Richard Burbidge:
richardburbidge.com

FIXTURES AND FITTINGS

Kitchen carcasses

IKEA: ikea.com

Kitchen cabinetry, office bookcases

Yoko Kloeden
Design: yokokloeden.com

Kitchen cabinetry paint, Oval

Room Blue Farrow and Ball:
farrow-ball.com



Pale grey bathroom tiles and hall floor tiles

Mandarin Stone:
mandarinstone.com

Wall lights

Flos: flos.com

Chimney tiles

Emery and Cie:
emeryetcie.com

Girl's room tree wallpaper

Sian zeng: sianzeng.com

Clay plaster

Clayworks:
clay-works.com

Parquet flooring

AH Pek:
ahpek ltd.co.uk

Sanitaryware

Crosswater:
crosswater.co.uk

Kitchen island light

GUBI:
gubi.com

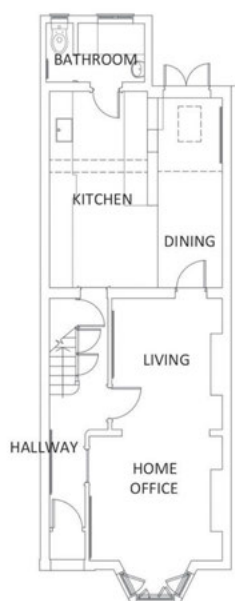
Kitchen tap

The French House:
thefrenchhouse.net

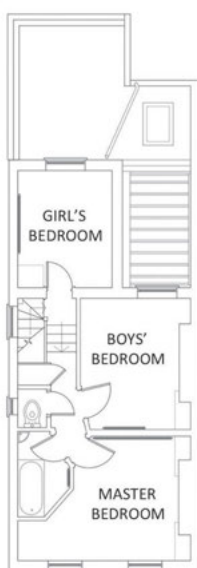


STORAGE

Yoko has designed
built-in storage
drawers under
the stairs.



Ground floor (before)



First floor (before)



Ground floor (after)



First floor (after)



Loft conversion

THE FLOORPLAN

Extending to the rear and combining a former bathroom, kitchen and dining area has created one open-plan kitchen/dining/living space. Walls were removed to open the living room to the kitchen and eliminate the hallway, with a home office partitioned off to the front. A loft conversion adds a master bedroom and family bathroom.

“Moments for a Lifetime”



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USING WOOD?

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FOR IDEAS & ADVICE**

WoodCampus.co.uk is the UK timber industry's free ideas and advice resource:

- If you're into design, look at our *Interiors in Wood* module created together with the British Institute of Interior Design
- Configure your home with our *Wood in the Home* design tool
- Be inspired by our *Wood in the Garden* projects
- And get useful information on Self-Build projects
- If you're the practical type, look at *Wood Campus TV*, our *Timber Trade Topic* sheets and download our free App.

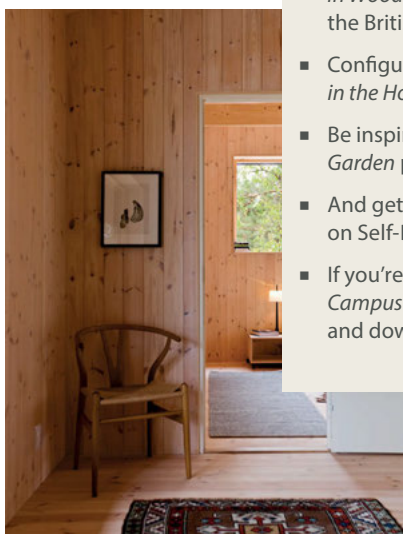
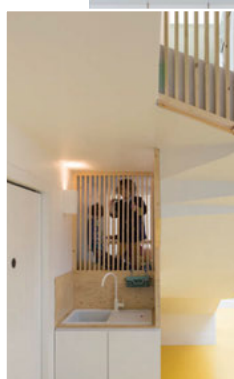


Photo credits (l to r): Lipton Plant Architects, photo David Vintiner; Wingård Arkitektkontor, photo Åke Eison Lindman; Max Holst Arkitektkontor, photo Hannes Söderlund

Wood
campus



SITTING ROOM

The original enclosed hallway has been opened up and now leads to an open-plan family area that has a lounge, kitchen, dining and children's homework zone. Different shades of blue and green accent the room, including Moroccan hand-glazed tile cladding on the chimney breast.



HOME OFFICE

The front room was closed off to create a home office. Black is used as a common thread throughout the house.



EARLY LEARNING

A children's zone is positioned to the side of the dining room.



With the knowledge that roof lights provide three times more light than the same area of vertical glazing, Yoko chose to have the walls and floors of the new master bedroom painted in dark colours for a cocooning effect.

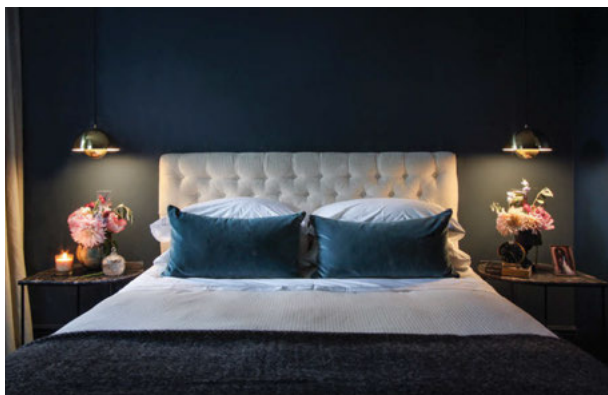
Full-height glazing screens section off this room to provide a walk-in shower area, making the space feel larger. "Originally, I tried to put the master en suite under the eaves and our wardrobe where the current en suite is," Yoko explains, "but Andrew is quite tall, and the ceiling is only 2.2m high in the master bedroom, so I swapped them around and positioned the wardrobe under the eaves instead."

All windows have been replaced with timber sashes throughout the house, a new roof was required, and an oak staircase has been installed on the first floor, in addition to a sprinkler system to meet Building Regulations relating to the spread of fire in a three-storey house. The entire property was rewired, replumbed and plastered throughout, with ceilings lowered on the first floor to create enough head height in the loft conversion.

Part way through the project an unexpected challenge arose. "We didn't have the second mortgage offer in writing before starting work, but went ahead based on a verbal agreement and then discovered that we couldn't get the funds we needed," Yoko recalls.

"The lender had failed to check our visa status, and was only able to lend to British nationals in permanent residence, and not people on visas like us. It saw us scrambling around to finish the work, and borrowing money from family members, which was very stressful. We cut back as much as we could, but didn't want to compromise on the important final finishes."

Yoko, a corporate investor-turned-designer originally from Japan, lived in Asia, Europe and North



MASTER BEDROOM

The master bedroom in the newly-built loft has a spacious walk-in shower area clad in marble tiles and is visible through a glass wall.



America before settling in London. She is an associate member of the British Institute of Interior Design, and her designs are often inspired by her travels.

Yoko chose clay plaster in the hallway for its tactile texture, easy maintenance and environmental credentials. It also gives a nod to her Japanese background, as clay plastering has long been used in traditional houses in Japan.

The hexagonal floor tiles are a contemporary take on traditional encaustic tiles, made of porcelain to withstand daily foot traffic, and the joint between the tiles and the herringbone oak flooring of the open plan area was carefully worked out on site between Yoko and the contractor. "I was working on another project at the same time as our own home, and treated them both the same, as it made things much easier," says Yoko. "Andrew works in telecoms, and tends to leave the design decisions up to me, which means fewer arguments!"

The project ran smoothly, and in just six months the Kloedens' home had been totally transformed. Moving from the two-bedroom rental flat into

STAIRS

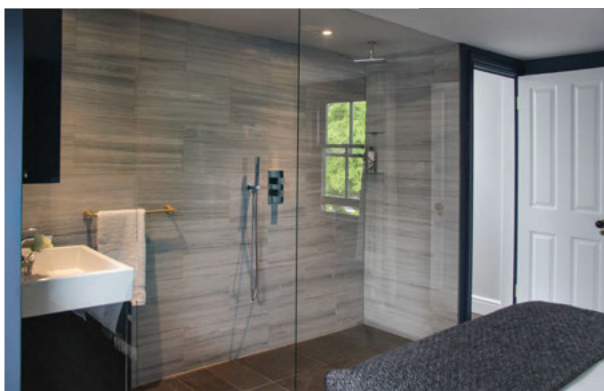
The oak stairs, spindles and handrails were supplied by Richard Burbidge.





BATHROOM

The family bathroom (below) was designed to maximise the floor space and has a full-sized bath tub and walk-in shower. Black Moroccan tiles add warmth to the monochrome palette.



GIRLS' BEDROOM

Sakura's bedroom follows a forest theme, and the colour palette was taken from a vintage rug bought in Istanbul.

what is now a spacious four-bedroom house proved a real high point, as the family spread out and enjoyed the benefits of their remodelled home. Yoko's precise attention to detail is evident in every room, and her flair for design shines through.

"As a child I was ashamed of our house, because it was so different from my friends' homes, but looking back it must have been the coolest house in the neighbourhood," says Yoko. "When it came to designing my own home I wanted to create somewhere that tells a story and is totally unique, but most of all brings the whole family together."

Final word

What was the high point?

Moving back into the house after living in a small flat was fantastic, and it was the first time that our daughter had her own room. She started sleeping through the night and everyone felt very settled and happy.

...and the low point?

Discovering that we couldn't raise funds on a second mortgage as we'd thought was really stressful, but by then we were halfway through the project and couldn't stop.

The best buy?

Our kitchen, which was built using Ikea carcasses and customised by our joiner to my design. I also designed the



children's desk and the shelving in my office to a budget.

...and the biggest extravagance?

The Crittall-style steel doors onto the garden, which were a huge part of the design.



PHOTOGRAPHY: ED SUMNER



Rain drain

This award-winning London extension dramatically combines pleasing aesthetics with practical functionality.

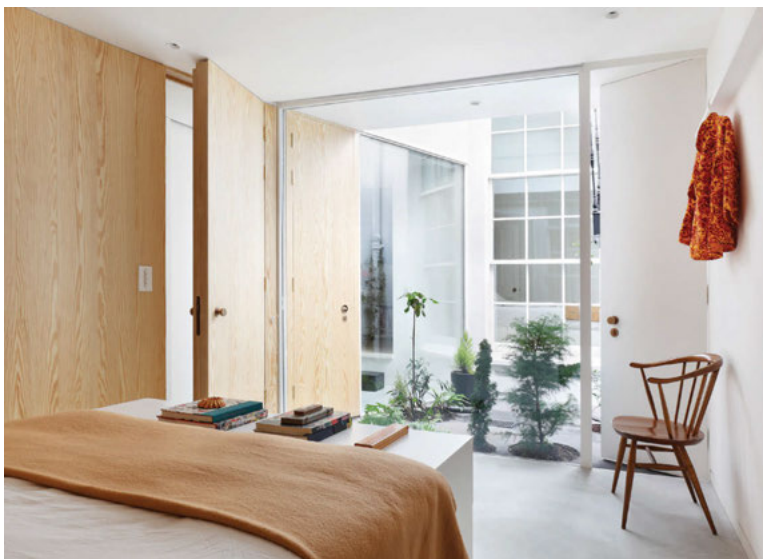
DESIGN

The perimeter walls of the the Georgian terrace have been reformed to support a new curved plywood roof to allow maximum light into the garden.

Sun Rain Rooms, designed by architects Mike Tonkin and Anna Liu, is a stunning and innovative extension to their Islington home that features a studio with a reflecting pool.

Based within a Grade-II listed Georgian townhouse, the extension features the work of local craftspeople, with its most notable feature a pipe on the undulating roof's edge, which brings rainwater down from the top of the house into a harvesting tank which transforms the patio into a reflecting pool.

A mirrored wall in the covered outdoor area beyond conceals a workshop, cooking area, tool shed and



store while below the patio, the existing basement has been extended to create a bedroom, two bathrooms and an enlarged plant-filled light well.

The project was the overall winner in the Don't Move, Improve Awards 2018 which celebrate London's best and most innovative home extensions and improvements.

The house is one of 120 projects now on show at the NLA Galleries at the Building Centre until April 20. An accompanying free magazine can be downloaded from newlondonarchitecture.org.

Tonkin Liu: tonkinliu.co.uk

POOL

Rainwater is diverted from the dramatic curved roof into a tank which acts as a reflective pool.





1



2



3



4



1: The Chatsworth shepherd hut measures 16ft x 8ft 6in. The frame is made of high-grade structural plywood, with a steel chassis and bespoke wheels. The exterior is clad in traditional corrugated metal coated in plastisol, with cedar planks also available. Painted in a choice of colours from the Farrow & Ball range, the Chatsworth costs £29,950. (gardenhideouts.co.uk)
2: The Octagonal Gazebo is three metres in diameter and made to order with Gothic or Roman arched entrances, windows

or full wirework trellis sides. Made from solid steel and hot dip galvanised zinc, it is available in a range of finishes and costs from £4,495. (garden-requisites.co.uk)
3: The Scandinavian-inspired BBQ hut offers alfresco dining, even on the coldest winter nights. Priced from £2,499. (arcticcabins.co.uk)
4: The Sun Ray garden room is available in two sizes. Prices start from £6,890 for a 3.4m pressure-treated building with glass fibre roof and fabric roof lining. A cedar shingle roof is also optional. (scottsofthrapston.co.uk)



5

5: The Malvern Charford garden office has a solid galvanised steel frame and comes with a choice of aluminium bifold or sliding doors. The vertical western red cedar cladding can be finished in a choice of colours. Price on application. (gbcgroup.co.uk)

6: The 12ft x 7ft corner summer house with side store is made from 12mm interlocking tongue-and-groove timber on a thick wooden frame, with the contemporary style roof featuring high-quality felt. Price: £899.99. (waltons.co.uk)

7: The National Garden Schemes shed measures 8ft x 4ft and has a 3ft veranda to the front, partly enclosed by low balustrade rails to the sides and front. Price: £4,995. (theposhshedcompany.co.uk)



6

The great outdoors

For many of us, having a quiet place to relax is essential, and a garden, gazebo or summer house provides the ideal setting for a peaceful afternoon. From basic models to more high-end pieces, they come in a range of prices to suit all budgets and needs, so you don't have to spend a fortune to benefit from some extra space.

The size and materials used in construction will all depend on the purpose of the building. A storage area will require space while a workshop needs light and a high roof. If the area is being used as a place for guests, it may be necessary to consider ventilation or insulation. Other structures, such as gazebos and planters, are often designed to be more of a garden feature; something to draw the eye.

Popular materials for a shed or outbuilding include timber and metal, the former of which requires regular maintenance to protect the wood against the elements. Metal and uPVC are less common but easier to maintain.

For compact gardens, corner sheds save room, but if space isn't an issue, consider the shed's position in the garden and where the sun will be for most of the day. Rotating bases are another option. Designed to follow the sun around, the bases are ideal for making the most of the light and warmth, but can be expensive.



The multi-purpose Garden Igloo is made from white Polyvinyl and transparent soft PVC. Windproof and water resistant, it offers a 360° view of the outside world. It measures 3.6m in diameter and stands 220cm tall. Price: £849. (cuckooland.com)



7



8



10



9



11

8: The Fort Highdown apex shed is available in various widths, with 38mm x 50mm timber framing and toughened safety glass used throughout. It comes with a heavy-duty floor and an optional painted finish and felt roof shingles. Price: from £537. (gbcgroup.co.uk)

9: The Baltimore summer house comes with a glass fibre or natural cedar shingle roof. It has three diamond-lead windows on the rear panels, and prices start from £5,940. A rotating base can be fitted to the Baltimore, which allows it to be turned to face the sun. The base is hidden from view by a timber skirting, and is supplied at an additional cost of £1,130. (scottsofthrapston.co.uk)

10: As standard, the Retreat shepherd hut features a metal chassis, metal cladding and oak steps, and can be painted in a choice of colours. Price on application. (blackdownshepherdhuts.co.uk)

11: These garden pods are available in two sizes. Externally clad in western red cedar with Scandinavian redwood tongue and groove interior cladding, prices start from £22,950. (gardenhideouts.co.uk)

12: The Norfolk Leisure Grande storage shed has rugged duotech resin walls, making it durable and fully weather resistant, with the option of opening from the front or top. Available in brown or grey, it costs £399. (hayesgardenworld.co.uk)

13: The Rowlinson corner potting store is designed for growing plants and vegetables in the greenhouse area and simultaneously provides a large storage area. Price: £1,499. (wyevalegardencentres.co.uk)

14: The Barn Box is made from reclaimed European grey wood exterior cladding and reclaimed Canadian barn wood on the inside walls and ceiling. French oak flooring is sourced from old railway wagons. Prices start from £13,000. (hollowaysofludlow.com)

12



13



PLANNING PERMISSION

Planning permission isn't required for outbuildings providing they meet certain criteria. The building should be single storey with a maximum overall height of four metres with a dual pitched roof, or three metres with other roof types. It can't have a veranda or raised platform, and should cover less than half of the land surrounding the house.

If the property is in an Area of Outstanding Natural Beauty or National Park, the size of the outbuilding is restricted to 10 sqm. The owner of any listed building would need to seek permission prior to construction.

Building Regs don't usually apply to outbuildings less than 15 sqm. Approval may be required for larger buildings if used as sleeping accommodation. The building should be at least one metre from any boundary and constructed of non-combustible materials. It is advisable to consult your local authority before building.

14







18



19



20

15: This 5ft hexagonal shed is shown here finished in sadolin superdec in burlesque. It comes in two sizes, various colours, and a choice of felt or cedar roof shingles. Price: from £3,100. (theposhshedcompany.co.uk)

16: The Alton Cheltenham Victorian greenhouse is 2,650mm wide and is half boarded with western red cedar. It includes high eaves for extra headroom, toughened safety glass and automatically opening roof vents. Price: from £3,525. (gbcgroup.co.uk)

17: The Wraybury summer house is available with either eight or 10 sides. It provides a spacious cedar garden retreat to enjoy outdoor living. The generous size makes it ideal for formal or informal dining. (chelseasummerhouses.co.uk)

18: The Lite Pod is a large, open-plan garden studio suitable for various uses including a home office or summer house. The attractive exterior design features premium grade Siberian Larch cladding, large contemporary aluminium sliding doors with modern slimline frames. Price from £25,650 for build and installation. (pod-space.co.uk)

19: This 7ft x 7ft corner shed is made from high-quality planed interlocking timber. The roof and floor are made from solid sheet board, and a sand felt roof covering protects the contents of the shed. Price: £399.99. (waltons.co.uk)

20: The Hornby revolving summer house is clad in long-lasting western red cedar and finished in Farrow & Ball Lichen. Priced from £6,995, this includes delivery within 200 miles of Northallerton, North Yorkshire. (revolvingsummerhouses.co.uk)

21: The 12ft x 10ft Shed-Plus Champion pent garden room is a fully glazed, pent-roof building hand-crafted from European softwood and pressure treated to repel moisture. Price: £4,489. (shedstore.co.uk)



21

GREEN NEWS

Price almost halved for UK's first mass-produced fuel cell boiler

The Viessmann Vitocalor 300-P fuel cell boiler has been reduced in price from £18,000 to £9,990, largely as a result of Viessmann's participation in the new European PACE project. It has also gained MCS certification, entitling owners to claim approximately £6,000 over 10 years from the UK government's Feed-in Tariff. The 45 per cent price reduction makes the world's first mass-produced fuel cell boiler as affordable as a heat pump, but it has the additional benefit of producing electricity as well as domestic heat.

To generate heat and electricity within a single household, the Vitocalor 300-P comprises a fuel cell unit, peak load boiler, and hot water tank in a single unit which requires just 0.65 sqm of floor space. Combining the production of heat and power makes energy savings of up to 36 per cent compared to separate heat and power generation and reduces CO₂ emissions by more than 30 per cent compared to a conventional heating boiler.

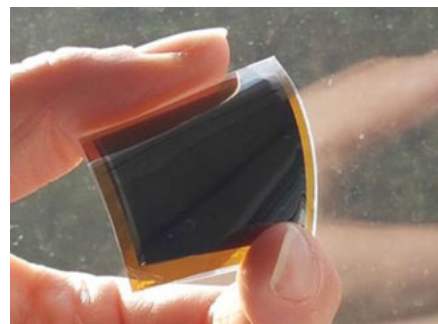
The Vitocalor's PEM (polymer electrolyte membrane) fuel cell, which converts gas to hydrogen for its energy source, generates as much power as 30 sqm of photovoltaic cells. Generating up to 15 kWh of electricity per day, it is perfect for owners of plug-in electric cars. Self-generated electricity typically costs about one-third of that from the grid, and under the Feed-in Tariff users can also claim 13.6p for every kWh of power they generate. Its 1kW per hour thermal output is enough to meet most of the heat demand in modern family homes as the unit is designed to run for 20 hours per day, charging the heating water buffer and hot water cylinder. On occasions when more heat is required, for example on particularly



cold days or if a lot of hot water is used in a short period, the gas condensing boiler switches on automatically.

The Vitocalor 300-P is as quick and easy to install as any Viessmann wall-mounted gas boiler, with hydraulics, buffer and hot water cylinder integrated into the system. As with any gas condensing boiler, all that's needed is one power and one gas supply, with the usual connections for flow and return and for hot and cold water. All components are well proven, including the Panasonic fuel cell, which is already in use in over 100,000 installations in Japan.

The PACE project (Pathway to a Competitive European Fuel Cell micro-cogeneration) involves a number of manufacturers and has received €90m of funding from the EU and European industry, working to bring fuel cell micro-cogeneration closer to mass market affordability. Driving up manufacturing volumes should bring economies of scale which further reduce product costs, establishing fuel cell micro-cogeneration as a standard technology. Previous grant schemes have seen the installation of more than 1,500 units in Europe's most advanced market, Germany, and more than 200,000 units in Japan.



Thin-film solar efficiency focus for new research alliance

Two research centres in France and Germany are to collaborate on a project to develop the next generation of CIGS thin-film solar cells. The aim is to boost its efficiency and cut costs, and to gain a deeper understanding of the processes in the solar cell to then increase cell efficiency. New materials and material combinations for these cells are also on the agenda.

A CIGS cell uses sunlight to create electrical power and is created by depositing a thin layer of copper, indium, gallium and selenide on glass or plastic backing, along with electrodes on the front and back to collect current.

Currently used mainly in commercial markets, they can be used on a variety of substrates including windows. They are much easier to install than more conventional crystalline photovoltaic panels, are cheaper to produce and cheaper to install, but output is much lower because efficiency is less than 20 per cent, and therefore they need to be used over a larger area. It is hoped the new collaboration will improve these issues to allow the technology to be used more broadly.



Device redirects and uses surplus power from PV

The immersUN works in tandem with renewable technology, diverting surplus energy created by photovoltaics or wind turbines to operate your immersion or storage heaters, infrared panels or electric underfloor heating. Manufacturers claim it can lower bills by up to £250 annually. Operated by wifi, the system connects to the consumer unit and accurately reports daily, monthly and total savings. It works with any immersion heater, and does not affect Feed-in Tariff payments.

The system's operation can be monitored remotely with a smartphone app. (immersun.co.uk)

Why we should all be upcycling our furniture

Furniture choices can be the key to creating the perfect interior design, and what better way to develop that eclectic home than with second-hand furniture. But new figures from sustainability campaign group WRAP show that around 300,000 tonnes of usable or easily repairable furniture goes to landfill each year – the same weight as 24,000 London buses.

Celebrity DIY 'vlogger' Georgina Burnett has set out to demonstrate in a series of videos just how easy furniture restoration can be.

Marking National Home Improvement Week which took place in March, Georgina has made a series of beginner's guides to upcycling – giving some simple tips and inspiration that anyone can use to transform old pieces of furniture into items they can use every day in the home.

Georgina, who is a TV presenter and founder of The Home Genie, says: "Too many of us are ditching perfectly decent items of furniture rather than recycling or repurposing them. This doesn't just create hundreds of thousands of tonnes of waste, it's also a waste of money when you consider how expensive brand-new furniture is.

"But above all it's unnecessary. Upcycling is an easy way to rejuvenate tired or dated furniture – and new materials mean it can be done for next to nothing, and with little or no past experience.

"There is a misconception that upcycling and repairing furniture is difficult, or requires lots of special tools and creative flair. This simply isn't the case, as upcycling can be fun and quick; in as little as half an hour, you can transform an old chair or table into a nearly new piece of furniture you will enjoy every day."



NEW HOTEL TO USE ECO ENERGY

A new hotel, spa and resort near Doncaster is to use the latest cutting-edge eco-friendly innovations to provide water supply, energy, heating and hot water. Set in the heart of the Humberside Peatlands, Hatfield Moor and the National Nature Reserve in South Yorkshire, plans are approved for 325 luxury eco-lodges set on and around 65 acres of lakes adjacent to 100 acres of natural woodlands, plus a hotel and spa.

More than a third of the lodges at Tyram Lakes will be floating structures, and the others will be set amid the vast woodlands. Lodges with two, three and four bedrooms will blend into the landscape surrounded by natural spaces. Their attractions include rooftop gardens fitted with solar panels, decking areas with sunken spa bath and a choice of classic or contemporary interiors.

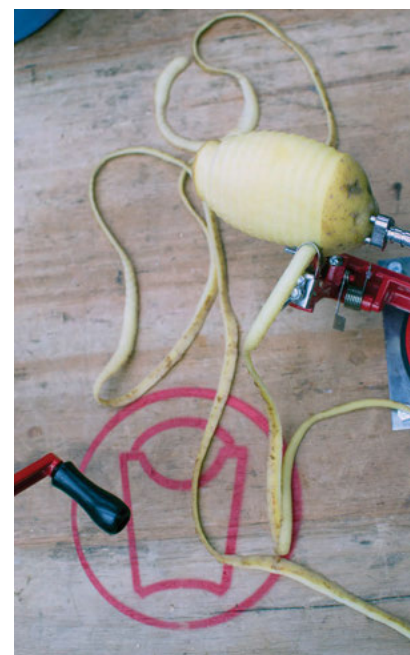
An innovative approach for heating and hot water was devised by GTE, using the main lake as a heat source for the lodges, coupled with various (nonchemical) water filtration processes that further reduced energy consumption and the need for chemicals.

The innovative renewable heating system coupled with highly efficient and ecologically sound water solutions will mean minimal running costs and



environmental impact for the development.

The world-famous Armani fashion house is involved with the design of a selection of exclusive lodges on the site, making the Tyram Lakes Resort & Spa the first ever Armani development in the UK, while Natural England has agreed to complimentary access for Tyram Lakes guests, providing countless more acres for hiking, trails, exploration and more.



MDF alternative made of potato peelings

Two Kingston University graduates have created an environmentally friendly, sustainable and biodegradable alternative to MDF, produced from potato peelings. Graphic design graduates Rob Nicol and Rowan Minkley have made Chip[s] Board – a potato-based product turning food waste material from restaurants into a robust ready-to-use chipboard-like sheet.

The environmentally friendly product is strong enough to construct temporary structures designed to last more than a month. "We have some samples that are more than a year old now – it lasts as a material without degrading," Minkley explained. "We could build a product with a lifespan of three to five years or provide the stands, stalls and even some temporary accommodation for a summer festival. We want to reduce the amount of materials that are used only once and then chucked in a skip – Chip[s] Board is designed to break down quickly in an industrial compost."

Five kilograms of potato peelings produce one kilogram of Chip[s] Board. One of the next steps is to source a regular, large-scale source of peelings. "We're looking to work with brands that are used in restaurants and at home. If we can collect all of their waste we can turn it into something of high value," Rob said.

Making the GRADE

The importance of the quality of your timber cannot be overstated, advises wood specialist **Jim Coulson**.

The aesthetics and versatility of timber make it ideal for sustainable and healthy buildings – providing the right grade of timber has been specified for the job. The grade standards applicable to timber products can vary with the species, product type, intended application, and even visual appearance. Additionally, there are visual-grading and machine-grading techniques, so there's a lot to consider.

The grading and application of timber is something which should be better understood by those supplying selfbuilders, but alas we often find the opposite. From a millionaire's swimming pool, where no vapour barrier had been installed causing the structural oak timbers to discolour, to a timber-framed extension in which the timber supplied was too knotty and therefore structurally inferior for the job, a lack of wood knowledge can seriously hamper your wealth. It can also limit your options.

There is a presumption that oak is best for everything, when there are other choices available, each with its own aesthetic and benefits. Take British-grown Douglas fir. It's a species often used by the high-end timber specialist architectural practices, and not only because it has a warmer appearance. With Douglas fir there is a 'size effect' related to large-section beams and trusses. Smaller sections may rate only as Strength Class C18 under SS (Special Structural) grading, but deep, wide beams can rate as high as Strength Class C24 in SS grade. As a further option in terms of softwood, larch can be available at Strength Class C24 in SS grade, though section sizes are not normally as large.

With oak, there are a few basic facts that selfbuilders should understand. Air-dried oak takes around a year for each 2-3cm of board thickness to dry properly. The sap evaporates gradually and you'll get a degree of shrinkage. Minor cracks that appear along a beam's length are part of the natural process, but a crack appearing across the grain will certainly affect the strength of the beam.

In British-grown hardwoods, a different option is graded sweet chestnut, though this is in shorter supply. Sustainably grown overseas timber is another option, though checking on your supplier's grading nomenclature is worthwhile.



The grading of tropical hardwoods has changed in the past couple of years. Suppliers should now be using EN16737:2016, giving a timber grade starting with the letters 'STH' (structural tropical hardwood).

Different species and types of wood products, from carcassing to plywoods, are covered by different grading rules, depending on their appearance and structural safety. In plywoods it's the glue bond which denotes its usage.

The bond between the layers within the plywood is designed for different uses either internally or externally, and in situations from dry to humid. Your timber supplier should be able to advise on what's right for your project.

Above:
Jim Coulson examining a piece of plywood to check that it is up to standard.

Right:
Learning the ropes at a timber grading training day.



With landscaping timbers, it's important to check the Use Classes. Any timber in ground contact should be treated to Use Class 4 and preferably come with a minimum estimated 15-year service life. This applies to everything from planters to fencing, and sleepers to decking.

Picking a knowledgeable wood supplier is key to getting the right timber for the job. Ask your supplier if its timber staff have undertaken Level 4 Wood Science and Technology qualifications. They are more likely to offer reliable advice. The Level 4 qualification gives them an in-depth understanding of the functioning and properties of wood. Lesser qualifications impart a more basic, day-to-day understanding, but on a self-build project, you need the best knowledge available.

If you think there may be any reason to doubt the timber quality in your project, make sure you retain the delivery note from the supplier. This should state the timber's grading standard, and the type or species of the timber. This can be useful to you with any claim. And on those rare occasions where things do come to a head, then wood technology consultants are available to help with problems, knotty or otherwise.

Understanding the behaviour of wood in different circumstances, choosing timber accordingly, or finding advisers and suppliers who are versed in suitable species and grades for different uses, will prevent any potential problems in the self-build process. The significance of grading rules to the success of your project cannot be overstated.

The author is director of TFT
Woodexperts: woodexperts.com

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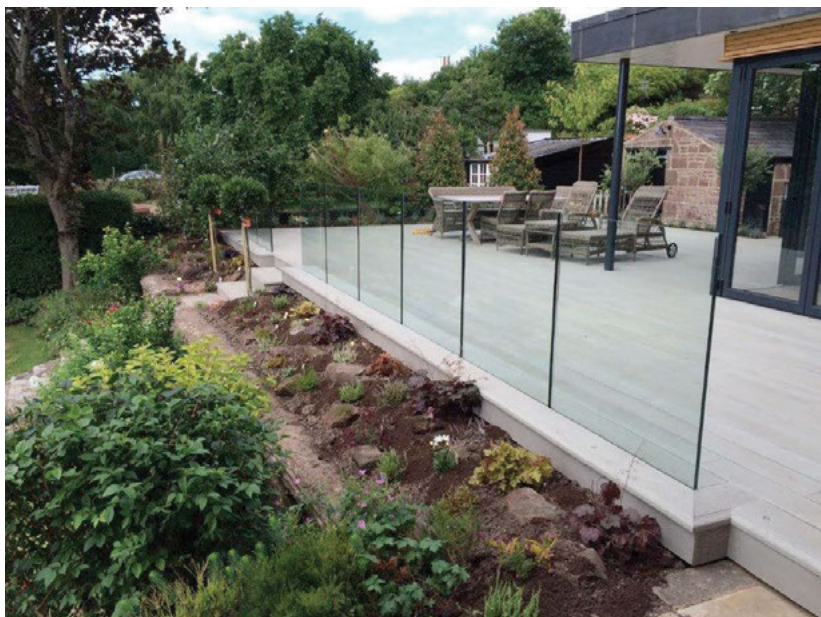
NEW INSTANTLY AGED BRICKS

Imperial Bricks has added a new three-inch Reclamation brick to its range to meet the growing demand in the Midlands and North. It's also available in a metric version, suitable for new-build projects across the UK.

Historically used on traditional buildings in the region, the imperial-sized Reclamation Handmade is ideal for a period property extension, renovation or a new build that requires a sensitive approach.

The rustic red handmade brick is a like-for-like alternative to genuine reclaims which are difficult to source.

The Reclamation Handmade is manufactured by undergoing a traditional weathering and tinting process to produce a reclamation finish for an instantly aged appearance. Also in the range is the non-reclamation Handmade which is available in imperial and metric sizes.



Frameless balustrading system

Views can be preserved with this attractive new fully frameless glazed balustrading system from Balconette. Particularly suited for balconies, the system is also ideal for outdoor areas, such as decking or mezzanines. There are four design options with no limitations on the lengths of balustrading required, and the system can be fitted either above or below finished floor level. The panels are fitted with 21.5mm laminated and toughened glass, and an elliptical handrail can be added on top. When fitted above floor level, the glass sits securely within a robust base track, which is finished in an anodised aluminium cover plate in either a silver or chrome finish. For a truly seamless appearance, the balustrading can be installed below finished floor level with the supporting base track hidden from view. This creates the illusion of an almost invisible barrier with just glass rising from the floor.



NEW BBA ROOM IN THE ROOF SCHEME CUTS COSTS

The British Board of Agrément has launched a unique scheme to make room in roof compliance quicker and cheaper. Just one inspection is required with its new insulation installer scheme, the first of its kind in the industry.

"Until now installers have been required to gain separate approvals for pitched roof and internal wall insulation installations. This new scheme requires just one, lowering costs and saving time for contractors," explains Ken O'Sullivan, head of audit and inspection at the BBA.

Properly insulated loft conversions and rooms in roofs can retain up to 25 per cent of the heat in a house. Work must be done correctly to ensure it complies with energy efficiency, ventilation, fire protection standards and Building Regulations. The RiR scheme has been developed in response to feedback from BBA competent installer scheme members. Existing BBA approved installers need only ask to join the scheme. Those not yet BBA-approved must register for assessment.

The British Board of Agrément was formed in 1966 and offers certification, testing, audit and inspection services to manufacturers of construction products and systems and installer approval. It is also the UK's leading authority on the assessment of insulation products and installation techniques.

Dulux Decorator Centre launches app to help choose paint colours

The Dulux Decorator Centre has launched a new Visualiser app to support businesses help customers to choose the right colours for their decorating project. The app enables users to test any colour in any room, so that customers can be colour confident before ordering tester pots online.

The centre has also introduced new features and functionality to its website to offer greater convenience, support and flexibility to trade customers and DIYers. Customers can now access their account history, pay and download invoices online, sign up for paperless billing, and download price lists at any time.

Centre account holders enjoy free delivery and Nectar points on all purchases; with a click-and-collect service available for customers to order online and pick up their goods from more than 190 centres across the UK.

Improved joint cement

British Gypsum's new improved Gyproc QuickSand Joint Cement is an air-drying jointing material designed for strength and sandability to produce smooth, strong, ready-to-paint joints. The product is easier to sand for faster finishing. The compound can be applied as a smooth finish requiring only a light sanding before decorating, reducing the release of dust particles.



NEW ACTIS GUIDE FOR ARCHITECTS AND SPECIFIERS

Actis has launched the latest in its series of in-depth how-to guides, with the new addition aimed at helping architects and specifiers use the right insulation products for their projects. The 36-page Actis Reflective Insulation Guide covers the physical make-up of the insulation, vapour control layer and breather membrane in its Hybrid range and the scientific principles behind using them. It looks at the factors involved in maximising thermal performance, explains the fabric-first approach to construction, and examines how to avoid thermal bridging and ensure airtightness without encouraging condensation.



Leadax, a lead alternative that its manufacturer claims is cheaper, lighter and faster to install than traditional lead but delivers comparable waterproofing performance, has been certified for use in flashing applications on flat and pitched roofs by the British Board of Agrément. The flashing material can be processed by hand in even the most extreme weather conditions and is manufactured from recycled PVB, the foil used in laminated glass in car windows and safety glass.

A NEW CROSS LAMINATED TIMBER (CLT) will be available in the UK later this year when Piveteabois launches Hexapli onto the rapidly evolving UK structural timber market. Piveteabois is investing €15m in a new fully automated factory in Sainte-Florence (right) that will create the first fully integrated industrial site producing CLT panels in French wood on a large scale. The Hexapli range consists of panels ranging from 60mm to 360mm thick made from sawn timber graded to C18 or C24 and 20, 30 and 40mm thick. Standard panels will be produced up to 3.5m with a maximum length of 16m at the rate of a press every 30 minutes. Panels can be treated to be resistant to termites, rot and wood-boring insects in use Class 2 and for increased durability.



After years of research and testing at SSAB, GreenCoat Pural is now available as an upgraded version using the patented Bio-based Technology (BT) coating, which is made from Swedish rapeseed oil.

The new GreenCoat Pural BT is part of the GreenCoat premium steel product range, which is claimed to be the greenest

collection of colour-coated steel products for the building industry.

For almost 30 years, GreenCoat Pural has been the benchmark for roofing applications having the highest level of durability to withstand harsh climates.

GreenCoat Pural BT is available in regular gloss and matt finishes in an extensive range of colours.



Rainclear installer service

Rainclear is offering to help customers find a gutter installer for their build or renovation project. The company can also work out the flow calculation based on the house design and location and recommend the required size of the guttering/downpipes for efficient management of the rainwater. A complete list of components can also be supplied based on the architect's drawings.

Chimney system catalogue for BIM



Schiedel Chimney Systems has launched a new 3D BIM catalogue, providing architects, specifiers and engineers with an interactive and accurate way of choosing the best solutions from Schiedel's range of commercial and residential chimneys, flues and associated equipment. BIM is revolutionising the efficiency and speed at which buildings are constructed, and the catalogue is designed to help specifiers choose the best solution for ever-more accurate briefs.



TOOL BOX



18V impact driver for professionals

Trade professionals such as chippies and electricians can raise their game without incurring extra costs with the Bosch Professional GDR 18 V-160 impact driver. The tool produces an impressive 160Nm maximum torque, with variable speed control – up to 2,800 rpm – and an impact rate that reaches 3,200 bpm. Weighing 1.37kg, including the 2.0Ah battery, and a head length of 150mm, the driver can be used with little effort. Its compact size is ideal for operation in tight spaces and when working overhead. The ergonomic design and slim handle with a soft-grip covering add further comfort and control. An LED light for better vision in dark workplaces is included in the standard specification. The tool is well suited for a range of tasks, from wood screwing and drilling to installing and maintaining HVAC systems, assembling wheels, constructing metal and erecting high racking. It retails at £123.09.



Two pressure washers have been added to the Makita range. The Makita HW1200 has a maximum pressure of 120 bars delivered at 420l/hour, whilst the Makita HW1300 has two pressure settings – 110 bars and 80 bars. Both washers are powered by series motors for performance and reliability and are supplied with a 10m hose and pressure adjustable spray lance. The HW1300 has an integrated hose reel. The washers have a self-priming pump which means that they can be used with water from a tank, or water butt, simply by immersing a supply hose into the water source.

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EXTENSION UPDATE

Home Extensions Manual

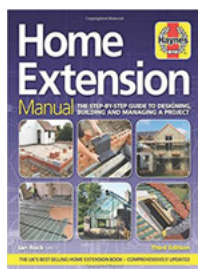
by Ian Rock

(Haynes) £22.99

Adding an extension can often be a sensible compromise if you don't have the opportunity or finance to do a self build.

You may still plan to employ a building contractor and tackle some of the works yourself. This manual shows you how to stay in control of your project to produce a quality extension, completed on time and within budget.

This new edition provides up-to-date information on the latest Building Regs and planning requirements, and covers everything from CAD design, underfloor heating, bifolds, and liquid screeds, to wood-burning stoves and renewable energy.



THE FUTURE OF PREFAB HOUSING

Prefab Housing and the Future of Building

by Mathew Aitchison

(Lund Humphries) £45

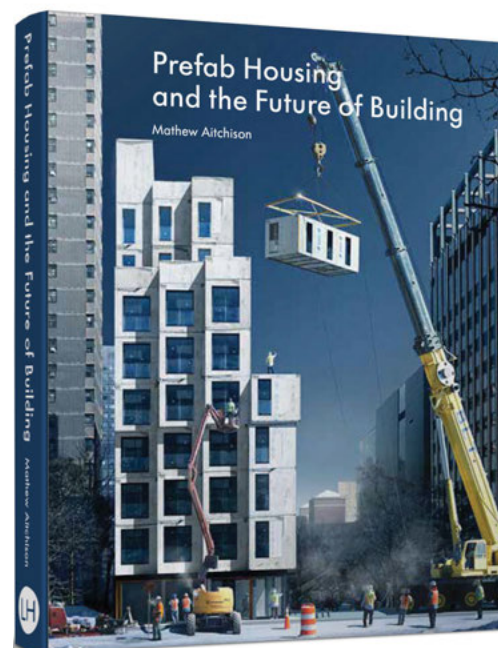
Lund Humphries claims this to be the first book to provide an international history of prefab and modular housing as well as a critical examination of the latest innovations and future scenarios.

Case studies include examples of national episodes of prefab buildings from Japan, Sweden, UK, Germany, Austria and the USA. The construction industry has undergone fundamental changes in recent years to the way we produce housing, and this book provides timely insights into the much heralded promise of prefabricated housing.

An industrialised approach to housebuilding is not a new idea. Indeed, since the 19th century, designers, inventors, engineers, builders, developers, and entrepreneurs have all been fascinated by the idea of the factory-built, modular home. But emerging technology, along with concerns about affordability and more sustainable building practices, have given a new urgency to the need to transform building construction in the 21st century.

This richly illustrated book draws on historical examples and contemporary design studies, to take the reader through the beginnings of the prefab, leading up to a discussion of contemporary problems and opportunities.

It includes a broad international survey of leading companies and their



products, and draws on research from an international team of experts in the field.

The book suggests a future scenario for industrialised housebuilding that will both challenge the existing construction industry and stimulate the public imagination.

ARE YOU SITTING COMFORTABLY?

Chair:

500 Designs

That Matter

(Phaidon) £16.99

The chair may have served mainly practical purposes throughout history but that hasn't stopped designers

experimenting with new materials and methods. This chunky little hardback presents a compelling collection of the world's most innovative, stylish and influential chairs. A companion to the best-selling Graphic: 500 Designs That Matter, this quirky tome celebrates the humble chair, from early examples to today's cutting-edge creations. The reader can sit back and be taken on a journey through the creative imaginations of hundreds of internationally renowned designers, including Marcel Breuer, Lina Bo Bardi, Ronan and Erwan Bouroullec, Hella Jongerius, Marc Newson, Gerrit Reitveld and Hans Wegner, amongst others. So venture no further if you're looking for something funky to furnish your newly completed interiors.



Picture credit: 1st Dibs

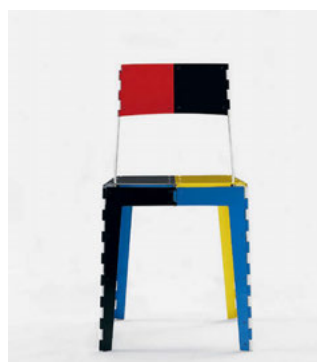


Peacock Chair, early 1900s, designer unknown; Various (early 1900s to now).

Picture: Arconas



Bouloum Chair, 1974, Olivier Mourgue; Airborne International/ Arconas (1974 to present).



Picture: Ligne Roset

Ruché Armchair, 2013, Inga Sempé; Ligne Roset (2013 to present).



Ask our legal expert

Property law specialist **Guy Elyahou** answers your legal questions.

Insurance options

Q We are planning to build a new house. The works will require extensive demolition and piling as well as the new build. We have opted to employ a contractor to do most of the work, although we intend to pitch in when we can to reduce the labour costs. We instructed a local firm of architects to prepare the plans and planning consent. I am sure that we will also be instructing structural engineers and other professionals as the works progress. This is our first self build and we are trying to manage as much of this as possible. One issue that has arisen is the matter of insuring both the site and the works. Can you offer some general pointers as to what insurance we should consider, and what insurance the trades should have? A few people have mentioned NHBC to us.

A Insurance for the self-build market has matured significantly over the past few years and some research on the internet will find a number of providers.

The NHBC no longer offers its Solo for Self Build cover but has an agreement with Self-Build Zone (selfbuildzone.com); a specialist supplier of self-build warranties, site insurance and other requirements.

The other big player used to be Zurich. It too no longer offers cover but partners with selfbuild.uk.com. This website has some useful information and may be a good starting point.

An example of how the market has matured is that you can now get quotes from the comparison websites as you would for your car or contents insurance, and there are a lot more providers and hopefully more competitive quotes out there.

As ever, the main thing to look out for with insurance is to check the limits and exclusions and ensure that the product works for your particular project.

In terms of the insurance cover expected of the various people you use, the first step is to ensure that it is current. It may sound obvious, but when you instruct an architect and ask for evidence of their professional indemnity insurance, it may be current for that date but has to be renewed every year.

Accordingly, you may wish to ask for the renewal certificate if this occurs midway through the project.

It would be wise to make it a condition of your engagement letter that the architect, structural engineer and contractor maintain suitable insurance for at least the duration of the project.

Policies will either be for "each and every claim" or "in the aggregate". Any policy that is in the aggregate and has a cap of say £1m and has some existing claims is going to be less attractive than a policy that is for "each and every claim".

Any cap in insurance is exactly that; a cap on insurance, not a cap on liability. Provided there has not been an express cap on total liability in the contract then your right to sue for an amount in excess of the insurance cap is unrestricted.

Having insurance cover does not limit your right to sue for defects. However, unlike legal action, insurers should still pay out if the trade becomes insolvent or bankrupt.

As with all insurers, getting paid out for a valid claim can be challenging; it may require you to issue proceedings in order to trigger a pay-out.

When you do your research, note the difference between 'property' and 'liability' insurance.

Property insurance such as contractors 'all risks' will provide cover for insured events such as fires or floods irrespective of who is at fault. Liability type cover (such as professional indemnity cover) requires fault to be established before a pay-out is made. This definition is also made as 'indemnity' or 'non-indemnity' insurance cover.

Insurance policies

• **Professional indemnity (PI) insurance.**

This covers negligent design. This must be held by the architect, structural engineer, a design and build contractor and any other designer employed on the project. This will cover design faults as a result of the designer failing to exercise reasonable skill and care. In addition there could well be an excess or deductible.

• **Public liability insurance.** This covers any instance of the works injuring a third party.

• **Contractor's all risks insurance.**

This insurance covers 'all risks' but is limited to those risks that are listed in the policy.

• **Latent defects insurance.**

• **Insurance cover for the completed build.**

If you are going to be doing all the administration in relation to the insurance aspects of your project then it is worth knowing how it works.

As obvious as it sounds, you need

to have an insurable interest. For example, the contractor, the employer or both of you (joint names) can provide the insurance for the works.

All types of cover will need to have a time frame. For the works themselves this will be the completion date plus some margin for delays to completion. All insurance policies are based on the principle of good faith so you must disclose anything that you think is a material fact. Failure to do so may invalidate your insurance.

Insurance is never all encompassing and there are always going to be exclusions. It is incumbent on you to read the small print and raise, amend or negotiate any exclusions you are not happy with. The exclusions are normally 'events' which the insurer is not prepared to pay out for.

The CAR (Contractor's All Risks) Insurance typically provides cover against liability for any defective design work, materials and workmanship. You will have to append the contracts to the insurance cover.

PI (Professional Indemnity Insurance) will be taken out by the design team (engineers, architects etc.). PI cover is annual and as mentioned previously can be in the aggregate or for each and every claim and typically for between £1-5m. Undertake the usual due diligence to ensure that there are no existing claims and that the cover is current (for the period of the build) and sufficient.

The contractor normally carries public liability insurance. It is essential if the works could affect members of the public. If the works were to injure a member of the public or damage their property, public liability insurance would cover any claim against you. Unfortunately with 'no win no fee' claims, liability insurance is very relevant.

Latent Defects Insurance (LDI) is normally purchased at the start of the project and the insurer will take an active interest in the design and construction of the project. LDIs generally offer a 12 year policy for any defects in the works and tend to cover the occupiers, owners and lenders.

One disadvantage with an LDI is the cost of the deductible, which can be greater than the cost of the repairs. LDIs typically require some damage to have occurred first. This means that defects that don't result in damage are not covered. Bear in mind that your mortgage lender may have specific requirements and is likely to have a list of preferred insurers.



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UK Timber Frame Association

Unit 6, Westwood Industrial Estate, Pontrilas, Herefordshire, HR2 0EL
Tel: 01981 240860 | Fax: 01981 240255 | sales@neatwoodhomes.co.uk



Planning clinic

Our Plot Doctor **Roy Speer** answers your planning questions.

Tips on equestrian development

Q I'm looking at a detached four-bedroom house in five acres on the market. It's just to the south of the village and has two paddocks with stables behind houses on the road. My question, very simply, is how do I get an idea of what I can get planning for?

A The first thing to point out is that buying a property for development without planning permission is risky. No matter how good the prospects may look, you never know whether you'll get permission, or the permission you want, until you have the decision notice in your hand. No one can give a cast-iron guarantee.

This is where options and conditional contracts are very useful. Edge-of-village and equestrian properties are particularly tricky to predict. Inside the settlement or remote sites are often clearer. If you want to look into this yourself, try searching planning applications on the council's website to find applications on the property or in the area, or to find applications in similar circumstances within the district. These might provide some insight into how a proposed development on this site would get on.

Look up the council's planning policy documents to check boundary lines in relation to the site and to see what planning policies apply. Beware – even establishing the relevant documents and policies is difficult. How the council then interprets

them and the relative weight it would give to government policy, where that's different, is a minefield. If there's sufficient time, you could do a pre-application enquiry to get the planning officers' views. Despite the timescales councils give, these enquiries often slide because officers give priority to dealing with planning applications.

Discrepancy in size of plot

Q My builder was marking out my house on the plot and found the site is smaller in reality than shown in the application drawings. The house will be about half a metre and one metre closer to the side boundaries than we thought. The neighbours' houses are about 20m and 27m from the boundaries. What should I do?

A An above-board way to deal with this would be to go back to the planners to tell them what's happened and see what they suggest for resolving it. Options could include to re-apply or to submit a revised site plan for approval. There is a risk with this option because there would be a chance the officers might no longer support the proposal. However, the differences you mention aren't that great and the neighbouring houses are a long way away so are unlikely to be affected. Consequently, I doubt whether this would be a problem. I expect this scenario occurs frequently and

many people just press on and nothing comes of it. However, such an approach also carries risk. That risk would be greater if any of the neighbours were opposed to you building and might be sharp-eyed enough to notice the difference. It does seem unlikely but you never know.

Meeting planning condition to demonstrate splays

Q One of my planning permission conditions says sight lines at the entrance must be approved by the council. What is this about and what's involved in getting this kind of approval?

A When permission is granted, the council will inevitably attach conditions (often far too many but that's another story). Conditions can require further approvals of certain details, usually these conditions have to be discharged before work begins or before the house is occupied. If such conditions aren't discharged at the appropriate time in the construction, it can invalidate the permission.

Particular care is needed over things like providing visibility splays (lines of sight at an access point along the road in either direction) because, if the specified splays can't be provided, it could still scupper the scheme, even though it has permission. So, it sounds like you need to demonstrate to the council that adequate splays can be provided. This must be done in an application for approval of details reserved by conditions. There is, of course, a form to fill in, a fee to pay and the detail of the lines of sight is conveyed in a drawing.

It's probably easiest to ask whoever produced the application drawings to prepare the splays drawing, although that's not a requirement. Depending on the circumstances, you might have to commission a measured survey, if you haven't already got one which includes enough of the public highway to show the full splays.

The condition might specify the dimensions of the splay or, if not, the highway authority's response to the planning application might have set out what would be needed. Failing that, speak to the planning officer or highway officer to ascertain the requirement. Your designer can then draw the splays onto a plan ready for submission to the council.



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NACSBA
National Custom & Self Build Association



The plot thickens

Mary Hynd and her husband Jim are ready for a new home, but are they prepared to build it themselves?

Armed with a wish list and with our old home on the market, we were ready to house hunt. But even before we started to trawl through property websites, a mutter could be heard. Maybe we could just build our own house. Was that me?

Then we could get what we actually wanted. But that seemed like a pipe dream. We didn't know many people who'd built their own home – well, one couple, but they lived in the far north of Scotland where there seems to be a lot more space and a lot fewer people.

We wanted to stay in the heart of Scotland. We had no idea how to find a plot, how long a build would take, where we'd live in the meantime (once we'd sold our house), how much it'd cost and where the heck would we start?

Maybe we should buy a house, perhaps add on an extension to create the living space we'd like. We'd done that before but it hadn't turned out quite as hoped – the lovely bright room with patio doors stuck onto the side of a Victorian semi had been freezing, despite extra insulation, and being south facing.

Then we started seeing signs for plots. Maybe it wouldn't harm to look. We hedged our bets and viewed houses and plots. We soon discovered that houses generally fall into two categories – large with a decent-sized garden, or the right size for us with a tiny garden.

To get the size of garden we'd like at the right price, we'd need to buy an older property which was a bit too big. One with lots of rooms, period details and possibly a few creaks and cracks. But that was what we were trying to sell.

We got out the wellies and clumped round overgrown sites, hope starting to flicker as we imagined what we could build. We'd seen a house while on holiday on Scotland's west coast a few years ago – a Scandinavian-style timber house with lots of windows. There had been a sign outside and I'd taken a note of the builder's name. Now we called and found out he was based in Scotland. Was he prepared to build something where we



wanted it? Sure. Did he have a gap in his schedule to build for us within the foreseeable future? No probs. What would it cost? Ah, that depended, though the cost per square metre seemed fine.

All we needed to do was buy a plot and the builder would help us sort out the rest. Easy. This sounded brilliant.

Planning

But finding the right plot isn't easy. Many are tiny, crammed into the bottom of someone's garden; some are huge with a price tag to match and then there's the whole planning thing. If we bought a plot without planning permission, it'd be cheap but getting the go-ahead might take ages or not even happen at all. Then we'd have a field but no house. Great if we wanted to live in a tent.

We discovered that if there's been a building on a site, you've a good chance. We cruised around looking for ruins – they all seemed to be in the middle of nowhere, usually surrounded by sheep.

But even finding a wreck doesn't mean you've hit the jackpot as local planning may insist the new house sits in the footprint of the old one and that it's built with the same finishes. Or, worse, the ruin might be listed. That means no lovely Scandinavian-style home. And you might wonder why that house fell into disrepair

in the first place... sunless, hopeless water supply, on top of a bog, miles from any electricity, subsidence, haunted...

Full planning sounded good until we found out it meant detailed plans had been done which means you have to stick with what's been approved, hand-crafted finishes and all. Trying to sneak in extra windows or actually build what you'd like is another process. Outline planning was what we wanted – permission to build in principle without the building details set in stone. Perfect as we wanted a timber house.

We didn't need too much timber though – many plots come with trees, often hogging all the light. A little work with a power saw would do the trick but no, that's not allowed. If those trees appear on your outline plans, the planning department know they're there. They might even have paid them a friendly visit and slapped protected status on them, though they wouldn't actually stick a notice on the trees themselves as that might harm them. More than one plot seller told us some selfbuilders sneakily cut down trees and cough up the ensuing fines. But this didn't seem a good way to make friends with the planning department who'll have the final say over what we build.

Instead of trees, we needed to cultivate imagination. How would a house look on the plots we saw? What would the view be like? Helpfully, one plot seller erected scaffolding on site and invited us up so we could see the view we'd have from upstairs. Another potential buyer was due the next day. He had sheepdogs he was hoping to exercise in the field next door. He'd already spoken to the neighbouring farmer. We had to decide quickly.

We stood looking west at hills and made a decision. Never mind the slope, or the trees along the edges, we'd have this one.



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Finance

A guide to self-build mortgage lenders

The table below, while not exhaustive, is a guide to the lenders that offer self-build mortgages and the range of products available.



www.buildstore.co.uk

LENDER'S NAME	Lend on land	% of end value of property advanced	Number of stage payments	Minimum works completed for 1st stage payment	Mortgage types available	National or local	Telephone
GUARANTEED ADVANCE STAGE PAYMENT MORTGAGES							
Bath Building Society (Accelerator)	95% (OPP)	80%	Six	DPP & Building Regs granted	4.74%	England/Wales	0345 223 4647
Darlington Building Society (Accelerator)	80% (OPP)	80%	Six	DPP & Building Regs granted	5.49%	England/Wales	0345 223 4647
Furness Building Society (Accelerator)	80% (OPP)	80%	Six	DPP & Building Regs granted	4.7%	England/Wales	0345 223 4647
Hanley Building Society (Accelerator)	85% (OPP)	80%	Six	DPP & Building Regs granted	5.24%	England/Wales	0345 223 4647
Mansfield Building Society (Accelerator)	85% (OPP)	85%	Six	DPP & Building Regs granted	5.24%	England/Wales	0345 223 4647
Melton Mowbray BS (Accelerator)	85% (OPP)	75%	Six	DPP & Building Regs granted	5.24%	England/Wales	0345 223 4647
Penrith Building Society (Accelerator)	85% (OPP)	75%	Six	DPP & Building Regs granted	5.50%	England/Wales	0345 223 4647
ARREAR STAGE PAYMENT MORTGAGES							
Buckinghamshire BS*	75% (OPP)	75%	Six	Foundations	4.84%	England/Wales	0345 223 4647
Chorley BS*	85% (OPP)	80%	Six	Foundations	4.49%	England/Wales/Scot	0345 223 4647
Cumberland BS	75% (OPP)	75%	Flexible	Flexible	Call branch	Branch area only	01228 403141
Darlington BS*	80% (OPP)	80%	Six	Foundations	4.99%	England/Wales	0345 223 4647
Dudley BS*	50% (OPP)	75%	Six	Foundations	5.49%	England/Wales	0345 223 4647
Ecology BS	80% (OPP)	80%	Flexible	Flexible	4.65%	National	0845 674 5566
Furness BS*	80% (OPP)	80%	Six	Foundations	4.24%	England/Wales/Scot	0345 223 4647
Halifax BS	75% (OPP)	75%	Five	Foundations	5.64%	Eng/Wales/Scot/Nl	0345 850 3705
Hanley BS*	85% (OPP)	80%	Six	Foundations	4.49%	Central England	0345 223 4647
Hinckley & Rugby BS	N/A	75%	Four	Footings	5.64%	England/Wales	01455 894083
Holmesdale BS*	80% (OPP)	80%	Six	Foundations	4.99%	England/Wales	0345 223 4647
Ipswich BS*	75% (OPP)	80%	Six	Foundations	3.99%	England/Wales	0345 223 4647
Loughborough BS*	80% (OPP)	80%	Six	Foundations	4.41%	England/Wales	0345 223 4647
Mansfield BS*	80% (OPP)	80%	Six	Foundations	4.99%	England/Wales	0345 223 4647
Newbury BS	66% (DPP)	75%	Flexible	Foundations	4.7%	Postcode restricted	Local branch
Newcastle BS*	80% (OPP)	80%	Six	Foundations	4.99%	England/Wales/Scot	0345 223 4647
Nottingham BS*	75% (OPP)	80%	Six	Foundations	4.39%	England/Wales	0345 223 4647
Progressive BS	N/A	75%	Four	Wall plate	4.25%	Northern Ireland	Local branch
Stafford BS*	85% (OPP)	75%	Six	Foundations	4.25%	England/Wales	0345 223 4647
Tipton & Cosley BS*	85% (OPP)	75%	Six	Foundations	4.24%	England/Wales	
Scottish BS	80% (DPP)	80%	Flexible	Foundations	5.99%	Scotland	0131 313 7700
Vernon	75% (DPP)	80%	Four	Wall plate	Call branch	England/Wales	0161 429 6262

* exclusive from Buildstore

Funding a self build

Self-build mortgages are paid out on the completion of various stages of the build, typically four or five.

This means that you need to be able to fund stages, either from your own resources or

other borrowing, before you are reimbursed by the next payment from your main lender. In the case of a timber-frame house, where the frame might account for a third of your total budget - payable in one go - this is likely to require careful juggling of finances. Establish clearly with your lender when and how stage

payments will be made so you don't find yourself running into cash-flow problems.

One solution is to raise a loan on your existing home, to be repaid when you sell it. There are also schemes, such as Buildstore's Accelerator Mortgage, which allow you to remain in your home until your new house is completed.

Diary dates

To publicise your course, seminar or exhibition, contact Sue Stelfox on 01283 742960 or email sue.stelfox@wwonline.co.uk.

Courses

Brighton Permaculture Trust

Introduction to Permaculture

Apr 21-22; income-based fee £105-£247.50

Brighton

This course introduces the basics of permaculture design. It aims to inspire and empower you to use permaculture design in your everyday life. This course will cover the history, various definitions, design process, ethics, principles, other design tools and case studies from a range of applications. You will use this theory to co-create a design over the two-day course. (brightonpermaculture.org.uk)

Centre for Alternative Technology

Sustainable Building Materials

May 14-19; waged £700,

low waged/concession £625

Machynlleth, Powys

This course will enable participants to evaluate the environmental impacts, social and health implications and performance of various building materials, which can be used in isolation or in combination with each other. Covering availability, cost, physical properties, ecosystem enhancement, construction methods, ease of use, mainstream acceptance, design limitations and logistical considerations, the course provides in-depth knowledge of building for comfort, practicality and sustainability. (courses.cat.org.uk)

Dorset Centre for Rural Skills

Anyone Can Weld!

Apr 5, 14, 18, 24, 28; £170

Blandford, Dorset

Welding is an invaluable skill for many repairs around the home, workshop or car. Few people know how to weld but anyone can do it. Spend the day in a fully equipped workshop and learn the correct way to Arc, MIG and gas weld. Car enthusiasts, sculptors and those just wanting to add to their workshop skills are welcome. This one-day course will start with a health and safety briefing in the workshop followed by an introduction to the use of tools and equipment and the science of welding. This is a practical course and the focus of the day will be getting you quickly onto the tools, setting up the welders and then you can spend the majority of your time making good, strong welds and test pieces. (dorsetruralskills.co.uk)

KLC School of Design

Introduction to Kitchen Design

May 2; £185

Chelsea Harbour, London

Whether you are a practising interior designer or someone just looking for ideas and inspiration for your own home, this is an area of design that requires specialist knowledge. This course will consider the fundamentals of practical kitchen design. The emphasis will be on understanding the range of considerations involved in planning and designing a kitchen,

and putting these into practice in practical workshops which respond to a client brief. The days will also examine planning issues, the latest style trends and new technology. (klc.co.uk)

Interior Styling for Beginners

May 16; £185

Chelsea Harbour, London

This one-day introductory course addresses interior styling from first principles, whether your interest is presenting your own home to best effect, dressing a space for a photoshoot, home-staging, creating visual presentation materials for architecture or interior design practice, or preparing a turnkey project for handover to a client. (klc.co.uk)

Mike Wye & Associates

Tadelakt Plaster

Apr 13; £144 inc lunch

Buckland Filleigh, Devon

The Tadelakt Plaster Course teaches participants how to achieve the beautiful, water repellent tadelakt finishes for use in wet rooms and bathrooms. For each session there is a step-by-step demonstration by one of our experienced, specialist plasterers. Participants have a range of boards and terracotta pots to practice on, with guidance at hand throughout. A range of colours, finishing soaps, lustres and micas are available for creating unique tadelakt finishes. Sample boards can be taken home at the end of the course. (mikewye.co.uk)

National Self Build & Renovation Centre

Project Management

Apr 14; £150

NSBRC, Swindon

This course covers project management basics, budgeting, trades and materials, site preparation and set-up. It teaches the detail and steps required in a housebuilding project, giving you the confidence to undertake the management of your own self build. (nsbrc.co.uk)

Self Build

May 12-14; £375

NSBRC, Swindon

This three-day course will cover budgeting and finance; finding and evaluating land; design and specification; building systems and construction methods; planning permission and permitted development; Building Regulations; trades, contracts and tendering; project management and site set-up; eco legislation; eco design, planning and management; and internal services. (nsbrc.co.uk)

Passivhaus Trust

Lawford Road EnerPHit site visit

May 17; £19-£35

London NW5

A four-bedroom semi-detached house is being completed to EnerPHit standard. An independent timber frame is being constructed within the existing property. It is being finished

Talks

Build a Dream Self Build Association Sourcing Building Materials and Services with Dave Kerley

Apr 3

Bath

The first Tuesday of most months, this series of talks by industry experts and experienced homebuilders provides valuable information and advice, acting as a venue for meeting like-minded self-build enthusiasts to form strong alliances. (badsba.co.uk)

National Self Build & Renovation Centre Ask an Architect

Apr 7

NSBRC, Swindon

RIBA, the Royal Institute of British Architects is offering attendees a free personal consultation with an architect to discuss ideas for designing and building your own home or renovating or reconfiguring your existing home in a strictly no obligation 25-minute meeting. Undertaking a building project, whatever the scale, can be a daunting experience. By using an architect from a RIBA chartered practice you know you are employing someone who has undertaken seven years of training and works to the highest standards in design, health and safety and quality assurance - no other building professional is trained in design and construction to such a level of expertise. (nsbrc.co.uk)

John Cullen Lighting Sculpture and Light Talk

May 3; £35

King's Road, London

John Cullen Lighting is hosting an exclusive evening talk with David Harber entitled How to Bring Your Garden Alive with Sculpture and Light. Sally Storey (Creative Director) will share with you her expert knowledge of how to add magic to your garden with lighting, whilst artist and sculptor David Harber will share his insight into the journey of commissioning, creating and positioning a piece of sculpture to best dramatic effect. (johncullenlighting.com)

to a high design standard with exposed timber and raw materials. Designed by Ozkurt and Eland. The basement below will be treated as an external to the insulation envelope, and the ground floor is to be replaced with a concrete slab to improve airtightness. Progress at time of visit to be confirmed, but this is likely to be prior to first fix. (passivhaustrust.org.uk)

Straw Works

The First Straw

Apr 12; £45

London

This is an essential preparation course for strawbale design, whether you're a selfbuilder, an architect or a designer. On this course you will: understand why it's important to begin with the bale not the design; learn how to identify good bales for building, where to find them and how to work with them; learn how to draw up bale plans and designs; learn the effect of customising and dressing bales; understand the implications of post location for framework buildings; hear about the fascinating development of strawbale building. (strawvworks.co.uk)

Ty-Mawr**Introduction to Lime and Lime Plastering**

Apr 19; £220 + VAT

May 10-11; £220 + VAT

Powys

This two-day course covers the same ground as the one-day courses Introduction to Lime, and Lime Plastering, but has a smaller group size and offers more flexibility. It has the added benefit of you being able to return to your work the following day to see how the materials react over a longer period of time. It is ideal for those who want more time for hands-on practical work, and also to absorb the information and ask questions. (lime.org.uk)

Weald & Downland Open Air Museum**Oak Timber Framing: Jowl Posts**

Apr 23-27; £550

Near Chichester

This course will provide students with the opportunity to frame up the principal timbers of a traditional Sussex timber-framed building; the posts, plates, beams and sills will be lined out, cut and fitted, in particular the three-way assembly of jowl post, wall plate and tie beam. This course focuses on tried and tested historic tools and techniques. The layout uses only string lines and plumb rules and the joints are lined out using the Scribe rule or Double Kerf method. (wealddown.co.uk)

West Dean College**Conservation and Repair of Slate and Stone Roofing**

Apr 16-19; £645

Near Chichester

This course covers the history of traditional slate and stone roofing but mainly concentrates on their conservation and repair. The starting point is an understanding of how roofs work, the different materials used, including regional variations and methods of construction. Modern codes of practice and standards are covered, along with practical demonstrations and hands-on work in making and preparing slates and mortar and their application to roofs, including setting out, recording and the construction of both random and single-sized roofs. (westdean.org.uk)

Exhibitions

Antiques for Everyone Spring Fair

Apr 5-8

NEC, Birmingham

Visitors can expect to see a wonderfully rich variety of beautiful antique, vintage and contemporary pieces including colourful ceramics, sparkling glass, glittering silver, fabulous fine art, Art Deco and exquisite jewellery. Over 200 specialist dealers will be showcasing their wares with all items for sale stringently vetted by a team of experts for quality, date and condition, giving buyers assurance in their choice of items. (antiquesforeveryone.co.uk)

Spring Decorative Antiques & Textiles Fair

Apr 17-22

Battersea Park, London

This is a fantastic opportunity to source antique and 20th-century garden furniture and accessories, alongside the typically wide range of period interior design and art presented by more than 150 dealers with inspiration and flair. The foyer stand, An Ornamental Menagerie, takes a light-hearted look at designs, objects and works of art featuring creatures great and small, familiar and exotic. (decorativefair.com)

**Grand Designs Live**

May 5-13

ExCeL, London

Running for nine days, the show offers visitors a unique opportunity to see all the latest trends for the home as well as many products not seen before. Based on the Channel 4 TV series and presented by Kevin McCloud, the event will host 500 exhibitors, across five different sections of the show, which will cover Build, Kitchens, Bathrooms, Gardens, Interiors, plus a Technology Trail, while a range of interactive workshops, instructive talks and demonstrations will inspire visitors. This May's Grand Designs Live is set to be one of the most exciting, engaging and informative to date. (granddesignslive.com)

Affordable Art Fair

May 8-13

Hampstead, London

This fair will bring together works by thousands of international living artists, all available for between £100 and £6,000. It will celebrate the restorative power of art through specially curated selections of works in addition to informative talks and interactive workshops. With studies showing that being surrounded by and viewing art can have huge emotional benefits, from decreasing stress to giving your brain a mini-workout, this show is well worth a visit. (affordableartfair.com)

The National Self Build & Renovation Show

May 11-13

NSBRC, Swindon

Based at the home of self build, custom build and renovation, this is an event not to be missed by anyone serious about building their own house or planning to make major renovations. With over 200 exhibitors, live demonstrations and free seminars, there are also opportunities to meet architects and designers. (nsbrc.co.uk)

Clerkenwell Design Week

May 22-24

London

Clerkenwell is home to more creative businesses and architects per square mile than anywhere else on the planet, making it truly one of the most important design hubs in the world. To celebrate this rich and diverse community, Clerkenwell Design Week has created a showcase of leading UK and international brands and companies presented in a series of showroom events, exhibitions and special installations that take place across the area. This award-winning gathering has firmly established itself as the UK's leading independent design festival and annually attracts the international design community to this small area of London for three days of exciting events. (clerkenwelldesignweek.com)

Training Academies

These organisations run regular courses aimed at hands-on selfbuilders.

Able Skills**Dartford, Kent**

Five-day courses in plumbing, plastering, bricklaying, tiling, dry-lining, electrical and kitchen fitting. (0808 100 3245, ableskills.co.uk)

Access Training Academies**Cardiff, Bristol, London & Edenbridge**

A wide range of accredited training courses for beginners and seasoned professionals alike – whether you want to become a professional electrician, earn your Gas Safe certificate, or simply learn some basic DIY skills. (0800 345 7492, accesstraininguk.co.uk)

Builder Training**Farnham, Surrey**

Courses include tiling, carpentry, basic plumbing, bathroom installation, bricklaying and blocklaying. Dates are arranged depending on demand and there are never more than three or four people on each course. They also teach one-on-one and can customise courses to suit your needs. (07780 977767, basicplumbingcourse.com)

Builder Training Centre**Croydon, Surrey**

Run over five days, or two weekends, learn bricklaying (mixing mortar, building walls and damp-proofing), plastering, tiling, plumbing and carpentry. (0800 389 2775, thebtc.co.uk)

Tradeskills4U**Crawley, West Sussex**

Plastering, tiling, electrics, plumbing and bricklaying are taught with courses of varying lengths, including a DIY course specifically for women. (0800 856 4448, tradeskills4u.co.uk)

Self Build Days

Potton Self Build AcademyApr 6: **The Design Process Explained**May 25: **An Introduction to Self Build**May 26: **How to Find and Appraise a Plot**

Dates subject to change – please check website. (selfbuildacademy.co.uk/events)

Kingspan Timber Solutions: Self Build Days

Apr 21, May 19

These events are suitable for those with land and planning permission for a new home. (kingspantimbersolutions.co.uk/events/events-for-self-builders)

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Access shouldn't be a problem.

Jock looks over the site which is wet in winter and lovely in the summer.



SITE AND SETTING

Jock and Julia's property is in Dartmoor National Park at the western edge, not far from Tavistock. It's on the edge of a small village with a population of about 600. There's been a settlement here since at least the Domesday Book was compiled and in the past there were copper, lead and tin mines in the area. The village has been added to and many of the houses appear to have been built in the 20th century.

There's a village store with post office, a café, a pub and a small primary school. Tavistock and Okehampton are large towns nearby, each with a wide range of facilities and services and the cities of Plymouth and Exeter are further south and east. The south Devon coast is about 20 miles away and the north Cornwall coast is about 30 miles distant. A main road runs through the village and Jock and Julia's home is about 600m along a quiet lane which runs out into the countryside. There are houses on each side of the lane for the first part, which continue on the opposite side of the lane out as far as their property.

On the same side, there are a detached house, a large house in grounds, now in leisure use, and then Jock and Julia's property. Their home is a two-storey cottage sitting in around five acres. The cottage was extended in the 1960s and a workshop was turned into an annexe 10 years ago. The land slopes up from the lane with their cottage set at a higher level and the land continuing to rise behind it onto the moor, which lies beyond their boundary.

The property comprises three fields and the cottage and its garden. The site where they would like to build is the lower part of the field which adjoins the lane. There are traditional stone and hedge boundaries on the lane and on either side of the access track which runs up the side of the western boundary before turning at a right angle into the property up to the cottage. The access track serves two houses and a holiday let, and is also a public footpath used by walkers and bridleway providing access onto Dartmoor. The access point onto the lane is wide. At this junction, on Jock and Julia's land, there is a garage which is currently not used. The lane isn't heavily used and is subject to a 30-mph speed limit.

BUILDING IN DARTMOOR NATIONAL PARK

Jock and Julia Easton already live in a National Park, exactly where they want to be, but their current home won't meet their future needs. What are the chances they'll be able to self build on their property?

Jack and Julia both served in the Royal Navy. Twelve years ago they sought out a little place on Dartmoor and bought a cottage with the intention to develop it at some point.

Various factors combine to fuel their interest in a self build. They are conscious of ever-rising energy costs and believe use of low-energy technologies is the way forward. They want a house they can lock up and leave, knowing it will be all right while they are away.

The maintenance of their current property is onerous and they want to reduce the amount of work involved. At the same time, they like the location, which they describe as wet in winter (it is, indeed, raining while I'm here) and lovely in the summer.

Jock and Julia's idyll for their retirement would be a smaller single-storey home – or chalet – with two en suite bedrooms, lounge, kitchen and dining room, plus a garage. They favour a traditional appearance, perhaps weatherboard and stone, although aren't sure what

the planners would accept, and would like to take advantage of the view to the west and include a load of eco kit.

Jock and Julia tell me there are a couple of sites on the main road in the centre of the village with planning permission for houses, one a former garage site and another a former coach depot. On their lane, there are about three new-build infills built in the last 10 years and a couple of re-builds further up the lane well out of the village.

Of the 50 or so houses in the lane, they reckon about 40 were built in relatively recent times up to the 1980s. The property next door in leisure use has had planning permissions for various new buildings in its grounds. There was a call for housing sites in the village a while ago and a site down on the main road has been allocated for development.

Jock and Julia's only experience of planning was their proposal to convert the workshop into guest accommodation. On that occasion, they went in to the national park office to discuss the project with a planning officer and

got a 'no'. However, they contacted the park again later and an officer came out to the site and was positive.

In respect of their self-build ambition, Jock and Julia have been cautious in their approach so far. They looked at the National Park's planning website and found it difficult to understand, which isn't at all surprising as planning is pretty impenetrable. They sense that planning in the park can be difficult and new development isn't always warmly welcomed by residents.

Jock and Julia believe that if they got a 'no' from the national park, it would make it that much more difficult to get planning permission, and that they could run up a big bill if they had to challenge the decision. They think it would be important to discuss the proposals with the parish council.

Practicalities

The land is set at a high level and surface water runs south-west from the moor to a water course at the side of the field. Jock tells me the field gets soft in the winter but doesn't flood. The gov.uk website doesn't show flood risk in the immediate area. The properties on the other side of the lane are served by mains drainage, although Jock and Julia's cottage is on a septic tank. A new house closer to the lane may be able to connect to the mains. Water and electricity also run in the lane so that shouldn't be a problem. There's gas in the village but it doesn't extend this far.

Planning history

On the national park's website I find the planning permission for the couple's annexe. It was granted in 2007, subject to a condition limiting its use to an ancillary building. No other applications, including one for the 1960s extension, show on the website. It could be that the online records don't go back that far or it was done under permitted development. In the area, just up the lane, an application for a bungalow was refused in 1988 and, about one mile out of the village, there's a 2015 approval of a replacement dwelling. The leisure property next door was given permission for a dormitory in 2003 and for a garage in 1991. A site adjoining the post office got permission for a new house with detached garage in 2005. A 2015 permission shows up on the former garage site on the main road for 19 dwellings.

Planning policy

The Local Plan comprises two documents: a 2008 core strategy and a 2013 snappily titled Development Management and Delivery Development Plan Document. The proposals map shows a Conservation Area covering much of the lower



A new house close to the lane may be able to connect to mains drainage.

density areas of the village but doesn't extend up Jock and Julia's lane. There are a few mixed-use development sites shown in the middle of the village.

The strategy document categorises towns and villages and defines this village as a 'Rural Settlement'. In such villages, small-scale housing development to meet identified local needs for affordable housing will be provided. Outside defined settlements development is only allowed which is necessary to meet the needs of farming, sustains buildings that contribute to the landscape or is householder-related development.

The detailed policies document says that the three sites, together totalling one hectare, have been allocated for mixed-use development, including houses, to improve the character and appearance of the centre of village. Beyond such identified sites, no new open-market housing will be permitted in 'Rural Settlements' and any new houses must be affordable, located on small infill plots within existing built-up frontages, within the village or provided by converting an existing building. Work on a new Local Plan is underway. There's no Neighbourhood Plan for this parish or village.

DOCTOR'S DIAGNOSIS

There's little doubt this would be a desirable place to live. The reasons why Jock and Julia want to self build are perfectly understandable. At first sight, there don't appear to be any physical constraints likely to affect their build. The point where the access drive joins the lane doesn't have good visibility. However, the lane doesn't seem to be too busy and the preferred site for their house has the benefit of the existing access point for the garage. Pre-application consultation with the highway authority should establish whether they would object to another dwelling.

I expect the main consideration would be the national park's planning policies. On the face of it, those policies, in principle, aren't accommodating for new open-market houses in villages like this one.

The only open-market housing likely to be supported is that included in a Local Plan allocation (such as the former commercial sites in the middle of the village), anything that might be allowed for in a future parish neighbourhood plan and where it could be shown that affordable housing wouldn't be financially viable but an open-market house would, as well as meeting other policies.

Additionally, the site isn't likely to be considered an infill plot in a built-up frontage. There's also a question of whether Jock and Julia's property would be considered within the village. Currently, this isn't defined by a line drawn on a planning policy map and so would be assessed on a case-by-case basis.

The houses on the other side of the lane are in a continuous built-up frontage

from the village, but buildings on this side are sparse and Jock and Julia's cottage is set back, surrounded by agricultural fields. I wouldn't be surprised if the site was deemed to be outside the village for planning purposes and so subject to the even more restrictive policy.

Preserving the natural beauty of the countryside is a big factor in national parks. Even though a bungalow or chalet here wouldn't be especially prominent, it would represent additional built development in the countryside and such things are often judged harshly.

None of this bodes well. Since Jock and Julia own the site, there wouldn't be a great deal to lose if they wished to dip a tentative toe in the water, just to see if there might be any support, despite the seemingly unfavourable indications.

There are a few avenues open to them. They could do a bit of research on the council's website to find out whether any other similar schemes have succeeded in recent years and how. They could discuss the idea with the parish council, if it is prepared to do so (not all will).

A pre-application enquiry with planning could be made to test its views. They could find out whether the parish council is going to produce a Neighbourhood Plan and ascertain whether there would be opportunities there.

On a similar theme, Jock and Julia could find out about the new Local Plan to see if it would offer any scope for their proposal or whether new planning policies might be more encouraging in future.

PlotBrowser

What is PlotBrowser and how does it work?

Plotbrowser.com is a 100 per cent free listings website from Selfbuild & Design. Used by selfbuilders to find a suitable plot of land, conversion or renovation opportunity for their project, it is updated daily by our research team, meaning that the information you see is as accurate and current as possible. Alternatively, if you are looking to sell a piece of land, Plotbrowser allows you to do this at no cost. Every fortnight we pick out a selection of the newest plots from around the country, which are displayed on the featured plots tab of the website.

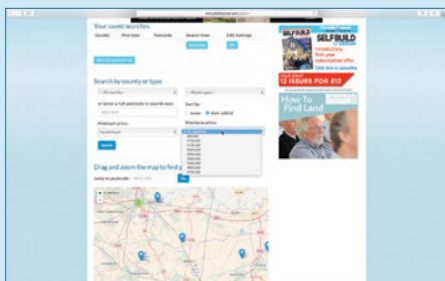


How do I sign up?

Visit www.plotbrowser.com and register for free with your name, email address and password. Once logged in, you will be able to save your searches and receive alerts when new relevant plots are added.

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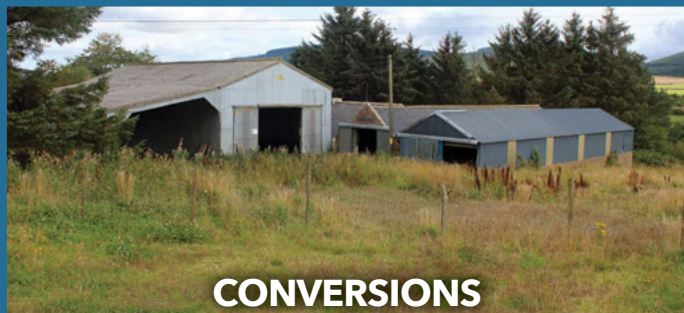
You can search by county, price band, plot type and date. Entering a full postcode also enables the user to browse the nearby area. Once you've filled in the criteria you are looking for, you will see a list of suitable plots, which you'll be able to examine further by clicking the 'more' tab.



What information is on there?

Each plot has an address, description – including a planning reference if available – and price band. Once logged in, you'll be able to see an image (should there be one included), a map with the location of the plot and more information about the seller. If interested, you can then email the seller for further details. This is all done through the PlotBrowser website.

What types of plots are listed?



CONVERSIONS



RENOVATIONS



SINGLE PLOTS



HOUSE WITH LAND

*Extensions, modernisations and multiple plots are also available.

Conversion opportunity

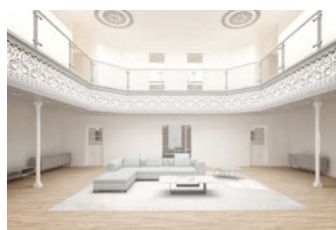
Here's the chance to buy one of two former church buildings in Norfolk which have planning permission to convert into family homes. The Grade II-listed chapel and Sunday school in the historic market town of Harleston date back to the mid-19th century and early 20th century respectively. The chapel, built in 1819, was designed by the acclaimed architect Edward Boardman who also redesigned Norwich Castle. The Sunday school was built almost a century later in 1916.

Both buildings are being sold freehold, giving the new owners a blank canvas to create their own Grand Design. The approved plans for the chapel feature 305.56 sqm of internal space, with four double bedrooms with en suite bathrooms, impressive open-plan reception/kitchen/dining room with outstanding ceiling heights, media room, study, utility room, spacious courtyard garden and parking.

The Sunday school has 98.40 sqm of internal space with three large double bedrooms with en suites, large open-plan reception/kitchen/dining hall with double-height ceiling, utility room, courtyard garden, outside dining space and parking to the front.

The properties could be bought together to create a unique flexible home or separately. Offers are invited for the freehold interest with vacant possession upon completion.

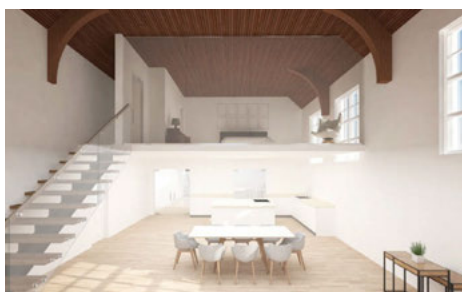
Both properties are not assessed for rates and because they are Grade II listed an EPC is not required. The chapel is on the market for £195,000, the Sunday school £175,000. doorsteps.co.uk



Planning Permission for Proposed 2135sqft Conversion into Modern Home



The chapel (top) and the Sunday school (right) which both have permission for conversion into family homes.



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The following pages contain a sample of the plots, renovations and conversion opportunities which are available on PlotBrowser.com this month. To search for more plots across the UK, and receive free notifications of new plots in your county, sign up today at **www.plotbrowser.com**.



KEYSOE, BEDFORD, BEDFORDSHIRE

Barns- Two detached period timber framed barns with consent for conversion to two 3,000 sq ft dwellings under approval number 12/01488/FUL (Bedford Borough Council). Total plot size is approx 4 acres. Price band: £450,001-£600,000.

Lane & Holmes, 01234 327 744, sales@hea.co.uk

BEDFORDSHIRE

BEDFORD

88 Putnoe Lane - Single building plot of circa 0.28 acres with planning consent (Bedford Borough Council ref: 17/00223/FUL) for a substantial individual five-bedroom detached house together with double garage. The plot is in a highly sought-after, non-estate location. Planning consent allows for a dwelling of 2,830 sq ft. Price on application. Compass, 01234 351 577, dpd@compasspropertygroup.co.uk

EATON BRAY

Comp End Barn - Planning permission has been granted (Central Bedfordshire DC) to develop a unique residential four-bedroom home of 5,500 sq ft situated on this 4.8 acre plot in the Green Belt. Guide price: £750,000. Ashtons - Village & Country, 01582 793 555, salesvaco@ashtons.co.uk

LUTON

1 Abbey Drive - Three-bedroom semi-detached house with planning permission approved (Luton ref: 17/01837/FUL) for a separate three-bedroom detached house measuring approx 1,120 sq ft. Guide price: £350,000. P&R Property, 01582 720 777, info@pandrproperty.co.uk

CAMBRIDGESHIRE

BALSHAM, CAMBRIDGE

High Street - A single building plot with permission (South Cambs DC ref: S/3124/16/FL) to build an attractive detached cottage style house with parking, located centrally to the village and within walking distance of excellent local facilities. Guide price: £175,000. Cooke Curtis & Co, 01223 508050, hello@cookecurtis.co.uk

COTTENHAM

Rear of 33 Telegraph Street - A generous

building plot with outline planning permission for a three-bedroom detached property of around 1,300 sq ft with off-road parking, located in this desirable village. South Cambs District Council ref S/3172/15/OL. Guide price: £170,000. Tucker Gardner, 01223 350 800, cambridge@tuckergardner.com

COTTENHAM, CAMBRIDGE

Building Plot, Telegraph Street - A generous building plot with outline planning permission for a three-bedroom detached property of around 1,300 sq ft with off-road parking, located in this desirable village. (South Cambridgeshire DC ref: S/3172/15/OL) Price band: £100,001-£150,000. Tucker Gardner, 01223 470 099, histon@tuckergardner.com

ELM

Begdale Road - Site with outline planning permission (Fenland DC ref: F/YR15/0781/O) for two dwellings. The site

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has a frontage of 27.5m and a depth of 20m, and is located in a lovely location with field views to the rear. Guide price: £110,000. William H Brown, 01945 464 451, wisbech@williamhbrown.co.uk

FARCET, PETERBOROUGH

Farcet - 2.5 - 3 acres of development land comprising detailed planning permission for two four-bedroom detached properties including garages with further potential for development. Also included an established three-bedroom semi-detached property. Planning Consent ref: 17/00779/FUL at Hunts DC. Offers invited. Private seller, 01733 551512

MANEA

1 Orchard Way - A single building plot with permission (Fenland District Council ref: F/YR16/0172/F) to erect a two-storey three-bedroom dwelling within the village of Manea. The plot sits in a desirable residential road and measures 38ft x 45 ft. Guide price: £80,000. Haart, 01354 651 100, march@haart.co.uk

QUEEN ADELAIDE, ELY

Prickwillow Road - The land is offered with the benefit of planning permission (East Cambs DC ref: 16/00953/FUL) for a replacement four-bedroom, detached property with off-street parking, very generous private gardens and paddock area. Guide price: £110,000. Tucker Gardner, 01353 616 130, ely@tuckergardner.com

SOHAM

Barn, Pratt Street - A single-storey

Grade II listed barn/outbuilding with planning permission for conversion into a residential dwelling. Plot approx. 160ft (depth) x 40ft (frontage), approx. 25ft (rear width). East Cambridgeshire District Council ref: 17/01046/FUL. Price band: £100,001-£150,000. Cheffins, 01353 654 900, ely@cheffins.co.uk

SOHAM

Plot, Great Fen Road – A single building plot of approx. 1 acre in a rural location between Soham and Prickwillow and having outline planning permission for a two-storey detached dwelling of approx. 159 sqm (East Cambridgeshire DD ref: 17/01165/OUT). Price band: £200,001-£250,000. Cheffins, 01353 654 900, ely@cheffins.co.uk

SUTTON, ELY

Tower Road – A single building plot in this popular village about 7 miles west of Ely and 15 miles north of Cambridge. Planning consent has been approved under reference 14/01245/FUL (East Cambs DC) with conditions for a detached dwelling. Guide price: £110,000. David Clark & Company, 01353 665 020, david@clarkhomes.co.uk

CHESHIRE

CREWE

Bradford Road – An opportunity to acquire a building plot located in a popular residential area with planning permission granted for two semi-detached houses and one detached house. Cheshire East planning refs: 16/5461N and 16/5458N. OIRO £140,000. Butters John Bee, 01270 213 541, crewe@bjbmail.com

CROWTON

Crowood Common – a substantial barn with planning permission secured by appeal under Class Q for a change of use to residential use. Planning was granted for the installation of a first floor to carry the living accommodation with storage and garaging on the ground floor. Total area of 425 sqm on each floor. The barn sits in an area of just under 4 acres. Price on application. Private seller, 07747 625 212, mark@topmarksuk.co.uk

MOTTRAM (VIA HYDE)

Plot of land – Plot with detailed planning permission for a detached three-bedroom house in village Conservation Area. Price band: £50,001-£100,000. Private seller, 01457 762 335

WILLASTON, NESTON

Change Lane – A single building plot on an unmade cul-de-sac in a highly regarded residential area. Outline planning permission for the a two-storey house (Chester and Cheshire West ref: 17/03431/OUT). The plot has a frontage of 36ft and a depth of 100ft. Price band: £200,001-£250,000. Clive Watkin Partnership, 0151 327 5665, willaston@clivewatkin.com

WILMSLOW

Fletsand Road – A detached residence on a large plot in one of Wilmslow's most highly regarded locations. There is planning permission to demolish

the existing property and build a new six-bedroom property with a detached garage (Cheshire East ref: 17/4041M). Guide price £1,395,000. Jordan Fishwick Estate Agents, 01625 532 000, wilmslow@jordanfishwick.co.uk

WILMSLOW

Land at Alderley Road – Building plot of 0.211 acres with full planning permission for modern detached four-bedroom home of around 2,200 sq ft (Cheshire East ref: 17/2023M). OIEO £450,000. Gascoigne Halman, 01625 536 434, wilmslow@gascoignealman.co.uk

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CORNWALL

CHACEWATER, TRURO

Two Building Plots, 7 The Terrace – Detailed planning consent for two detached modern houses. Each house to comprise three bedrooms (master with en-suite), large kitchen/dining room, ground floor shower room and first floor bathroom, utility and garden store/workshop. Private off-street parking and enclosed gardens (Cornwall Council ref: PA16/09697). Price band: £200,001-£250,000. Philip Martin, 01872 242 244, sales@philip-martin.co.uk

FALMOUTH

Plot, Goldenbank – A building plot with planning permission for a three-bedroom detached house with off-road parking and garage with gardens surrounding. Price band: £150,001-£200,000. Stratton Creber, 01326 315 809, falmouth@strattoncreber.co.uk

HEWAS WATER, ST AUSTELL

Plot opposite The Brambles – Building plot measuring 35.6m x 17.36m with planning consent (PA15/00711) for a three-bedroom detached house with

double garage. There is mains gas already on site. Price band: £50,001-£100,000. Simon Milnes Estate Agent, 01872 810 810, sales@simonmilnes.co.uk

KILKHAMPTON, BUDE

Building plot near Cockrams Barn – A serviced building plot with detailed planning permission (Cornwall ref: PA17/02466) for a three-bedroom detached dormer bungalow, situated on the edge of the popular village of Kilkhampston. Guide price: £135,000. Colwills, 01288 355 828, bude@colwills.co.uk

LANGORE, LAUNCESTON

Plot at Wheelwrights – The building plot comprises a former garden on the edge of the village. There are spectacular views from the plot. Plans have been produced for the dwelling to be a one- or two-bedroom house, set across three floors. Presently there is a garage and garden shed on the site. The plot measures 2,389 sq ft, with an additional piece of garden measuring 1,033 sq ft (Cornwall Council refs: PA14/08010, PA17/06384 and PA17/10568). Price band: £50,001-£100,000. Kivells, 01566 777 777, launceston@kivells.com

LINKINHORNE, CALLINGTON

Trelabe Barns – Situated in a quiet yet easily accessible location, a substantial and appealing range of traditional barns with planning consent for conversion to three residential dwellings. Set in approximately a 1 acre plot with two large general purpose buildings. Far reaching countryside views. Price band: £300,001-£450,000. D R Kivell and Partners, 01822 810 810, sales@drkivellandpartners.co.uk

TREWOON, ST AUSTELL

Tremewan – Individual building plot with full planning permission (Cornwall Council ref: PA15/08351) for four semi-detached two-storey dwellings with off-road parking. Guide price: £225,000. Jefferys, 01726 73483, staustell@jefferys.uk.com



PENTEWAN, ST AUSTELL, CORNWALL

Pentewan Valley Nurseries – Five individual building plots available with outline planning permission (Cornwall Council ref: PA17/05276) for five 200 sqm detached houses. Available as a whole or individually. Guide price: £200,000 per plot. Philip Martin, 01872 242 244, sales@philip-martin.co.uk

TRUCKINGMILL, CAMBOURNE

Rear 44 Church View Road – Tucked away from the main road, a rectangular parcel of land with outline planning permission for a one-bedroom detached bungalow (Cornwall Council ref: PA16/11118). Price band: under £50,000. Bill Bannister Estate Agents, 01209 210 333, bill@billbannister.co.uk

WATERLOO, TRURO

Building Plot – A building plot with planning permission for the subdivision of a garden and the construction of a two-bedroom dwelling in a convenient location within walking distance of the city centre (Cornwall Council ref: PA17/06265). Price band: £100,001-£150,000. Philip Martin, 01872 242 244, sales@philip-martin.co.uk

DERBYSHIRE

BELPER

Ashbourne Road, Cowers Lane – A rare opportunity to acquire a prime building plot with outline planning permission (Amber Valley BC ref: AVA/2017/0440) for a four-bedroom detached family home of 180 sqm, enjoying a southerly open aspect and countryside views. Guide price: £250,000. Boxall Brown & Jones, 01332 383 838, sales@boxallbrownandjones.co.uk

HORSLEY VILLAGE

Church Street plot – A 348 sqm building plot with planning (Amber Valley Borough Council ref: AVA/2017/0196) for a detached four-bedroom property with garage and south-facing garden. Guide price: £180,000. Fletcher & Company, 01332 843 390, info@fletcherandcompany.co.uk

TANSLEY, MATLOCK

Building Plot, Starth Lane – A building plot of 720 sq yds with outline planning permission for the erection of a single detached dwelling (Derbyshire Dales DC ref: 15/00276/OUT). Price band: £100,001-£150,000. Bagshaws, 01629 812 777, bakewell@bagshaws.com

WALTON, CHESTERFIELD

Hazel Drive – Site measuring 13.8m x 19.8m with full planning consent granted on appeal (Chesterfield Borough Council ref: CHE/17/00240/FUL) for a two-bedroom detached bungalow. Guide price: £90,000. Wilkins Vardy, 01246 270 123, info@wilkins-wardy.co.uk

DEVON

CROYDE

Three building plots opposite leadgate house – The choice of three self build plots for three detached 3,000 sq ft four-storey houses, likely to benefit from sea views from the upper floors within easy access of the village centre & beach of North Devon's premier surfing resort. Price on application. Stags, 01271 322 833, barnstaple@stags.co.uk

EXETER

Site in Tedburn St Mary – Redevelopment site with outline planning consent for the erection of up to two new dwellings (Teignbridge District Council ref



CHIPPING CAMPDEN, GLOUCESTERSHIRE

Plot at Roydon, Broad Campden – Village building plot with planning permission (Cotswold DC ref: 17/04625/FUL) for a three-storey four- to five-bedroom dwelling and garage. Plans designed by local architect. Guide price: £500,000.
Savills, 01451 832 832, stow@savills.com

17/02805/OUT). Situated in an elevated central village position, the neighbouring three-bedroom cottage, in need of modernisation, is also for sale separately. Guide price: £150,000-£200,000. Whitton & Laing, 01392 259 395, property@whittonandlaing.com

MARIANSLEIGH, SOUTH MOLTON
Middle Uppacott – A former linhay and granary with planning permission for conversion to a three-bedroom dwelling with paddock. Total site is just under 1 acre. All the modern buildings on site have been demolished to leave a range of traditional barns from which an exclusive purely residential development of three dwellings will be created. (North Devon refs: 57723, (granted on appeal, plus variations on refs: 60977 and 62719). Total floor area (measured externally) approx. 131.50 sqm. Price band: £150,001-£200,000. Stags, 01769 572 263, south-molton@stags.co.uk

TAVISTOCK
Milton Crescent – A building plot with outline planning permission for a detached bungalow with access be from Milton Crescent by the side of an existing dwelling. The plot is approx. 650 sqm and will provide a secure and private location for a dwelling (West Devon Planning ref: 0089/17/OPA). Price band: £100,001-£150,000. Jefferys, 01726 73483, staustell@jefferys.uk.com

DORSET

LOWER PARKSTONE, POOLE
Mansfield Close – Located in a quiet cul-de-sac, permission has been granted to demolish existing property and create two new semi-detached contemporary dwellings and new parking (Borough of Poole ref: APP/17/01708/F). Guide price: £425,000. Frost & Co, 01202 778 855, parkstone@frostandco.net

SOUTHBOURNE, BOURNEMOUTH
Horsa Close – A plot of land close to the high street and within easy reach of local beaches. The plot may have development potential for a single dwelling subject to relevant planning permission being granted.

ST FAGANS, CARDIFF

Pavilion Site, Great House Farm – Single building plot with full planning (Cardiff) for a single-storey two-bedroom detached dwelling, with potential for building an eco home. The site is a large parcel of relatively flat grassy ground with some hardstanding, comprising a total area of approx 565 sqm. Guide price: £195,000. Hern & Crabtree, 029 2055 5198, Llandaff@hern-crabtree.co.uk



GLOUCESTERSHIRE

CHELTHENHAM

Priory Street – A building plot with planning permission to build an detached contemporary town house carefully styled to blend into the period setting and be a modern take on town house architecture (Cheltenham Borough Council ref: 17/01702/FUL). Guide price £425,000. Knight Frank LLP, 01242 246 959, annie.bishton@knightfrank.com

SOUDLEY, CINDERFORD

Tramway Road – Building plot with full planning permission (Forest of Dean DC ref: P0488/14/FUL) for a detached split-level home situated on a plot of approx 0.25 acres in a popular village location. Guide price: £125,000. Steve Gooch Estate Agents, 01594 542 535, mitchelldean@stevegooch.co.uk

STROUD

Multiple building plot – A detailed planning consent has been granted for three houses; one detached four-bedroom house and a pair of semi-detached three-bedroom houses. The four-bedroom house offers approximately

143sqm of floor space and a 23sqm integral garage as well as two further parking spaces. The two semi-detached houses have approximately 101sqm of floor space and 20sqm integral garages, again with two further parking spaces per dwelling. Guide price: £240,000. The Land Bank Partnership, 01934 733 721, enquiries@thelandbankpartnership.co.uk

GREATER MANCHESTER

MARPLE

Land off Green Meadows Drive – Planning permission has been granted (Stockport Metropolitan Borough Council ref: DC/065947) for two detached family homes extending to 1,850 sq ft, each with ample parking and a garage. The properties will be set within good sized plots and they will be accessed via Green Meadows Drive. Guide price: £500,000. Gascoigne Halman, 0161 427 2488, marple@gascoignealman.co.uk

MARPLE BRIDGE, STOCKPORT

Land adj 2 Lower Fold – Set in a prime location close to the village centre and with fabulous uninterrupted westerly facing views towards Brabyns Park, this plot of land has planning permission (Stockport Met Borough Council ref: DC/059389) for a three-bedroom detached family home of 1,750 sq ft, with accommodation set over two floors. Guide price: £150,000. Gascoigne Halman, 0161 427 2488, marple@gascoignealman.co.uk

KENT

BROADSTAIRS

Land at Norman Road – Single building plot of 71ft x 22ft with planning permission for a two-storey three-bedroom detached house with off-street parking and a garden to the side (Thanet District Council ref: F/TH/16/1232). Price band: £100,001-£150,000. Terence Painter Estate Agents, 01843 866 866, sales@terencepainter.co.uk



GREAT DALBY, MELTON MOWBRAY, LEICESTERSHIRE

The Orchard – A unique and superb opportunity to acquire a building plot with full planning permission to build a six-bedroom detached residence with a private driveway and gardens extending to approx 0.5 acres, set in a favourable and secluded position in the sought after village of Great Dalby. Planning permission ref: 17/01489 (Melton Borough Council). Offers in region of £260,000. *Private seller, 07470 486 851.*

LENHAM, MAIDSTONE

Robins Close – Building plot at the end of a quiet cul-de-sac with planning permission granted for a two-storey, four-bedroom detached dwelling with a small garden and garage. (Maidstone Borough Council ref: 84/0183) Price band: £150,001-£200,000. Coles Group, 01622 763 322, enquiries@thecolesgroup.co.uk

MARGATE

Building Plot, Nash Court Gardens – A single building plot with planning permission for a two-storey three-bedroom detached house. The site measures approx. 84ft deep x 26ft wide (Thanet District Council ref: F/TH/17/0916). Price band: £100,001-£150,000. Terence Painter Estate Agents, 01843 866 866, sales@terencepainter.co.uk

MINSTER, RAMSGATE

Plot, High Street – Single building plot with full planning for a two-bedroom detached house with off-street parking at the front of the property. Planning consent has been implemented by the vendor (Thanet District Council ref: F/TH/13/0787). Price band: £50,001-£100,000. Terence Painter Estate Agents, 01843 866 866, sales@terencepainter.co.uk

LEICESTERSHIRE**MEASHAM**

Gilwiskaw House plot 2 – A superb secluded plot, one of a pair. The milking parlour has planning permission for residential use and stands in 0.75 acres which sweeps down to the Gilwiskaw Brook. Located down a private gated road in a National Forest location this is a rare opportunity. A further 13.8 acres of adjoining meadowland is available for an additional £100,000 making it a perfect rural retreat yet close to the Midlands Motorway network. Price band: £200,001-£250,000. Private seller, 01530 272 090, colin@tempehouse.co.uk

SUTTON BONINGTON, LOUGHBOROUGH

Landcroft Lane building plot – This building plot with adjacent paddock is situated on the very edge of Sutton Bonington within easy access of the village centre. Planning consent is granted (Rushcliffe BC ref: 17/02349/REM) and working drawings are being put together by David Granger Architectural Design Limited which may be of interest to the purchaser. The current planning consent allows for a dwelling of approx 2,825 sq ft. Guide price: £275,000. Bentons, 01664 563 892, sales@bentons.co.uk

LINCOLNSHIRE**ALLINGTON, GRANTHAM**

Sedgebrook Road – Single building plot situated on the outskirts of the popular Allington village. Full planning permission is granted (South Kesteven DC) for the erection of a three-bedroom detached chalet bungalow. Guide price: £180,000. Connells, 01476 590 050, grantham@connells.co.uk

CORBY GLEN

Land rear of Coronation Road – Single building plot with planning permission (South Kesteven DC ref: S16/2152) for a detached single-storey two-bedroom dwelling in a non-estate village location with off-road parking. Guide price: £75,000. Hill & Clark, 01778 300 069, bournesales@hillclark.co.uk

CROWLE

31 Mill Road – Residential building plot of approx 744 sqm with full planning permission (North Lincs ref: PA/2017/1455) for the erection of a four-bedroom dormer bungalow. Guide price: £110,000. Screetons, 01430 431 201, howden@screetons.co.uk

DIGBY

Beck Street – Site with full planning permission (North Kesteven ref: 17/1264/FUL) for two four-bedroom detached properties in a desirable village location. Set in a plot of 0.26 acres, the site provides countryside views to the rear. Guide price: £140,000. William H Brown, 01529 303 040, sleaford@sequencehome.co.uk

EAST BARKWITH

Lincoln Road – Rural plot of land with outline planning permission for two dwellings. The overall plot is a very generous 0.44 of an acre with a frontage of 22m. East Lindsey DC ref: S/044/02071/17. Guide price: £120,000. Walters, 01522 512 513, enquiries@walters-property.com

HUMBERSTON FITTIES

4th Avenue – Single building plot with full planning permission (North East Lincs ref: DM/1150/15/FUL) and Building Regulations for a two-bedroom two-storey detached chalet bungalow. Guide price: £60,000. Crofts Estate Agents, 01472 200 666, sales@croftsestateagents.co.uk

KEELBY

Land to the rear of 7 Barton Street – A rarely available building plot with outline planning permission (ref 135022) for a single dwelling on the outskirts of the village. The reasonably level plot is approx one third of an acre. Guide price: £120,000. DDM Residential, 01472 358 671, grimsby@ddmresidential.co.uk

POTTERHANWORTH

Moorhouse Poultry Farm – Plot measuring circa 750 sqm with planning permission (North Kesteven DC ref: 16/0751/OUT) for a single-storey dwelling with garage in a popular village location. Offers over £100,000. William H Brown, 01522 534 771, lincoln@sequencehome.co.uk

POTTERHANWORTH

The Park – For sale by informal tender by 12 April 2018. Development site offered with planning permission (North Kesteven DC) for a four-bedroom house with an additional 2.9 acres of land. The village of Potterhanworth lies 6 miles south east of Lincoln. Guide price: £275,000. Walters, 01522 512 513, enquiries@walters-property.com

SARACENS HEAD

Plot adj to the Conifers, Washway Road – Building plot in a village location with outline planning granted (South Holland DC ref: H23-1019-17) for a single-storey three-bedroom dwelling with double garage. Guide price: £75,000. Pygott & Crone, 01406 430 401, holbeach@pygott-crone.com

SLEAFORD

Land adjacent to 8 Folkingham Road – Non-estate village plot measuring approx 30.8m x 10.8m with planning (South Kesteven DC ref: APP/E2530/W/17/3176516) for a two-bedroom detached bungalow. This plot is a natural infill. It will have its own driveway off Folkingham Road and views over open fields to the rear. Guide price: £100,000. Winkworth, 01529 303 377, sleaford@winkworth.co.uk

LONDON**STREATHAM, SW16**

Rear 2 Credenhill Street – For Sale by Auction, 19 April 2018 at Grosvenor House, AJW Marriott Hotel, 86-90 Park Lane London, W1K 7TN. A freehold site with planning permission to replace workshop with a new contemporary 2-storey house with outside space. (Wandsworth Council ref: 2017/3054). Guide Price* £190,000+ (*An indication of the seller's current minimum acceptable price at auction. It can be subject to change up to and including the day of the auction. Buyer's administration fees may apply.) Network Auctions, 020 7871 0420, auctions@networkauctions.co.uk

NORFOLK**ATTLEBOROUGH**

Fernleigh – A rear plot development off the London Road that has outline planning permission to build a three-bedroom detached bungalow. Price band: £100,001-£150,000. William H Brown - Land and New Homes, 01362 699 999, landdereham@sequencehome.co.uk

**THURGARTON, NOTTINGHAMSHIRE**

Plot adj to Roewood Lodge, Bleasby Road – Building plot of just over 7,770 sq ft with full planning consent (Newark and Sherwood DC ref: 17/00641/FUL) for a detached contemporary home extending to over 1,700 sq ft. Guide price: £235,000. Alasdair Morrison, 01636 813 971, southwell@amorison.co.uk

BACTON

North Walsham Road – Outline planning permission for a pair of two-storey dwellings in a sought-after village. Price band: £200,001-£250,000. William H Brown – Land and New Homes, 01362 699 999, landdereham@sequencehome.co.uk

BARROWAY DROVE

Plot 1, The Drove – Planning permission for a detached chalet. Price band: £50,001-£100,000. William H Brown – Land and New Homes, 01362 699 999, landdereham@sequencehome.co.uk

BRISTON

Plot of Land – Fakenham Road – A plot of land with planning permission for a two-bedroom detached house in a desirable village location. Price band: £50,001-£100,000. William H Brown – Land and New Homes, 01362 699 999, landdereham@sequencehome.co.uk

DOWNHAM MARKET

Plot off Orchard Close – Single building plot with full planning permission for a three-bedroom detached bungalow. Non-estate location. Kings Lynn & West Norfolk Council ref: 17/02075/F. Guide price: £120,000. William H Brown, 01366 387 638, downhammarket@williamhbrown.co.uk

HELLESDON

Meredith Road – A three-bedroom detached chalet with planning permission granted for sub-division of the plot and erection of a detached bungalow in the side garden. Price band: £300,001-£450,000. William H Brown – Land and New Homes, 01362 699 999, landdereham@sequencehome.co.uk

LITTLE FRANSHAM

Land at the Old Post Office – Building plot for two properties with full planning permission. Price band: £250,001-£300,000. William H Brown – Land and New Homes, 01362 699 999, landdereham@sequencehome.co.uk

SHROPHAM, ATTLEBOROUGH

Land Hargham Road – A pair of building plots with full planning permission for two three-bedroom detached properties (Breckland Council



CORFTON, CRAVEN ARMS, SHROPSHIRE

Adj. The Sun Inn – A building plot with outline planning consent for a detached dwelling with garage and gardens (Shropshire Council ref: 17/03549/OUT). Price band: £50,001-£100,000. [McCartneys, 01584 872 153, ludlow@mccartneys.co.uk](mailto:ludlow@mccartneys.co.uk)

ref: 3PL/2017/1334/F) Guide price £250,000. Donna Kissinger, 01953 454 272, mail@donna-kissinger.co.uk

STALHAM

The Green, Yarmouth Road – Located in the sought-after town of Stalham, this single building plot has planning permission (North Norfolk Council ref: PO/14/0512) for the erection of a two-storey dwelling with shared driveway parking. Guide price: £250,000. William H Brown, 01692 581 034, stalham@sequencehome.co.uk

TEN MILE BANK

Station Road – A freehold single building plot with full planning permission for a three-bedroom detached house and garage situated in a rural village. Price band: £50,001-£100,000. William H Brown – Land and New Homes, 01362 699 999, landdereham@sequencehome.co.uk

WEETING

Land to the rear of Cromwell Road – Building plot in the popular village of Weeting. Please call Brandon branch on 01842 811508 for further information. Price band: £100,001-£150,000. William H Brown – Land and New Homes, 01362 699 999, landdereham@sequencehome.co.uk

WINGFIELD

Plots at Vicarage Road – 0.64 acre plot with outline planning permission for three dwellings. Edge of village location. Price band: £300,001-£450,000. TW Gaze, 01379 641 341, S.Graham@twgaze.co.uk

NOTTINGHAMSHIRE

CARLTON

Elm Avenue – Full planning permission has been granted for the conversion of Elm Avenue into two spacious apartments and outline planning permission for the erection of three dwellings on a sizeable plot to the rear.

Gedling Borough Council ref: 2017/1136. Guide price: £475,000. Haart, 0115 941 1311, nottingham@haart.co.uk

REDHILL, NOTTINGHAMSHIRE

Detached house – private detached house tucked away with outline planning in very large garden for additional single detached property. Great 70 sqm wooden building also on plot, ideal for garaging, secure materials storage and workshop. Property in semi-rural location with great transport links to the city. £525,000, no chain. Private seller, 07906 699469



SHROPSHIRE

NEWPORT

Plot fronting Station Road – A building plot with outline planning permission for a detached three- to four-bedroom house. The site is well screened from the road by shrubs and trees and extends to approximately 725 sqm with a frontage of approx. 18.9m and an average depth of 39.62m. Price band: £100,001-£150,000. Tempertons, 01952 812 519, newport@tempertons.co.uk

OSWESTRY

High Fawr Cottage, Racecourse Road – A parcel of land comprising approx. 5.3 acres made up of a combination of woodland (1.2 acres), pasture land and formal garden on which at present is sited a detached cottage with planning permission to demolish and build a new dwelling of approx. 109 sqm. (Shropshire Council ref: 17/02838/FUL)

OIEO £350,000. Halls, 01691 670 320, oswestry@hallsrgb.com

SOMERSET

SANDFORD

Plot at Greenhill Lane – Planning was granted by North Somerset Council (ref 16/P/1936/F) for the erection of a detached four-bedroom dwelling with a double detached garage in a plot that totals 0.41 acres. Sandford is a peaceful thriving village with good transport links to Bristol and Bath. OIRO £300,000. Robin King Estates, 01934 876 226, dolanmullans@robin-king.com

SUFFOLK

BURY ST EDMUNDS

Plot of Land, Tayfen Road – Within walking distance of Bury St Edmunds this building plot benefits from planning permission for a two-bedroom, two-storey dwelling with an allocated parking space. Offers invited. William H Brown



KINGSBURY, TAMWORTH, WARWICKSHIRE

Fox Barn – Barn with paddock and woodland with consent for residential conversion to a three-bedroom dwelling situated in this rural location yet with five minutes drive by car of J9 of the M42 (North Warwickshire ref: PAP/2015/0766). With paddock and woodland. Price band: £450,001-£600,000.

Calders, 01827 666 86, andrew@caldersproperty.com

– Land and New Homes, 01362 699 999, landdereham@sequencehome.co.uk

DENNINGTON

Barley Croft – Single building plot with planning permission (West Suffolk DC ref: DC/15/2128/OUT) for a two-storey two-bedroom dwelling in a desirable village location with countryside views. Guide price: £125,000. William H Brown, 01728 723 923, Framlingham@williamhbrown.co.uk

OCCOLD

Plot at The Cottage – Single building plot of 0.21 acres with permission for a three-bedroom bungalow with double garage. Quiet location on the outskirts of the village of Occold. Price band: £100,001-£150,000. TW Gaze, 01379 641 341, S.Graham@twgaze.co.uk

SURREY

DORKING

Mid Holmwood land for sale – 546 sqm plot with lapsed planning permission (Mole Valley ref: MO/2010/0819) for a single detached dwelling with garage. Guide price: £189,950. Haart, 01306 742 308, dorking@haart.co.uk

HORLEY

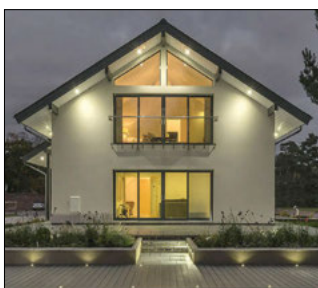
Haroldslea Drive – Building plot with full planning permission for a two-bedroom detached bungalow. Semi rural setting. Site of approx. 1.5 hectares. (Reigate and Banstead ref: 15/01793/F) OIEO £300,000. Michael Everett, 01372 273 448, ashtead@michael-everett.co.uk

WARWICKSHIRE

ANSTY

Main Road – A 0.6 acre plot with full planning permission for a single dwelling (Rugby BC ref: R17/0777). Courtyard shape design, south facing, not overlooked by other houses or gardens. Approx 70m canal frontage with own private moorings. OIEO £350,000. Profiles Estate Agents, 01455 613 555, profilesea@aol.com

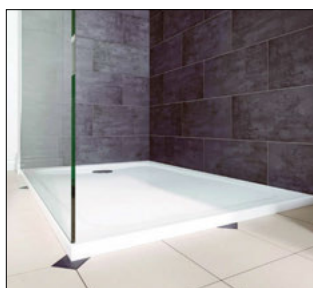
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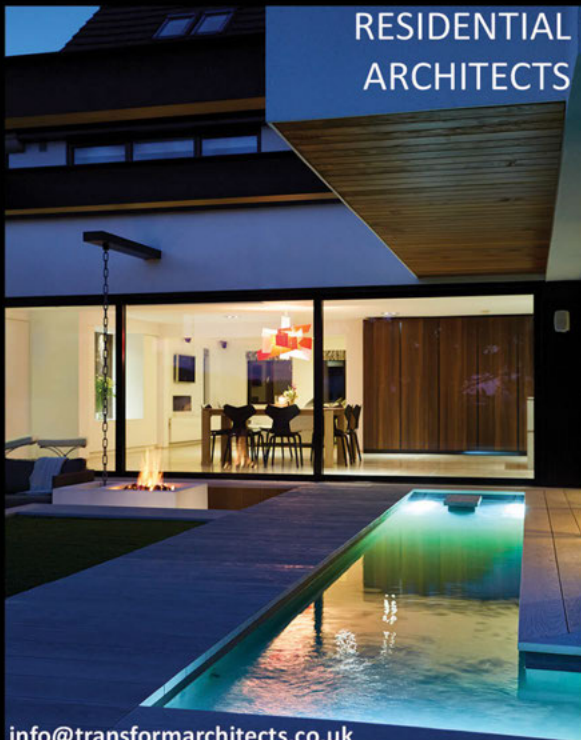
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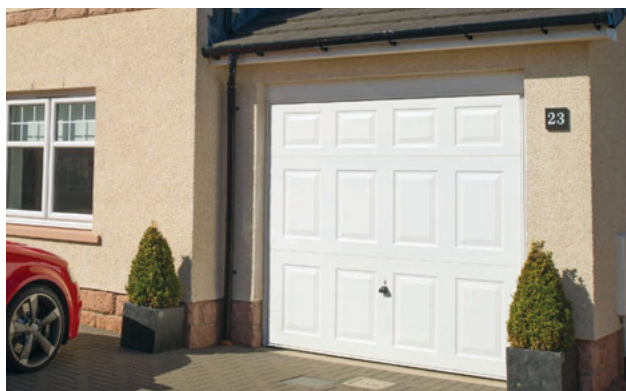
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This new-build low-energy house was built in the garden of the adjoining property, and designed to incorporate both living and work space. The timber-frame construction features large spans and cantilevered elements, while the limited palette comprises slate, lime render, zinc and timber.



Dartmoor doer-upper

Set in an acre of garden edged by woodland, this timber house was originally built in 1929 as a cook's residence on the Gidleigh estate, and was constructed by Boulton and Paul, a company specialising in British aircraft manufacturing and shepherd's huts. The current owners have restored and extended the building into a stylish modern home.



Open-plan oak frame

Carpenter Oak pushed the boundaries with how an oak frame should look and behave with this portal-style construction designed to maximise the stunning views over its waterside location.

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ACCOMMODATING THE FUTURE

Gerald Cole suggests seven ways to meet changing needs.

What would you say is Britain's most successful house design ever? I don't mean an individual design – rather a style that has remained perennially popular.

The English country cottage? The traditional Scottish long-house? The 1930s mock-Tudor semi?

My vote, for what it's worth, goes to the Victorian terrace. It may lack the classical elegance of its Georgian and Regency predecessors, and the basic two-up, two-down, back-to-back may be a bit too basic for most modern requirements. But the version I know best – and lived in for 10 years – has proved remarkably adaptable.

Like thousands of others strung across British cities, it provided high-density but space-efficient accommodation. The slimness of the design was offset by generously high ceilings and ample daylight from tall windows at back and front.

Mine consisted of two downstairs receptions, a rear extension originally housing a kitchen and scullery, and three bedrooms upstairs. The largest spanned the house at the front with a medium-sized one just behind it. The smallest occupied the extension. A modern bathroom was shoehorned into one side of the landing.

Upgrading the house was relatively straightforward. Removing a partition wall combined the downstairs receptions while the ground-floor extension became a kitchen/diner. The attic, which was as high ceilinged as the rest of the house, was eventually converted into a fourth bedroom and an office.

We never got round to today's most popular improvement: expanding into the yard beside the rear extension. But we did add double-glazing to the north-facing front, and secondary glazing to the rear.

My point? The Victorian terrace is such a successful design because it is unusually future-proof.

Why is that important? Well, future-proofing has always been part of housebuilding or purchase: the extra bedroom that might become a child's room or home office, the integral garage

that's a potential granny annexe. But in today's housing market thinking ahead is arguably more important than ever for at least two good reasons.

First, stagnating house prices and punitive stamp duty rates have made it increasingly difficult for existing homeowners to move. Second, we now have a 'lost generation' of would-be first-time buyers, who can no longer afford to enter the market, but still need somewhere to live.

It's logical, then, that the houses that are built are as adaptable – future-proof – as possible, partly to accommodate

increasing numbers of multi-generational households, but also to retain their value in a changing and uncertain market.

So how do you best future-proof your self build? This has previously been a concern primarily of downsizers looking for a forever home, with all that implies. Their needs have influenced Part M of the Building Regulations, including requirements to provide a WC on the ground floor, halls and doorways wide enough for a wheelchair, and level thresholds.

All these, of course, are equally helpful for a buggy user.

Future-proofing design principles

1 Design for low maintenance.

Brick and stone exteriors top the list for durability with minimal maintenance while retaining their good looks; similarly clay tile and slate roofs.

2 Design for flexible space.

Open-plan ground floors work well for young families and the elderly by eliminating awkward corridors and doorways and clearing sight lines. But they also allow partitioned areas to be added later: for example, to create a downstairs bedroom or home office. In the same way, attic trusses or panellised roofs leave the loft space useable for accommodation.

3 Design for services.

Siting bathrooms over kitchens, family bathrooms next to en suites confines drainage, water and major electrical cabling to a specific area of the house, simplifying maintenance, repair and eventual replacement.

4 Design for low energy.

Resist rising prices by minimising your energy requirements. Insulate thoroughly, maximise airtightness and ventilate efficiently, ideally via a whole house mechanical heat recovery and ventilation system. Check out the Passivhaus building standard which guarantees a constant temperature throughout the year, constant fresh air and ultra-low fuel bills – for as little as a 10 per cent increase in conventional build costs.

5 Design for flexible use.

A house may be occupied initially by a family but later perhaps by a couple or single person, leaving an upper or lower storey free for returning offspring, an income-boosting lodger or even the sale of a leasehold. Converting a property into two or even three units is much easier if, for example, the staircase is sited against an exterior wall, making it easier to isolate, and the lobby or landing is large enough to incorporate an entrance door on each floor.

6 Design a smart home.

Running cabling throughout the house doesn't just allow you to access the internet, landlines, TV and audio wherever you want. It promises remote or automatic control of your heating, lighting, security and energy sources as well as the ability to monitor the health of occupants. It also involves an awful lot of cabling – typically running from each connection to a central hub – so installing at first fix is the easiest, cheapest, least disruptive approach.

7 Design to be green.

Using sustainable sources of energy, such as heat pumps and photovoltaic panels, whose electricity can be stored in battery systems like Tesla's Powerwall, reduces reliance on conventional fuels, attracts government grants such as the Renewable Heat Incentive and may even help in obtaining planning permission. But don't dismiss the idea of a central heating boiler yet. A Leeds-based study has claimed that the UK's existing natural gas networks could be converted to hydrogen at little extra cost.



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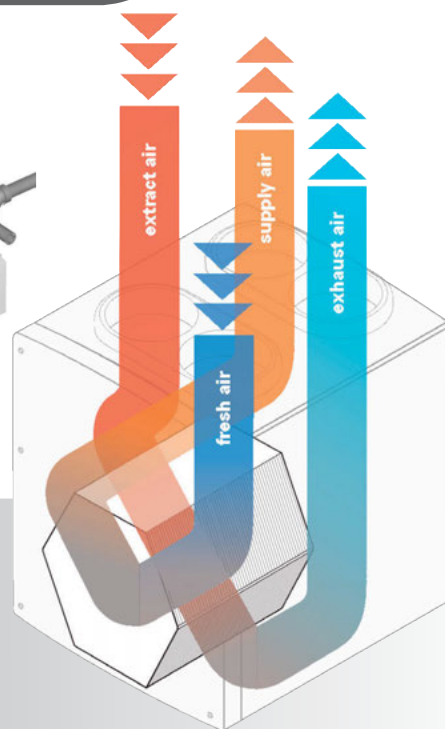
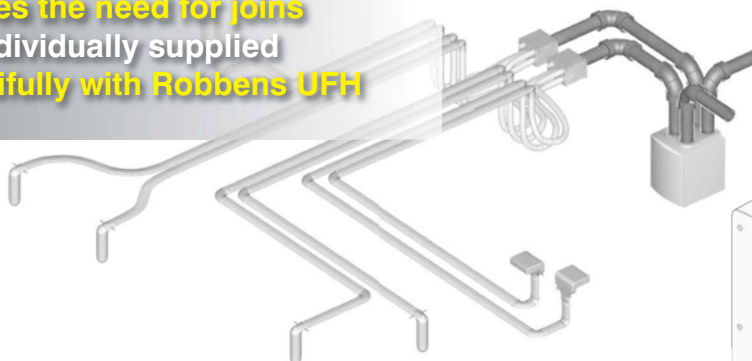
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