NEW BUILDS EXTENSIONS CONVERSIONS RENOVATIONS INSPIRATION

SELF BUILD & DESIGN

www.selfbuildanddesign.com
April 2020 £4.99

Box clever

Striking modern design for a sensitive listed site

6 ways to make your design feel more homely

Creating a garden

Landscaping tips for your new home

SPOTLIGHT
INTERNAL WALL CLADDING

40 PAGES OF INSPIRING CASE STUDIES

- DIY bungalow extension
- Building to cope with disability
- Contemporary remodel of 60s house
- Modest barn conversion for young family

EXPERT ADVICE

- FLOOD PROTECTION
- SMALL DUCT VENTILATION
- PLANNING QUESTIONS

First impressions

The latest front doors

PLUS Interior design | Self-sufficient eco cabin | Plot of the month | Mortgage table

Firing imaginations for over 38 years...

Over 38 years of design and engineering have gone into creating the UK's most comprehensive range of high quality **woodburning, solid-fuel, gas** and **electric** stoves and fireplaces.



STOVAX | GAZCO

Fire Your Imagination

Find your local retailer at **stovax.com**







EOM DEVELOPMENTS LTD

We build your structure with market-leading SIP panels on a steel frame, to complete the house's "shell"- and ***you*** do all of the finishing. So, how's that for a great idea?

An EOM "SIP&STEEL" House has a block & beam floor, with walls and roof constructed entirely in high-performance, tailored SIP panels, with an average U/V rating of **0.17W/m²/K.** The integral steel frame is erected directly onto your choice of foundation (concrete pads, screwpiles or conventional), or suitable existing foundations. Note: ***the Finished House "Shell" is based exactly on your original design, and all of its drawings.*** And here's the big difference in using the EOM system; ***we*** don't finish your House at all. **You do**.

Our SIP-based "Shell" Housing Concept

We first explored this highly innovative concept a few years ago, as an energy-saving constructional system for some private Self-Build clients, and it made a lot of sense. So - with our long experience in steel fabrication and erection - we began investigating the use of SIPs in the construction process. After intensive research, we finally found a SIP Supplier with advanced production facilities and market-leading technical capabilities. Now, our Self-Build Clients complete all of the interior works to their own design within an airtight, very strong, highly efficient SIP and Steel shell. We'll be very happy to tell you more. Please have a look at our new website - and, perhaps, call us for a chat.





FOR EXAMPLE: **what's the total build time to erect an EOM SIP/Steel "shell" ?**

1: Foundation:

Concrete pads: **From 3 working days**

Your alternative: **Subject to survey**

2: Frame, including all SIPs cut/erected:

Erection & installation: **From 2 weeks**

3: External - full waterproof, breathable Membrane: 1 to 2 working days

- and what would it cost you?

For a price per sq.metre, call us or email.

T. 01202 798051; info@eomdevelopments.com

WEBSITE : www.eomdevelopments.com

EDITORIAL

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

ADVERTISING

Advertising and Exhibition Sales Manager
Rachael Grignon
r.grignon@sbdonline.co.uk
Tel: 01283 742964
Account Manager
David Olver
d.olver@sbdonline.co.uk
Tel: 01283 742952
Advertising Production Sam Furniss
s.furniss@wwonline.co.uk
Tel: 01283 742974
Advertising Design Jo Ward

SALES & MARKETING

Marketing Manager
Abi Dutton
Reader Services
Kay Tunnicliffe, Emma Emery
Tel: 01283 742970 **Fax:** 01283 742957
subscriptions@wwonline.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
SelfBuild & Design is published by WW Magazines, 151 Station Street, Burton-on-Trent, Staffordshire DE14 1BG.
Printed in England by Warners (Midlands) plc, Bourne and London.
Distributed by Marketforce.
Tel: 020 3787 9001

SUBSCRIPTIONS

UK subscription price for one year (12 issues) is £36, Europe/ROW Surface mail £63.50, ROW Airmail £83.50.
Phone 01283 742970 to subscribe.

Member of the Audit Bureau of Circulations

Every effort is made to ensure that the material published in *SelfBuild & Design* is accurate and reliable. However, the publishers can accept no responsibility for claims made by advertisers, manufacturers or contributors. Readers are advised to check out any claims themselves before using them as the basis for any building project. Contributions are welcome but the safe return of unsolicited text or photographs cannot be guaranteed. Copyright for the contents of *SelfBuild & Design* rests with the publishers and no part of the contents can be reproduced without written permission to do so.

Supporting Custom & Self Build
NaCSBA
National Custom & Self Build Association
GOLD PARTNER 2020



41

Welcome



As the green shoots of spring burst into life, the optimism of the summer ahead can seem overwhelming. At last we can turn our back on winter and plan for those brighter days when – as someone once said – we can get things done. Even if it is just clearing up after the builders have left for the day.

Hopefully, those long dark nights have been put to good use preparing for the intensive time ahead. All the experts agree that planning is essential for a successful project. Attention to detail before the build will save time and money later.

But while it is important to attend to the finer design details, it is essential to remember that the main function of house, whatever its size or style, is to be a home. The grandest design will amount to naught if your new house doesn't feel like home.

Gerald Cole has been researching this subject and has come up with six ways to add homeliness to your design. These include the obvious, such as combining open-plan living with more private spaces and incorporating lots of natural light, to the more obscure, like creating an 'intimacy gradient', including window seats, and giving each room at least two windows to maximise light. Read his interesting findings in Topping Out on page 112.

For examples of good designs, look no further than our case studies. Our cover story is about a self build on the estate of a listed country house. It may come as surprise that the planners welcomed a contemporary design, which features lots of glass and distinctive zinc cladding.

We also have a barn conversion, completed on a DIY basis by its young owners, two extensively remodelled family homes which meet their owners' demands for light and bright interiors, and a home specially designed for the needs of its below-the-knee amputee owner.

Any new home isn't complete without a garden and, ideally, this should be considered early on. Our beginner's guide to landscaping looks at creating a garden from scratch – from design to implementation. Two award-winning designers also offer their own personal tips.

Ross Stokes

shop.selfbuildanddesign.com/subscriptions/sb
facebook.com/sbdmagazine
instagram.com/selfbuildanddesign
twitter.com/SelfBuildDesign



52



22

Contents



34

Case studies

24 **A SPECIAL PLACE TO CALL HOME**
Rich and Ellie Potter have built a four-bedroom house in Norwich to cater for Rich's disability.

34 * **BOX CLEVER**
Clad in striking red zinc, Nick and Katie Rich's contemporary family home has been built in the grounds of a Grade I-listed country house.

44 **GOING UP IN THE WORLD**
DIY builders Adam and Lydia Manthorpe extended upwards to convert their bungalow into an exciting family home on a DIY basis.

52 **PUTTING DOWN ROOTS**
After years spent living overseas, the Culliton family have transformed and enlarged an unmodernised 1960s house close to the river, creating a stunning five-bedroom home filled with light.

64 **A THREE-YEAR LABOUR OF LOVE**
Ben Lake spent three years carefully converting a derelict barn into a home for his young family.

Interview

60 **MUFAJEL CHOWDHURY**
Meet the director and founding partner of award-winning Concept Eight Architects.



20

Special features

68 **FLOOD PROTECTION**
Simon Crowther offers professional advice on developing a flood risk site.

73 **LANDSCAPING**
Our guide to creating a garden from scratch, including the design, planting and rules and regulations.

88 **SMALL DUCT VENTILATION**
Richard Soper from Unico explains how this technology will transform the way we heat and cool our homes.

* Cover photo





Regulars

6 **NEWS & COMMENT**
A round-up of the latest news.

9 **DESIGN MATTERS**
A new barn-style home is designed for a Wiltshire Conservation Area.

14 **INTERIORS**
Soft tones and bold geometric shapes create a striking interior that is cosy yet cutting edge.

22 **ON TREND**

71 **GREEN BUILDING**
A Finnish self-sufficient eco cabin.

94 **DIARY DATES**
Shows, courses and seminars.

96 **FINANCE**

97 **MORTGAGES**

112 **TOPPING OUT**
6 ways to make your design feel more homely.



Spotlight

20 **FIRST IMPRESSIONS**
A selection of front doors.

80 **INTERNAL WALL CLADDING**
A choice of cladding options for inside the home, including timber, MDF and stone.

Expert advice

91 **PLANNING ADVICE**
Roy Speer answers your planning queries.

92 **LEGAL ADVICE**
Claiming for misrepresentation over a sale.

99 **PLOT DOCTOR**
Revamping a tired bungalow.





Self Build News

Sharp rise in build-to-rents

The number of build-to-rent homes delivered across the UK outside of London increased by 51 per cent in 2019.

Research published by the British Property Federation (BPF) and carried out by Savills found that at the end of the fourth quarter of 2019, the number of completed build-to-rent homes was 20,120, compared with the 13,312 homes that had been completed in the year to the end of 2018.

In London in 2019, the sector completed 20,061 homes, an increase of 3,061 homes on the 2018 figure.

According to the study, there are 152,071 build-to-rent homes in the UK, including both the regions and the capital. This breaks down to 40,181 completed homes, 35,415 under construction and 75,475 going through the planning system. This is a 15 per cent increase compared with 2018.

Travel choices limited

New developments don't enable London residents to make sustainable travel choices, according to a report by Centre for London, which says walking, cycling and public transport should be at the heart of planning new neighbourhoods. The Mayor of London is aiming for 80 per cent of trips in the capital to be carried out on foot, by bike or by using public transport by 2041. However, the rate of progress suggests that the capital would not meet this target till 2070. Generally, new-builds are well connected but new affordable housing developments have lower levels of public transport access.

Effects of office conversions

Communities have potentially lost an estimated 13,500 affordable homes in the past four years as a result of permitted development rules, according to the Local Government Association.

Unused offices can now be converted into housing without being subject to a planning application. This amounts to almost half of all new housing in some areas of the country, says the LGA.

Concerns have been raised that communities don't have the opportunity to ensure that the developments are of a high quality, provide affordable homes as part of the development, or guarantee that supporting infrastructure such as health services are in place.

Councils are also worried about the safety of housing converted under permitted development, as well as the location of new homes.

Latest government figures show that since 2015, there were 54,162 new homes converted from offices under permitted development in England. This has potentially led to the loss of 13,540 affordable homes.

Nationally, this is six per cent of all new homes, but in some areas the figure is much higher. In 2018/19 this included:

- Harlow – 51 per cent
- Norwich – 48 per cent
- Three Rivers – 43 per cent
- Spelthorne – 39 per cent.

£8m for community plans

Housing minister Esther McVey has pledged £8m to fund 'new, better-designed' homes for communities across England.

Around £6m will be spent on helping 21 new garden towns and communities to progress their plans. The money can be used for preparing environmental assessments and applying the latest design techniques to "develop areas people will be proud to be a part of". An additional £1.9m will support new neighbourhood plans. Since their introduction in 2011, around 2,600 communities have come forward with neighbourhood plans.

Dirty tricks thwart registers

A growing minority of local authorities are using 'dirty tricks' – including charging excessive fees – to restrict the number of wannabe selfbuilders signing the Right To Build registers.

According to NaCSBA, this is deterring new people signing up while preventing existing registrations remaining on the list.

NaCSBA's analysis of data released at the conclusion of the first three-year period of the registers, which require councils to meet local demand for self-build opportunities, identified three areas of questionable practice:

- Constraints on the registers – although allowable by law, more and more authorities are charging fees that are excessive for joining/remaining on the registers or by placing local connection tests that limit people joining up.
- Local authorities counting some plots as suitable for self build when this is clearly not the case.
- Removing names from the registers, for a range of reasons – NaCSBA estimates that about 8,000 people have been culled from registers.

The figures also show:

- Only 45 per cent of councils claim to have met their legal obligations (including those using some of the practices mentioned);
- 18 per cent recognise that their obligations have not been met;
- 37 per cent failed to respond.

NaCSBA, which is lobbying to improve the implementation of the registers, continues to stress their importance as they remain a vital source of evidence for local demand for self build.

Around 11,400 people signed up to the registers in the 2018-19 period, taking the total to 55,000 for the three-year period from April 2016.

You can sign your local register at righttobuildportal.org.

THE RIGHT TO BUILD REGISTER

Collaboration 'key' to delivering homes

New homes can be built more efficiently if all of those involved – councils and housing associations, designers, planners, regulators and builders – sit down together at the beginning of every project, a report has found.

Commissioned by the Scottish Government, Scottish Enterprise and Construction Scotland Innovation Centre (CSIC), the report considered changes to the way homes are developed and constructed.

The report recommends greater use of off-site construction, where structures are built at a different location such as a factory, then transported to the site of use. This helps to reduce cost, speed up delivery, improve quality and reduce health and safety risks.

However these benefits would only be fully realised if the way that homes are built moves to a 'design for manufacture' approach.

The report also recommends adopting 'whole life costs' which would assess the value of a home over its lifetime.

Improvement in efficiency of homes

The energy efficiency of English homes has increased considerably over the past 20 years, but has slowed in recent years, according to a leading government survey.

Findings from the 2018-19 English Housing Survey show that the average SAP rating of English dwellings was 63 points, up from 62 points in 2017. This increase was evident in all tenures apart from housing association dwellings where there was no significant improvement.

The proportion of dwellings in the highest SAP energy efficiency rating bands A to C increased considerably between 2008 and 2018, from nine per cent to 34 per cent. Over the same period, the proportion of dwellings in the lowest F and G bands fell from 14 per cent to four per cent.

The same survey showed that after more than a decade of decline, the proportion of 25- to 34-year-olds in owner occupation increased, with almost equal proportions (41 per cent) living in the private rented and owner occupied sectors. Meanwhile, the proportion of 55- to 64-year-olds that were owner-occupiers decreased from 79 per cent to 73 per cent.

klöeber®

Bespoke Doors & Windows in Timber, Aluminium & Alu-Clad



We manufacture, supply and install:

- Bifold doors
- Sliding doors
- Entrance doors
- French doors
- Single doors
- Windows
- Shaped glazed screens
- Rooflights

01487 740044 info@kloeber.co.uk www.kloeber.co.uk

Visit our showrooms in: London, Cambridgeshire, Buckinghamshire and West Sussex.

evolution®



WINDOWS REDEFINED

Change the way you think with timber alternative windows.

T: 0800 773 4045
www.evolutionwindows.com

Design Matters

NFB announces excellence awards

Construction and building businesses across Britain will be eligible to enter new awards which recognise excellence in the construction sector. The National Federation of Builders (NFB) is supporting the awards, which are being run and judged entirely independently.

NFB chair Nick Sangwin explained: "While the industry has a number of awards schemes, they tend to be focused on one particular aspect of the sector or in just one nation but the Construction Awards of Excellence will be a much broader church."

The awards will be judged by an expert independent panel, chaired by Lord Stunell, who has been the Liberal Democrats' Lords spokesperson for construction since 2016. While an MP, he introduced a Private Members Bill to the Commons, resulting in the Sustainable and Secure Buildings Act.

Lord Stunell said: "I am particularly pleased to see categories such as Environmental Initiative, Training Initiative and Young Employee, all of which point to the fact that we must be working hard now to secure a strong future for construction."

The NFB is working with its Scottish counterparts, the Scottish Building Federation (SBF), to ensure the awards are nationwide. The 11 award categories are:

- Building contractor of the year: Scotland
- Building contractor of the year: Wales
- Building contractor of the year: England (under £15m turnover)
- Building contractor of the year: England (turnover over £15m)
- UK housebuilder of the year - under 35 units/yr
- UK housebuilder of the year - over 35 units/yr
- Training initiative of the year
- Young employee of the year
- Environmental initiative of the year
- Heritage building project of the year
- Lifetime achievement award

The awards ceremony will be announced in October.



New home to replace world-famous pottery

A world-renowned pottery near Bodmin will be turned into a new eco home by architects Austin Design Works.

Founded by Michael Cardew in 1939, Wenford Bridge Pottery was run by his son Seth until 2005, and their world-famous work is part of Cornwall's cultural heritage.

Now planning permission has been granted to turn the pottery building into a light-filled contemporary home.

Wenford Bridge Pottery was established in a former smithy building, with a purpose-built brick kiln. The building was then extended to surround the kiln and enlarge storage, workshop and sales spaces.

ADW's design replaces these lightweight structures with new one- and two-storey elements which form a courtyard around the kiln.

The principal living rooms will have arresting views up the valley and the former smithy will create a cosy snug room with a bedroom above.

A striking mural created by the Cardews, advertising the Wenford Bridge Pottery, will be preserved and, along with the kiln, places the site's heritage as a key feature of the design.

The kitchen will be the heart of the home, with a full-height space which pulls in natural light and creates room for the stairwell.

The kitchen will open on to the dining room, and these spaces will extend out into the garden with large glazed doors.

The master bedroom has a gable balcony to capture the morning sun and panoramic views of the valley. The smithy snug will open on to the kiln courtyard, creating a second double bedroom in the roof space.





The striking new home will have lots of glazing, with the kitchen at the heart of the interior.

The 280-sqm home will be constructed in highly insulated and airtight SIPs, and clad using reclaimed stone. Fluted fibre cement cladding boards to upper levels are reminiscent of both the vernacular hung slate and also the corrugated metal cladding of the replaced structure.

A ground source heat pump and PV solar array will be coupled with MVHR and low-temperature underfloor heating for a highly energy-efficient home.

Rainwater will be managed on site with rain gardens and SuDs, and wild flower planting will support ecology and biodiversity.







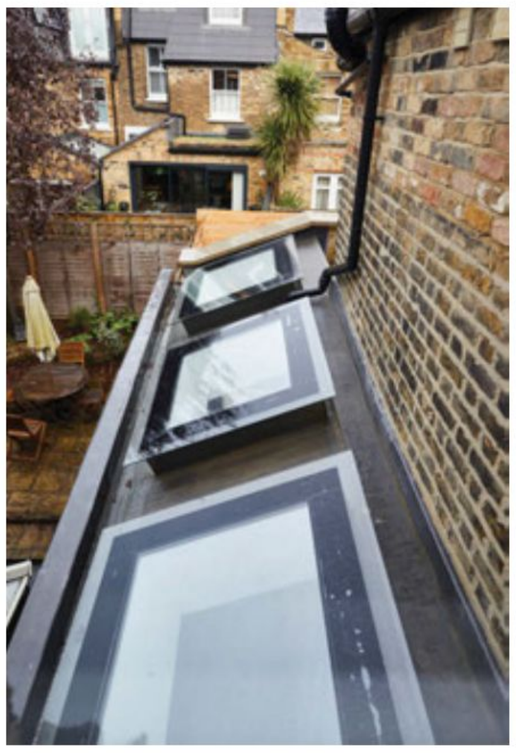
PICTURES
A striking bold blue feature wall, lit by new roof lights, adds drama to the new living space, making it a light and pleasant place to spend time, with links to the outdoor area.

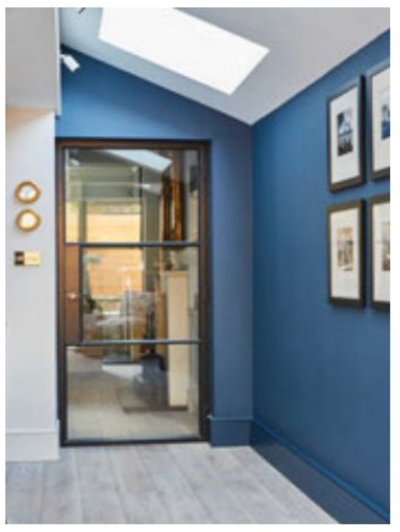














Happy ending for terrace extension

In 2018, Lucinda Hindmarsh was far from happy with the way plans for the renovation of her Victorian terrace in Wandsworth were progressing.

She had employed her architect's project manager to run the scheme from beginning to end but things were not going smoothly. After a frustrating six months, she took the drastic decision to sever all ties, and engaged the services of Run Projects to take over and ensure the project ran on time and to budget.

This included getting everything to planning, scheduling the project from design to completion, tendering, agreeing contracts with contractors and snagging.

Lucinda wanted a better communal living space indoors and outdoors to entertain family and friends, whilst also increasing the amount of natural light. She chose not to have an open-plan layout so that she could have a formal sitting area for eating and a separate kitchen for cooking.

The existing space was cramped and dark so completely opening up the back of the house and extending it by two metres had a dramatic impact.

The garden, which was 300mm higher than the kitchen floor level, was excavated and lowered to create inside/outside living space, while new side return roof lights and fully glazed doors at the rear flood the new kitchen with natural light.

Underfloor heating has been laid and new engineered timber installed, helping to create a seamless flow throughout. The ground floor was re-wired and fully redecorated, including a striking bold blue feature wall in the kitchen.



BEFORE

"The advantages of having an independent project manager far outweigh doing it all yourself," says Lucinda, who is pleased with her revamp which came in on time (eight months) and budget £320,000.

runprojects.co.uk

IN DETAIL

PROJECT New build
LOCATION
Downton, Wiltshire
GROSS INTERNAL AREA 175 sqm

CONTACTS
Lead architects: Mike Ford, Footprint Architects: footprintarchitects.co.uk
Groundworks: Smith Foster
Drainage: Peter Brett
Structural: R Elliot Associates Ltd
Landscape: KJF Consultancy Ltd
Consultants: Build Energy







New barn-style home designed for Wiltshire Conservation Area

PHOTOGRAPHY: **ALEX CAMPBELL**

Charred timber cladding and rhythmic glazing define the Dentist House in Downton, Wiltshire, designed by Footprint Architects for an orthodontist couple and their growing family.

The architects were approached initially to provide their clients with an extension to an existing dental practice, with the potential to one day build a new dwelling adjacent. However, the existing rear garden provided space for a new house. This allowed the dental practice to be expanded by converting the original residential accommodation above, without impacting on the local Conservation Area.

The architects had to contend with the site being in a flood plain in an area of archaeological interest, with numerous tree preservation orders limiting flexibility.

Footprint Architects countered any impact to the trees with a long, narrow form set back from the canopy line. The dark timber cladding to the boundary facade makes the new build appear lost amongst the trees from the neighbours.

The elevated ground floor, with raised access ramps and terracing, mitigates the risks from the flood plain, while the terrace acts as an engineered water storage system. The two-storey dwelling was conceived as an ancillary building set back from the existing house, typical of barn settlements. This is further reflected in its agricultural form and materials typical of the local Wiltshire vernacular.

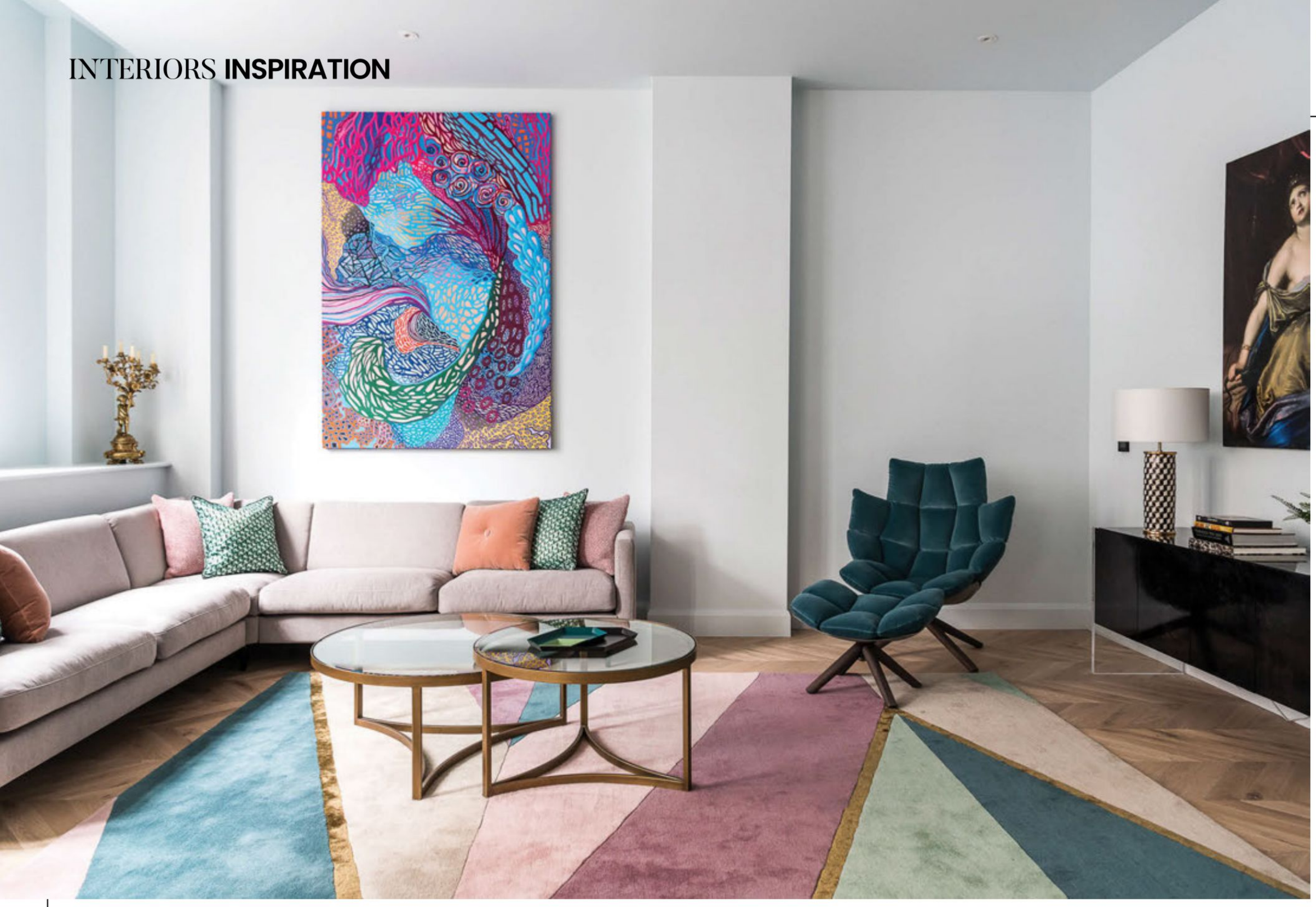
"The rudimentary form reinterprets the agricultural heritage of Wiltshire, whilst the entrance and garage interlock and subtract to clearly define use of the building," explains lead architect Mike Ford.

Orientated to make the most of the view over the garden, the form stretches along the site, parallel to the adjacent river. The terrace provides a large indoor-outdoor kitchen and living space connecting to the garden. Access is provided off the kitchen/diner, creating dual courtyard amenity spaces.

The three-bedroom house was built using SIPs panels, constructed on site within three weeks. The panels reduced labour costs as well as time spent on site and made for a smooth construction. They also limited the effects the project had on the existing dental practice.







A celebration of pastel & pattern

Soft colour tones and bold geometric shapes create this striking interior that is cosy yet cutting edge.

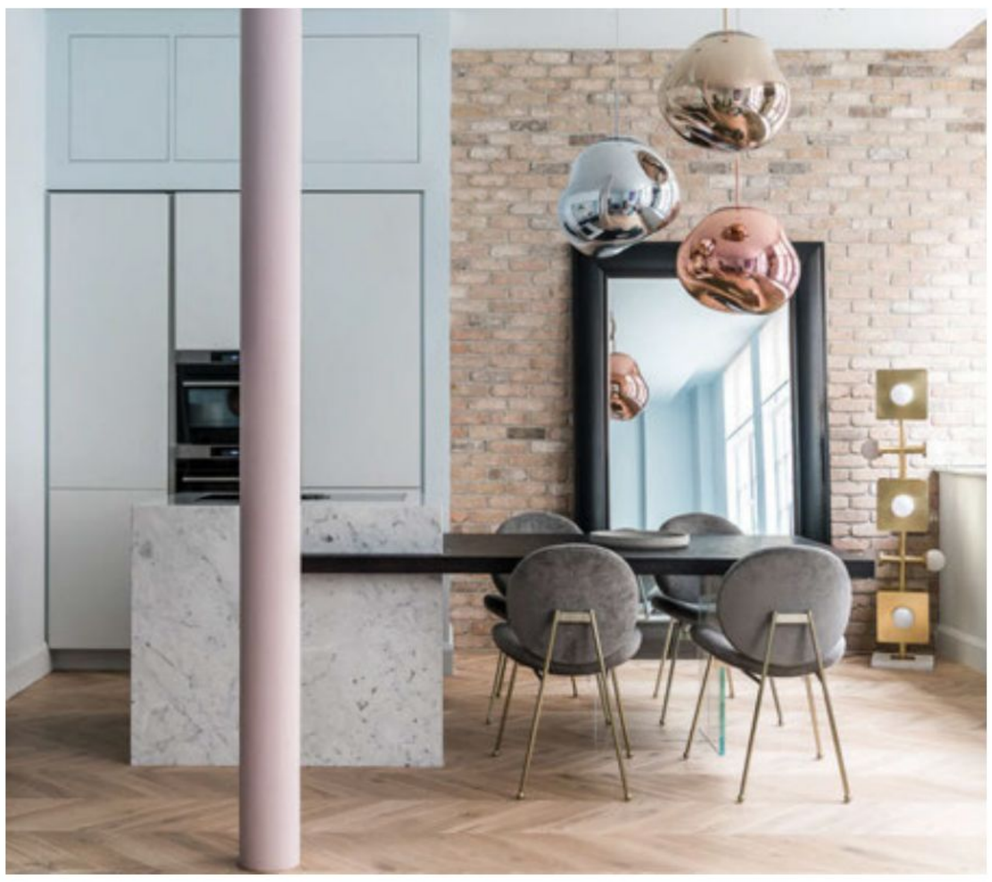
Blending distinctive finishes, intelligent planning and contemporary touches, in Chepstow Place Day True has created a space of elegance and character, while maximising functionality.

The Notting Hill apartment has been fully renovated and modernised to provide an open and bright kitchen and living area whilst incorporating interesting features, including an exposed brick wall, statement lighting, vibrant art work and chevron wooden flooring.

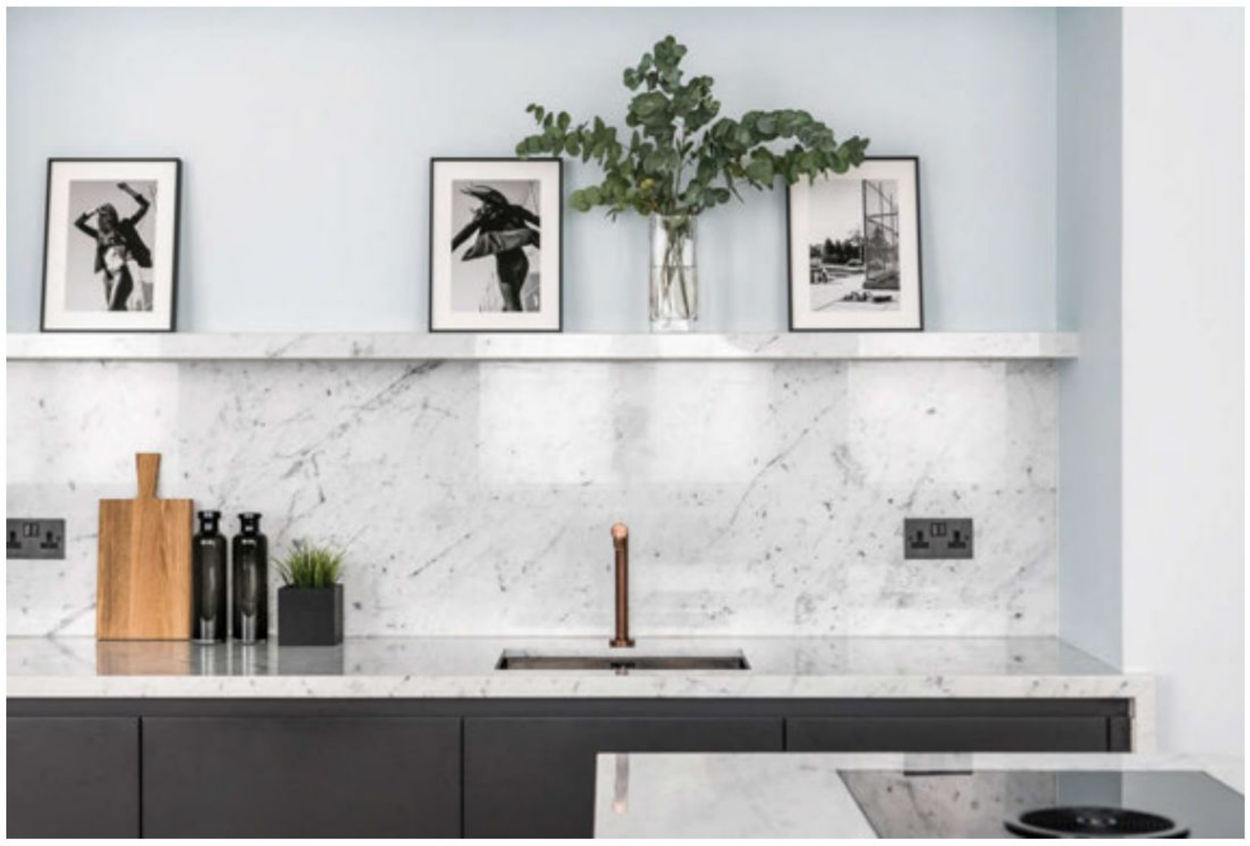
The Popham tiled floor in the hallway creates a striking statement, positioned against the deep teal hue of painted walls and woodwork, the tiles illuminated by a well-placed skylight that casts a welcoming glow into the hallway. A simple yet effective final touch, a velvet curtain across the entrance doorway softens the feel and adds an element of cosiness.

Leading seamlessly into the new open-plan living/kitchen/diner, the hexagonal geometric tiles intersect with the chevron wooden floorboards in an asymmetric, almost random configuration, creating a bold, eye-catching, almost organic feature.

The removal of a corner utility room and a half-height wall between the kitchen and living areas means the heart of this apartment is a bigger and brighter room. The doorway



KITCHEN
Carrara marble waterfall worktops and bespoke dining table sit beneath Tom Dixon pendants.



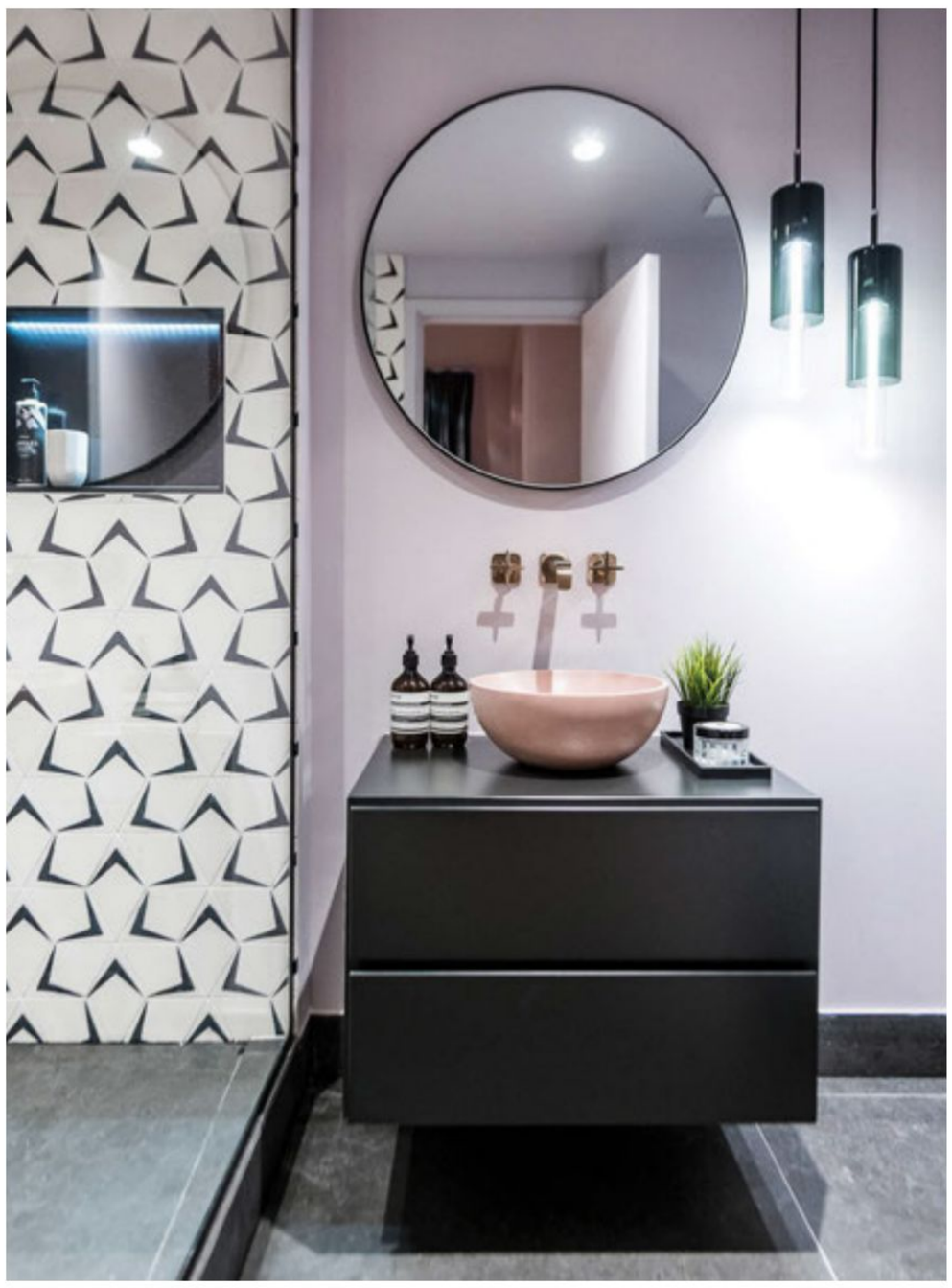




IN DETAIL

All of these products are available from Day True: daytrue.com

Tiles Popham Design: pophamdesign.com
Wall-hung WC Sfera, Catalano: catalano.it
Furniture Esperanto: esperanto.com.tr
Rena concrete basin Kast: kastconcretebasins.com
Lighting Brompton pendant, Original BTC: originalbtc.com
Towel rails Scaletta, Tubes: tubesradiatori.com; Eros, Radox: radoxradiators.com
Under-mounted basin Catalano: catalano.it
Pendant lights Many 2, Areti: atelierareti.com; Melts, Tom Dixon: tomdixon.net
Brassware Emporio, Gessi: gessi.com; Axor Citterio: axor-design.com
Kitchen Rotpunkt: rotpunktuk.com
Appliances AEG: aeg.co.uk
Sink Zenuno 15, The 1810 Company: the1810company.co.uk
Tap Gessi: gessi.com
Hob Bora induction hob: bora.com
Table Day True: daytrue.com









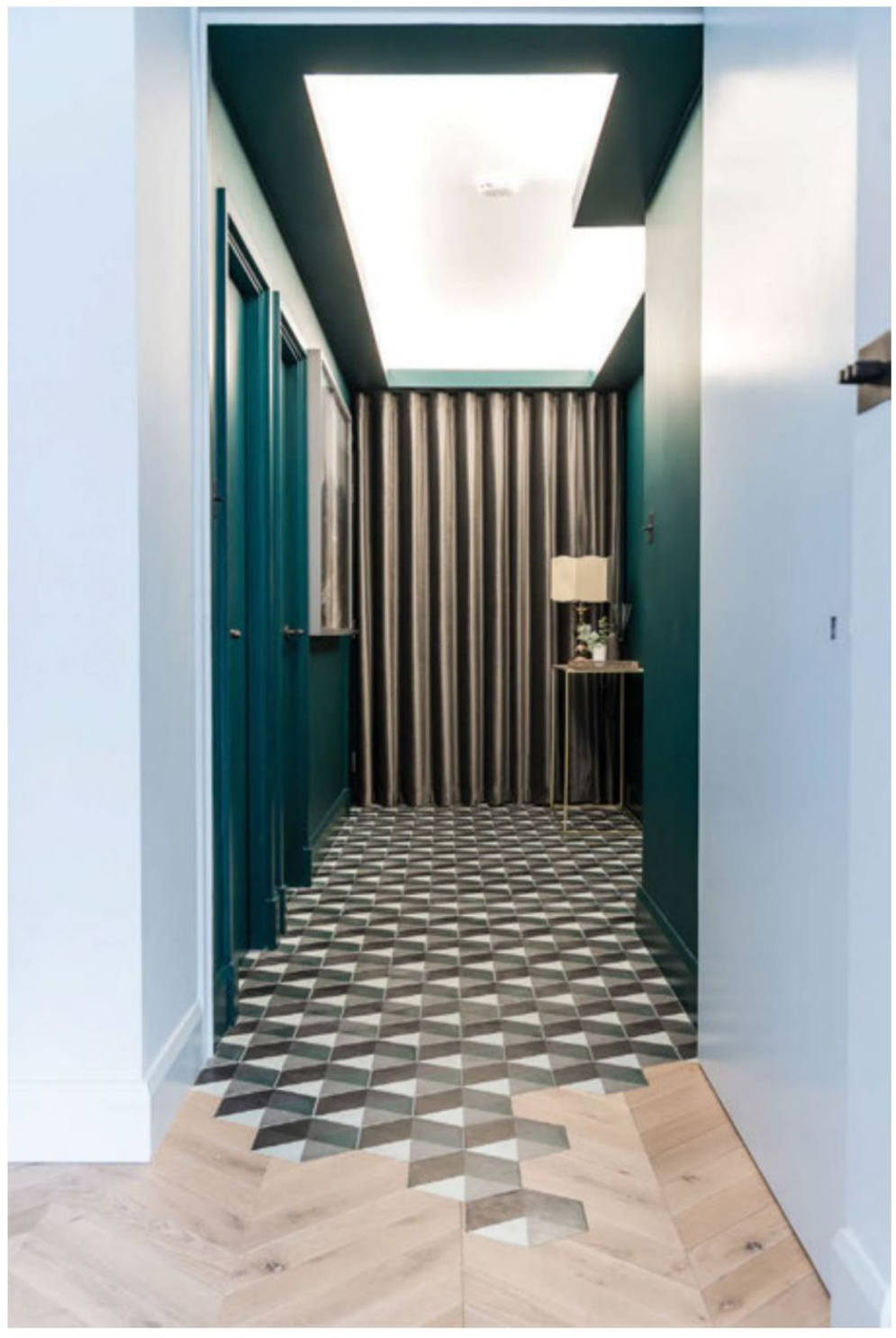


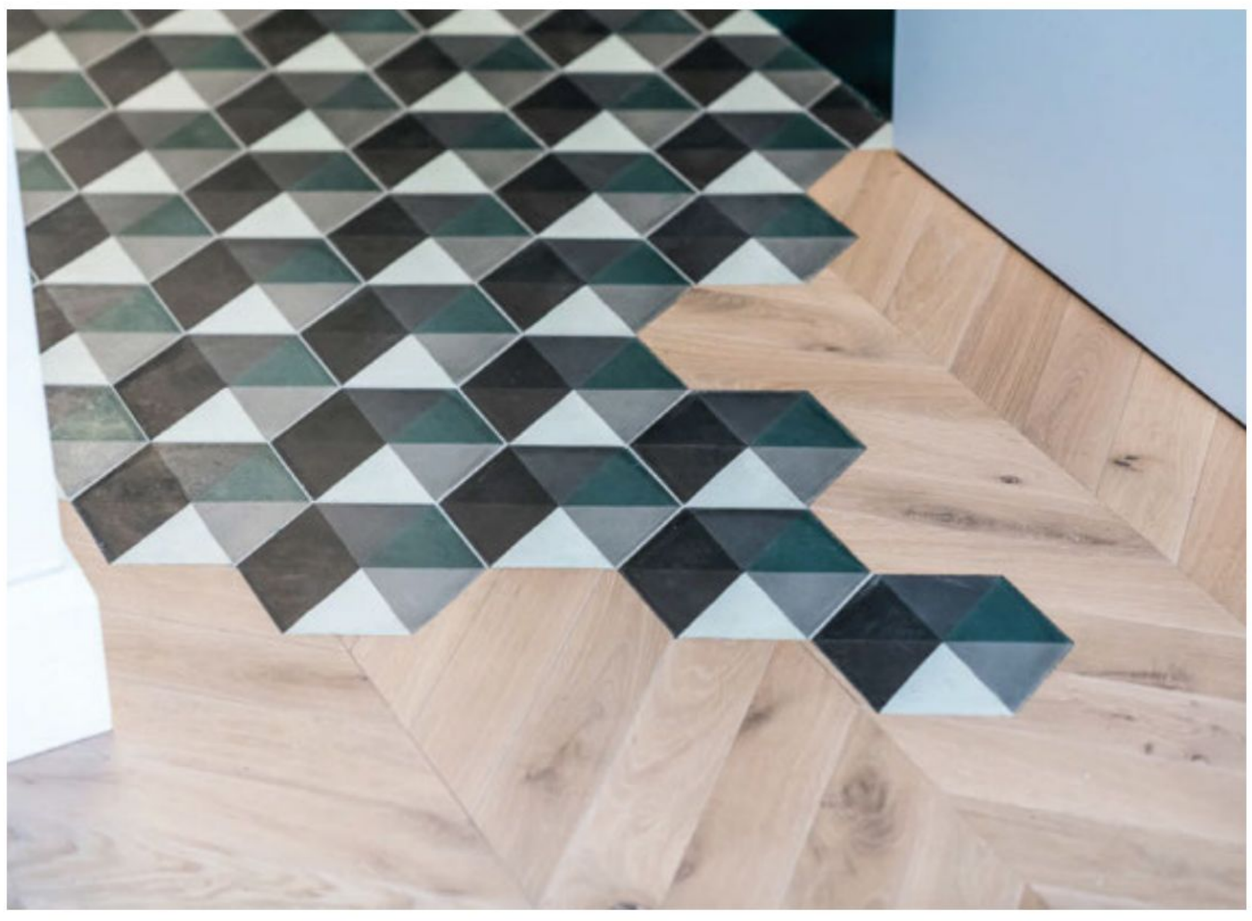


leading from the hallway was enlarged and the door was cut into the wall creating an uninterrupted look, ensuring that regulations were met without compromising on aesthetics.

Complete with a state-of-the-art Day True kitchen, Carrara marble worktops, AEG appliances, a bespoke dining table and Tom Dixon pendants, the final kitchen and dining area is a functional space featuring a personalised character. The use of distinctive finishes, a contemporary pastel palette and bold patterns continue throughout the guest and en suite bathrooms as well as the master bedroom, delivering a distinctively different yet effortlessly cohesive home.

PATTERN
Bold geometric patterns are used extensively throughout the scheme.





Meet the designer

Day True is an interior design agency specialising in kitchens and bathrooms, as well as other areas of the home. Launched in Maida Vale in 2013, the firm opened a showroom in Chelsea in 2015, and a third in Wimbledon Village opening in 2019. Jemma Morton has been with Day True for just over a year, and an interior designer for eight years, creating kitchens, bathrooms, bespoke joinery and furniture. **(daytrue.com)**



Jemma's top tips:

- Don't be scared to use bold paint colours as they make a simple space much more interesting.
- Using different textures in a design creates a more luxurious feel.
- Invest in the best quality sockets and switches you can afford, as the small details make a big difference.



SCHMIDT

BREATHTAKING DEALS

Until March 28

Right now at Schmidt, enjoy our breathtaking deals on our most beautiful models of kitchens and wardrobes, worktops and appliances. Offers as breathtaking as our creation for the extreme mountaineer Kenton Cool. Whether you live in a house, an apartment or on a mountainside, whether you like yellow or brushed wood, we design ultra-personalised kitchens, dressing rooms and interior solutions with millimetre precision. Because we believe that you are special, and that's a good thing.

ARRANGE AN APPOINTMENT, **COME IN STORE OR VISIT**:

> www.homedesign.schmidt

SCHMIDT GROUPE SAS - RCS COLMAR B 326 784 709 - Non-contractual photographs - fullsix

FIRST IMPRESSIONS



A standout entrance

Front doors from Urban Front include the Terano e80 pivot doorset, shown here painted in Lemon yellow (RAL1012) with handle option 11. The door here measures 1,500mm x 2,500mm and costs £7,912, plus VAT. The Form e80 pivot door is painted in purple with handle option 11. The model here measures 1,200mm x 2,400mm and costs £5,676 plus VAT. (urbanfront.com)





Nerves of steel

Frontguard FGS doors from Garador are steel faced and come in a range of modern and classic designs, each having excellent thermal insulation with a 46mm insulated door panel. Shown here is the 700 model in Golden Oak, a timber-effect door with a U-value of 1.3 W/m²K. It is priced from £1,971. Also displayed is the 515 in Traffic White (RAL 9016), which has a U-value of 1.1 W/m²K and costs from £1,184, excluding VAT. (garador.co.uk)



Secure system

Constructed from aluminium, the H11153-B front door comes from the Sedor range. One of over 5,000 aluminium door options from Weru, the cutting edge design features an optional extra biometric entry system, which is fingerprint sensitive. Price on application. (weru.uk)







Thermal benefits

These Thermo65 and Thermo46 front doors from Hormann are made from high-quality steel and have excellent thermal insulation. Available in a range of styles, the Thermo46, shown here in 700B, has two side elements in sandblasted glass with clear stripes. The price excluding VAT and fitting is £5,290. Another model in the range is the contemporary Thermo65 900D, with this Decograin Titan Metallic finish, side element and 65mm-thick steel door leaf. This door is available in 15 styles and 16 colours and Decograin finishes. (hormann.co.uk)



Classic design

The London Hardwood external door is designed with four raised and fielded panels, with an engineered construction providing strength and stability, and a natural hardwood veneer finish. Shown here painted in Dulux Inky Pool 3 for a statement first impression, it measures 1,981mm x 762mm with a thickness of 44mm. Prices start from £170 plus VAT, excluding door furniture. (benchmarxkitchens.co.uk)



Stylish and secure

The Apertio Solid pivoting front door boasts high levels of integrated security. Engineered from reinforced steel, it can be clad in a wide range of materials to achieve the desired effect. Here, the front of the door features a Porcelain Corten rust finish, with the inside finished in black oak. The Apertio Solid measures 1.6m x 2.4m and costs around £11,000. (iqglassuk.com)



Premium grade aluminium

Front doors from Origin are bespoke and made from premium grade aluminium, available in a wide variety of panel choices and colours, including natural woodgrain finishes. Shown here is a single door painted in Light Ivory (RAL 1015) with a small KE03 panel. For a more contemporary look, the Anthracite Grey double door is painted in RAL 7016 with a KE01 panel. Prices start from £1,800. (origin-global.com)



Ready to go

This XL Joinery pre-finished Turin door with obscured glass is made from solid oak with a veneer enhancing long term durability. It is 44mm thick and comes in a standard size of 1,981mm x 838mm, with a 10-year guarantee. Price: £545.47. (modadoors.co.uk)





Cottage life

The classic Grasmere composite door comes from Anglian's cottage range and features a traditional tongue and groove finish. Secure, energy-efficient and durable, it is fully insulated with an Elite solid core. Shown here in Sage Green, the Grasmere is available in 19 colours, from Jet Black to Ruby Red and Turquoise Blue. Prices start from £1,200. (anglianhome.co.uk)

SELF BUILD & DESIGN

IN ASSOCIATION WITH PlotBrowser

EAST Peterborough

7–8 MARCH 2020
at
Peterborough Arena



TURN A DREAM *into reality*

The leading show in the East for new builds, renovations, extensions and conversions



- Free seminars and masterclasses with Q&A sessions
- One-to-one appointments with a range of specialists in the Ask an Expert area
- Products and services from both local and national companies covering all aspects of self build

ADVANCE TICKETS JUST **£6** – SAVING **50%***

*Advance ticket offer must be redeemed before 4pm on 2 March 2020. Standard ticket price is £12 on the door.



PETERBOROUGH ARENA, The East of England Showground, Peterborough, PE2 6HE
Show opening times: Saturday 10am – 5pm | Sunday 10am – 4pm
Free car parking | Children under 16 go free

selfbuildanddesignshow.com/east
or call **01283 742970**

ON TREND

Classic brass

Made from solid stainless steel, the new Frampton tap is an elegant statement with an antique brass finish, ideal for classic or painted kitchens. Featuring a monobloc single-lever ceramic valve, this model requires a minimum pressure of 0.5 bar. Measuring 313mm tall with a reach of 250mm, the tap is priced from £257. (caple.co.uk)





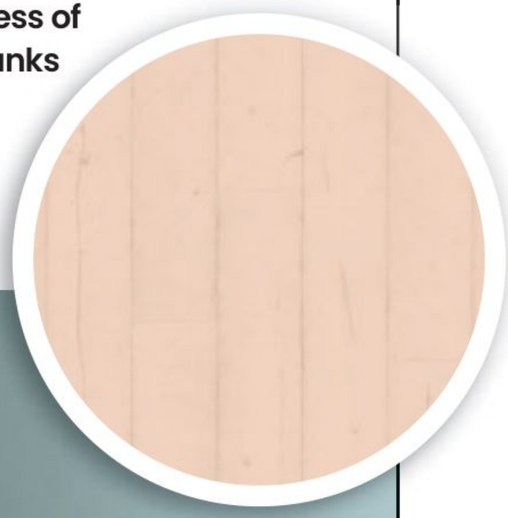
See the light

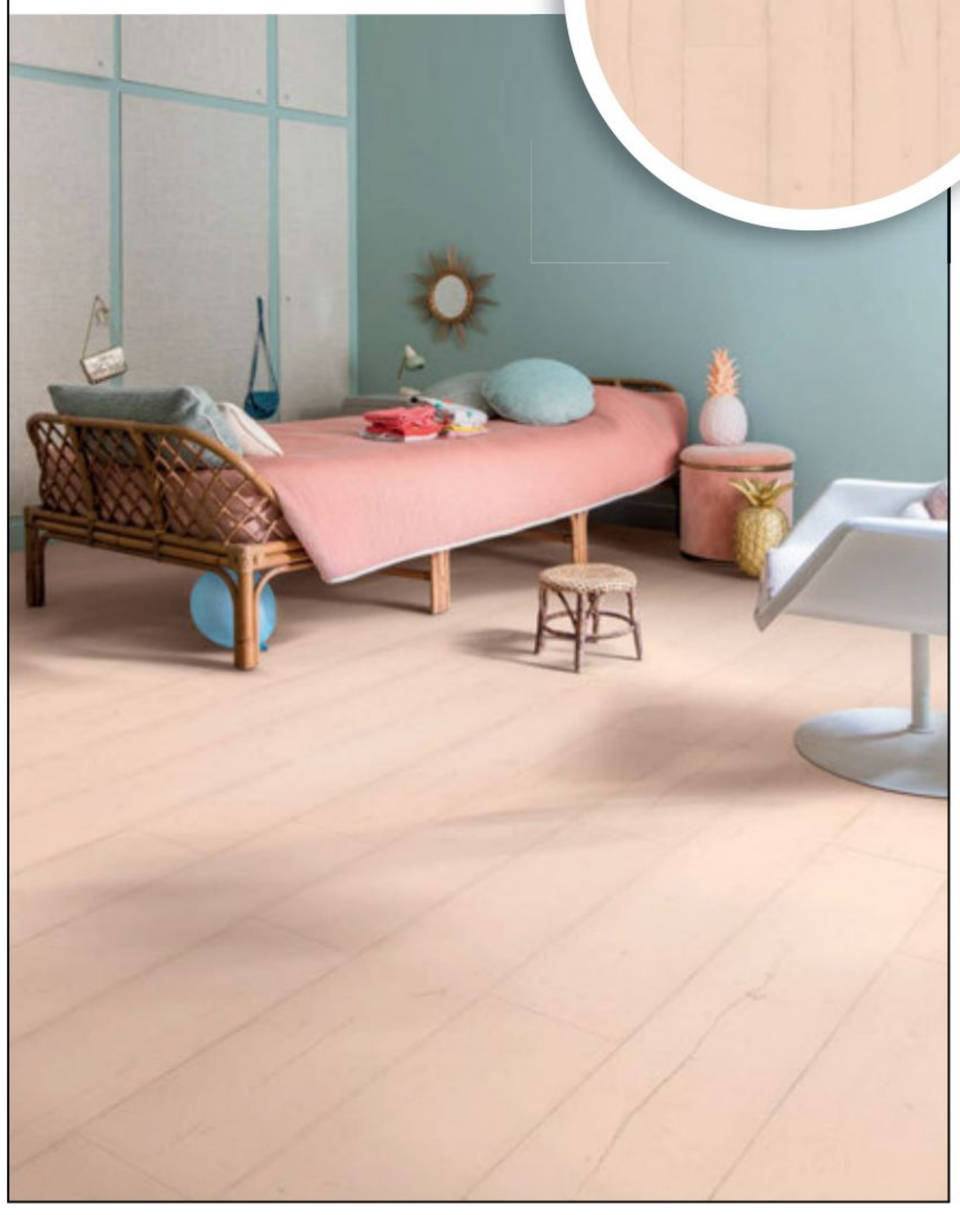
Glow Lighting produces traditional lights with a contemporary twist, with each product customisable to the client's specification. The Princess Mabel is shown here above the dining table. This hand-blown clear, ribbed glass features a globe pendant light and three small baubles, available in colours including Misty Mint, Lilac, Smoke, Teal, Pink and Yellow. This light comes with a choice of one-metre fabric cables, a British B22 lamp holder and a ceiling rose. Optional add-ons include extra cable, squirrel cage and 4W LED dimmable bulbs. Price: £319. (glowlighting.co.uk)



Pretty in pink

Painted oak rose laminate flooring from Quick Step has a semi-matt finish in a subtle shade of pink. Forming part of the Signature range, the planks measure 1,380 mm x 212mm with a thickness of 9mm, and are easy to install, thanks to the Uniclic system. They are also compatible with underfloor heating. Price: £29.99 per sqm. (quick-step.co.uk)









Inspired by nature

The Vintage Botanicals collection comprises four new mural designs, created using detailed vintage paintings by Pierre-Joseph Redouté, which all feature intricate scenes of plant life. The murals use original illustrations from the 200-year-old book Les Liliacées, displaying themes of tropical jungles and botanical gardens. Price: from £36 per sqm. (muralswallpaper.co.uk)



Friendly design

Koivu kitchens are completely bespoke, made to measure using high-quality sustainably sourced Finnish plywood and Formica, so the kitchens produce very low levels of VOCs. The Spectrum Yellow design allows for breakfast seating on the island, with mugs and plates easily accessible from open shelving, while two large drawers house the fridge. For a more monochrome look, the Fenix Nero Ingo kitchen (below) features pocket doors to hide smaller appliances, and the sink positioned at the end of the tall units facing the living space. Most of the storage and work surface area come from the large island. Kitchens start from £13,000. (koivu.co.uk)



In the tub

The Tubmarine is a new wood-fired hot tub, heating up in under two hours and requiring no electricity and little maintenance. Made from marine-grade stainless steel and clad in Kebony, an environmentally friendly softwood treated to enhance durability, the Tubmarine is fully recyclable, extremely hygienic and corrosion resistant, with no additional wood treatment required. It measures 1,015mm x 2,038mm x 2,104mm and costs £15,450. It comes with a 25-year guarantee. (tubmarine.co.uk)







Colour pop

These Salerno decorative ceramic wall tiles can be laid in a variety of ways, including horizontally, vertically, back bond, stacked and herringbone.

Shown here in Apple and Red, they are perfect for adding a splash of glossy colour to an interior. Price: £59.40 per sqm. (sacw.co.uk)

Timber texture

Dura Supreme has added Painted Oak and Painted Quarter-Sawn Oak finishes to its range of painted cabinetry featuring the beautiful grained texture of oak. Dura Supreme specialises in cabinetry for the kitchen, bathroom, mud room storage, fireplace mantels and entertainment centres. Shown here is the Silverton bathroom cabinet in White Painted Oak. (durasupreme.com)





A special place to call home

Rich and Ellie Potter have built a four-bedroom house in Norwich to cater for Rich's disability.

STORY: **LOUISE PARKIN** PHOTOGRAPHY: **TONY BUCKINGHAM**

Early in 2019, retired army officer Rich Potter and his wife, Ellie, had all but abandoned any hope of self build and given up hunting for a plot, when a chance look on Rightmove one Sunday afternoon revealed exactly what they had been looking for, just half a mile from their home.

Rich, a 35-year-old below-the-knee amputee, and primary school teacher Ellie lived in Norwich in army accommodation, moving there to be close to family following a severe injury to Rich's foot.

"We moved around a lot with the army, living in eight places in 10 years; Ellie's mum lives in Norfolk, and I grew up on the west coast of Ireland which has similar landscapes, so moving back there was always the intention eventually," says Rich.

The couple had been searching for a plot for several years, but had struggled to find land. The last of 12 plots on a nearby oak tree-lined road had come back on the market one Friday, and by the following Monday Rich and Ellie's offer was accepted.

Planning permission was in place for a large three-bedroom home in blockwork with a rendered finish. Rich likes a contemporary, minimalist look while Ellie's preference is for a more characterful, homely feel, and the resulting house is a marriage of those two contrasting styles. Banks of glazing and a double-height hallway replaced the more conventional front door and two-storey hallway, and an open-plan interior was essential for Rich to fully access all the spaces, in case he needs a wheelchair in the future. Timber cladding adds interest to the rear facade, above huge swathes of glass that flood the open interior with natural light.

EXTERIOR
White render, banks of glazing and partial timber cladding to the rear create a pared-back, contemporary appearance, surrounded with simple paving and a lawned garden.



IN BRIEF
PROJECT New build
LOCATION Norwich
COST £190,000
SPENT £310,000
WORTH £800,000





"We love the tangible nature of a self build – seeing our decisions implemented."



With few visual clues to its accessibility, the kitchen/dining/living room has a smooth polished concrete floor. Deep treads and a shallower pitch than usual make the stairs easier for Rich, who has a prosthetic leg, and banks of glazing 4.5m-wide slide open to reveal flush paving to the rear, specially selected for its non-slip qualities. "The tiles outside look similar to the polished concrete inside, so there is a seamless, level transition into the garden which makes it really easy for me to move around, and it looks great," says Rich.

A ground-floor wet room provides a 1,200mm shower area, and another in the master bedroom includes a grey shower seat that sits flush with the wall when not in use, blending in against the grey wall tiles. An occupational therapist produced a recommendation for accessible elements within the home, and subsequently applied to the Ministry of Defence on Rich's behalf, which agreed to finance the necessary equipment.

Builder Reeve Halsey was working on a house nearby when Rich and Ellie met him. Instantly impressed with his knowledge and passion, they quickly commissioned Reeve to help with their building project and his input along the way proved invaluable. "I was at rehab on four-week cycles as an in-patient and Ellie was teaching full time. Without Reeve managing the build we would have been much more stressed and concerned about the project, but he absorbed all of that worry for us," Rich explains.

Reeve would drop in or call every Friday evening to keep the couple updated on progress, and at weekends the pair would walk to the site with their labradoodle, Daisy, to familiarise themselves with the layout, plan interiors and mark out where they envisioned electrical sockets and switches.

"As soon as the foundations were laid we marked out where switches would go. We used chalk and tape, and it meant that everything was planned early and we could order products in plenty of time," says Ellie.

Having partially completed an architecture course, Reeve was able to help Rich and Ellie tweak the plans to provide the living space they needed. Together they produced a symmetrical design featuring two intersecting gables with a connecting volume in between. Reeve, his father and brother took control of every aspect of the build, even undertaking other tasks such as installing the MVHR ducting despite having never done it before. "It took Reeve a few weeks to install the MVHR but it saved us a fortune, so we were really grateful," says Rich, who

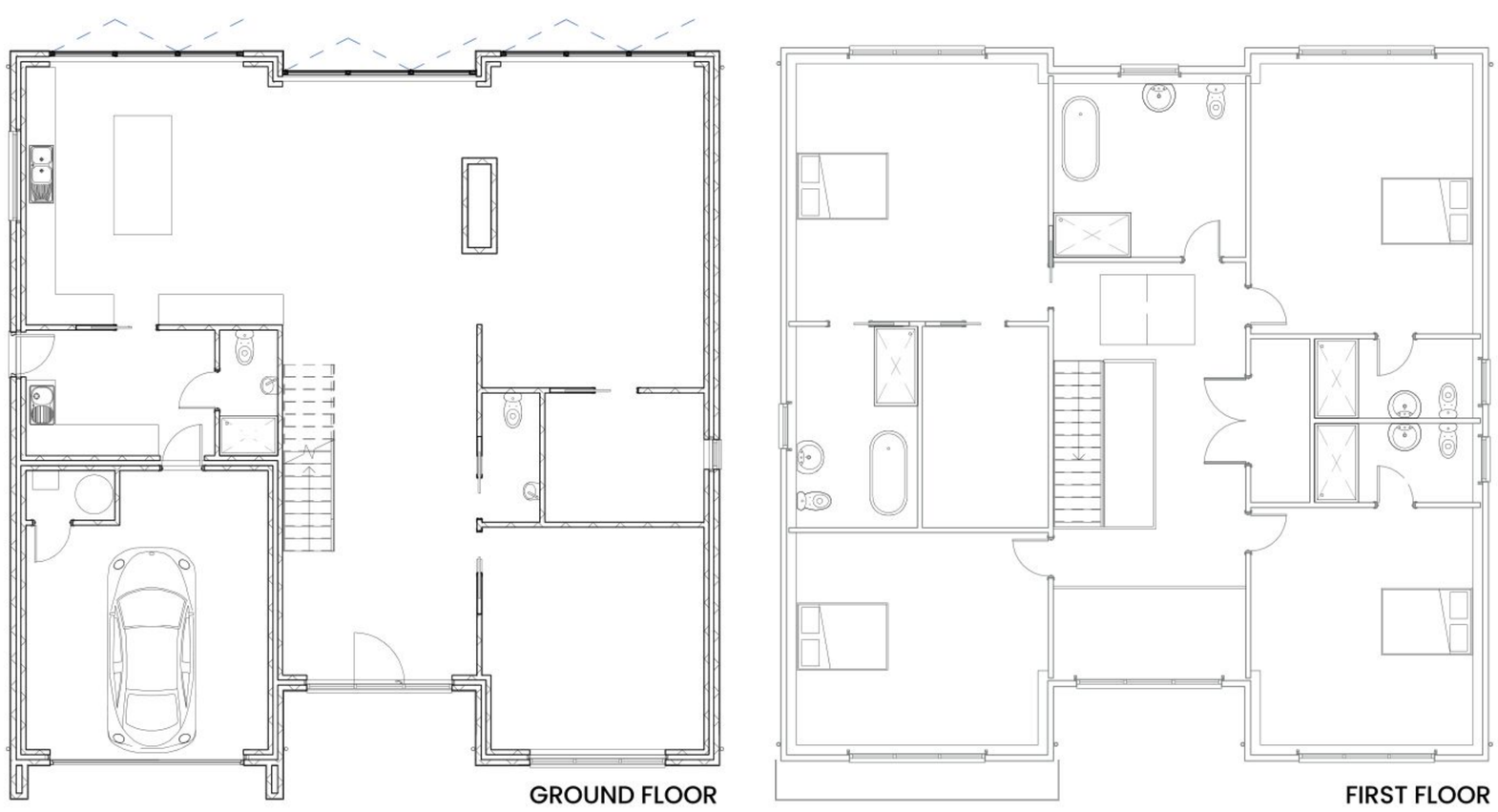






The floorplan

The almost-square floorplan is largely open plan on the ground floor, also incorporating a cinema room, downstairs WC, wet room and utility room. Upstairs are four bedrooms, three en suites and a family bathroom.



HALLWAY
A striking double-height central space is faced with glazed panels stretching to the roof. Glass balustrades above allow light to travel between the spaces.

DAVID SMITH ST IVES

Bespoke Staircases
Roof Trusses
Engineered Joists
Glulam Timber

@:info@davidsmith.co.uk
www:www.davidsmith.co.uk
01480 309900

Meet the DS Team at

SELF BUILD & DESIGN EAST
Peterborough



David Smith St Ives
Marley Road
St Ives
Cambridgeshire
PE27 3EX





also sent the plans to TV architect George Clarke, asking him to cast an eye over the design. George changed the snug into a cinema room, and tweaked the upstairs layout to provide a fourth bedroom and an additional en suite. “I was really keen on the idea of a cinema room, and I wanted a starry ceiling in there but the quotes were far too high. That’s when Reeve said he could do it, with some plywood, LEDs and some black fabric. It cost £150 in materials and it looks fantastic,” Rich enthuses.

Despite their differing preferences for architectural and interior styles, Rich and Ellie have produced a harmonious design that takes influence both from crisp minimalism and more characterful cottage styles. “I’ve always loved bold contemporary homes whilst Ellie preferred the idea of renovating a barn or a chapel. Fortunately the aesthetics of the street and the planning requirements demanded that our home was a little bit different to the rest, and there are red brick houses to either side,” says Rich. “I took this as a green light to come up with





Rich & Eliie's top tip:

"Plan, plan and plan again. Reeve sat us down long before he broke ground and asked us to locate all the sockets, lights etc. This made the interior design so much easier."

IN DETAIL

PROJECT
Main contractor Reeve Halsey, Hanrev Homes: 07920 867614

STRUCTURE
Screed Southern Liquid Screed: southernliquidscreed.com
Polished concrete floor Direct Stone: directstone.co.uk

FIXTURES AND FITTINGS
Kitchen and utility room Wren Kitchens: wrenkitchens.com
Bathrooms Easy Bathrooms: easybathrooms.com
Lights Tala: tala.co.uk, Tom Dixon: tomdixon.net, Lighting Direct: lighting-direct.co.uk
Inset fireplace Contura: contura.eu
Render Colourfast Renders, Norwich: colourfastrenders.co.uk
Outdoor paving Easy Bathrooms: easybathrooms.com
MVHR supply BPC Ventilation: bpcventilation.com
Media room Sevenoaks Sound and Vision: sevenoakssound andvision.co.uk
Smart lights Philips Hue: meethue.com
Audio system Sonos: sonos.com
Blinds Hillarys: hillarys.co.uk



a design with lots of white render, cladding and glass. Ellie threw herself into the project with the caveat that the furnishings and interiors would have character, and I think we have found a happy compromise."

Neutral tones have been lifted in places with feature wallpaper and darker paint colours, and all the while natural light cascades through the house, percolating through the glazed balustrades on the galleried landing into the ground-floor living spaces.

When quotes for a smart home system came back in the tens of thousands, Ellie and Rich knew they could create the automation they needed for much less. "It's amazing what is possible now with Alexa, Philips Hue lighting and SONOS. We have plenty of

LIVING SPACE
Polished concrete flooring and quartz worktops are softened by plants, shrubs and quirky artwork, along with natural materials such as leather and wood, and earthy paint colours.





automated technology including lights that can be turned off through an app, security cameras hidden in floodlights around the house and a smart doorbell," says Rich, who is about to be released from the army.

Ellie selected earthy tones and colours for the elegant interior, choosing an abundance of plants, leather, wood and stone finishes. Furniture was sourced through a number of local shops and the couple also visited the made.com showroom in Soho, finding a number of key pieces at an affordable price. "We chose a few quirky items of furniture and artwork that we both liked and worked around them," explains Ellie.

A brand new inset Contura log-burner was sourced on an internet auction site for just over a third of its market value, and a wood store has been created in a recess providing a useful storage area as well as a visual feature. The kitchen, from Wren Kitchens, was installed by Reeve and was a surprisingly easy decision on which the couple both agreed. The matt camel tone has copper piping, and its understated appearance allows other features in the spacious ground floor to take centre stage. "We do have a retracting extractor in the island, and I insisted on one of the Neff ovens they use on 'Bake Off,'" smiles Ellie.

Disaster struck when the staircase manufacturer went bust the day after the Potters had paid the full £8,500 balance, causing considerable distress to Rich and Ellie and delaying the build. The company was bought by a larger firm, which initially refused to honour the order, so Rich contacted TV programme 'Rip Off Britain', whose involvement proved a powerful incentive, and several weeks later the staircase was delivered.

"We sent the plans to TV architect George Clarke, asking him to cast an eye over the design. George changed the snug into a cinema room."

LANDING
The glass balustrading and double-height ceiling help to create a sense of light and space in the centre of the home.



CINEMA ROOM
Dark walls and a starry ceiling, created for just £150, add drama to the cinema room.



ColourFast Renders in Norwich, Norfolk is a company specialising in the installation of all through coloured render systems from K Rend.

Through coloured render systems are a great way to improve virtually any external or even internal wall. Spray applied, we can offer a much faster cleaner service which, when we are finished will never need painting!

K Rend
Silicone Coloured Renders

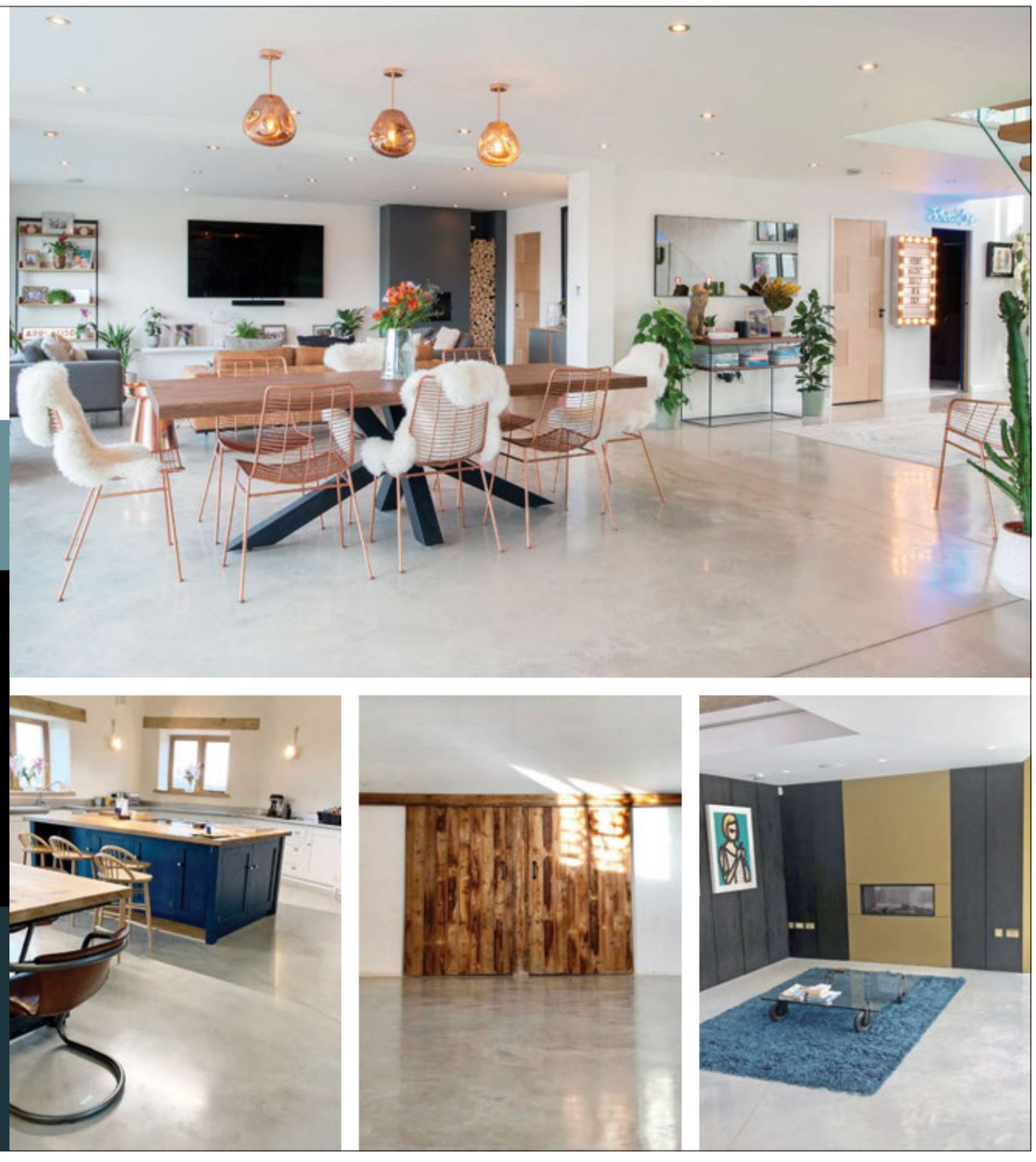
ColourFast Renders

James – 07487 780258
info@colourfastrenders.co.uk
www.colourfastrenders.co.uk
43 Dennis road Norwich Norfolk NR6 6UB

DirectStone Ltd

POLISHED CONCRETE SPECIALISTS:

- Residential, Commercial, Office and Retail
- Installation and Polishing
- Existing Concrete: Grinding and Polishing
- HTC trained specialists



www.directstone.co.uk

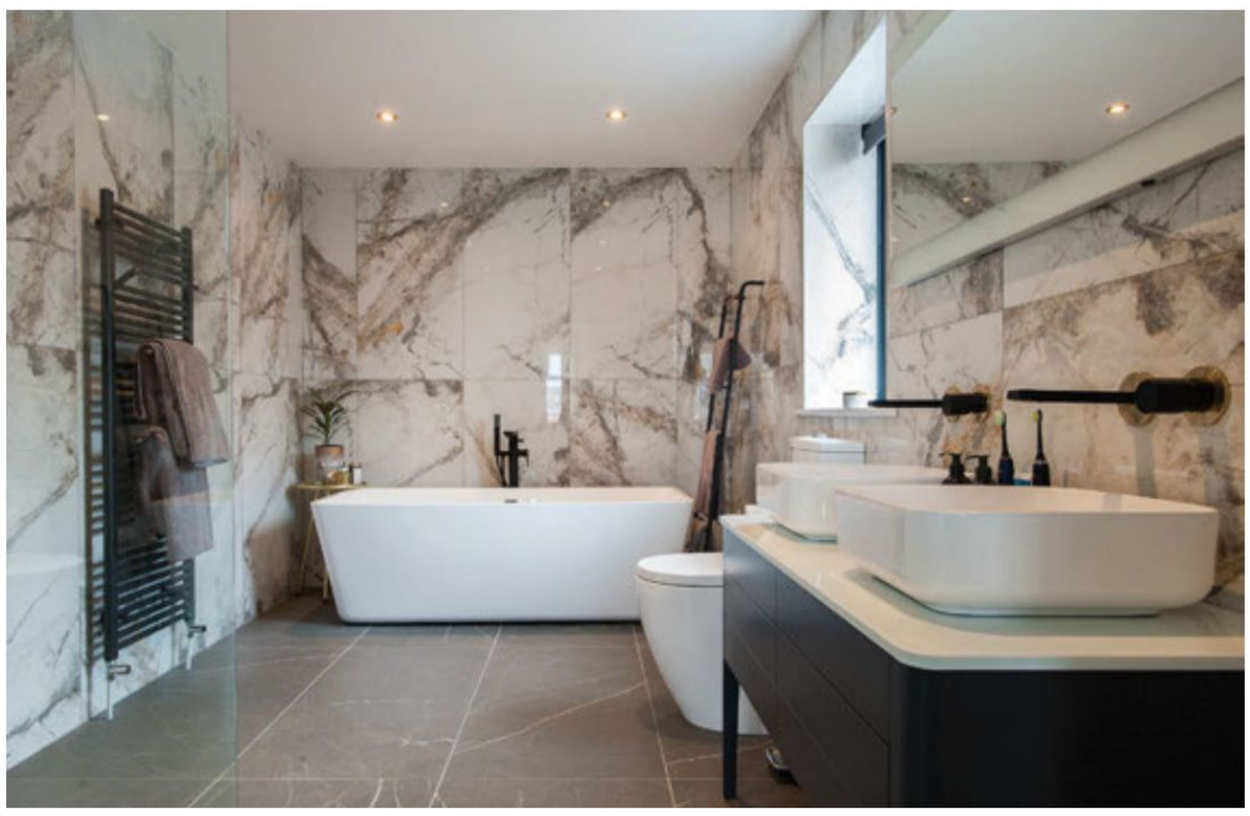
01525 863920
07814 734600

Email: simon@directstone.co.uk

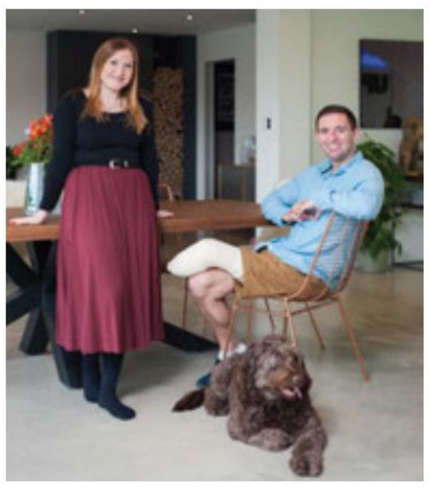


The spacious interior provides the perfect forever home for Rich and Ellie. “We have received so much support over the last couple of years, and we couldn’t have done it without that. We cannot rate Reeve, and his father and brother, highly enough. Their ability to problem-solve on the ground and stick rigidly to both budget and timeline was a refreshing experience for us.

“Now that everything is done, with the exception of the landscaping, it really does feel like home, and every morning we wake up and can’t believe this place is ours. It feels like someone is going to take the keys away from us at some point,” says Rich.



FINAL WORD



What was the high point?
The stairs manufacturer going bust, which could have cost us £8,500.

And the high point?
Returning from holiday to see the installed kitchen and decorating done. We love the tangible nature of a self build – seeing our decisions implemented. We enjoyed getting to know Reeve and watching him turn a muddy overgrown plot into our dream family home.

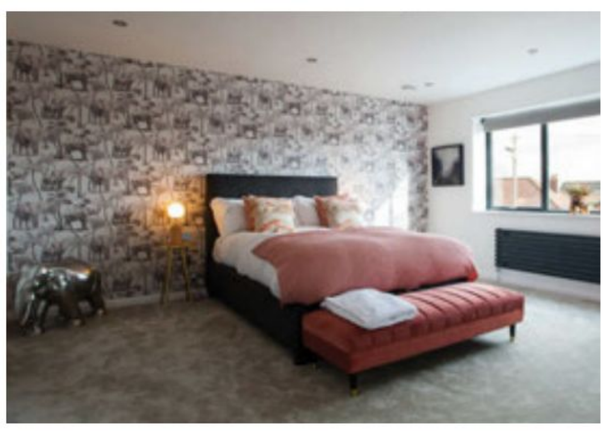
What was your biggest extravagance?
The polished concrete floor, the cinema room, the stairs, the double-height entrance or the front door – take your pick!

And you best buy?
Our best buy was the Contura in-built fire. We picked it up on an internet auction site for less than 60 per cent of its RRP and it was brand new in its box.

What do you like most about your new home?
I adore the exterior of the property. It’s so clean and contemporary and stands out amongst its neighbours – it’s very much a Marmite property though. We love the stairs, the floor and the open-plan living.

BATHROOMS
A visit to Easy Bathrooms allowed them to equip five bathrooms and wet rooms for £17,000, which was £8,000 less than other quotes.









LOTUS

Far from being merely a souce of heat, the Lotus range of woodburning stoves and fireplace inserts offer a stylish mode of expression in an exquisite and luxurious design! For more information visit **www.lotusfires.com**



EASY BATHROOMS
SIMPLY LUXURIOUS

01733 314 518

easybathrooms.com

Find Us: Peterborough Trade Centre, Boongate, Peterborough, PE1 5PJ

*Terms and conditions apply. Minimum order £500. Subject to age and status. E & OE

IN BRIEF

PROJECT New build
LOCATION Devon
COST £200,000
BUILD £330,000
WORTH £675,000+

Box clever

Clad in striking red zinc, Nick and Katie Rich's contemporary family home has been built in the grounds of a Grade I-listed country house.

STORY: **DEBBIE JEFFERY** PHOTOGRAPHY: **HAND DRAWN HOME LTD/241 PHOTOGRAPHY LTD**

First-time selfbuilders Nick and Katie Rich wanted to escape the uniformity of housing estate properties by building their own home – which led to them moving to an entirely different type of estate.

"Selling my digital marketing company allowed us to pay off our mortgage and start a new life in Devon, setting up a sailing business in Plymouth," explains Nick. "We were disappointed with our developer-built house, though, which was identical to all the neighbours and constructed from poor-quality materials, so we began looking for another property."

Nick and Katie had previously preferred living in character period homes but after being unable to find anything they liked they decided to hunt for a plot of land instead. The couple have a six-year-old son, James, and wanted to build a family home which would offer both individuality and space.

"We knew absolutely nothing about building and spoke to some estate agents," says Nick. "One was marketing plots in the grounds of a listed manor house, which had already been granted outline planning permission, and we felt this would take away some of the stress for us."

Located in a small village on the outskirts of Plymouth, Plympton House is a grand Grade I-listed country house in the William and Mary tradition.

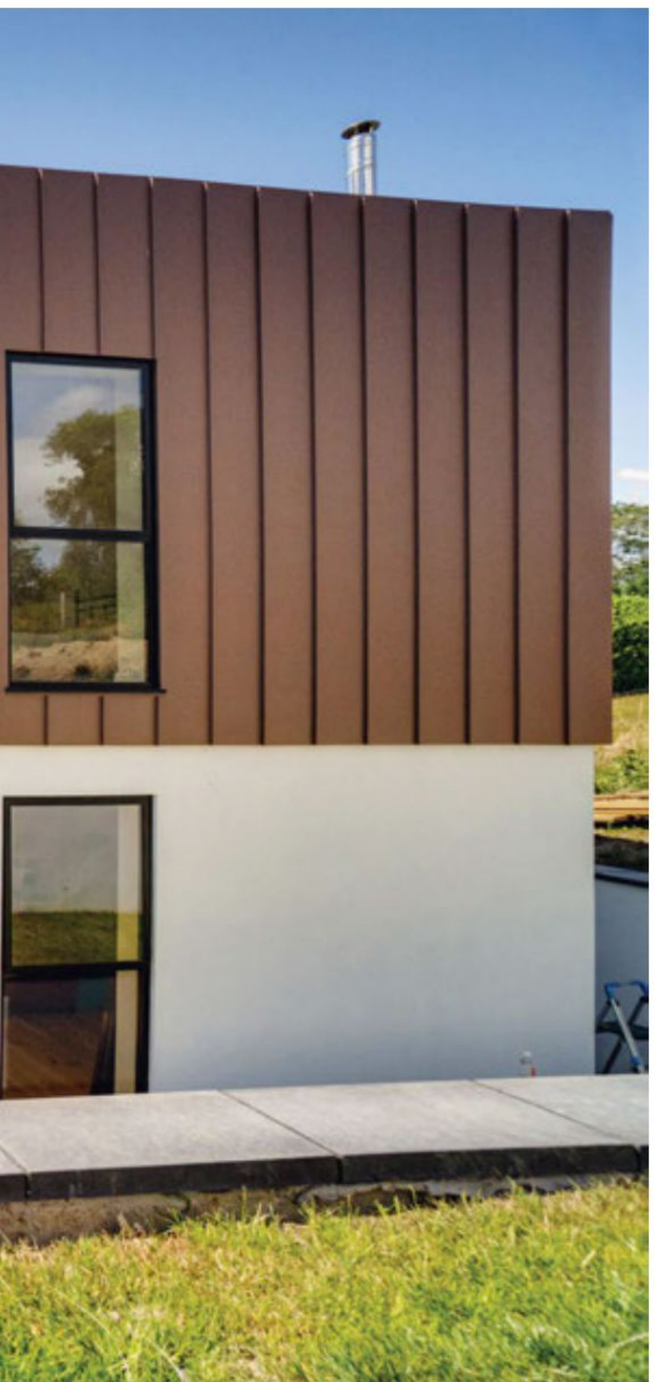






EXTERIOR
The modern family home stands within a Conservation Area in the grounds of a listed manor and has been clad with red zinc and white painted render.











THE BUILD
Dense blocks were laid to form cavity walls, with 150mm cavities and 120mm of insulation.

During its 300-year history, the main house has been a family home, an asylum, a convent and residential care home. Then, after standing disused for several years, a new plan was announced in 2016 to restore the house and generate income by bringing the estate back into regular use with a sensitive redevelopment, creating a community of 14 homes across the site. "It's in a quaint village and the plot we chose wasn't going to be overlooked," says Katie. "The idea of living in the grounds of an estate was appealing, and we began negotiating with the developer."

Nick and Katie then worked with local architectural and illustration company Hand Drawn Home to revise the existing plans. The practice offers a broad range of services for homeowners and self builders, as well as commercial clients. "They were probably the most professional company we dealt with during the project, and helped us get what we wanted within the framework of what was allowed," says Nick. "There are several conversions on the estate and six new houses, which are all quite different."

Nick's top tip

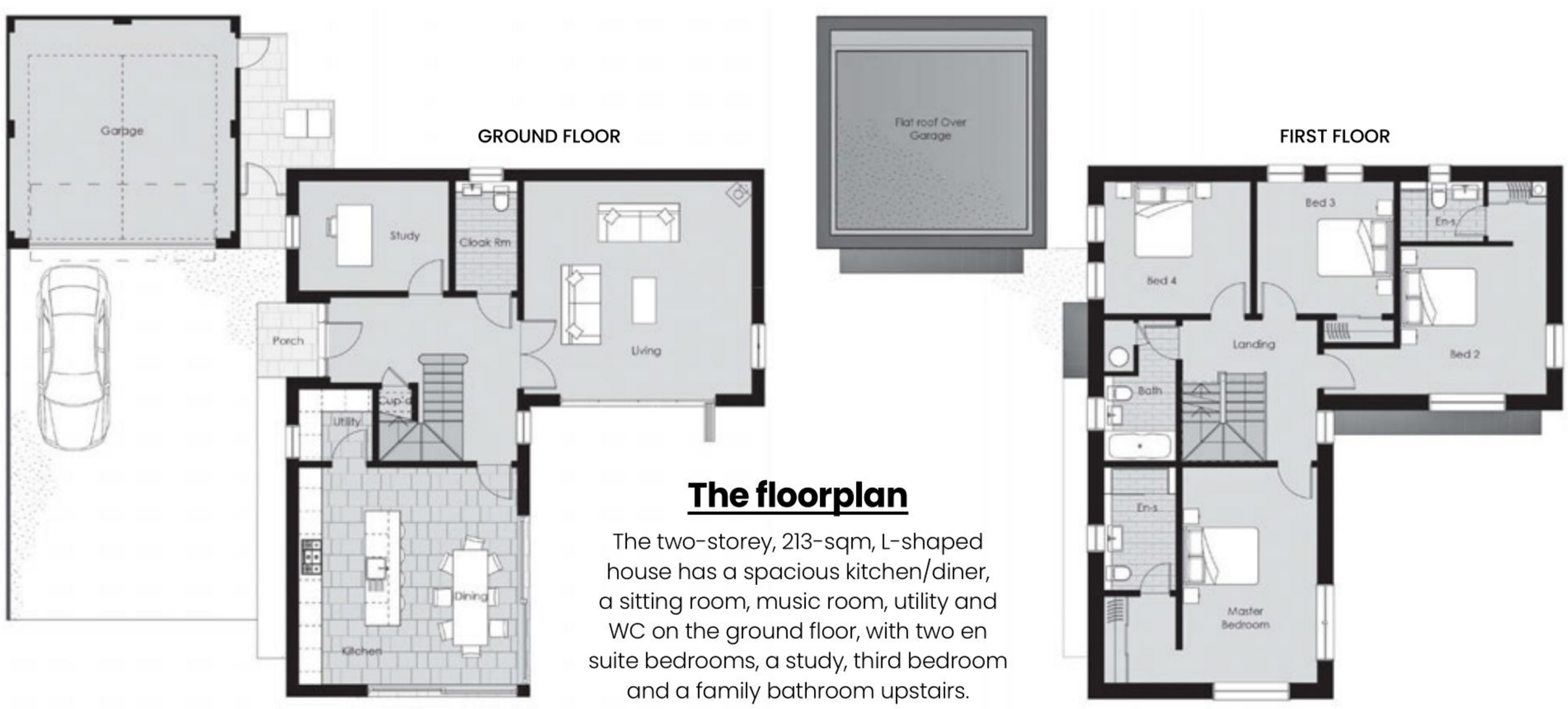
"Be pragmatic about your choices. Sometimes, it's worth being flexible to make savings, but scrimping on other items can be a false economy."



Nick and Katie's plot is located away from the manor house, behind trees, and the various authorities involved preferred a highly contemporary design. "Historic England and the conservation officer agreed that our house and its neighbour could be similar," Nick continues. "We bought our plot at a reasonably early stage and although we couldn't increase the mass too much, we were able to make several changes to the look, as well as completely altering the layout."

Instead of the grey zinc external cladding which had been agreed, Katie and Nick preferred a warmer red-brown colour, better suited to the woodland setting. They added a detached double garage at the top of the entrance drive and requested that the void beneath the proposed cantilevered first floor should be infilled, to double the size of the ground-floor kitchen.

Designed as a two-storey, L-shaped building with a flat roof, the house now has a spacious kitchen/



The floorplan

The two-storey, 213-sqm, L-shaped house has a spacious kitchen/diner, a sitting room, music room, utility and WC on the ground floor, with two en suite bedrooms, a study, third bedroom and a family bathroom upstairs.



OAKWRIGHTS®

Beautiful by Nature

Rarely does the structure of a building live up to its interior décor.
But Oakwrights' deliciously constructed oak frames give interior décor something to live up to.

Homes. Garages. Stables. Barns. Home extensions.

01432 353 353 | enquiries@oakwrights.co.uk | oakwrights.co.uk





STAIRCASE
The oak staircase stands beneath a roof lantern, and has been designed with glass panels and both open and closed treads. Engineered oak flooring was laid over underfloor heating on the ground floor.

MUSIC ROOM
A separate music room was designed for the family piano.

"I knew very little when I started, so I needed to learn as I went along... I've never met another selfbuilder, and this led me to set up my own consultancy service."

diner opening onto a tiled courtyard through sliding glass doors, with a separate sitting room connected to the courtyard by glass bifolds, and a music room for Katie, who is a former music teacher.

"We moved the front door and made the hallway larger for a more impressive entrance – changing the utility room access from the kitchen to the hallway," explains Katie, who now works with Nick in their sailing company. "Laundry tends to come from upstairs bedrooms so it makes sense to have the door closer to the stairs and frees up more wall space in the kitchen."

On the first floor, the main bedroom, en suite and dressing room have been positioned in one leg of the L-shaped plan. James's bedroom has access to the family bathroom and is located between the study and en suite guest bedroom.

"It took about six months to get the changes approved," explains Nick, who increased ceiling heights by omitting the proposed cellar and redesigned the flat roof to include a large roof lantern. At first we didn't really want a modern house, because we'd lived in Georgian properties and a converted barn so Katie took some persuading, but I convinced her by promising high ceilings, plenty of glass and light, as well as reduced energy bills."

The family continued to live in their previous home during the build and work started on site in April 2018. Nick took a year out to project manage the various subcontractors and also negotiated to buy additional land from the developer to enlarge their garden.

"Our plot was classed as parkland, and we believe it was originally part of the kitchen garden which produced food for the main house," says Nick. "The developer agreed to bring services to the plot boundary, which also helped to reduce our stress levels."

Excavating the sloping site so extensively necessitated retaining walls, which increased the costs by around £20,000. "There were probably more blocks in the retaining walls than in the entire house," says Nick, who admits he was naïve when it came to the cost implications of altering the original design.

The warm roof is made up from a sandwich of ply, insulation and fibreglass, capped with zinc along the



Save over £45 on the most useful tool for your project...



Subscribe to *SelfBuild & Design* today and get all the expert advice, inspiration and information you need for your build, **no matter what stage you're at.**

Get your first 12 magazines for £12* here:

shop.selfbuildanddesign.com/subOffer/SBD1

or call: **01283 742970**

*UK, new Direct Debit subscriber offer only. Direct Debit automatically continues at £36 every 12 months unless you cancel.
Over £45 off the cover price of £4.99. Subscription will start with next available issue at the time of order, which will not be the current issue.







parapet. A local company supplied the aluminium-framed glazing and another local supplier sourced the red zinc cladding from Spain. Incorporating so much glass into the design meant that insulation levels needed to be increased, to combat heat loss and exceed Building Regulations. Dense blocks were laid to form cavity walls, with 150mm cavities and 120mm of insulation.

Initially Nick had hoped he could work alongside others building their own homes on site, offering help and support to one other, but several people chose to outsource their builds as turnkey projects with minimal involvement. Therefore, Nick needed to research carefully at every stage, and felt he would have benefitted from some personal advice.

"I had subcontractors for the groundworks, the blockwork and zinc, as well as various trades for everything from plumbing to tiling. I knew very little when I started so I needed to learn as I went along," he explains. "The truth is, I've never met another selfbuilder, and this led me to set up my own consultancy service offering help and advice in the South West."



SITTING ROOM
A wood-burning stove was installed in the sitting room while bifold doors open onto the terrace.





IN DETAIL

PROJECT
Project manager/ self-build consultant Cedar House Research: cedarhouse research.co.uk
Architect Hand Drawn Home Ltd: handdrawnhome.co.uk
STRUCTURE
Rainbow red zinc cladding Elzinc: elzinc.es
Insulation Encon Insulation: encon.co.uk
Building supplies Jewson: jewson.co.uk
Block supplier Bradfords: bradfords.co.uk
Staircase StairBox: stairbox.com
Doors Door Store: doorstore.co.uk
FIXTURES AND FITTINGS
Kitchen Exeter Kitchen Store: exeterkitchenstore.co.uk
Underfloor heating Continental: ufh.co.uk
Carpets Tapi: tapi.co.uk
Lighting ArcLED: arc-led.co.uk
Sanitaryware Westcountry Tile and Bathroom: westcountrytileand bathroom.co.uk
Boiling tap Quooker: quooker.co.uk
Kitchen tiles Concept Tiles: concepttiles.co.uk
Bathroom tiles Topps: toppstiles.co.uk
Green perspex Simply Plastics: simplyplastics.com
Multi-room sound system Sonos sonos.com
Electric blinds Newblinds: newblinds.co.uk
Bath Waters Baths: watersbaths.co.uk
Silent Gliss Wave Glide curtains (floor to ceiling main bedrooms) The Home of Interiors: thehomeofinteriors.co.uk
Wood-burner Grey Metal: greymetal.co.uk
Kitchen extractor (Cylindra Isola Plus) Faber Hoods: faberhoods.co.uk



KITCHEN
Quartz worktops were chosen for the kitchen, with 1,200mm wall tiles continued up the walls and vibrant green perspex as a splashback. A wall around the cabinets helps keep clutter to a minimum.

Nick laboured on site alongside the trades, helping them out and overseeing the various build stages, including installing the bespoke staircase. "We went for the widest possible stairs without needing two handrails and have both open and closed treads to filter light, with the roof lantern above," he says. "Using closed treads on the first floor allowed us to extend the utility room, as the treads form the outer wall. This design choice meant the staircase needed to be installed before plastering and laying flooring, which caused a few issues."





FINAL WORD



What was the high point of the project?
I enjoyed the excitement of the initial design process and thinking about how to build in the smart devices.

...and the low points?
It was much more exhausting organising and taking responsibility for everything than I'd imagined!

Your best buy?
We saved around £5,000 by using seconds blocks for retaining walls. Also, I'd always wanted a vintage Pacman games console, which we now have in the kitchen.

Biggest extravagance?
The Italian concrete-rendered kitchen extractor, which cost around £2,000.

Nick worked with the carpenter to wall hang everything from taps to WCs, using stud walling to conceal the mechanisms. He also laid flooring, installed insulation in walls and ceilings, and painted the house inside and out, as well as assisting with battens and ply boarding for the standing seam zinc cladding.

With a background in IT, he was keen to build a smart home to incorporate automated systems, including heating, lighting and window blinds. "I'm a geek, so I loved researching all the technology options and designing them into the fabric of the building, so that everything can be operated remotely or by wall panels. It means the house is really user-friendly, even when the internet is down, and James loves telling Alexa to turn on the lights or the music system.

"In hindsight I was probably a bit OTT during the build – worrying about the smallest details – but it paid off in the end and we absolutely love living here."



BEDROOMS
The bedrooms are heated by radiators and views of the garden are framed through large windows.





BATHROOMS
Wall-hung sanitaryware was sourced from a local supplier and the master en suite shower base was designed to be completely level with the floor.

GRAND DESIGNS LIVE LONDON

2 – 10 MAY • EXCEL

Proudly sponsored by Anglian Home improvements

In association with THE TIMES THE SUNDAY TIMES

THE GRAND EVENT FOR HOMEBUILDING AND RENOVATION

CLAIM YOUR FREE WEEKDAY TICKET

QUOTE **SBDESIGN**



PLAN BUILD RENOVATE FURNISH

2-10 MAY | EXCEL LONDON

BOOK AT **granddesignslive.com**

HEADLINE SPONSOR: Anglian Home Improvements

SPONSORS: LEXUS | HYDROPOOL hot tubs · swimspas

PARTNERS: GRAND DESIGNS MAGAZINE | NaCSBA National Custom & Self Build Association

#GDLive

A Media 10 Event

T&C's - Offer valid on standard tickets to Grand Designs Live London only and must be booked in advance before midnight on 6 May 2020. Weekend tickets including the Bank Holiday Friday are reduced to £10. Organised by Media 10 Ltd. Grand Designs is a trademark of FremantleMedia Ltd. Licensed by FremantleMedia Ltd.



GOING UP IN THE WORLD

DIY builders Adam and Lydia Manthorpe extended upwards to convert their single-storey bungalow into an exciting family home on a DIY basis.

STORY: **DEBBIE JEFFERY** PHOTOGRAPHY: **BRAND VAUGHAN**

"We made an offer to buy the old bungalow before I'd even seen it," says Adam Manthorpe. "I just looked online at the size and location, then knew straight away what we could do there, so Lydia went to view it by herself and reported back that it was ideal."

Adam and Lydia Manthorpe thrive on a project, and usually have several on the go at once – whether a house build or renovation, a new business, or some other venture. The couple had been renting a house in East Sussex, with their children, Ava-Lily, now eleven, and AJ, eight, when they offered the full asking price for the 1950s bungalow, which they planned to completely remodel and extend.

"We moved to the area on the spur of the moment, when a space in an idyllic local school became available, and we literally uprooted from Lyme Regis the following day and moved to a rented house, which gave us the right address for Ava to attend the school," says Lydia, an aromatherapist.

Adam had left school at the age of 14 to follow his father into the building trade, and went on to set up his own construction business. "As a builder, I've always found the local pub to be the best place to make contacts," he explains. "That was how we heard about the bungalow, when we got chatting to a neighbour who knew it was going onto the market and gave us the owner's number."

ANNEXE
Part of the house has been designed as a self-contained annexe, with an open-plan living/dining/kitchen space, a mezzanine bedroom and rustic finishes, such as corrugated metal sheeting in the shower and walls of oak and brick.





IN BRIEF

PROJECT First-floor extension & remodel
LOCATION East Sussex
COST £495,000 in 2015
SPENT £250,000
WORTH £1 million







A quintessential English village, Rodmell was once home to Virginia and Leonard Woolf and has a lively community, with amenities including a family-run pub. The bungalow was hidden away in a peaceful cul-de-sac off a quiet, no-through lane which culminates in a pathway onto the Downs.

Essentially single storey, with a garage below to the front carved into the slope of the land, the detached, three-bedroom brick property offered huge potential.

"It's literally on the South Downs National Park and the first thing I did after we bought it was to climb up on the roof to look at the views, which you can't see from downstairs," says Adam. "Building upwards would double the size of the bungalow and give us these amazing views without compromising the garden and outdoor space."

Driven by good design and a love of blending natural materials with the best of contemporary eco-sensitive technology, Adam and Lydia had





"As a builder, I've always found the local pub to be the best place to make contacts."

previously created several beautiful, hand-built homes in keeping with their surroundings.

The family immediately moved into the bungalow, where they lived for some time while Adam completed another building project to generate funds. "We sat down with our architect friend, Tim Cording, and worked up a hand-drawn design which he submitted for planning to South Downs National Park," Lydia explains.

The kitchen, dining room and lounge were all combined to make one large kitchen/diner, with a double-sided brick fireplace and wood-burner at its heart, and folding doors opening out beneath a canopy onto the garden.

Building four bedrooms, a bathroom, en suite and dressing room on the new first floor freed up ground-floor bedrooms to become a utility, playroom and snug. In addition, an integral annexe and garden cabin would provide self-contained guest accommodation.

"The only objection we had was about the choice of oak cladding for the upper storey and gable, so we used reclaimed hand-thrown tile hanging instead," says Adam, who prefers to use natural materials wherever possible.

The strength of the existing foundations had been tested to ensure they could support the additional load and the bungalow's roof was retained to avoid the additional cost of a temporary cover, while the family remained living in the property throughout the major building project.

"We put up scaffolding, built the brick and block walls and put on the roof before finally ripping off

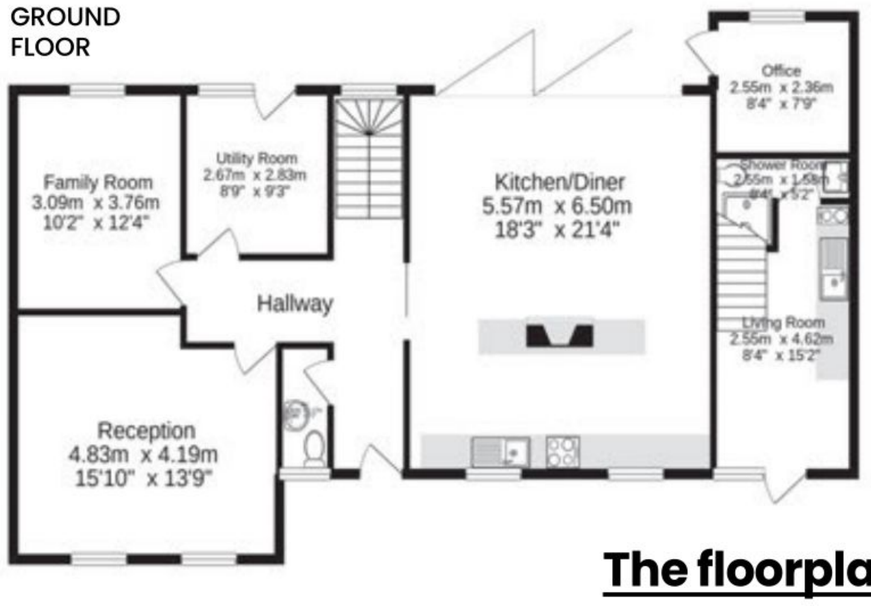


EXTERIOR
The 1950s brick bungalow (left) offered single-storey living with a garage below. Extending upwards in brick and block, replacing windows and adding decorative tile hanging has given the building a completely new look.



GARDEN CABIN

GROUND FLOOR





FIRST FLOOR

The floorplan

Building a new first floor has doubled the size of the original bungalow to 229 sqm and created four new bedrooms, a master en suite and dressing room as well as a family bathroom upstairs. On the ground floor, former bedrooms are now reception spaces and walls were removed to form an open-plan kitchen/diner.



Nordpeis

Find your nearest retailer by visiting:
www.nordpeis.co.uk/retailers



Established in 1922, we are an **independent, professional and personal surveying practice,** specialising in providing services in relation to Professional Consultant Certificates and the Party Wall etc. Act 1996

info@whiteandeddy.co.uk

PROFESSIONAL CONSULTANTS CERTIFICATE

We have a long history of providing **10 year** Professional Consultant Certificates ensuring works are completed in accordance with your approved plans.

Generally, lenders will only lend on a newly built property where it is covered by a **warranty scheme** such as that provided by the **NHBC** or independently via a **Professional Consultant Certificate.** Also, if you wish to sell your property within 10 years of completion you will normally need a **NHBC or PCC certificate** to do so to prove the property was built to specification and regulations.

- Conversions
- New build dwellings
- Residential development site
- Extensions

PARTY WALL ETC. ACT 1996

Does the **'Party Wall etc. Act 1996'** affect me?

- Work on an **existing wall, ceiling or floor** structure shared with another property?
- **Excavating or piling** near a neighbouring building or structure?
- Building on or at the **boundary** with **another property**

If so, you must find out whether the work falls within the scope of the Act.
If it does, you must serve the statutory Notice on all defined in the Act as "adjoining owners"

Call the experts 07928 061984 01945 582658





IN DETAIL

PROJECT
Design and build
Adam Manthorpe: adammanthorpe@googlemail.com
Architect Tim Cording: 07766 647320
Structural engineer
GSB Design Associates Ltd: gsbdesign.co.uk

STRUCTURE
Aluminium guttering
Drainage Superstore: drainagesuperstore.co.uk
Materials Screwfix: screwfix.com
Truss roof Donaldson Timber Engineering: donaldsontimber engineering.co.uk
Roof tiles, lead, ridge and valley components
SIG Roofing: sigroofing.co.uk
Bricks, blocks, hanging tiles
Parker Building Supplies: crystal-direct.co.uk
Timber, shingles
English Woodlands Timber: englishwoodlands timber.co.uk
Windows Lewes Glass: lewesglass.com
Internal doors Howdens: howdens.com
Sliding doors
Adam Manthorpe: adammanthorpe@googlemail.com

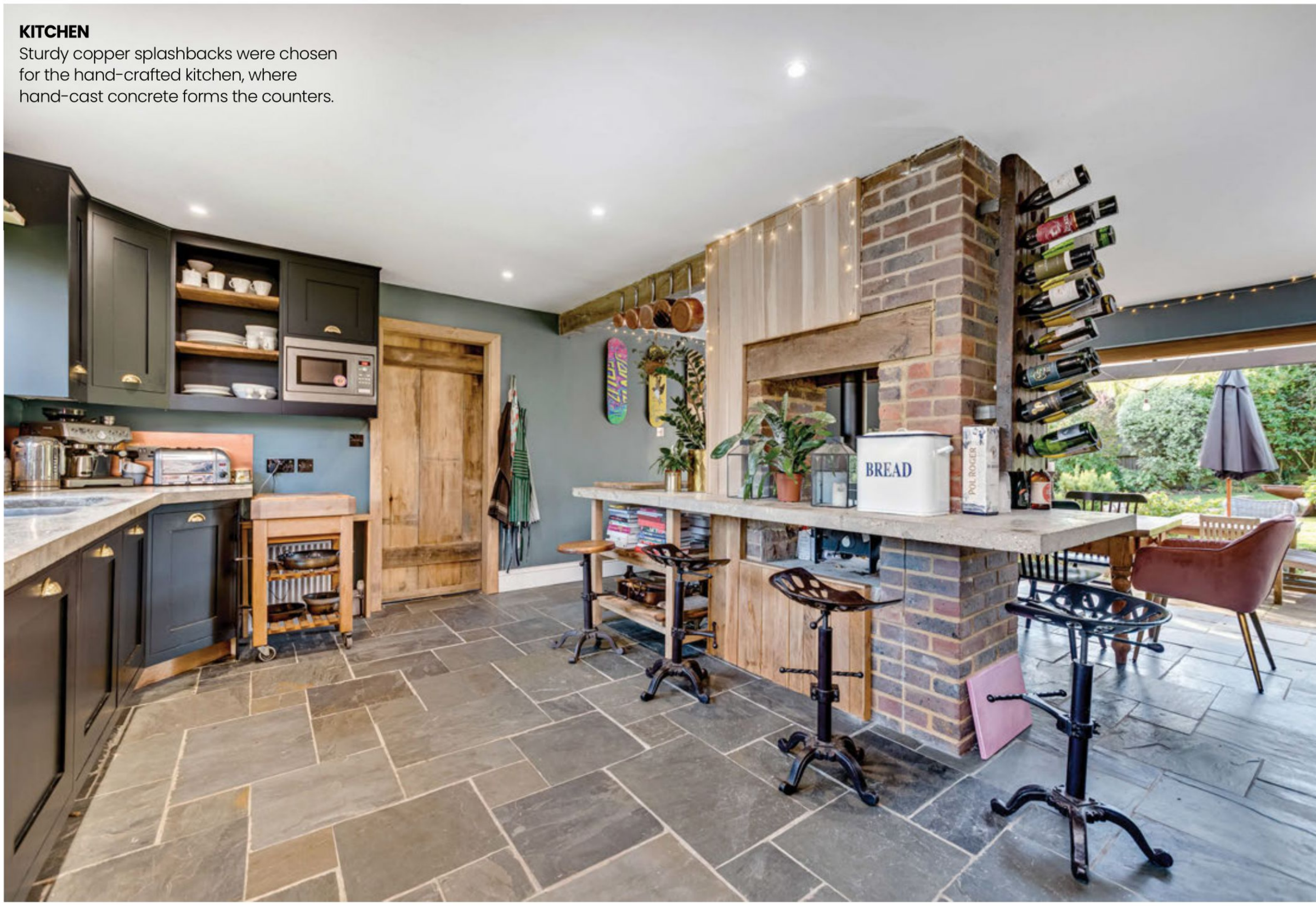
FIXTURES AND FITTINGS
Kitchen, cabin bed, sliding doors etc Adam Manthorpe: adammanthorpe@googlemail.com
Tiles Walls and Floors: wallsandfloors.co.uk
Carpets County Carpets: countycarpets.co.uk
Sanitaryware supply
Chandlers: chandlersbs.co.uk
Traditional sanitaryware
Burlington Bathrooms: burlingtonbathrooms.com

the old roof. Unfortunately, the build coincided with the Beast from the East snowstorms, which wasn't ideal," says Adam, who used the upstairs level as a workshop and undertook almost all the work himself, with the help of friends.

He attended a four-week electrical course, which meant he was qualified to install and test the



KITCHEN
Sturdy copper splashbacks were chosen for the hand-crafted kitchen, where hand-cast concrete forms the counters.



new electrics in the house. "I was an aeronautical engineer in the Navy for a couple of years before I became a builder, so electrics for a house are far more straightforward," he says. "The one thing I don't tend to do, though, is plastering."

Adam retained the existing roof tiles, which he reused after building the new truss roof, purchasing a small number of additional tiles to replace breakages.

"I hate to say that I had to compromise and fit uPVC windows because I needed to make the house weathertight as quickly as possible. Normally I would have made timber windows but there just wasn't enough time," he admits.

Lydia sourced and purchased materials, kept accounts and designed the interiors with Adam, who worked until late at night on the project six days a week for a year, which proved exhausting.

Once the house was weathertight the couple could afford to spend more time on the interiors, with Adam making the unique kitchen in his workshop, reusing some of the existing cabinet carcasses which they inherited with the house. Oiled band-sawn oak and hand-painted tulipwood doors conceal sophisticated storage solutions, and the sturdy textured concrete worktops were hand cast on site by Adam, who used steel reinforcement to create a self-supporting cantilevered structure around the fireplace.

"Our new bedroom and bathroom were inspired by luxurious hotels, like The Pig and Lime Wood, which have big, bohemian gaudy bathrooms," says Lydia, who sourced a copper bath from France to stand in one corner of the expansive master bedroom, with a sofa positioned at the end of the bed.





DINER
The open-plan kitchen diner, has a riven slate floor, oak sliding doors and traditional cast iron radiators.





Adam & Lydia's top tip:

"Don't rush into starting a project – live in the house for a while if you can."

Everything was handmade, with many items crafted from reclaimed materials. "I built our sliding doors from the old scaffold boards and used pieces of timber I'd kept stored away for years for various joinery," says Adam, who also built AJ a cabin bed from cedar, with a den beneath.

The integral one-bedroom annexe has private access to the front of the house and contains a living room, kitchen area, and wet room. Adam even clad the existing garden shed with Douglas fir and cedar shingles for a rustic finish. "Before I did anything else, I built a clay oven in the garden, which cooks pizzas and roasts chicken in record time," says Adam, who – together with Lydia - enjoys cooking and entertaining. "It's about using the right materials for the job and taking some time."

The house sits well in its surroundings and, although effectively a new build, it has a timeless appeal, with traditional Sussex gables and hung tiles which were reclaimed, in keeping with the eco-conscious ethos driving the design.

"We'd planned to stay here, but then a new project came up which means we're relocating," says Adam, who – after teaching himself how to brew beer as a hobby – took over the Lyme Regis Brewery with three friends in 2018, and is now planning to build another family home in the area.

"It's time to move on and start another project," he explains. "We enjoy the whole process, from the design right though to hosting a party for our friends when it's all finished. It's hard work, but the satisfaction you get from seeing your ideas come together in your own home is immense."

PLAYROOM
Formerly a bedroom, the large ground-floor playroom has painted floorboards and handmade wooden shelving.



SITTING ROOM
Sunny and spacious, the sophisticated living room has a thick wool carpet and was decorated with subtle Farrow & Ball paint.





BEDROOMS & BATHROOMS
At the top of the stairs the four new bedrooms are carpeted and offer open views. The luxury family bathroom has high-end Burlington fittings, complete with a free-standing bath.





FINAL WORD

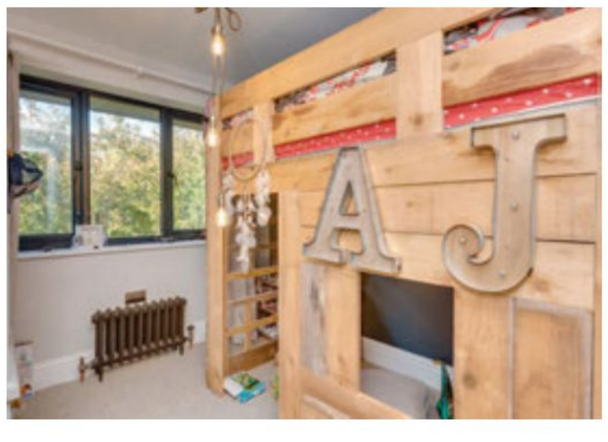
What was the high point?
I loved roofing the house and seeing the views. When the rest of the family were finally able to walk into the new first-floor rooms and see the outlook for themselves it was a special moment.

...and the low points?
I literally cried when I realised that I'd accidentally used out-of-date adhesive for the expensive mosaic tiles in our showers and had to strip them all off, clean them and start again.



Your best buy?
All the reclaimed materials and the copper bath we imported from France.

Biggest extravagance?
The limited-edition high-level toilets, which cost £3,000 each.





Putting down roots

After years spent living overseas, the Culliton family have transformed and enlarged an unmodernised 1960s house, close to the river in Surrey, creating a stunning five-bedroom home filled with light.

STORY: **DEBBIE JEFFERY** PHOTOGRAPHY: **DAVID BUTLER**

EXTERIOR
Rendering the brickwork, installing grey aluminium glazing, and adding a cedar-clad extension has given the rear of the house a completely new look.

"We'd lived in Malaysia for five years, in a minimalist modern townhouse with marble floors and a great deal of glass," explains Aisling Culliton. "After moving back to the UK, we stayed in rented accommodation and looked for a project house which we could customise to give us space and light."

Aisling's husband, Sal, works in London and the couple have three children: Savannah, 12, Amber, 10 and Elliot, 8, so they needed a spacious family home within commuting distance. And after spending so long in a warmer climate overseas they wanted light interiors that connected to the garden.

"Initially we thought about buying a traditional Victorian house, but realistically our larger pieces of furniture wouldn't have worked in small rooms, and we looked around at several other properties before finding this one," Aisling continues.

Built in the 1960s, the boxy brick detached house had stood empty for more than two years and the garden

IN BRIEF

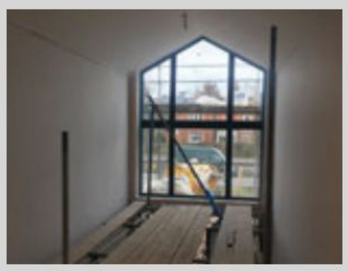
PROJECT Remodel & extension
LOCATION Surrey
COST £990,000
SPENT £450,000
WORTH £1.6m+











Before

The original 1960s brick house had been empty and unloved for several years and was given a complete makeover.

was completely overgrown. Inside, dated rooms were still fully furnished and cluttered, but the peaceful location, generous gardens and proximity to the river convinced Sal and Aisling to go ahead with the purchase. "We weren't attracted to the house at all, but every time we drove past the street was completely quiet," says Aisling. "It also gets a lot of sunlight, and a neighbour had already extended their house, which set a precedent."

Mufajel Chowdhury and Shane Heaps of Concept Eight Architects in Weybridge agreed to redesign the property and transform it into a large, contemporary family home – assisting with all aspects of the project, including sourcing the contractor and project managing the work. The resulting design includes a new glazed front atrium and hallway, offering views onto the garden, with formal and informal living spaces to the side and rear. A bespoke open-tread staircase leads up to five bedrooms on the first floor, and the entire 280-sqm house is now completely unrecognisable from the original, both inside and out.

An old single-storey double garage to the front of the house has been replaced with a double-height extension, containing a playroom, study, utility, WC and boot room on the ground floor, with two bedrooms, a bathroom and master en suite above. To the rear, a single-storey blockwork extension creates enough space for an open-plan kitchen/dining/family room, while the separate sitting room is located to the side. Sliding doors connect the living spaces to a large terrace, finished in the same tiles as the interior, and a roof lantern above the dining table casts additional light.

"We've never done any building projects before, but working so closely with Concept Eight gave us confidence, as we had someone advising on every stage along the way," says Aisling. "Demolishing the house completely wasn't within our budget but actually it does look like a new build because we made so many changes."

Sal and Aisling's brief included plenty of glass and light, with views of the sky from the



FRONT
A new glazed entrance atrium and two-storey extension transform the front of the house, and a garage was added to one side.

kitchen, and an open-plan layout which would bring the family together. "We showed our architects pictures of styles we liked, which helped at the design stage," says Aisling.

Concept Eight secured planning permission for the alterations, with the new garage building completed as permitted development. The practice also suggested, among others, building contractor Makk Building, and the Cullitons visited two of their previous projects, whose owners were delighted with the company.

IN DETAIL

PROJECT
Architect Concept Eight: concept8.co.uk
Builder Makk Building: 07867 385479
Structural engineer White & Lloyd: whiteandlloyd.com
STRUCTURE
Windows and glass doors Team Frames: teamframes weybridge.co.uk; P&P Glass: pandpglass.co.uk
Roof light Roofmaker: roof-maker.co.uk
Staircase Pear Stairs: pearstairs.co.ukk
FIXTURES AND FITTINGS
Kitchen The Main Company: maincompany.com
Kitchen pendant lights John Lewis: johnlewis.com
Sinks Shaws: shawsofdarwen.com
Taps Perrin and Rowe: perrinandrowe.co.uk
Worktop Chic Marble: chic-marble.com
Bathrooms JMG Bathrooms: jmgbathrooms.co.uk; Bathstore: bathstore.com
Tiles Domus: domusgroup.com; Euro Tiles and Bathrooms: eurotilesandbathrooms.com
Curtains Pleats and Folds: pleatsandfolds.com
Electric blinds Wiser Interiors: wiserinteriors.co.uk
Soft furnishings Wilde Cherry: wildecherry.co.uk
Boot room Hanging Space: hangingspace.com



"We stayed living in our rented house and were astonished by the amount of demolition involved when we visited the site," says Aisling. The roof was stripped and rebuilt, with new slates replacing the tired concrete tiles, and many of the internal and external walls were taken down. Some bricks were then reclaimed and used to build the new full-height glazed entrance atrium, which forms such a prominent feature to the front elevation. In contrast, most walls have been finished in through-coloured white render, and new grey aluminium doors and windows were installed.

Cedar boards were chosen to clad the single-storey rear extension, with additional smaller sections of decorative cedar cladding elsewhere, including around the box bay of the new playroom window. Above this, the two new bedrooms are now used by Savannah and Amber, who share a bathroom and a walk-in wardrobe, while Elliot's room is to the rear, beside the family bathroom. Aisling and Sal's master bedroom, en suite and dressing room were configured by relocating the staircase and moving walls on the first floor.

"Our builder and architect took care of everything between them, although we were constantly being asked to make decisions," says Aisling. "We were really lucky, as the builders said they'd never had a build go so smoothly, with all deliveries arriving on time and no delays. At Christmas 2017 they took just three days off, and were straight back on site, so overall the work only took around six months."

Sal and Aisling's bespoke wooden kitchen was handmade by The Main Company in Yorkshire, and has proved to be their favourite space in the house. Pale grey cabinets and a mid-blue painted island unit were fitted with quartz worktops, cut from a piece the couple personally selected, and a wooden breakfast bar, made from reclaimed timber, was added to one end of the island.



HALLWAY
A new glazed entrance atrium drops light into the core of the building, showcasing a contemporary staircase and feature light.



The floorplan

The house has been extended and extensively remodelled to create an open-plan kitchen/diner/family room on the ground floor, with a separate sitting room, a study, playroom, utility, boot room and WC. Upstairs, there are now five bedrooms, two bathrooms, two en suites, and two dressing rooms.

"Demolishing the house completely wasn't within our budget but actually it does look like a new build because we made so many changes."







The family have a Labrador dog, and large, square floor tiles were laid for their low-maintenance qualities. These matt tiles continue out onto the terrace, visually extending the space. "One of the first things we got was a robotic vacuum and it's been a life changer," laughs Aisling.

Underfloor heating was installed in most of the ground-floor rooms, with radiators in the separate sitting room, where an oak floor was laid. "The fireplace wall was one of the few we kept," explains Aisling. "There's also a thick original wall between the study and our new entrance, where we have a huge door frame."

The open-tread staircase was purpose-made for the house and rises up inside the impressive double-height atrium to a glazed landing above. Sal designed and put together the enormous light fitting which hangs down from the ceiling and makes a bold statement.

"It's hard to get an idea of what will fit in a room when you can't really see the room itself so we tended to visit shops to view products rather than just buying everything online," says Aisling.

"The shower glass in the girls' bathroom was an unusual shape but we were able to offset the cost with less expensive sanitaryware for that room. It was all about juggling funds. As we're not particularly knowledgeable when it comes to technology, we haven't installed many smart systems, although we do have CCTV, electric blinds and a smart alarm system, with all rooms hardwired for TV and internet access."

The rear garden was previously overgrown with large trees and bushes, which were cleared to create a lawned area, where a mature weeping willow tree presides. New trees have also been planted, including a magnolia and cherry trees to the front garden, which was landscaped with flower beds and a hedge.

"The house has been such a huge project, which was made much easier by having a fantastic team," says Aisling. "Our children had always lived overseas in rented houses, so they were very excited to choose feature wall colours for their rooms, knowing that this was our own home. Now we can finally settle and enjoy all the benefits of living in a house we've designed ourselves."

Aisling and Sal's top tip

"Add in plenty of storage. With three children and a dog, we couldn't have designed such an incredible front entrance without adding a boot room to store coats and shoes out of sight."





LIVING/ DINING SPACE
The family spend most of their time in the newly formed kitchen/diner/ living space to the rear of the house, where sliding glass doors open onto a terrace of matching large format tiles.



FINAL WORD

What was the high point of the project?
Planning the interiors, choosing the kitchen, and putting together the look of the rooms. Also, we can't fault our builders, who made the project so much more enjoyable.

...and the low points?
Leaving the landscaping until after we moved into the house. It's more difficult to make decisions now, as we're fussier about where things go!

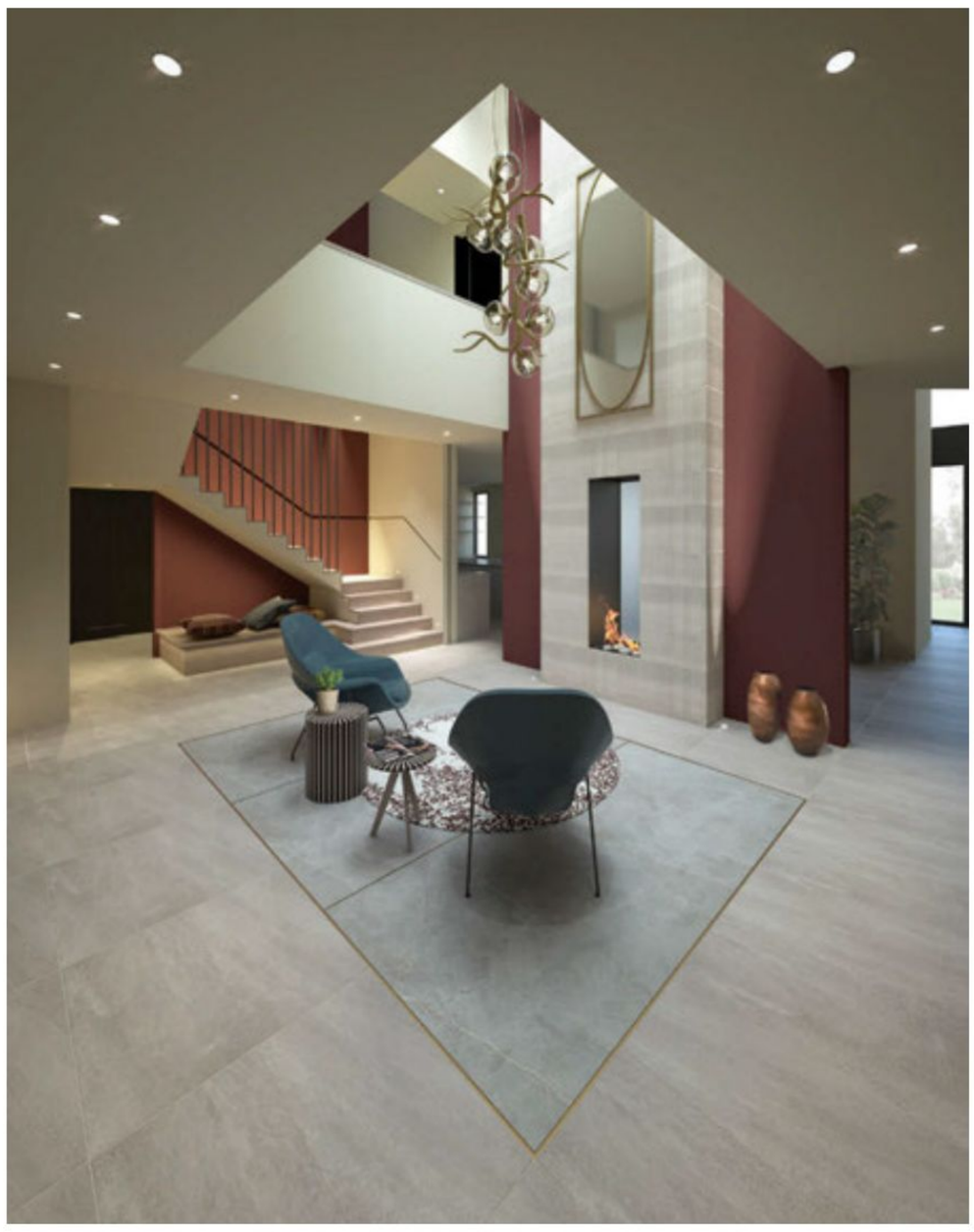
Your best buy?
We found all our sanitaryware in the January sales and chose less expensive fittings for the children's bathrooms.

Biggest extravagance?
Probably our handmade kitchen, but it was well worth the money. Also, installing the wood-burning stove and chimney was a big job, although it's lovely to have a real fire over the winter.



Mufajel Chowdhury is the director and founding partner of award-winning Concept Eight Architects, which was formed in 2006 and specialises in residential architecture of all scales. Projects are located in London and the south-east of England and have featured in the media, both nationally and internationally. The architecture and interior design practice also offers a turnkey package, managing the complete process from inception to completion.

INTERVIEW: DEBBIE JEFFERY



Left: A three-storey atrium at the centre of a 7,000 sq ft build, undertaken as a turnkey project, due for completion 2020.
Right: Extension of a bungalow to form a three-storey house overlooking the River Thames.
Below: A full remodel and house extension completed on a tight budget.



PICTURES: DAVID BUTLER

PROFILE: Architect Mufajel Chowdhury

Home focused



Describe the house you grew up in

I grew up in Saudi and we moved to a village in the middle of nowhere, near Yemen, an hour away from any town, with generator electricity, no phone or TV signal – so really rural and isolated. There wasn't a school, so our father taught us in his spare time. Dad was a doctor, so initially we lived in the clinic but then the health authority had an adobe house built for us next door. It was very, very basic architecture and I used to watch them building the house from raw, natural materials.

There was no health and safety there, so my brother and I used to go in and mess about on the site. Using leftover materials, we decided to build a mini village with a tiny bridge made from clay which could carry our weight. Funnily enough, my brother's gone on to be an engineer and I'm an architect!

None of the walls were straight in our house, which had tiny little windows and a flat roof where we'd go up and sit. Despite its wobbly, basic design it was very effective at keeping us cool in a hot climate. Most of the buildings in the village were very similar. Because it didn't rain, once the clay hardened it was as good as concrete and could be built very quickly and cheaply. I lived there until my brother and I were sent to boarding school in the UK, which was a completely different environment. My





Arabic name is officially spelt Mufazzal, which nobody can pronounce, so I took the view that I'd change it to Mufajel to make it easier for people.

Above: Riverside House, a new build overlooking the Green Belt and the River Wey, due for completion this year.

How has your career progressed?

Our first school was near Brighton and then we did GCSEs in Eastbourne and A levels in Loughborough. When I was young, I was into art and car design, as well as being interested in architecture. After finishing GCSEs I realised that more universities offered architectural degrees, whereas car design was quite limited, so I studied the right A levels and ended up taking my architecture degree in Manchester in 2000.





Unfortunately, our mum passed away when we were quite young and our dad was still living and working in Saudi. We went back a couple of times but I liked the level of freedom in England and ended up settling in the UK. After qualifying, I stayed in Manchester for a couple of years, working for a practice called Halliday Meecham. The boss gave me the space and freedom to develop and is still a good friend of mine. In design, having confidence in your own ability is crucial and I've been very fortunate to have two amazing mentors in my life. Then a whole gang of us moved down to London, and once I was there it sucked me in, and I've lived in London ever since.

I worked on education projects for Ellis Williams Architects as a junior, then moved to become an associate at Pascall and Watson, which is an international practice. I worked on larger-scale education projects, as well as taking on some small residential projects in my own time. and ended up creating a new residential sector at the firm. It didn't really work for that practice, which was when I set up Concept Eight in 2006 with a friend, as a part-time business.

How has the practice evolved?

We started out small and took on any residential commissions, then over the years we became more selective as the business grew, and in 2010 employed our first full-time staff - adding at least one or two people a year since then. When we set up the company, my business partner had several potential contacts who were Chinese and eight is a lucky number in China, so we named the company Concept Eight to draw on that client base. It never really transpired and in the end my partner left and went to live in Dubai but the name stuck. What was important for me was to have a company name which didn't include my own name. It's a team effort and everyone has their own projects.

Over the years the scale of projects has grown bigger, so three-quarters of our work tends to be private clients with big house renovations and extensions in the south-east of England, generally through referrals, and in the past two or three years we've taken on more new-build work for private clients as well as small developers.

One of the big things for us is to identify and understand the site so a detailed site appraisal is something that we start with on all projects, then it's about how someone feels in our spaces as much as how they look, and we try to really understand how a family wants to live in the house.

This often involves an open-plan layout and the use of glass to engage with the garden; looking at the vertical and horizontal circulation and placing emphasis on flow and light from the moment you enter the house.

One project which particularly stands out is a house we designed on the Thames (see previous pages), which has been widely covered in the press. Currently, we're working on two large new builds which we hope will be equally recognised.

Above: Green Belt bungalow project on a large plot, introducing flint walls and timber cladding to make the most of its rural context.

The first stage of launching the business was just to keep it afloat, and the second phase was to grow the design agenda. Now the third phase is to be recognised outside of our core client base.

Describe your own home

We had a flat that we did up and sold, then bought a mews house on a very tight site, which we extended and modernised. Now we're in the process of looking for the next project, which will be a much bigger house on a plot. The plan is always to buy, extend or add value, and to engineer the property to make the most of its potential. What's nice about what I do is that with every project you're enhancing the possibilities within the parameters of the client's budget, and each one is unique.

Do you have any design tips?

I think the first thing is to ensure that – whichever architect you pick – you ask a lot of questions. Every project has different potential and asking questions generates thought. Often, clients have a preconceived idea of what they want but the best approach from a design perspective is to go back to square one to discover how they reached that concept. Don't be afraid to give honest feedback and say if you don't like something. The big thing that we keep saying to clients is: don't rush the design stage. Investing time leads to fewer changes during the build and a much smoother process, with more control from a budget perspective.

What do you do in your spare time?

Before we had kids, I took six months off and we went travelling to some amazing places. Now we still enjoy experiencing the world with our two children, who are 10 and seven, and certainly as an architect I'm always learning from the places and buildings we visit. I try to figure out what makes homes work, so experiencing other cultures is so important.

concept8.co.uk

Below: Cutting-edge rear extension to a bungalow, due for completion 2020.



WELSH OAK FRAME

Bespoke Oak Frame Buildings

Homes | Extensions | Garden Rooms | Garages

Planning - Architectural Design - Build

e: info@welshoakframe.com t: 01686 688 000 w: welshoakframe.com

NATIONWIDE SERVICE



IN BRIEF

PROJECT Barn conversion
LOCATION Devon
COST Gifted
SPENT £300,000
WORTH Unknown

A three-year labour of love

Ben Lake spent three years carefully converting a derelict barn into a home for his young family.

STORY: **LOUISE PARKIN** PHOTOGRAPHY: **BEN LAKE**



Renovating a listed building can be a blessing and a curse. On the one hand, it means preserving architectural heritage, and bringing an historic building in line with modern building standards, while on the other, it can mean mountains of bureaucracy and limitations on what building work can be done. For Ben and Stefanie Lake, patience proved imperative when the listed status of their old corn barn led to two years of gathering information, carrying out surveys, filling in forms and waiting.

Planning permission was granted first time, and research into the history of the farm revealed that the barn was listed only because of its proximity to the listed farmhouse. "The barn is in the same yard as my parents' farmhouse where I grew up, and an archaeological report proved the barn was not historically significant," explains Ben, who is a builder and carried out the entire project. "We could have applied to have it delisted but we chose to work with the listed status, and used the argument that we are local people trying to get on the housing ladder, and improving a dilapidated building to make a family home in the village. That seemed to work, and we were even allowed to put a lean-to extension on it.

"I went self-employed while the planning application was in, and worked on the barn during evenings and weekends. I soon had three others working with me, and we spent odd weeks on the barn here and there between jobs, trying to make progress. There are some jobs that are just too big to do on your own, and it took three years in total to complete the conversion," says Ben.

EXTERIOR The stone walls have been retained and repointed on the Old Corn Barn, with a new lean-to extension built to match the existing stone.

"We used the argument that we are local people trying to get on the housing ladder, and improving a dilapidated building to make a home. That seemed to work, and we were even allowed to put a lean-to extension on it."





Working with his team of builders, Ben carefully dismantled the sagging roof, repairing and treating the A-frames and purlins, and replacing rafters, battens, felt and slates. The walls were structurally sound and were repointed with lime mortar, but a survey revealed there were no foundations at one end. To avoid the expense of underpinning, an internal retaining dwarf wall was built using shuttering and poured concrete, and an internal timber frame has been built to hold floor joists and avoid putting unnecessary pressure on the barn walls. This was insulated, as was the roof both between and below the rafters.

Fees for services came as a shock to the couple, who faced an exorbitant bill to connect to mains water. "I thought we would be able to tap into the existing mains water pipe, which serves around eight other houses nearby, but mains pressure on that system is very poor and so the water board insisted we have a new connection, which meant digging a trench 500m across one of my parents' fields and laying the pipes. The water company dug up the road and connected it. We had to pay £9,000,

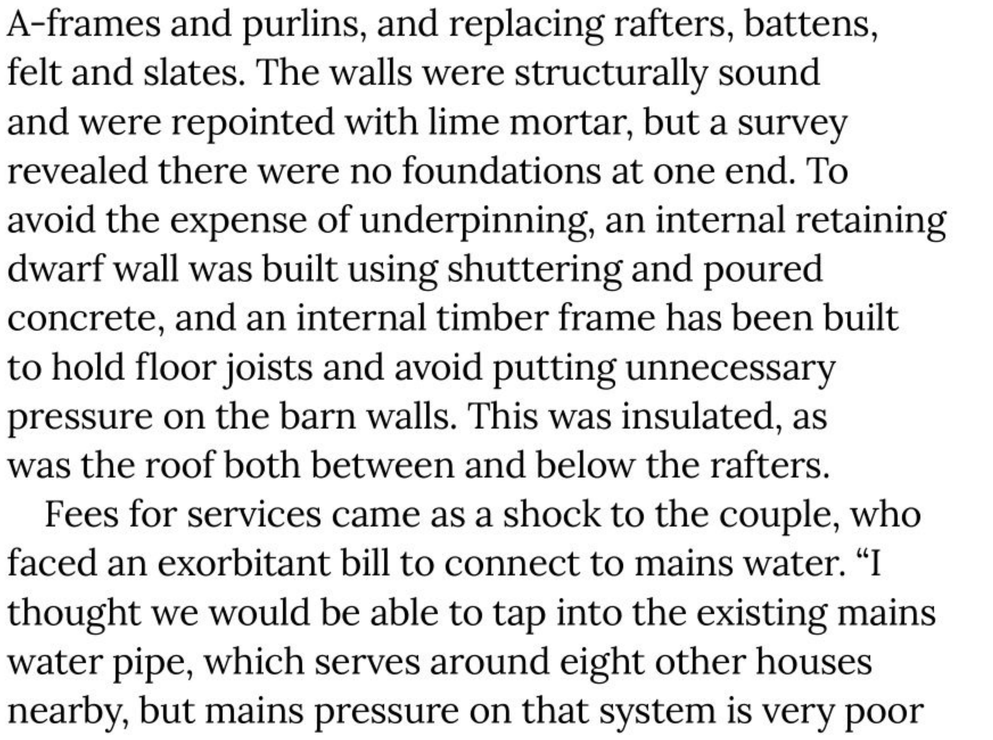
INTERIORS
A classic kitchen has stone worktops and limestone flooring, which runs through much of the ground floor.

IN DETAIL

PROJECT
Architect John Blaney Ltd: 01237 451100
Structural engineer Michael Ralph: 01271 817444

STRUCTURE
Builder Lake Construction: 07788 252552
Plumber Dean Rice Plumbing: 07725 467127
Electrician Alan Chappell Electrics: 07879 688072
Roof slates Kenmart Limited: 01626 833564
Windows and doors Aspect Windows Ltd: 01392 444233

FIXTURES AND FITTINGS
Internal doors Howdens Joinery: howdens.com
Kitchen Tamar Kitchens: 01805 626333
Worktop World of Stone: 01363 82598
Bathrooms Bathroom Village Exeter: 01392 420009
Flooring World of Stone 01363 82598, Topps Tiles: toppstiles.co.uk
Chandelier Amos Lighting 01392 677030
Other lighting Rexel Electrics: 01237 422300
Carpets Tapi Carpets: 01271 442380
Oak staircase WD Joinery, Bideford: 01237 421164
Spiral staircase Beardon Engineering: 07926 703693
Switches and sockets Rexel Electrics: 01237 422300
Paint Painter's World: paintersworld.co.uk
Builders' merchant Tamar Trading: 01805 626333, SouthWest Fixings: 01837 83492











BEFORE
The original barn was listed, more for its proximity to the farmhouse than its own merits. Ben was able to convince the planners for a change of use.

which is a lot more than we expected," says Ben. "On the plus side we have amazing pressure, which is more than can be said for my parents' house."

Designed by a local architect, the converted barn celebrates the soaring ceilings, with the spacious living accommodation including a galleried mezzanine overlooking the exposed framework, accessed by a powder-coated spiral staircase, while the large apertures of the old barn doors have been fitted with bifolds.

A small extension accommodates a porch and WC, leading to a large open-plan kitchen/living/dining room. A central oak staircase leads up to two bedrooms, including the master suite which has its own bathroom and a walk-in wardrobe. Two further bedrooms are located to the southern end of the ground floor, which was excavated to create extra height to allow two storeys. These ground-floor rooms are currently used as a bedroom and playroom by the couple's son, Harley, who is two.

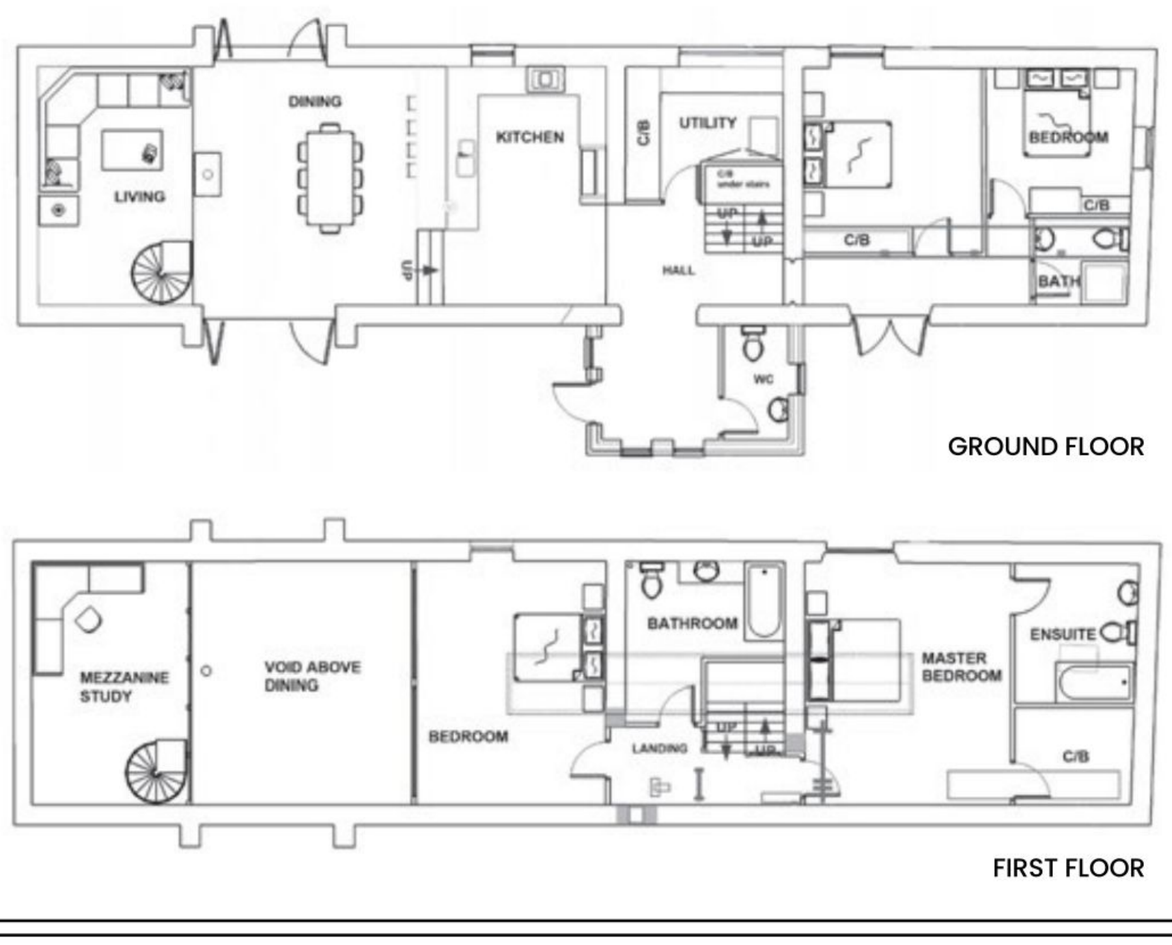
"When we started converting the barn, we weren't married, nor did we have a son, so it has been a pretty crazy three years. When we discovered Stefanie was pregnant we had to rethink how the rooms would be used," says Ben.

Thanks to the money Ben saved by doing the work himself, high-quality finishes have been chosen, including powder-coated aluminium windows, limestone flooring, bespoke oak and glass staircase and a hand-blown chandelier from Italy.

"The chandelier was a nightmare to install – it came with really long cables, and we had to cut them to the right lengths. It was really tricky and took several days to get it right," says Ben.

The couple and Harley spend most of their time in the open-plan living space, which opens out onto a large patio in the summer, and with another baby on the way, life is about to get busier still.

The floorplan



Ben's top tip:

"Take your time, and don't be afraid to bring a barn up to date with a few modern features."







FINAL WORD

What is your favourite thing about the house?
We love the open-plan living, especially in the summer when we open the bifold doors onto the big patio.

What was your greatest extravagance?
Probably the chandelier – it was hand-blown in Italy and cost more that £2,000.

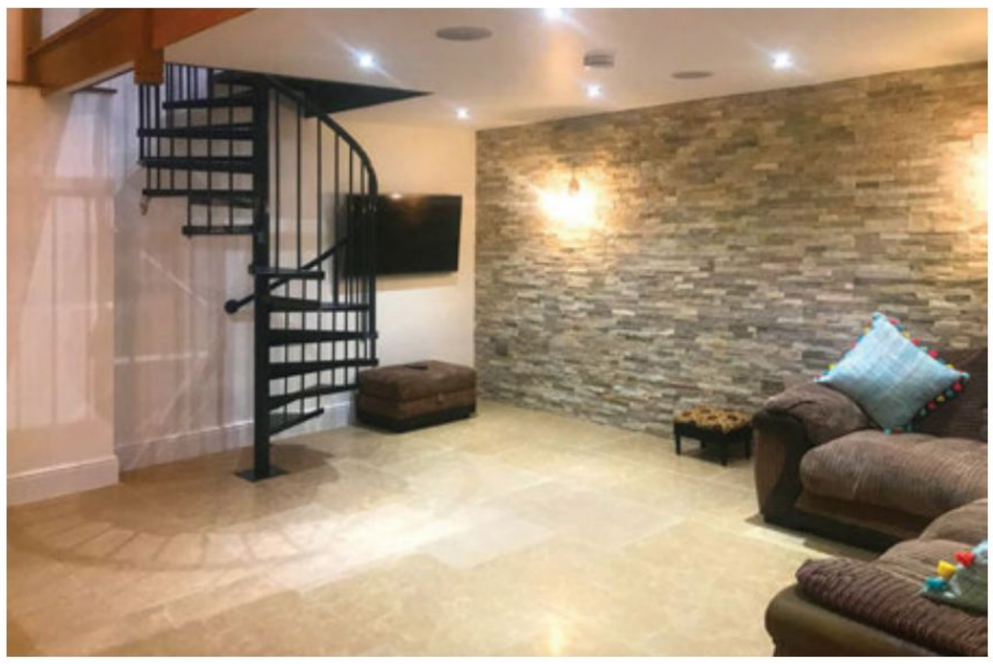
And your best buy?
The oak staircase, which was built by a local joiner to a very high standard.

Would you do anything differently?
I wouldn't do many things differently – we had three years to think about and convert the barn.



What was the high point?
I love looking back at old pictures and seeing what the barn was like, and seeing the new lease of life that it's been given.

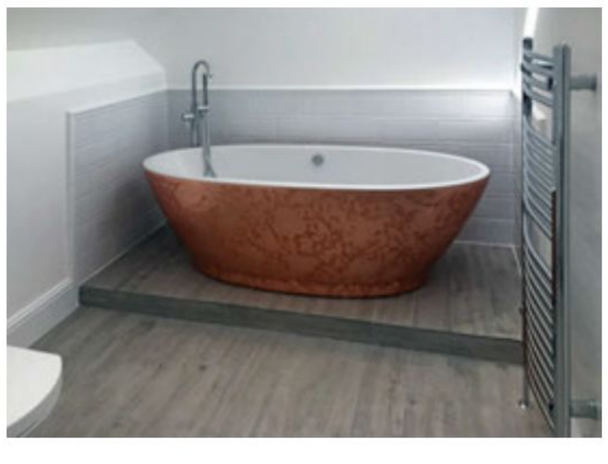
And the low point?
It's very stressful building for yourself, and the amount of time and effort it took.



STONE
The floors, worktops and living room wall are a celebration of stone.











DEVELOPING A FLOOD RISK SITE

Simon Crowther offers professional advice on this tricky aspect of development.

Flood mapping identifies vast areas of the UK to be prone to flooding from rivers, the sea and surface water. One in six properties in fact. Many areas benefit from formal lines of defence, such as flood embankments, levees, walls, or storage ponds, with most of these maintained by the Environment Agency (in England).

Many major towns and cities are located next to rivers and coastlines by virtue of their industrial past, meaning that flooding is an inevitable risk that has to be continually managed.

London is a prime example of a city which is heavily reliant upon the vast flood defence network along the River Thames corridor to protect it. Should you look at flood mapping for this city, you would realise that several major populated areas of London are within designated flood zones which begs the question: how do so many new construction projects continually commence within the nation's capital, given the existence of this risk?

The answer lies in part to a combination of housing demand, lack of suitable sites, and a growing population. Ultimately, it will often be up to the local planning authority (LPA) to decide if a site is suitable for development given the flood risk. The LPA is often guided by its statutory consultees, including the Environment Agency (in England) and Internal Drainage Boards (IDB).

Should you be considering developing a site that is identified at flood risk, you should ask the LPA for pre-development advice. This should then be passed onto a flood risk professional, who can offer a realistic view as to whether the development would be viable in accordance with LPA policy. Using a flood risk professional to check your development aspirations is essential if you wish to avoid wasting your time and money.

There are several scenarios which can play out when a site is initially identified at flood risk. The most straightforward scenario is where your flood risk professional is able to come up with valid evidence that your site is actually at lower risk than what is depicted within flood zone mapping. This can be achieved by comparing site levels with corresponding local flood levels.



Flooding has become a widespread problem in recent times. Consulting professional advice is recommended if considering developing a site which is at risk.

Where flood risk is not so straight forward, the LPA may request evidence of Sequential Testing. This process looks to assess whether there are any other development sites of a similar nature in the local area which may be at less risk of flooding. Where there are limited or no alternative options, the developer must then undertake an appropriately detailed Exception Test.

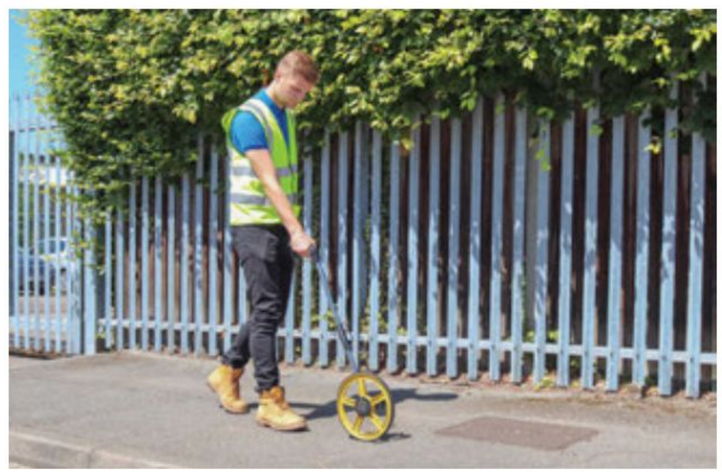
Exception Test

The Exception Test outlines any further considerations that need to be incorporated within the design. This includes the minimisation of any risk to people on site and elsewhere for the lifetime of the development.

A cautionary note at this point should be made where the likelihood and potential depth of flooding is high. There are some scenarios where the risk posed would directly contradict local and national planning policies, making it unfeasible and immoral to grant permission.

A diligent flood risk professional would inform you of this at the earliest stage, in order for you to fully consider your financial risk.

Where a development can legitimately pass the Exception Test, you may have to then prove to the LPA that any displaced flood water can still be located within your site. This is to avoid any detrimental



flooding elsewhere. The term often used to describe this is 'compensatory storage'.

Fortunately, not all developments have to undertake such a process to get planning, but ultimately a diligently managed risk would avoid any issues in the future. Mortgage providers are now far more diligent when lending on properties in flood-risk areas. They may ask for evidence of how a property can manage any residual risks.

Furthermore, property insurers also assess a site for flood risk. Insurance may be refused should it be deemed that the risk is too high. It is important to note that only residential properties constructed before January 1, 2009 are eligible for Flood Re, and any new development is expected to have considered and managed flood risk in place.

Simon Crowther is a civil engineer and chartered water and environmental manager. He founded Flood Protection Solutions Ltd in 2012, and was himself a flood victim in 2007.

wundatherm®

RAPID RESPONSE FLOOR HEATING AVAILABLE NOW

40m²
Systems from
£1,189
inc VAT

LOW CARBON, FULL COMFORT IN 30 MINUTES

Wundatherm boards bond to any existing floors with no need to dig. The aluminium coated boards and aluminium cored pipe sits directly beneath the floor giving you instant control unlike screed systems.

- 100% leak proof pipe with a life time guarantee
- Approved for all floor finishes including Marble, Stone & Ceramic Tiles
- Expert advice, exceptional quality, low prices & great customer service
- 60% cheaper to run than electric Underfloor Heating & 25% cheaper than radiators
- No quibble Industry leading guarantees

All direct from Wunda Group the developers and manufacturers since 2006

Trustpilot 4.8/5 ★★★★★
Based on genuine trade customer reviews

For a chat with our experts call: 0800 083 2677
If you already have plans send them to: plans@wundagroup.com
Or watch the videos on our website: wundagroup.com



Underfloor heating with NO need to dig up floors!

WUNDA GROUP PLC



Rainclear Systems

THE HOME OF METAL GUTTERING

Online ordering - pay securely by credit card or PayPal

Next day delivery on a huge choice of stocked items

Take-off service, quotes and technical advice

Unrivalled customer service

STEEL
ALUMINIUM
CAST IRON
COPPER
ZINC

HIGH QUALITY
LONG LASTING
CONTEMPORARY & STYLISH
SELFBUILD OR REFURB

0800 644 44 26 • www.rainclear.co.uk

Helping you
Get your Planning Permission



Having problems with a planning application, been refused permission, want to know whether your property has potential or just need help dealing with the planning system?

Roy Speer and Michael Dade are planning consultants and writers who help self-builders throughout the country to get the go ahead with their newbuild, conversion or extension projects.

• Applications • Appeals • Appraisals • Advice

When you need guidance through the planning maze, consult the authors of How to Get Planning Permission.

Visit us at
www.speerdade.co.uk
or
Telephone Roy Speer on
01273 843737

SPEER DADE ~ planning consultants

Manufactured in the UK

Whole House Ventilation with Heat Recovery...

Rega vent

- Virtually silent operation
- Low energy DC electric motors
- Range of control options
- Acoustically insulated ducting
- Filter reduces effects of respiratory allergies
- Reduces heating bills
- Can promote conditions for improved health
- Easy to install for DIYer or professional alike
- Conforms to Building regulations
- Full installation service available

...for a fresher, healthier, home

Rega's unique WhisperFlow® technology ensures that even when operating at full 'Boost' mode (usually during the morning bathroom rush hour!) the system remains whisper quiet - unobtrusively and effectively venting stale, damp air, replacing it with air that's been gently warmed and filtered.

Low energy DC fans, insulated ducting and a high efficiency heat exchanger also ensure that power usage and energy losses are kept to an absolute minimum.

RegaVent systems are designed and built here in the UK, to our own stringent quality assured standards, you can be sure that your RegaVent system will give you the optimum balance of a technical specification that's exactly right for the UK climate, coupled with low energy consumption - for lower heating bills!



Send your plans for a FREE ventilation design and a competitive quotation

Rega vent

Rega Ventilation Limited
21/22 Eldon Way, Biggleswade, Beds SG18 8NH
fax: 01767 600487 **email:** sales@rega-uk.com

Call us on **01767 600499** or visit
www.regavent.co.uk

Green building



TV star kits out new home with charity shop finds

TV presenter and campaigner June Sarpong has created a stylish interior with a sustainable touch by furnishing it with pre-loved items from British Heart Foundation charity stores.

June visited her nearest BHF home store with interior designer and warrior on waste, Lynne Lambourne, who helped her spot hidden treasures and offered upcycling inspiration.

Together they found several pre-loved pieces including a contemporary armchair for £40, a vintage cabinet display for £40 and unique lighting for £20. They also found a solid wood dining table for £60, which they revamped with a coat of paint.

June got behind the pre-loved movement to champion stylish and effective shopping for second-hand items and upcycled furniture can be, and hopes that her support will inspire others to use their spending power to raise money for charity and help the environment.

Last year, the BHF home stores reused and recycled over 42,000 tonnes of furniture and electrical products. This included saving 130,000 sofas and 50,000 TVs, which helped prevent 53,000 tonnes of carbon dioxide emissions being released into the atmosphere.

The BHF is calling for interior enthusiasts and home movers to give their home a style update by visiting one of its 190 home stores across the UK in search of furniture and homewares.

June Sarpong said: "When it comes to decorating your home, I think the way forward is upcycling and going to your local charity shop to find unique gems which no one else has. I've picked up a great chair, which unbelievably was just £40.

"By making a conscious effort to furnish our homes more sustainably with items bought from charities such as the BHF, we can all help save stuff from landfill and support vital charity work."

Allison-Swaine Hughes, retail director at the BHF, said: "Our shops give thousands of household items a new lease of life, preventing unnecessary waste and carbon emissions being released into the atmosphere, while raising vital funds for lifesaving research. They really are a win-win situation for shoppers, the environment and for funding breakthroughs for those suffering from heart and circulatory diseases across the UK."

Turning reuse into breakthroughs, last year the BHF shops and stores raised almost £30 million to fund research into new treatments for conditions including heart disease, stroke and vascular dementia.



Finnish self-sufficient eco cabin

Majamaja is a range of prefabricated, eco-friendly, self-sufficient wooden cabins designed to provide everything you need to live comfortably without depleting the earth's resources. There are solar cells on the roof to provide electricity for the lamps, and a water tank under the floor that purifies and reuses water, making it fit for drinking.

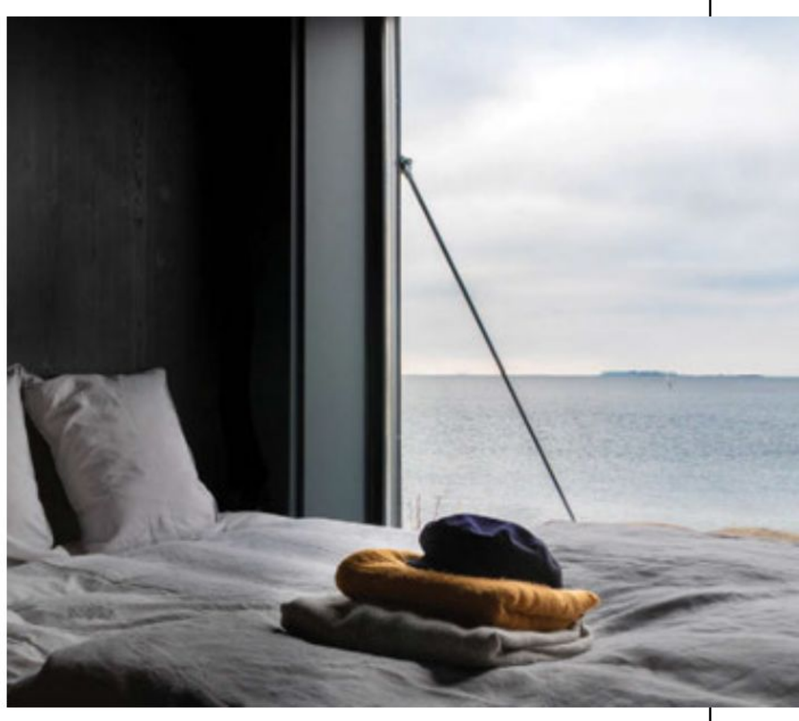
The Finnish invention is a completely self-contained compact holiday cabin, with ingenious ideas such as a dining table that turns into a bed, that can in turn disappear into the wall to create additional space.

The cabin was designed by Finnish architect Pekka Littow, who wanted to build his own holiday cabin located on a protected rocky island in Helsinki: "The island has not been civilised. That means no infrastructure, no sewerage etc. So I started to think about how to build a home in a place like this. I drew inspiration from various places, including the military's use of off-grid systems, and came up with the idea for this cabin where 'less is more'. The cabins are self-sufficient, while everything is super-functional and takes up as little space as possible. Fixtures and technology are combined in different ways."

These cabins can be constructed in inaccessible and uncivilised places, which could be essential for developing countries without any centralised utilities, says Tuomas Autio, one of the co-founders: "The cabins are ideal for those parts of the world where clean drinking water and sewerage are far from the norm. We have built a few cabins in Helsinki, with more on the way, but our goal is to create Majamaja villages all over the globe. The environment will really thank us for that," he says.

Pekka Littow continues: "The Danish design style, which is very minimalist, fits very well into these homes. I have chosen to install linear drains from Unidrain, as they are both functional and aesthetically pleasing. The dimensions fit so well that I was able to design the shower cubicle around the drain. The result is really great and I am getting good feedback on it," says Pekka Littow.





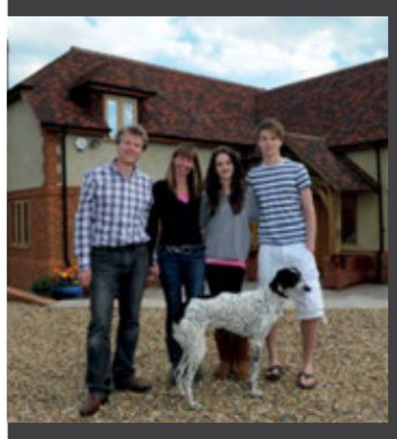
FRAME™ TECHNOLOGIES

SELF-BUILD TIMBER FRAME

TURNING YOUR VISION INTO A **PREMIUM QUALITY HOME**

Build It AWARDS 2019 SHORTLISTED Best Timber Frame Home

Build It AWARDS 2019 SHORTLISTED Best Self Build for under £250k











Specialising in beautiful bespoke homes, Frame Technologies is at the forefront of innovation in timber frame construction. Through a wealth of experience gained over two decades in the industry, we can help you through every stage of your design and construction journey - turning your vision into premium quality, energy efficient home.

Contact a member of the team today!

T 01544 267124 **E** enquiries@frametechnologies.co.uk

www.frametechnologies.co.uk

STA ASSUREGOLD

NEATWOOD HOMES LTD

www.neatwoodhomes.co.uk

The Ultimate Choice In Timber Frame Construction

A company with a knowledge base exceeding 40 years of experience in the designing and manufacturing of Timber Frame Packages for the Domestic, Commercial and Leisure markets. Our Dedicated Team are ready and waiting to help you with your build now !!! Flexibility, quality and personal attention at all times.



Services :

- At Neatwood Homes Sales office Introduction & Guide to building your Dream Home
- Computer Aided Designs (CAD) service available
- Free quotation provided with detailed breakdown of costs
- Supply only or supply & Erect
- Extensive range of products available including PVC External Joinery
- All designs individually certified by a qualified Structural Engineer
- All components supplied to NHBC Requirements
- Delivery Program to suit your Build







TRADA member

UKTFA Q-MARK

Timber Frame Homes & Much Much More

UK Timber Frame Association

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



This contemporary garden successfully merges hard landscaping with the generous lawn, leading the eye to the pergola beyond. (gardenbuilders.co.uk)

A BEGINNER'S GUIDE TO

LANDSCAPING
How to create a garden from scratch

A self build provides the perfect opportunity to design a garden without any pre-existing constraints – and it can save a lot of mess later.

Below: Linking outside and inside living is one of the key elements of good garden design, as illustrated here in this garden by 318 Studio.

Designing an attractive and practical garden space will not only offset your property but will improve your view, and yet many self builders leave their gardens until last, when they've run out of both time and money. They reason that this part of the project can wait while they have a well-earned rest and top up the bank balance, but sadly this can lead to months – if not years – of inaction: the bare earth and piles of rubble serving as a constant reminder every time they look out of a window.

One of the many benefits of a self build is that you can often design the garden to suit your own requirements. One of the drawbacks is that many sites are cleared to leave bare, unappealing plots, which means that it will take time for freshly planted gardens to mature.

With bare sites, the dilemma is whether to start working on the garden alongside the builders, when machinery will be readily available for moving earth and digging holes, and the plants will have more time to establish themselves, or to leave the landscaping until afterwards when you can be sure that your expensive new plants won't be trampled into the ground.







PICTURES: Two garden designs by Andrew Duff.

TIPS FROM AN EXPERT

Garden designer Andrew Duff offers some advice on ways to improve your outside space.

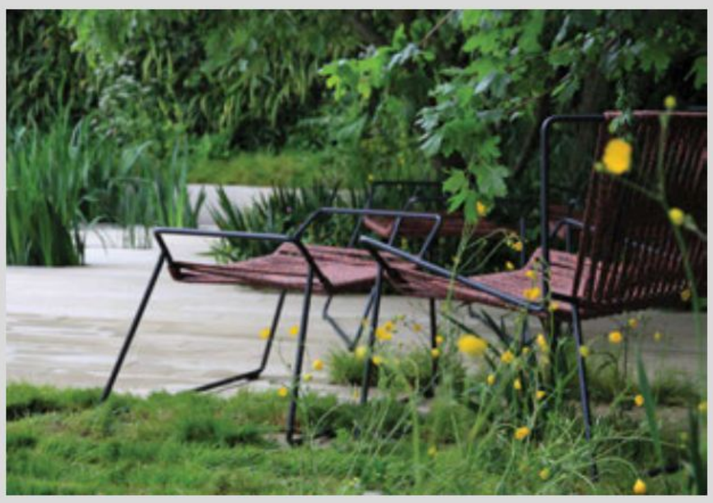
Decide your brief and stick to it. Changing your mind as you go along could result in a badly designed space with little coherence. Create a visual brief first: gather images from magazines and really be strict with how many differing styles you choose. Continuity of visual language, with all styles singing from the same hymn sheet, is something to aim for.

Give some thought to when you use your garden. If you work all day, a garden that looks great in the evening, is essential. Likewise, if you have kids you will want a space that encourages them to use it. Think ahead: a sandpit now could be a pool in the future.

Make the most of your space. For small gardens it is essential that the design 'talks' to the architecture of the house. Where possible try to line up any paving or planting beds with doors or windows. This technique will ensure there isn't a massive contrast between house and garden. The smallest of spaces can be maximised with a few simple tricks. Paint fences and sheds black. It sounds crazy, but the black will help them to disappear into the background. Plant large-leaved plants in front of smaller ones to give the illusion of depth and make your space feel bigger. Use large pots and sculptures to change the proportion, which will make a space feel larger. For bigger gardens try borrowing from the surrounding landscape for inspiration, whether that is using local materials or simply creating level changes inspired by the shapes of nearby rolling hills. If there is a really great view it is important to hold the eye within the garden. I like to place a multi-stemmed tree in the foreground or a large sculptural pot to help slow the eye down and help you relax more.

Seating areas are often badly designed. Remember, one step down will create a seating area which feels more secure, and therefore ensures a more enjoyable meal. Think about an overhead structure such as a simple pergola. It doesn't have to be covered in vines to provide a little shelter. Does your seating area really need to be so close to the house? People tend to think it is an effort to walk a little way to the table, but the journey can help transport you away from the house and be fully immersed in the garden. A small bistro-style table and chairs closer to the house is perfect for a quick cup of coffee even in the cooler months.

Choosing plants can be a minefield with a lot of pressure to have a garden which looks amazing within two weeks of planting and that is in flower all year round. Plant in a way which works for you and your budget: smaller plants are cheaper and you will get so much enjoyment and fulfilment nurturing and watching them grow. Bigger plants tend to be expensive and do not always grow as well as the smaller ones. For an instant look think about planting a mix of sizes. Even if you are ordering three of one variety, order



two big and one small. This will generate a more natural looking planting scheme rather than one which was planted overnight.

Finally, sustainability is becoming an important aspect of garden design. Look at planting trees which absorb pollutants, save water by installing a water butt and plant British native species which are often more tolerant of a changing climate. Choose a permeable hard landscaping surface, and make sure that the water run-off from heavy rain doesn't cause local flooding.

If you want a helping hand with your landscaping, the Society of Garden Designers has a wonderful selection of practising garden designers right on your doorstep.

Andrew Duff runs his own garden design practice and is MD of the Inchbald School of Design. He will be speaking at the House and Garden Festival at London's Olympia on June 17-21. (houseandgardenfestival.com)

Ideally, you should tackle hard landscaping such as driveways, paths and patios early on – a task which can consume up to 15 per cent of your overall budget – and leave the more delicate planting until later.

Careful orientation and landscaping will ensure that a new home feels more private, and some selfbuilders choose to dig down to reduce the impact of the building on its site and create a more sheltered setting, with hedging, walls, fencing and gates offering protection and defining boundaries.

Make sure that you don't create such a private site that you are prevented from enjoying the outlook, and leave some visual spaces between screens, walls and trees through which to appreciate the broader view.

The design

Many homeowners prefer to design their own gardens, rather than employing a professional, but unless you have relevant knowledge and experience this can lead to expensive mistakes, which will often outstrip the initial savings.

Websites such as the Association of Professional Landscapers (landscaper.org.uk), Society of Garden Designers (sgd.org.uk) and the British Association of Landscape Industries (bali.org.uk) hold online directories of members, and sometimes architectural practices will offer landscaping services or be able to recommend a local company.

Try to visit some of their previous garden projects and ensure they provide a full written quotation, detailing exactly what will be included and how long the work should take. Initial site visits and quotations may be free, but you should always check prior to the appointment.

If you prefer to go it alone then use online tools and Pinterest to gather ideas. Google's SketchUp

YOUR GARDEN DESIGN QUESTIONS ANSWERED

by Claudia de Yong

Can I save money by employing a garden designer early on?
Employing a garden designer from the outset can save you money in the long term. There can be many issues that require consideration such as site access, drainage and the removal of spoil from site. These are all 'unseen' extras which often get overlooked and can add considerably to the cost of any garden project.

Is it important to meet up with a designer?
A meeting or site visit at your home with a designer is an opportunity for you both to see how you connect. It's also a chance for a designer to get an idea of your likes and dislikes and what your vision is for your new garden. This time is also a perfect opportunity for the designer to explain how they work, to chat about the design process and costs.

How do I choose a garden designer?
There are various organisations like the Society of Garden Designers where you can find members who follow a fee structure set out by the society. There are also landscape associations like Bali and the APL which list designers local to your area. Not all designers are members of associations. This doesn't mean they aren't up to scratch and it is easy enough do an online search for any local to you. If in doubt ask for references. A good designer should be able to cater for all tastes and styles and will guide you through the various steps from start to finish, which may also involve tendering the job out to landscape contractors. Some designers work in-house which means they are part of a design and build team, while others work independently.

What is the process and how long will it take?
Having a garden designed can be a lengthy process, depending on the size of the project, and may take several months, particularly if there are changes to be made to the construction drawings or layout. Most designers offer various packages. A full garden design should include: site survey, design, setting-out drawings, detailed construction drawings, planting plan and plant sourcing, specifying of landscape materials, lighting plans and project supervision. A number of designers now offer a consultation; this can work well if there is an existing garden, where the designer will assess and consider the established garden's potential and suggest ideas. These ideas could be a simple re-style, new layout or the re-planting of beds in the garden along with furniture sourcing and repositioning of various garden items such as pots or trees. Each stage will incur a different set of costs so it is important to discuss the financial options.

How much will it cost?
This is the hardest question to answer and is always raised during a first visit. The costs will depend on the type of materials you select, access to site, and whether you need to remove spoil, hire skips and/or require heavy machinery. It is important that if you can have a budget it should be disclosed so that certain aspects can be eliminated from the start and the costs don't run out of control – it is important to be realistic about what can be achieved for this budget. There is no real set price structure in terms of garden design although some designers may work on an hourly or square metre basis while others may work on a percentage of the value of total build. Don't be afraid to ask.

Claudia de Yong is an award-winning garden designer and landscape consultant with an online garden shop: claudiadeyongdesigns.com





PICTURES: Two garden designs by Claudia de Yong.

design software includes landscape templates, with other free options including gardena.com.

Incorporate any existing trees, hedges, walls and large shrubs, which will serve as the framework to your design. Existing trees will give an established appearance, provide welcome shade in summer and add height to a garden, but too many can make a site feel enclosed and dark, and their roots will be competing for nutrients and moisture with other smaller plants.

Don't make any hasty decisions until you're sure of the nature of each tree and what it can offer your site, and remember that trees with preservation orders are almost impossible to remove unless they become a danger.

A garden's orientation and soil type will also influence plant choice, and you'll need to consider which areas will be in shade and design accordingly. A common mistake is over-filling a bare site, because the plants will quickly grow and begin to struggle for space. Even a crowded cottage garden scheme needs some degree of planning and should include a seating area or patio and paths for ease of access.

Many gardens are long and narrow, edged by a high fence with a central lawn and borders around the edge. This can look dull and uninspiring. Long sections of wall or fencing should also be avoided, if possible, or concealed with planting to create a more interesting view.

Straight lines make a small garden feel even smaller and more confined, whereas a meandering pathway with curved borders and a shaped lawn will add a sense of extended space. The solution to making a small garden appear larger is quite surprising: divide up the space. Contrary to expectation, not seeing the entire garden all at once will add intrigue and, if done well, creates the optical illusion that it is far larger.



Pond built by Tapestry Design Studio.



A pond is an attractive feature in any garden., though it makes sense to install bigger ponds at the outset, when the site is more accessible.



Garden pond designed by Andrew Duff.



Left: A paved front drive can add the finishing touch to a new home, but planning permission will be required for areas larger than five square metres that aren't permeable.



Left: Different effects can be achieved with the choice and pattern of paths and hard-standing areas. This path has a distinctly modern look thanks to Bradstone's StoneMaster concrete paving.

Rules and regulations

You will need to apply for planning permission to erect or add to a fence, wall or gate two metres in height (one metre if next to a highway) or if your house is a listed building or in the curtilage of a listed building. You may also need to notify neighbours if a garden wall divides your plots, although this won't apply to wooden fences. Check on planningportal.co.uk for more details.

You don't normally need permission to plant a hedge in your garden, and there are no laws that say how high they can grow but you are responsible for looking after any hedge on your property and for making sure it's not a nuisance to anyone else.

Specific rules apply for householders wanting to pave over their front gardens. If the surface to be covered is more than five square metres, then planning permission will be needed for laying impermeable driveways that don't provide for the water to run to a permeable area. You won't need planning permission if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. Elsewhere around your property there are no restrictions on the area of land which you can cover with hard surfaces at, or near, ground level.

Ancillary buildings such as sheds, greenhouses, garages and summerhouses which don't contain sleeping accommodation are usually considered to be Permitted Development, not needing planning permission. There are certain limits and conditions, however. Outbuildings need to be single storey, with a maximum overall height of four metres with a dual pitched roof or three metres for any other roof (2.5 metres if the building is within two metres of a boundary). There should be no verandas, balconies or raised platforms above 0.3 metres in height, and no more than half the area of land around the original house would be covered by additions or other buildings. In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20m from the house is limited to 10 sqm. This guidance relates to the planning regime for England. Policy in Wales may differ. If in doubt contact your Local Planning Authority.

EVOLVED DESIGN HOMES

The complete Architectural Design & Build Solution for Self Builders -Specialising in Low Energy Homes.

Offering a bespoke approach to design and build, Evolved Design Homes are specialist architectural designers and builders of low energy homes, designed to meet the unique aspirations and needs of every client and provide a complete turnkey service.

Building Systems, Structural Engineering & Turnkey Solutions



For more information please call us on **0808 2540 500** or email **info@evolveddesignhomes.co.uk**

Find us on social media!

www.evolveddesignhomes.co.uk



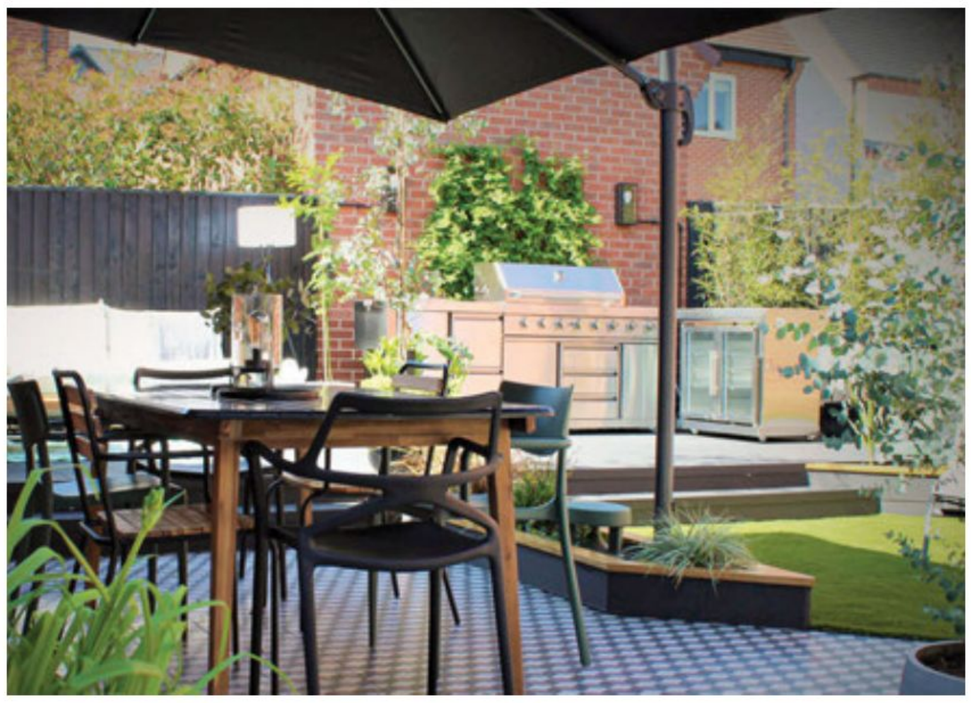
12 issues for £12*

- **Never miss an issue**
- **2 free tickets** to each **SelfBuild & Design Show**
- **Subscriber-only access** to online content

Call: **01283 742970** or visit:

shop.selfbuildanddesign.com/subOffer/SWAD

*UK, new Direct Debit subscriber offer only. Direct Debit automatically continues at £36 every 12 months unless you cancel. Over £45 off the cover price of £4.99. Subscription will start with next available issue at the time of order, which will not be the current issue.





Practicalities

Changes in level are a clever way to visually divide areas of garden into different 'rooms', with steps, raised beds or a platform deck adding a whole new dimension. On well-drained sites you could even consider digging down to make a lower area.

If you choose to flatten a sloping site then remember that other complications in the form of access roads, drains, landscaping and retaining walls can all add considerably to the overall cost. Ask your groundworker to save any good top soil before excavation work begins, so that it can be reused later.

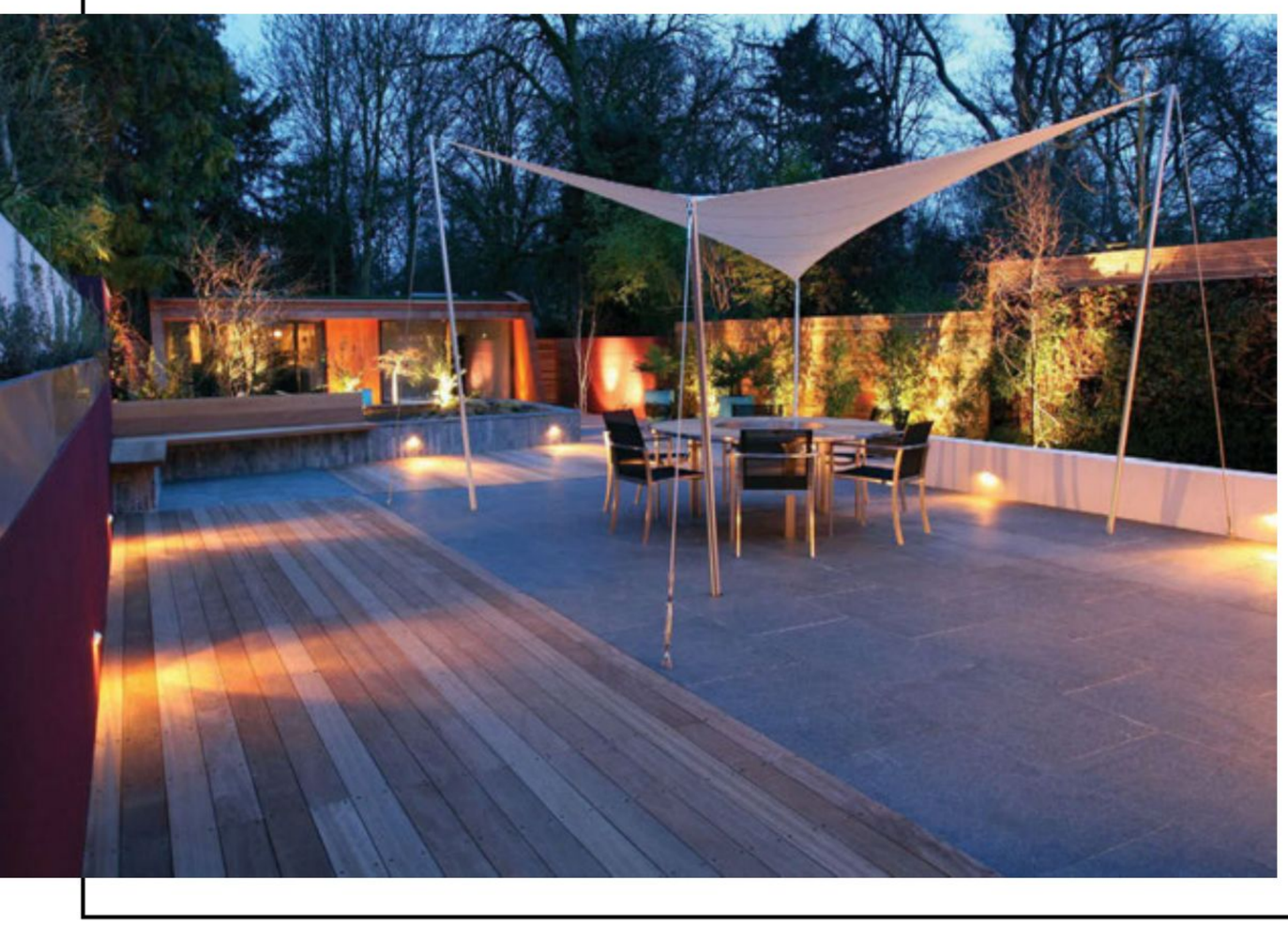
If a new tree is planted, or an existing tree is to remain, then the mature height of the tree should be used to help calculate the foundation depth. Thirsty varieties, such as oak, elm, poplar or willow, should be located at least 20m away from a house built on highly shrinkable (usually clay) soil.

Above left: A well-designed garden should include spaces for entertaining.
Above: Terracing adds an attractive feature to this rear garden, utilising an otherwise difficult sloping site. (tapestry designstudios.com)

Lighting

Time spent planning a lighting scheme will enhance your garden's best features, with the cables trenched in while building work is still in progress to avoid digging up the ground later. Cables for the fittings can then be laid at surface level and concealed with earth. Think practically: light up steps and paths for safe access and combine with security.

Focus light on the most attractive features, such as a particular tree. Any water feature, whether a pond or swimming pool, deserves to be lit well, and the best way is from underneath, using specifically designed waterproof fittings.



Planting

Buy a soil testing kit and try it out in several different areas to ensure an accurate reading. If your plot consists of poor quality subsoil, then you'll need to rectify the situation, ideally prior to planting, by replacing much of it with top soil and manure and ensuring adequate drainage. The soil may be utterly exhausted, especially in old town gardens where it has been subjected to generations of pollution.

Instead of a random selection of colours, which can look cluttered, try limiting the palette to just three or four shades that complement one another. Positioning darker colours to the front with larger, lighter, finer-textured plants behind will help to create a sense of depth.

Repetition of planting is the key to avoid an overwhelming variety, but small spaces do not mean limiting yourself to only small plants, as tall planting, grasses or a grapevine on a pergola can serve as privacy screens. Avoid thorny or spiky-leaved plants if space is at a premium, as brushing past these will be uncomfortable – scented varieties are a better option.

Right: Tropical plants complement the clean lines of this contemporary extension. (318.studio)
Below: Lighting can transform a garden in the evening. (garden builders.co.uk)







BUILDING TRULY BESPOKE TIMBER FRAMED HOMES SINCE 1929







- Award-winning self-build specialists
- Insulation options from 0.10–0.18 W/m²K
- Nationwide architectural partners
- Oak framing options/oak hybrid systems
- Part or full project management optional

FAST CONSTRUCTION

LOWER ENERGY BILLS

FRIENDLY SERVICE

EXPERT ADVICE

visit our **NEW** website

Email us your plans now for a free quotation and appraisal:
ad.enquiry@eb-bespoke.co.uk
or call 01945 427985

English Brothers
BESPOKE TIMBER FRAMES

www.eb-bespoke.co.uk



This cork cladding combines Giza Grey, Modo Grey and Reyes Grey solid cork tiles in a variety of sizes, with raised surfaces creating a striking 3D effect. Price: from £16.74 per sqm. (havwoods.com)

SPOTLIGHT

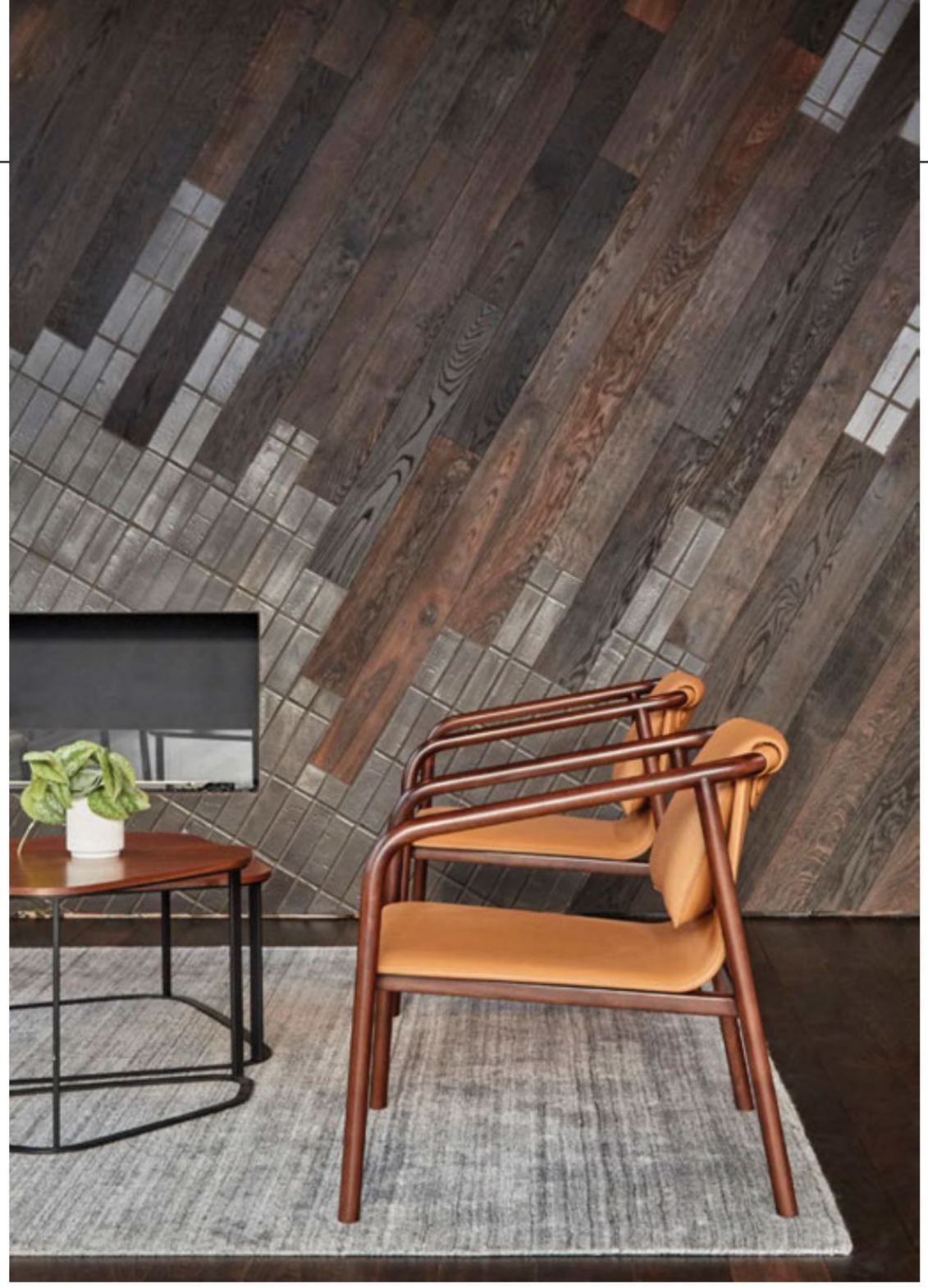
We've got it covered

Internal cladding is a rigid covering or panelling used to decorate an internal wall. Usually selected for cosmetic reasons, cladding provides a simple makeover without the need to re-plaster or paint. An often cheaper alternative to tiling, cladding is fairly simple to fit and requires little maintenance. It can also provide the means to add an extra layer of insulation.

Timber panelling is the most popular choice for internal cladding. Not restricted to use in period homes, it can add warmth and character to a modern interior too. Strong and sustainable, many different styles of timber are available, including reclaimed for a more vintage aesthetic. Although not quite as durable, MDF tongue and groove cladding is cheaper and can be easier to install.

More contemporary options include PVC, stone, porcelain or metal, most commonly aluminium or steel which is often made from recycled material. These options are easy to maintain and are ideal for creating an eye-catching feature wall.

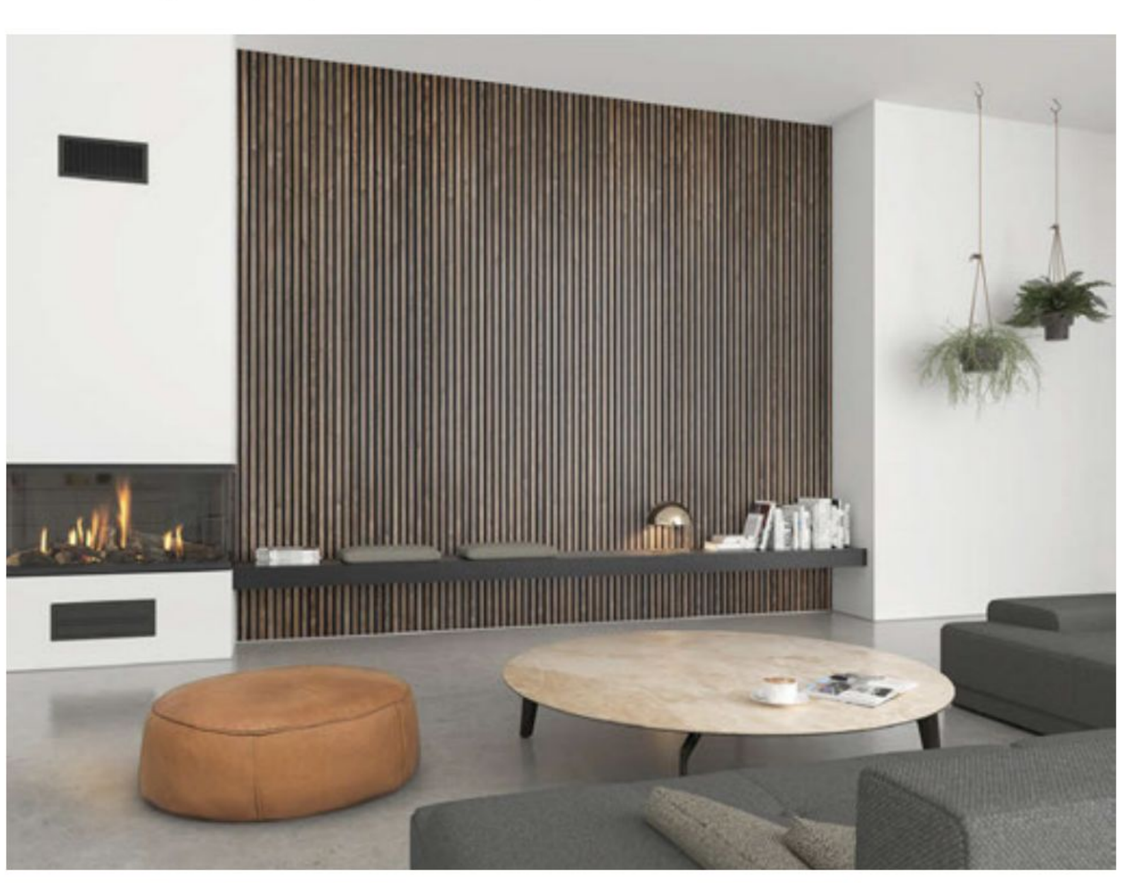
Cladding can be installed horizontally, vertically or in a bespoke pattern. By experimenting with different finishes and sizes, you can add instant texture to your interior.





Above: Textured Black Oak variation flooring is used here as wall cladding. These 100 per cent solid wood planks come untreated or pre-finished from the factory with a lacquer or clear oil. Price: £115.50 per sqm. (junckers.com)
Above right: Porcelain wall cladding from Pavestone is ideal for both internal and external applications. It is available in Solie (off-white) and Mude (anthracite), with each cladding unit measuring 600mm x 600mm with a thickness of 10mm. Price: £50-£60 per sqm. (pavestone.co.uk)
Right: Dekton by Cosentino is shown here in XGloss Arga, inspired by the quartzite of the Taj Mahal with a smooth cream background and subtle brown-gold veins. This extremely durable surface is priced from £450 per sqm. (cosentino.com)





Left: Acupanel is a wall and ceiling cladding solution available in a choice of three FSC-sourced natural timber finishes: Rustic Natural Oak, Rustic Oak Grey and Walnut (shown here). Made from recycled material, it is mounted onto a felt material produced from plastic bottles offering superior sound absorption. The panels measure 2,400mm x 600mm x 20mm. Price on application. (freedveneers.co.uk)
Right: Decodalle cork wall tiles are shown here in Country, Country White and Country Ochre, with each one measuring 600mm x 300mm x 3mm. Price: from £18 per sqm. (granorte.pt)







BRITISH STANDARD BY PLAIN ENGLISH

Above: These tongue and groove wall panels are made from poplar (tulipwood) and painted in Farrow & Ball Off Black and Old White. (britishstandardcupboards.co.uk)
Left: These Jazz solid cork tiles are stain and water resistant. Each one measures 900mm with a thickness of 3mm-9mm and a width of 150mm-300mm. Price on application. (havwoods.com)
Right: This reclaimed beam cladding is constructed from the outer layers of the beams found in old European barns. It has a vintage appeal, with colour variation between the individual planks. Price: £127.08 per sqm. (indigenous.co.uk)



Right: This rustic barn oak vertical-clad partition is made from reclaimed engineered oak flooring, with each one a random length. Price: from £63.54 per sqm. (havwoods.com)
Below: Culebra Peak White comes from the Reclaimed range of wall panels. FSC certified, this 100 per cent naturally weathered wood is sourced from North America. Light and airy with a vintage feel, these planks are 6mm thick, 127mm wide and come in lengths of 1,220mm, 915mm, 610mm and 305mm. Each box covers one square metre and costs £119.99. (plaank.com)



Right & below: Weathered mixed species wall cladding from Russwood boasts irregular colours and textures, resulting in a rugged panel. Featuring a combination of species and reclaimed and repurposed timber, each piece varies in size, creating a striking 3D look. Each pack covers 0.8 sqm of wall and is priced at £83.50 plus VAT. (russwood.co.uk)













Above: The Axe Chopped collection adds texture and interest to an interior. Installed here vertically, it is available in three distinctive finishes: Ruby (shown), Sapphire and Topaz. The sculptured surface is marked with blows from a variety of metal axe blades, giving the boards a unique variety of dents, scars and notches. Price: £158.34 per sqm. (havwoods.com)





Above: Made from upcycled wood, this retro Old Windows cladding features chipped red, blue and yellow paint, along with old wood showing through. Mounted onto MDF for easy installation, it costs £180 per sqm. (indigenous.co.uk)

Above right: Tongue and groove MDF wall panelling from Howdens is moisture resistant making it suitable for use in kitchens and bathrooms. Ideal for hiding uneven walls and adding insulation to the home, it has a classic Scandinavian look. Available in two sizes, it comes un-primed and ready for painting. (howdens.com)

Right: Decodalle Expression natural cork cladding has a glue-down wall installation and is finished with Parawax. Price: from £26.20 per sqm. (granorte.pt)



Building Matters

Forterra launches SureBrick system

Forterra has launched a cutting-edge brick slip system ideal for a range of construction and architectural projects. SureBrick is a lightweight non-combustible system with the slips mechanically fixed. The practical benefits include extensive architectural flexibility, simple flexible installation, and cost efficiency.

It is suitable for use in new build and refurbishment projects, from high-rise buildings to volumetric modular construction. It can be fixed to a variety of backing wall types including steel framing systems, timber frame and concrete.

The system is compatible with any 65mm frost-resistant brick and can easily incorporate traditional brick detailing and brick coursing alignments. Projects that require brick matching with local product types or existing buildings can also be accommodated.



These design variances offer the scope for design flexibility and individuality.

SureBrick is the result of extensive development and rigorous performance testing, ranging from exposure to thermal and weather cycles, to fire, impact, corrosion and wind load resistance.

It is simple to install, without the need for trained construction workers, and can be adjusted to accommodate site tolerances. The mechanical fix eliminates long-term risks relating to poor installation and weather. Moreover, the system renders buildings windproof and watertight early in the construction programme, contributing to a faster and more cost-effective build process overall.



Relaunched trade counters

IronmongeryDirect and ElectricalDirect have relaunched their Basildon trade counter to provide a more streamlined service. The new-look counter will have an expanded team of staff, allowing customers to pick up orders more quickly. Visitors will also be able to use a newly installed touchscreen to locate products. "Customers are the heart of our business, so it was really important for us to take their feedback onboard and adjust how we do things to best suit what they need," said Marco Verdonkschot, managing director.

Travis Perkins a top employer

Travis Perkins, the UK's largest supplier of building materials, has been recognised as a UK Top Employer by the Top Employers Institute.

To become a Top Employer, organisations have to prove that the implementation of their people strategies enriches the world of work of their employees.

Last year Travis Perkins was ranked by LinkedIn as the UK's top 20 company where British workers wanted to land a job.

It is the 11th consecutive year that Travis Perkins has been recognised by the Top Employers Institute.

The institute, which was established 25 years ago, is the global authority on recognising excellence in people practices, and identifies organisations that demonstrate excellence in HR and employee conditions.



Optimism for construction plant hire sector

The construction equipment rental market was estimated to be worth around £5,000m for its hire market during 2018, according to the latest figures released by AMA Research. The market also experienced good growth between 2014 and 2017, benefiting from a positive performance in most end-use sectors ranging from construction and civil engineering contractors, to local authorities, industrial, and agricultural industries as well as homeowners and DIYers. The construction equipment rental market remains moderately optimistic, with AMA forecasting the market to grow by around 11 per cent to 2023.

Earth-moving equipment represented the largest sector, accounting for around 22 per cent of all hire value. Other key sectors included lifting and access equipment, such as cranes and forklifts, whilst also including the powered access market as well as scaffolding and ladders.

As-built quality guidance notes welcomed by Actis

A call to include build quality guidance notes in revised Part L Building Regulations, expected to come into effect later this year, has been welcomed by insulation specialist Actis.

The proposal is included in the 98-page Part L and Part F consultation document on Building Regulations, that forms the first step towards the Future Homes Standard, which is expected to be in place by 2025.

The guidance notes would give practical, technical advice on how builders could address the performance gap and reduce thermal bridging, while ensuring airtightness doesn't harm the structure of the building.

Several pages of the document explain the impact of insulation gaps and the need to address thermal bridging.

Actis UK and Ireland technical director Thomas Wiedmer said: "Construction detailing is one of the biggest issues causing the performance gap. Tying projects up with specific details is important to close the gap between designed and expected performance and we would go even further and suggest that a registration scheme could help to drive the importance of following these details on site."

An insulated building can still see heat loss of 20 to 30 per cent if thermal bridging occurs. The only way to avoid such a scenario is for construction details to be thermally approved and followed through on site, he explained.

Actis has worked closely with the LABC to create a new set of Registered Construction Details.

The new RCD aims to help builders achieve as-built performance, providing construction details and checklists during the design and on site. They offer instant access to online tutorials to help them reduce heat leakage through weak junctions - the weak points of an insulated building envelope - and thus design-out thermal bridging.

The details offer a combination of specifications, good practice and points to watch, together with a range of modelled psi-values using different build ups which exceed expected industry standards.

PlotBrowser

The UK's 100% FREE online plot finding service

With **1000s** of self build opportunities listed, find your perfect plot today

Brought to you by the publishers of SELF BUILD & DESIGN

Sign up today for...

- 100% **FREE** – no membership fees, no subscriptions
- **FREE** email alerts when new plots are added
- **FREE** access to plot details, photo, seller information and link to local authority planning pages









Start your journey today at **PlotBrowser.com**

facebook.com/plotbrowserSBD

twitter.com/PlotBrowser

Timber frame homes completely crafted

A bespoke self-build experience.
Completely crafted from design to installation.

t: 01767 699699
w: bartramselfbuild.co.uk

Bartram

Doors & Windows

Apathy about home security

More than a third of Brits don't do anything to improve the security of their homes, according to recent research.

In 2019 it was reported that 67 per cent of burglars entered through a door, while 21 per cent of all burglaries were committed by opening an unlocked door.

However, a recent survey by bifold door manufacturer Vufold showed that 34 per cent of respondents confessed to not doing anything to make their doors more secure.

A quarter of those questioned said they ensure the door locks meet British standards (BS3621), however only 15 per cent had fitted additional locks.

Katherine McEntire, safety expert at SafeWise, said: "Most security mistakes boil down to simple negligence such as owning an alarm system but never arming it, leaving access codes out or not keeping them secret, and not using strong passwords or changing them frequently, especially if you have smart devices."



Lightway illumination

Light up those dark interiors with natural light from a tubular skylight of sun tunnel from Lightway.

Manufactured in the Czech Republic, the wide range of bespoke daylight products and systems includes multi-floor solutions, side wall products and a luxury range of crystal glass internal diffusers.

Glass domes at roof level, rather than plastic, also help to reduce plastic waste and ensure their durability while Lightway's unique 'blue performance' eliminates condensation and heat loss/gain through the units.

(lightwaydaylight.co.uk)

Sunfold in administration

Sunfold Systems, the glazing company credited with introducing bifold doors to the UK market, has gone into receivership. According to The Gazette, administrators were appointed for the Norfolk-based company by the HIgh Court in Leeds. Sunfold Systems enjoyed considerable success in the self-build and extension and renovation sectors.



Vetrotech Saint-Gobain's Lunax door system combines transparency with good looks and high safety standards. Incorporating Contraflam safety glass and just four discreet clamps, the Lunax system offers fire protection as well as stunning aesthetics that maximise natural light, whilst offering four framing options. Doors can be customised with a wide choice of handles, screen printing, coloured glass and door accessories. The system can be specified in single, double or asymmetrical double doors, making it ideal for both new build and renovation projects.

New Japanese window exhibition

New Architectural Views from Japan is a multidisciplinary free exhibition which looks at the ways in which windows frame our vision to give us unique perspectives on the world. Acting as a dividing space, letting in light and keeping in heat, the exhibition explores the significance of windows beyond their primary architectural function to consider the impact they have on each of us, every day.

Unlike houses made of bricks and mortar, Japanese architecture has traditionally made use of pillars and beams to create structures which allow for flexible, movable spaces in which windows and openings can be created at will by the sliding of a screen. In a single day, the space within a Japanese building may be dramatically altered; an opening may be created to reveal hidden gardens, or spaces may be separated to create new rooms. This makes the concept of windows in Japanese architecture fundamentally different from that of other cultural styles.

The exhibition, produced by the Window Research Institute under the direction of architectural historian and critic Igarashi Taro, also explores how windows can be associated with specific cultures; how the 'dreh-kipp' windows originating in Germany tilt, while 'French windows' open from the middle and Japanese windows may slide horizontally.

The exhibition runs from April 16 to June 28 at Japan House in London.



Timber specialist Arnold Laver has acquired Cotswold Manufacturing. The business will form part of its new Intelligent Door Solutions division. The plant specialises in timber fire and acoustic doors, door sets and screens.





Small duct ventilation

Used extensively in the US, small duct heating, ventilation and cooling is now more widely available here, thanks to a partnership between Unico Systems and UK distributor Bell Plumbing Supplies. Unico's **Richard Soper** explains how the technology is set to transform the way we heat and cool our homes.



Air conditioning and ventilation has always been seen as nice to have in the UK, thanks to our temperate climate but with recent record summers and increasingly unpredictable weather patterns it is now seen as essential for new homes. And with air conditioning and climate control common in public spaces, business premises and even our cars more people are now seeking that same level of comfort in their homes.

The problem to date is that air conditioning systems have traditionally been designed for commercial applications with little or no regard for homes. Often, selfbuilders and renovators have had to rely on large unsightly outlets that are entirely unrelated to heating systems.

In America, wide variances in temperatures has meant that domestic ventilation and air conditioning is often installed as standard. This is usually in the form of small duct heating, ventilation and air conditioning. Unico is the world's leading provider of small duct systems with more than half a million units installed in the US. These systems provide both heating and cooling through small, discreet outlets, similar to recessed spotlights. Primarily developed for the domestic market the system is ultra-quiet, operating at decibel levels equivalent to a soft whisper.

How it works

To enable air conditioning as well as heating, the best option is to connect the system to a reversible heat pump, which will absorb geothermal energy or warm and cool air from the outside which is passed through the specially designed heating and cooling coil. The 'conditioned' air is then redistributed throughout the home to the required temperature. This creates a more comfortable environment and contributes to the prevention of damp and mould.

The Unico System uses aspiration, which creates a gentle suction around itself that draws the room air into its stream of cooled or heated air. This delivers even, draught-free cooling and heating, from room to room, floor to floor, and floor to ceiling. The temperature differential is no greater than 1ºC.

Noise

Because small duct systems have been developed for the domestic market, sound attenuation has been a major consideration. The supply tubing has a nylon inner core and insulation that absorbs sound. As a result, the system operates at under 30 decibels.

Installation

As you would expect, a small duct system doesn't require large recesses and cavities. The system's modular air handlers can be easily installed in lofts, utility rooms and cellars. Careful consideration, however, will need to be given to the location of the central duct and the sound-attenuated flexible supply tubes that run through and around the building.

Control

As opposed to a standalone air conditioner, the Unico small duct system is fully integrated with heating, so just a single controller is required to cover both heating and cooling, with full compatibility with the appropriate Nest Pro smart control and the Unico G02 thermostat. Non-invasive installation methods also mean that it is suitable for renovation projects as well as new builds.

unicosystem.co.uk, bellplumbing.co.uk

The case for semi-rigid ducting

by Rupert Kazlauciunas
Manager, MVHR, Zehnder UK

Considering how much time we spend indoors, it is not surprising that MVHR is becoming an essential component in the modern home. MVHR delivers fresh filtered air, while retaining most of the energy that has already been used in heating the building, and lies at the heart of any energy-efficient building.

A properly fitted system provides a constant supply of fresh filtered air, maintaining the air quality, while being almost undetectable.

MVHR extracts the air from polluted sources – such as kitchen, bathrooms, toilets and utility rooms – and supplies fresh filtered air to bedrooms, living rooms, studies etc. The extracted air is taken through a central heat exchanger and the heat recovered into the supply air.

This works both ways: if the inside air temperature is colder than outside, the cool air is maintained within the building, resulting in a 'cold air recovery' technique.

Rigid or semi-rigid?

The system's design will make the difference between a highly efficient unit working unnoticed in the background and an inefficient one that is just plain annoying. MVHRs require ducting throughout and there is usually a choice: between rigid or semi-rigid.

The latter has many advantages. It enables a system to operate at its optimal performance, as it has zero leakage. It can also mean a 70 per cent reduction in installation time, being a simple, repeatable process that requires minimum skill.

Moreover, quality semi-rigid systems are highly durable, with some able to withstand forces of up to 13 kN/m^2 .

Some semi-rigid ducting can be switched between oval and round shapes, causing minimal pressure loss.

Semi-rigid ducting is also flexible enough to work around joists, but still is robust enough not to kink. And the airtight locking system means no glues or sealants are required.

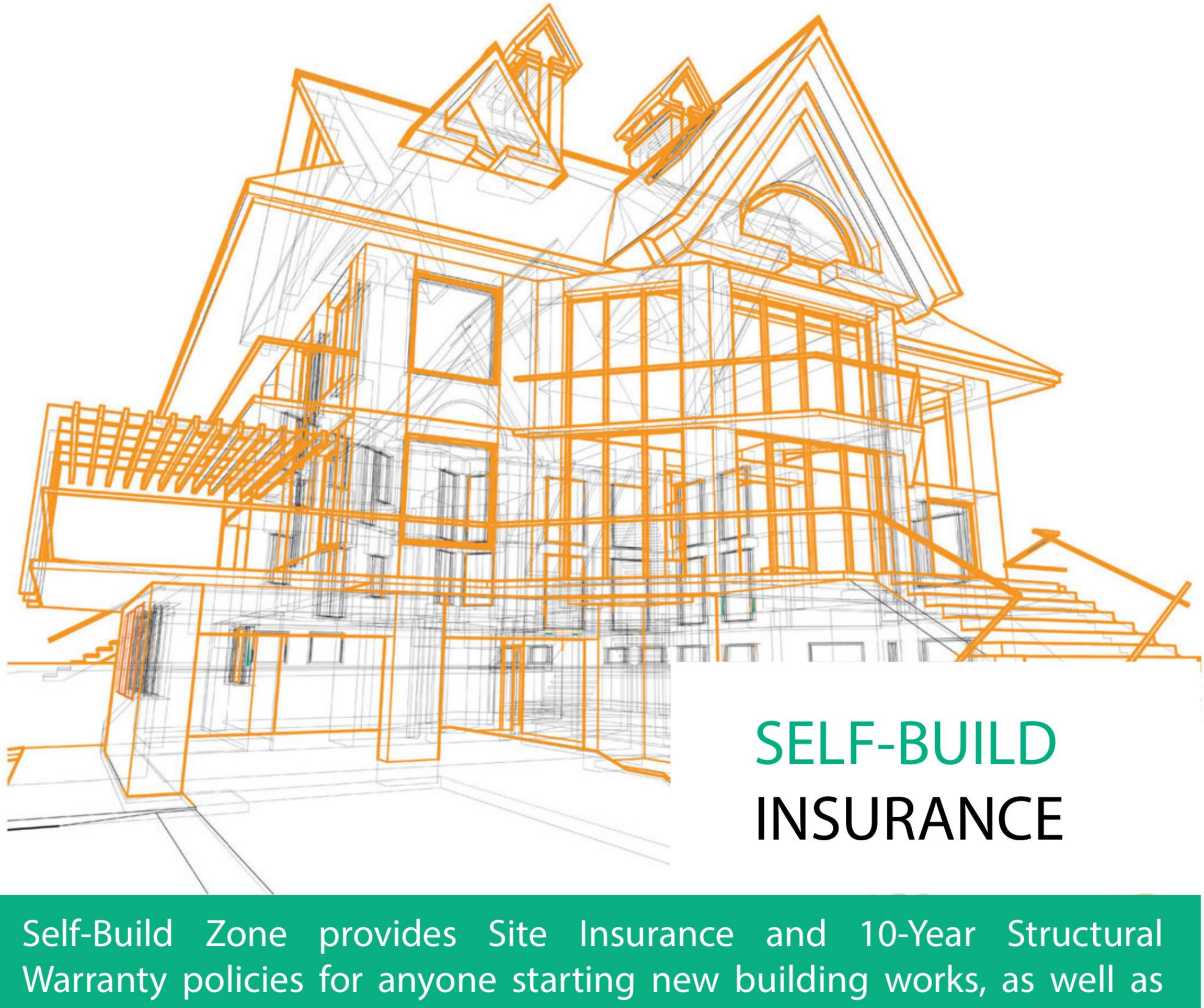
Another plus is that at low velocity can be put through the ductwork, resulting in lower system pressure drop and lower noise levels.

Some semi-rigid ducting can also be set into concrete due to its high ring stiffness, and unlike metal ductwork, it is corrosion-resitant, lightweight and food grade 'virgin' polyethylene.

zehnder.co.uk

STRUCTURAL WARRANTY
SITE INSPECTIONS
SITE INSURANCE

SELF BUILD ZONE



SELF-BUILD INSURANCE

Self-Build Zone provides Site Insurance and 10-Year Structural Warranty policies for anyone starting new building works, as well as covering any existing structures on site. We can aid Building control and Technical Audits through our in-house Technical Services Company, Build-Zone Survey Services.

Your New Build, Renovation, Conversion, Extension deserves the best cover

0345 230 9874
WWW.SELFBUILDZONE.COM

SOURCING SUPPLIERS FOR YOUR DREAM HOME?

Supporting Custom & Self Build
NaCSBA
National Custom & Self Build Association
MEMBER 2020

Supporting Custom & Self Build
NaCSBA
National Custom & Self Build Association
GOLD PARTNER 2020

MAKE SURE YOU LOOK OUT FOR THESE NACSBA STAMPS

The National Custom & Self Build Association campaigns to remove the barriers to more people in the UK building their own home. Look out for the NaCSBA stamp and be assured that you'll be working with a company you can trust.

- **All members are committed to working with self- builders in a fair and transparent manner**
- **All members are funding the growth of the sector so more people can have an individual home**
- **All members are covered by NaCSBA's consumer Code of Practice – to protect you if things go wrong**



A FULL LIST OF MEMBERS CAN BE FOUND AT:

www.selfbuildportal.org.uk/members



ASK OUR PLANNING EXPERT

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

How to get a quick decision over extension plans

Q I'm buying a house which I would need to extend to make it work for my family. I spoke to the council about a pre-application enquiry and was told it would be likely to take about six weeks. If I was to go through a planning consultant, do you think that could speed things up? Is there any other way to get an answer sooner?

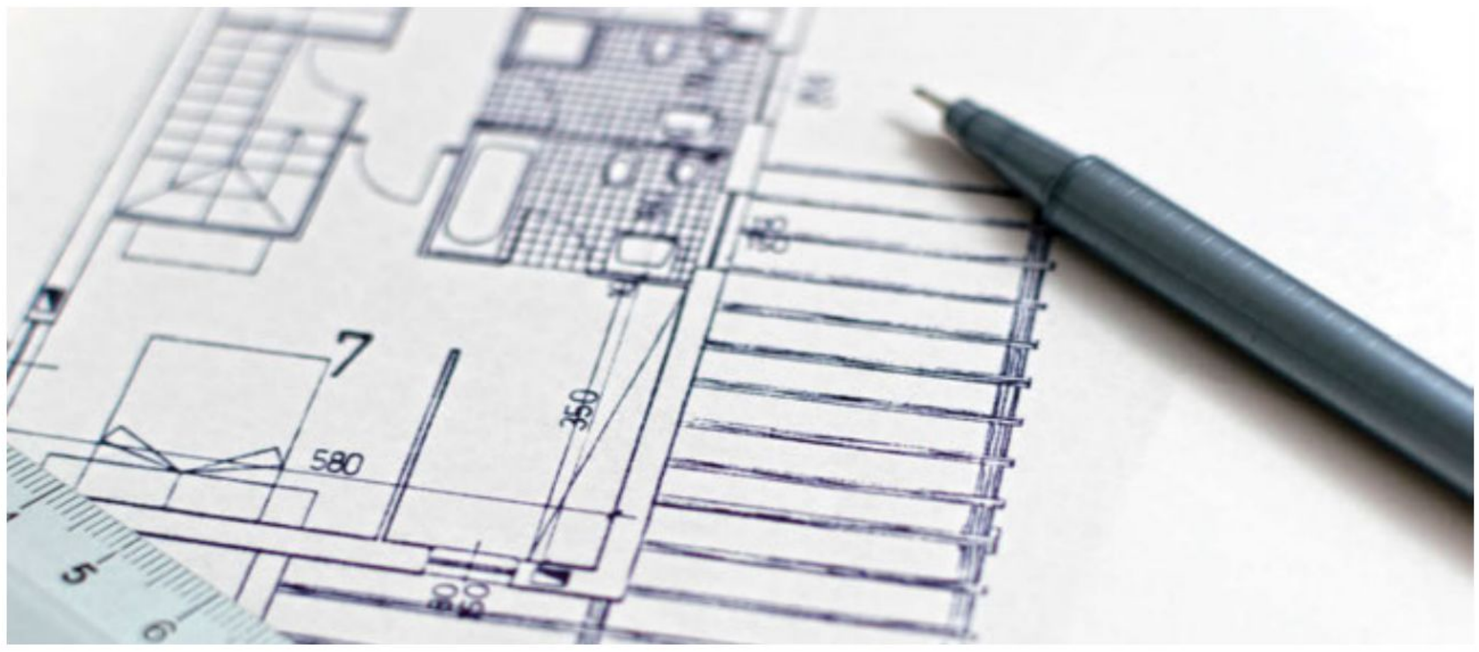
A Where someone is buying a house in anticipation of carrying out householder-type development, I suggest a pre-application enquiry with the council as a (usually) cost-effective way to get a view from the horse's mouth, as it were. It might be that you could get a big enough extension within the scope of permitted development. If that's the case, that might give you greater confidence.

Regarding your specific questions, I doubt whether using a professional to make your pre-application enquiry would guarantee a quicker response. An established cordial relationship between a consultant and a planning officer might help around the margins but would be unlikely to enable you to jump the queue completely.

Enquiries are usually logged, monitored and dealt with more or less in turn. You could ask a consultant to look at the property and give an opinion on what you could reasonably expect to achieve as an alternative to a pre-application enquiry. Bear in mind that whatever any planning officer or consultant might say there would be no guarantee that planning permission would be given for an extension. Buying property – houses or plots – in anticipation of getting planning permission to develop, inevitably involves risk.

Converting commercial building on rural site

Q We own a former farm building with a history of commercial use. The building is large and in a prominent place, next to where a public footpath comes out on the road. I know local people aren't keen



on the current use and think it's a bit of an eyesore. We would like to knock it down and build a house there. Do you think we would have a chance?

A It sounds worth exploring. Reusing commercial buildings for housing is often supported. It's one of the few categories of development allowed in Green Belt, for example. Government policy for England also allows housing in the countryside involving the reuse of redundant or disused buildings which enhances its immediate setting. Watch out, however, for local planning policies which try to protect commercial uses. If there's no planning permission for commercial use, you might first have to make a lawful development certificate application to establish the lawfulness of commercial use to help justify residential redevelopment. Reducing the bulk of the building would be a plus, as would removing any nuisance which current or past use might have caused, such as noise, dust, vehicle movements or unsightliness. Try dipping a toe in the water with a pre-application enquiry.

Planning issues for reduced-size house on a large plot

Q I've seen a plot with planning for a four-bedroom property in a city where I could live but I only want a two-bed, 'forever' bungalow. Not all people are wanting a grand design and I surmise there must be many downsizers, such as myself, who for economic, environmental or practical reasons, want a no-bigger-than-we-need space. What happens if a plot is larger than I need? If it's sold with permission – as they all seem to be – for a multi-bed, multi-storey mansion, could I say I want a modest, fits-around-me-like-a-duvet home?

A In most cases, where permission exists for a single dwelling, you're likely to be able to get an alternative permission. How different the alternative house could be would depend on normal planning criteria. These would include – where the plot has other properties around it – fitting in with the appearance and character of the surroundings.

In a road of large two-storey houses, a small bungalow might look out of place. In areas in which the council is trying promote and retain family accommodation, there might be resistance to a smaller, one- or two-person home.

Other than where there are factors like these at play, you're likely to be able to secure permission for a smaller house than currently permitted. There are national policies – and often local ones too – requiring sites to be optimised. I haven't, though, come across those being used to insist on a particular size of house.

The challenge is usually the other way around – trying to get a bigger property and the council trying to cut it back. I suspect your main obstacle could be that the value of the plot will reflect permission for a large house. The vendor isn't likely to reduce the price to reflect your intention to build a smaller one and you could pay a disproportionate amount on the land for the sort of house you would be building. That's fine, of course, if you're ready, willing and able to do that.



ASK OUR LEGAL EXPERT

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

Can I claim for misrepresentation over house sale?

Q Several years ago we bought a house off-plan from a major UK housebuilder. Part of the offer was that at the time we only needed to make a five per cent deposit and there were options for shared ownership which reduced the re-payments further. We have since moved into the property and I would say that around 40 per cent of the properties are occupied. The impression we had when we made our deposit was that the houses would be privately owned to develop a family-friendly environment.

I was recently made aware from the local authority that 20 per cent of the houses are to be sold to social landlords. As a consequence we don't believe that the price we paid for our house accurately represents the private ownership of the development. Neither the marketing brochures nor the contract that we have been given state that 20 per cent of the homes would be owned by social landlords.

Had I known this I wouldn't have purchased the house or I would have negotiated on the price. I believe I have been misled by the developer and have paid over the odds for the house. Is there anything I can do to remedy the situation?

A On the basis of the information that you have provided I am not convinced that there is a strong case for a claim against the developer for misrepresentation. Much depends upon what is in the contract you have with them and what was said in the sales pitch.

There are two types of misrepresentation: misrepresentation of an actual term of the contract itself; and misrepresentation that may have induced you to enter into the contract.

If a party has made a misrepresentation that becomes a term of the contract and this turns out to be false and you suffer some form of loss, then you are able to claim for damages for a breach of contract. Unfortunately, you mention that the contract is silent on this point. This will weaken your position. Are there any additional documents or letters that you think could assist you?

A second factor to consider is what was said to you during the sales pitch. A misrepresentation of fact that you rely upon and induced you to enter into a contract will also entitle you to claim for a breach of contract. In this case it would hang on what was said to you in relation to any proposed sale of the properties to social landlords.

The Misrepresentation Act sets out the law in relation to misrepresentations that affect the terms of contracts and contractual relations. There are three main parts to this act.

The first section is where during contractual negotiations a statement is made that is proved to be false.

> 'There are two types of misrepresentation: misrepresentation of an actual term of the contract itself; and misrepresentation that may have induced you to enter into the contract.'

In the case of the person making the statement (in this case the developer's sales team) it is a defence if they can show that they had reasonable grounds for proving that the facts represented were true.

This section also makes a contractual term that attempts to exclude liability for negligent misstatements ineffective (unless the party that is trying to exclude the clause can show that it is fair and reasonable to exclude such a liability).

If a misrepresentation has been made in the terms of the contract then you, as the affected party, have a right to rescind the contract.

The second aspect of the Act entitles the affected party to damages if you relied upon the representation and it induced you to enter into the contract. Damages are calculated as to put you in the position that you would be in had the representation not been made.

The difficulty that you face here is that even if you succeed on this point I am not sure how you will be able to prove that any loss you suffered was a result of the misrepresentation as opposed to the current economic downturn in the property market.

Unless the statement was made fraudulently you are not entitled to any recompense if the developers can show that they had reasonable grounds for making the statement. It is possible to rescind the contract for false statements that are relied upon to enter into the contract, but this remedy is at the court's discretion. Trying to prove fraudulent misrepresentation requires a high burden of proof. On the basis of what you have provided, I don't think that your case would meet this burden of proof.

Negligent misstatements

These normally arise where a special relationship exists between a professional, such as between a surveyor and their client. In your case I don't think that you would have sufficient proximity to the sales person to qualify for this.

A duty does not arise between a professional and the world at large. There has to be a certain amount of proximity. Such a relationship would need to show that the person affected by the negligent misstatement relied upon the statement to their detriment and that the person making it knew that such reliance would be placed upon this statement.

This proximity has been widened in recent years and could even establish a liability for any false or misleading statements made by a surveyor who is instructed by a mortgage lender to survey a house for the purposes of a loan. However, this responsibility would not extend to subsequent owners of the premises.

SELF BUILD & DESIGN

Digital editions available

Download any issue of **SelfBuild & Design** for **£3.99** or get a digital subscription for **£24.99** a year.



Available from

Download on the App Store

GET IT ON Google play

amazon apps Available at amazon

www.pocketmags.com

Diary dates

To publicise your course, seminar or exhibition, contact Louise Parkin on l.parkin@sbdonline.co.uk.

Courses & Open Days

Centre for Alternative Technology
Introduction to Permaculture
Feb 22-24
£130 including shared board
Machynlleth, Wales
Permaculture is a design system to provide for human needs in an ecologically beneficial way. Focusing on land use but also encompassing other human needs such as energy, transport and social welfare, it aims to use a set of principles including multipurpose spatial design and perennial planting systems to increase efficiency as well as improving human well-being. (cat.org.uk)

Centre for Alternative Technology
Compost Toilets
Feb 29
£70
Machynlleth, Wales
This is not a building course but rather an overview of the components required to make a compost toilet system work, the biology of composting to maximise performance, and the cultural trends governing our attitudes towards toilets. You will learn about Off the shelf systems from 'bucket and chuck it' to more advanced systems , as well as the impacts of urine separation and chamber layout on output quality and quantity. You will also learn the requirements for planning permission, the management of greywater, safety, hygiene and discuss the 'yuck' factor. (cat.org.uk)

Centre for Alternative Technology
Reedbeds and Waste Water Management
Mar 1
£70
Machynlleth, Wales
If you're living or working in a remote location and need low impact, eco-friendly options for waste water management, CAT is the ideal place to provide inspiration and advice. Its water and waste system is entirely off the mains supply, and this one-day course gives you the chance to learn from CAT's 40 years of experience in this area. (cat.org.uk)

Centre for Alternative Technology
Energy Provision: Including Renewable Energy
Mar 9-13
Waged £750; low waged/ concessions £700
CAT, Machynlleth, Wales
Join students from CAT's Graduate School of the Environment for an in-depth look at how energy is provided and what changes could be made to improve its environmental impact. Investigate different technologies, looking at how they work, weighing up the advantages and disadvantages, and exploring the policy mechanisms that could help support their deployment. Explore the technological aspects and practical considerations of different technologies for reducing energy demand and providing more energy via sustainable sources. (cat.org.uk)

Centre for Alternative Technology
Energy Generation From Wind
Mar 9-13
Waged £750, Low waged/ concession £700
CAT, Machynlleth, Wales
Join students from CAT's Masters degree in Sustainability in Energy Provision and Demand Management for an intensive study week exploring all the key aspects of generating electricity from wind. Gain an informed understanding of wind power generation from a number of different perspectives, including technological aspects, the policy environment, maintenance needs, environmental benefits and impacts. (cat.org.uk)

Centre for Alternative Technology
Build a Small Wind Turbine
Mar 14-15
£200
CAT, Machynlleth, Wales
Join Tom Dixon of V3 Power to build a wind turbine yourself, from scratch. Drawing on over ten years of experience in teaching people how to build small wind turbines, Tom has developed a new design, customised to help you learn the most practical and theoretical skills in a short amount of time. (cat.org.uk)

Centre for Alternative Technology
Traditional Timber Frame Joints
Mar 28
£90
CAT, Machynlleth, Wales
Learn how to measure, mark out and cut perfect joints used in traditional timber framing, with an overview of the tools and techniques used in marking and cutting joints. This hands-on workshop will go through the initial stages of constructing a timber frame using buildings on site as a reference to the joints that will be made. The course is for anyone that is considering building their own timber frame project, including individuals and community groups. (cat.org.uk)

John Cullen Lighting
Luxury Lighting Workshop
Feb 25
£35
King's Road, London
This workshop has been designed explain exactly how to select the best LEDs, the lighting techniques that can be used to make the home feel more luxurious, how to layer with light, and control it to ensure a creative versatile lighting scheme to suit today's living. Presented by leading lighting expert Sally Storey (Creative Director) and her team of designers, the workshop will be held at John Cullen's London showroom. Within this unique space, the latest products will be showcased in a range of room sets and a garden using the latest control technology. (johncullenlighting.com)

KLC School of Design
Experience Interior Design
Feb 22
£190
Chelsea Harbour, London
This day provides the a concise introduction to the world of interior design. Despite the prevalence of design in today's media, confusion surrounds even some of the most basic principles. To gain a better appreciation for interior projects, or as a basis for further study, this practical day provides a compelling, comprehensive and enjoyable introduction. (klc.co.uk)

KLC School of Design
Creating Captivating Interior Schemes
Feb 22, Mar 26
£190
Chelsea Harbour, London
Many people have a fear of using colour and pattern, so they shy away from it and play it safe, often resulting in a room scheme that is flat and uninspiring. Whether you are studying interior design or looking for tips on decorating your own home, this one day course will teach you how to put together successful and captivating schemes that combine colour, pattern and texture to add interest, personality and style. The day includes a visit to a fabric showroom and culminates in a hands-on workshop putting together an original decorative scheme from a concept. (klc.co.uk)

KLC School of Design
Experience Garden Design
Mar 7
£190
Chelsea Harbour, London
This day provides the perfect concise introduction to the world of garden design, examining some of the most basic principles. To provide a better appreciation of the subject for your own garden projects, as an introduction to further study, this practical day provides a compelling, comprehensive introduction. The syllabus includes principles of design, practical planning, how to choose a style, fundamentals of successful planting, and first steps to creating a masterplan. (klc.co.uk)

Potton Self Build Academy

Managing Your Build
Feb 21
Free of charge
St Neots, Cambridgeshire
Taking you through stage by stage, this informative and indepth workshop will cover everything you need to know about effectively managing and building your own home. Including topics such as regulations and permissions, build systems and completion.

Granted Permission: How to Get your Project Moving
Feb 22
Free of charge
St Neots, Cambridgeshire
Taking you through stage by stage, this informative and indepth workshop will cover everything you need to know about effectively managing and building your own home. Including topics such as regulations and permissions, build systems and completion.

How to Find and Appraise a Plot
Feb 28
£165
St Neots, Cambridgeshire
This extensive and informative one-day event will provide all the advice and knowledge needed to find that ideal plot, and then describe how to appraise it. It will provide the information required to determine the suitability and to overcome possible obstacles.

The Design Process and Energy Efficiency
Mar 13
Free of charge
St Neots, Cambridgeshire
A half day course, aimed at explaining the design process step by step. This seminar will explain how Potton go about working with selfbuilders to design a new home from start to finish. The event examines the process of creating a design, beginning with establishing a budget, understanding lifestyle and creating a design brief, right through to preparing a design ready for submission to planning. It will also explain the design work needed to make a Building Regulations submission and what happens behind the scenes to get ready for manufacture and construction of a new home.

Introduction to Self Build & Land
Mar 20
Free of charge
St Neots, Cambridgeshire
This seminar provides an introduction to the process of self build especially for beginners, covering key topics including finding land, home design, getting planning permission and how to build a timber frame home. This seminar will provide all the information needed to begin a self build journey. The day also includes a chance to browse Potton's show homes. **(selfbuildacademy.co.uk)**

KLC School of Design
Interior Styling for Beginners
Mar 14
£190
Chelsea Harbour, London
This one-day introductory course addresses interior styling from first principles, focusing on 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. The course is also suitable for homeowners interested in improving the aesthetics of their own home. (klc.co.uk)
KLC School of Design
Interior Design for Health and Well-being
Mar 18-20
£570
Chelsea Harbour, London
Aligned with a global shift in responsible sourcing in design, is the growth of understanding the importance of meditative practices, having quiet and creative spaces in the home and considered design which appeals to all the human senses. This course will demystify these issues and give you top tips on how to create beautiful, ethical interiors by exploring sustainable sourcing choices, upcycling and recycling, using colour and texture to create mood, designing for the senses, creating effective lighting schemes and planning comfortable spaces with good energy flow. (klc.co.uk)
School of Natural Building
Planning & Preparation for Self Builders
Feb 20, London
Mar 6, Glasgow
£75
This popular workshop focuses on the project management of your building project, teaching the techniques you need to bring in your project on quality, on budget, on time. Hot topics such as green mortgages and community land trusts will also be covered. (schoolofnaturalbuilding.co.uk)
School of Natural Building
Designing your Straw Bale Building
Feb 21, London
Mar 7, Glasgow
£75
The essential preparation for strawbale design for selfbuilders, architects, designers or those interested in natural building. This popular workshop will save you precious time and money when designing a straw bale building. The course includes a brief history of straw bale building, identifying good building bales, designing with the bale in mind, straw bale panels for prefabricated and modular buildings, customising and dressing bales on site, and understanding where to locate posts for framework buildings. (schoolofnaturalbuilding.co.uk)/
School of Natural Building
Understanding Technical Details
Mar 12
£75 inc lunch
London
This one-day workshop will cover the following: natural foundations that can save you money, the difference between plinth walls and foundations, airtight doors and windows without expensive tapes, weather protection and the importance of drip edges, how to attach wall cupboards and sockets to straw walls, compression for load-bearing and infill, how to build the roof first on a loadbearing building, and prefabrication developments. (schoolofnaturalbuilding.co.uk)
School of Natural Building
Natural Plasters & Renders
Mar 13
£75
London
Worried about climate change and the survival of the planet? Keen to live more lightly on earth by using natural materials? Then this newly developed course is for you. It will give an understanding of topics such as healthy indoor air quality, humidity regulation – say goodbye to mould and condensation, historical precedents – plasters that last, the natural cycle of lime, how and why lime works better than cement, making clay plasters from earth, and realistic costs. (schoolofnaturalbuilding.co.uk)
West Dean College
Structural Repair of Historic Buildings
Mar 9-12
£683
Near Chichester
The programme for this course brings together two seemingly opposing views of conservation – one which aims to restore sensitively with minimal intervention, and the other to preserve the building's structure and the wellbeing of its inhabitants. It includes practical exercises as well as a visit to a museum. There will also be opportunity for discussion of specific problems. (westdean.org.uk)

Seminars & Exhibitions

Affordable Art Fair Spring
Mar 12-15
Battersea, London
This fair will bring together works by thousands of international living artists to a stunning location in the heart of Battersea Park, 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 the brain a mini-workout, this show is well worth a visit. (affordableartfair.com)
Brighton Permaculture Trust
Green Architecture Day
Mar 28
Brighton
Green Architecture Day is an annual event Brighton Permaculture has run in partnership with Low Carbon Trust since 2002. Since then, the event has attracted over 2,000 participants to hear inspiring talks about how we can live and work in greener buildings. It has featured talks from speakers as varied as Ben Law, Christopher Day, Pooran Desai and Satish Kumar. Green Architecture Day will be a conference-style day with a variety of expert speakers. Something for everyone interested in sustainable development. (brightonpermaculture.org.uk)
Homebuilding & Renovating Show National
Mar 26-29
NEC, Birmingham
This specialist self build show returns to the NEC, Birmingham with hundreds of exhibitors and loads of seminars, and advice for those contemplating building a new home or extending or renovating their existing one. (national.homebuildingshow.co.uk)
Ideal Home Show
Mar 27- Apr 13
Olympia, London
Suitable for those taking on a substantial home project or those who purely want to add those finishing touches that make a house a home, the UK's biggest home event is packed to the brim with ideas, advice and products. With eight dedicated show areas catering for every need and taste, this is the place to visit when creating a home. From interiors to home improvements, food and housewares to gardens, the enhanced sections offer more choice and bigger brands, all under one roof. And see exclusive show offers, new product launches and items not available on the high street. (idealhomeshow.co.uk)
John Cullen Lighting
Luxury Lighting Workshop
Mar 24
£35
King's Road, London
This workshop has been designed explain exactly how to select the best LEDs, the lighting techniques that can be used to make the home feel more luxurious, how to layer with light, and control it to ensure a creative versatile lighting scheme to suit today's living. Presented by leading lighting expert Sally Storey (Creative Director) and her team of designers, the workshop will be held at John Cullen's London showroom. Within this unique space, the latest products will be showcased in a range of room sets and a garden using the latest control technology. (johncullenlighting.com)
SelfBuild & Design Shows
SelfBuild & Design East
Mar 7-8
Peterborough Arena
The SelfBuild & Design East at Peterborough Arena will help visitors to make their dream home a reality, whether starting from scratch with a new build, or renovating or converting an existing property. Organised by *SelfBuild & Design* magazine, the Show offers the perfect opportunity to learn more about the concept of a self build and research materials and services, with the opportunity to meet and talk to specialist experts such as architects, planning and project management consultants and successful selfbuilders who have already realised their dream home. Exhibitors include leading construction and fit-out companies, as well as designers, finance companies and heating and energy specialists. Among the attractions will be displays of oak-frame structures and home automation. Throughout the weekend, there are free seminars and masterclasses providing information, advice and inspiration to find the essentials to make any self build project a success. With hundreds of products from local and national suppliers all under one roof, this is the perfect opportunity to explore options and get all the advice and inspiration needed for any project. (selfbuildanddesignshow.com/east)

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, accesstrainguk.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)

How much will it cost to build my home?

The biggest quandary for selfbuilders usually relates to the cost of their new home. Sadly there is no magic formula for calculating this – at least not without investing time and money in some exploratory work.

Build costs are often quoted in pounds per square metre, but this figure can vary so wildly (from below £1,000 to more than £3,000/sqm) it is almost meaningless. The figure is more useful for multiple-housebuilders or package companies which deliver similar-spec houses rather than for selfbuilders wishing to build a one-off home.

As houses are made up of thousands of components, working out exactly what is included in any price-per-square-metre quote can be confusing, to say the least. Ground conditions can also add significantly to overall build costs, regardless of the size, quality or complexity of the house itself. Then there are labour costs which vary from region to region.

It is probably wiser to approach cost from a different angle – work out your total budget, then explore how much house your money can buy.



Design

Generally speaking, the simpler the house shape, the cheaper it will be to build. So squares and rectangles are cheaper than curves, L, T and other shapes. Using standard dimensions for walls, ceilings and doors will also save money.

Architects are trained to come up with designs that work hard for your money – but don't forget that you will need to account for their fees in your budget. These will vary, depending on their reputation and level of involvement.

On top of these fees, you will also need to make provision for the costs of planning permission, along with any associated costs such as site and environmental surveys, as well as Building Regulations.

Budget

A plot will usually be the biggest outlay for a self-build project. Where once it amounted to around a third of the total budget, in the South East and other prime areas nowadays it can be as much as half or even more.

Unless you are doing a lot of the work yourself, labour costs will be the next biggest outlay (usually around 25 per cent), followed by materials (20 per cent). You will also be wise to take out insurance and a structural warranty, which will use around another one per cent chunk of your budget.

The cost of connecting to utilities can often be overlooked in the excitement of securing a plot. Connection charges for new homes in built-up areas are usually in the low thousands, though expect to pay much more for isolated properties. In some cases this can run into tens of thousands. There can also be the additional cost of easement fees where pipes or cables need to cross neighbouring properties.

Finally, remember to add a contingency to your budget. Ten per cent is a much-quoted figure, but 15 per cent is not uncommon if you want to be on the safe side. Any surplus can always be splashed out on the finishing touches at the end.

Credit cards can also come in handy for any short-term cash flow emergencies so ensure that you have your maximum credit allowance before embarking on your project.

THE ESSENTIALS

SITE INSURANCE

As soon as you buy a plot or a renovation project you become liable for any injuries to members of the public on your site and by law you must have adequate insurance. It is also unlikely that your mortgage lender will release any money without proof of site insurance.
It should cover the following:

- Public and employer's liability.
- Building works and materials.
- Plant tools and equipment.
- Site huts and temporary buildings (including caravans).
- Existing structure (on conversions, renovations and extensions).
- Personal accident cover.
- Legal expenses.

RECLAIMING VAT

Most VAT paid out on a new build can be reclaimed, under rules designed to put selfbuilders on a level playing field with developers. Details are set out in VAT notice 431NB, VAT refunds for 'do-it-yourself' builders and converters, a copy of which can be downloaded from hmrc.gov.uk.

The scheme only applies to those building for their own domestic use and occupation and claims must be made within three months of completion. There is only one chance to claim, so it needs to be right first time. Claims can be made for most of the goods and materials incorporated into the building or the site which were bought from a VAT-registered supplier.

As new builds are zero-rated, VAT-registered builders or subcontractors should not charge VAT on any labour-only or supply-and-fix contracts. Although the builder or subcontractor will have to pay VAT when they purchase materials, they will be able to reclaim it themselves and shouldn't try to pass it on.

Selfbuilders have to pay VAT on any materials they buy on their own account. This is recoverable at the end of the project. VAT recovery is quite simple but it does have to be carried out thoroughly, and it is essential that the selfbuilder keeps a record of all payments made, together with all invoices. It is important to note that the VAT claim is made in one go at the end of the project and there is no second bite of the cherry!

Typical costs of a 200 sqm timber-framed home

Professional fees, including design surveys, permissions, warranties etc	£25,000
Utility connections (water, electric, gas)	£6,000
Scaffolding	£5,000
Site clearance and preparation, drainage etc	£10,000
Foundations and blockwork up to DPC	£12,000
Insulated concrete slab and floor screed	£14,000
Timber-frame structure	£55,000
Roof covering, soffit and fascia	£7,500
Gutters and downpipes	£2,500
Brick cladding	£17,500
Joinery (doors, skirting, architrave, wardrobes etc)	£10,000
Kitchen supply and fix	£10,000
Stairs	£2,500
Drylining plus skim plaster	£13,000
Roof insulation	£3,500
Floor and wall tiling	£4,000
External timber doors and windows	£14,000
Decoration	£5,000
Plumbing and heating	£20,000
Electrics	£15,000
TOTAL	**£251,500**
Turnkey build	**£370,000**

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.

In association with BUILDSTORE MORTGAGE SERVICES

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 BS* (Accelerator)	95% (OPP)	80%	Six	DPP & Building Regs granted	4.44%	England/Wales	0345 223 4647
Buckinghamshire BS* (Accelerator)	80% (OPP)	80%	Six	DPP & Building Regs granted	4.99%	England/Wales	0345 223 4647
Darlington BS* (Accelerator)	85% (OPP)	70%	Six	DPP & Building Regs granted	4.84%	England/Wales	0345 223 4647
Furness BS* (Accelerator)	80% (OPP)	80%	Six	DPP & Building Regs granted	4.15%	England/Wales/Scot	0345 223 4647
Hanley (Accelerator)	85% (OPP)	60%	Six	DPP & Building Regs granted	5.04%	England/Wales	0345 223 4647
Mansfield BS* (Accelerator)	85% (OPP)	80%	Six	DPP & Building Regs granted	4.99%	England/Wales	0345 223 4647
Newcastle BS* (Accelerator)	85% (OPP)	85%	Six	DPP & Building Regs granted	5.29%	England/Wales/Scot	0345 223 4647
Tipton & Coseley BS* (Accelerator)	85% (OPP)	75%	Six	DPP & Building Regs granted	4.99%	England/Wales	0345 223 4647
Vernon BS* (Accelerator)	85% (OPP)	80%	Six	DPP & Building Regs granted	5.50%	England/Wales	0345 223 4647
ARREARS STAGE PAYMENT MORTGAGES							
Beverley BS	N/A	80%	Four	Wall plate	4.99%	England/Wales	01482 881 510
Buckinghamshire BS*	85% (OPP)	85%	Six	Foundations	4.84%	England/Wales/Scot	0345 223 4647
Chorley BS*	85% (OPP)	80%	Six	Foundations	4.64%	England/Wales/Scot	0345 223 4647
Cumberland BS	75%	85%	Flexible	Flexible	Call	Branch only	01228 403 141
Darlington BS*	85% (OPP)	70%	Six	Foundations	4.64%	England/Wales	0345 223 4647
Earl Shilton BS	50%	75%	Flexible	Flexible	4.99%	England/Wales	01455 844422
Ecology BS	80%	80%	Flexible	Flexible	4.65%	National	0845 674 5566
Furness BS*	80% (OPP)	80%	Six	Foundations	3.99%	England/Wales/Scot	0345 223 4647
Hanley	60%	60%	Six	Foundations	3.84%	England/Wales/Scot	01782 255 000
Hinckley & Rugby*	85% (OPP)	75%	Six	Foundations	4.29%	England/Wales	01455 894 083
Ipswich BS*	80% (OPP)	80%	Six	Foundations	3.99%	England/Wales	0345 223 4647
Loughborough BS*	80% (OPP)	80%	Six	Foundations	4.25%	Central England	0345 223 4647
Mansfield BS*	80% (OPP)	80%	Six	Foundations	4.49%	England/Wales	0345 223 4647
Melton Mowbray	75%	50%	Flexible	Flexible	3.49%	England/Wales	01664 414 141
Newbury BS	66%	75%	Flexible	Foundations	4.45%	Postcode restricted	Local branch
Newcastle BS*	85% (OPP)	85%	Six	Foundations	5.99%	England/Wales/Scot	0345 223 4647
Nottingham BS*	80% (OPP)	80%	Six	Foundations	3.99%	England/Wales	0345 223 4647
Penrith BS	75%	75%	Six	Foundations	4.99%	Cumbria	01768 863675
Saffron BS	65%	75%	Flexible	Flexible	3.99%	England/Wales	01482 881510
Scottish BS	60%	80%	Six	Foundations	5.89%	Scotland	0131 313 7700
Stafford Railway BS*	85% (OPP)	75%	Six	Foundations	4.27%	England/Wales	0345 223 4647
Tipton & Coseley BS*	85% (OPP)	75%	Six	Foundations	4.49%	England/Wales	0345 223 4647
Vernon BS*	85% (OPP)	80%	Six	Foundations	4.74%	England/Wales	0161 429 6262
West Bromwich BS*	85% (OPP)	80%	Six	Foundations	4.29%	England/Wales	0345 223 4647

* exclusive from Buildstore

Funding a self build

Self-build mortgages are paid out on the completion of various stages of the build, typically between four and six.

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.

NaCSBA
National Custom & Self Build Association

THE CAMPAIGN FOR CUSTOM AND SELF BUILD IN THE UK

YOU HAVE THE
RIGHT TO BUILD

Want to build your own home?
Make sure you register with your local authority for self-build plots in your area

Find Out More at
nacsba.org.uk/campaigns/right-to-build-portal/

NaCSBA
National Custom & Self Build Association





PLOTDOCTOR

Revamping tired bungalow

Gloria Sands wants to improve her bungalow but would the proposed work need planning permission and, if so, could that be a problem?

The property

The semi-detached bungalow is on the south-eastern edge of a town in a residential estate. There's a good range of shops in the town centre about a mile away as the crow flies and various shops at an edge-of-town retail park half a mile in the other direction.

The bungalow is in the middle of the estate, on the south side of a road which runs approximately east/west. Many properties on the estate are single storey and Gloria's is on the edge of an area of bungalows. A newer part of the estate, with two-storey houses, begins with the next-door house to the west. The bungalow has one bedroom, sitting room, kitchen, bathroom and conservatory across the full width of the back of the house. It's mostly rendered and painted, although on the front elevation there's a section of stone cladding to one side of the front door.

The conservatory has rendered masonry walls at low level with a wooden frame above, under a translucent sheet roof. The plot slopes up from the road at the front to the back boundary. There are reasonably sized gardens front and back for the type of property. The back garden faces south and there are a couple of utilitarian sheds at the end of it.



Gloria downsized to the bungalow recently, accepting that it was in need of modernisation, which really amounted to decoration and a few repairs to make it comfortable and bring it up to standard. However, Gloria has slightly more ambitious ideas, albeit still relatively minor in the greater scheme of things. Her plans include replacing the conservatory, installing new windows, paving some of the front garden, possibly so a car can park on it, replacing the stone cladding, and updating the sheds with a new garden building. Before embarking on these projects, Gloria wants to know whether planning permission is required for the work she's contemplating; if it is, what are the prospects for getting it; and - since she knows nothing about the planning system – how to go about it.



Planning circumstances

There's no planning history for the property showing on the council's website. There must have been, at least, an original planning permission for the whole estate in the council's records somewhere. What I'm interested in finding out is whether any permitted development rights were taken away. These rights – which vary between each UK country – allow householders to carry out certain works without having first to apply for planning permission. In my experience, in the 1960s and '70s – when I imagine this estate was built – councils didn't routinely remove permitted rights when approving new housing estates.

I look at a few applications made on other properties nearby. Next door got planning permission for an extension at the front to form a porch and bathroom extension in 2013 which has subsequently been built. A bungalow a few doors down has been given – but not implemented – planning permissions for side extensions. The various proposals were deemed acceptable in principle because they are inside the planning boundary, and in detail because the designs complied with council policy.

One scheme included provision of off-street parking. None of the planning officers' reports on those proposals referred to restricted permitted development. Whilst by no means conclusive, I suspect those rights are intact on Gloria's bungalow.

The council's Local Plan is less than two years old. The bungalow is in the development boundary, as shown on the proposal map attached to the plan. A Local Plan's design policy sets out principles to be followed, including being appropriate to the setting in terms of appearance and materials, safe highway access and adequate car parking.



Gloria discussed her plans with Roy.

Replacing the conservatory

The existing conservatory is looking a little tired and some of the double glazing has failed. Gloria could consider the merits of refurbishing it, rather than replacement. However, if she wishes to replace it, it's important to appreciate a couple of points. First, in most respects, a conservatory isn't considered a special type of building for planning purposes. It's just a form of extension like any other and planning permission is needed. Second, rebuilding a structure generally requires planning permission.

Conservatory extensions can often be built as permitted development where a planning application isn't required. To qualify, various criteria need to be met. In England, these include:

- they wouldn't be higher than the existing house; and
- the eaves wouldn't be higher than the eaves of the existing house.

Single-storey extensions of houses which aren't detached can't project beyond the rear wall of the original house by more than three metres (or six metres, subject to going through a prior notification process) or be over four metres high and, where the extension would be within two metres of the boundary, the maximum eaves height is three metres.

Where permission is given under permitted development, it's subject to certain conditions. These include that the materials used for any exterior work must have a similar appearance to those used on the exterior of the existing house, except in the case of a conservatory.

There's no definition of 'conservatory' in the regulations. The government publishes a technical guidance booklet, available online, on householder permitted development in England. That provides useful explanations of the government's interpretations of the rules, although doesn't define 'conservatory'. Nonetheless, this case looks quite straightforward that rebuilding the conservatory, more or less the size and shape it is now, should come within permitted development.

None of the specified dimensions would be exceeded. The external materials wouldn't have to match those of the house, owing to the conservatory exception, so could have a timber frame again. It's possible permitted development rights could have been removed or restricted, either by a condition of a previous planning permission or by the council making an 'article 4 direction'. The latter isn't common and is usually confined to Conservation Areas. These possible restrictions can be checked with the council.

Should a planning application be required, I can't see any reason why it wouldn't be given. The attached bungalow has a conservatory and there are fences and planting on the side boundaries which provide good seclusion such that neighbours wouldn't be affected.

Front garden

Laying paving or other hard surfacing is something which potentially requires planning permission and there's a householder permitted development right to allow that. That right doesn't extend to what are called 'engineering operations', where those are considered to be something beyond the work involved in just laying a hard surface on the ground. In most cases, this isn't a problem. It only arises where a large amount of earth moving would be necessary, for example to create a level area on a steeply sloping site and/or where a retaining wall would have to be built.







Pictures: Gloria would like to upgrade the existing conservatory and windows., and replace the garden sheds.

There's a condition on this type of permitted development concerning the surfacing which would be laid between what's called the 'principal elevation' (usually the front of the house) and a highway, and the area covered is greater than five square metres. In these circumstances, either the surfacing has to be porous or the run-off water (rain) has to drain to a permeable or porous area within the garden of the property. This would apply to Gloria's proposed paving.

The government has produced a handy guide on permeable surfacing of front gardens. There are various options for laying different types of paving which allow rainwater to drain through, provide a soakaway or leave areas unsurfaced to take the run-off. Since the front garden slopes down to the pavement and road, it's likely a gully would be needed on the boundary to stop water running onto them.

In the absence of any unusual conditions on past permissions, planning permission isn't required to park a car in a garden. There isn't a dropped kerb in front of Gloria's house and she would need to apply for a licence from the highway authority to create one, which is a separate matter to planning.

Replacement windows

Replacing windows on a like-for-like basis doesn't normally require planning permission. Replacing windows is covered by a householder permitted development right which allows the improvement or other alteration of a house. This is subject to the condition about using external materials of a similar appearance. The government guidance says that it may be appropriate to replace existing windows with new uPVC double-glazed windows, even if there are no such windows in the existing house. The important point is that they give a similar visual appearance to those in the existing house, in terms of their overall shape and the colour and size of the frames. Gloria's house already has uPVC double-glazed windows so, if she wants something similar, there shouldn't be a problem. If she wants a different style or material, it would probably mean a planning application but, providing they weren't anything radical, it is unlikely to be contentious.

Replacement cladding

Gloria isn't overly keen on the stone cladding, even though it's only a relatively small patch on the front elevation. She's wondering about vertical timber boarding to give the bungalow a more up-to-date look. Cladding could, potentially, be covered by the improvement or other alteration permitted development right. However, if the cladding isn't considered to have a similar appearance to any other material used on the outside of the house, as is likely, it would fall foul of the condition requiring that. The stone cladding is part of the original design of the house and many of the bungalows around, which are the same design as Gloria's albeit with a range of sizes, feature the same stone cladding. A few have other kinds of cladding and some have none. I don't know what view the planners might take of that. While the estate is perfectly pleasant, it doesn't have particular architectural merit and I can't see that a panel of alternative cladding would cause any harm.

Garden building

Many people might be surprised to find that garden buildings, including sheds, usually require planning permission. There is, though, a permitted development right for buildings 'required for a purpose incidental to the enjoyment' in the gardens of houses, which takes care of most of them. The tricky part of that phrase is the word 'incidental'. That excludes buildings to be used as main living accommodation, such as bedrooms, but includes standard garden buildings like sheds and garages. Of the limitations which apply to garden buildings, those most relevant to this case would be a maximum height of four metres for pitched roof buildings, 2.5m where the building is within two metres of the boundary or three metres in any other case. The maximum eaves height is 2.5m.

Roy Speer is a planning consultant and co-author of How to Get Planning Permission, How to Find and Buy a Building Plot, and Complete Planning Permission. For free preliminary planning advice contact Roy at roy@speerdade.co.uk.

Doctor's diagnosis

I am optimistic that Gloria could achieve most, if not all, she wants at her bungalow. A conservatory replacement would be a sizeable householder project on its own and, taken together, all the work would cost a fair amount of money.

I think it would be worth applying for a lawful development certificate for all the elements which stand a fair chance of coming within the scope of permitted development. This would establish whether the council agrees that the work doesn't require a planning application and it's safe to go ahead. Many people would just plough on and do the work.

Whilst Gloria could do that, 30-plus years in planning has made me a cautious, belt-and-braces chap. All the qualifying work could be wrapped up in one application. That would mean getting drawings prepared and I expect a Local Plan-drawer, who's familiar with domestic alterations, would be fine to make her application. The drawing and application form would probably be sufficient but a covering letter helps. It's only the re-cladding that looks like it wouldn't be permitted development so I would leave that out. If everything else gets passed, and Gloria wishes to pursue that, a simple householder planning application could follow.

The **scenic** route



A group of individual rural plots has become available at Middle Third Farm, East Ayrshire.

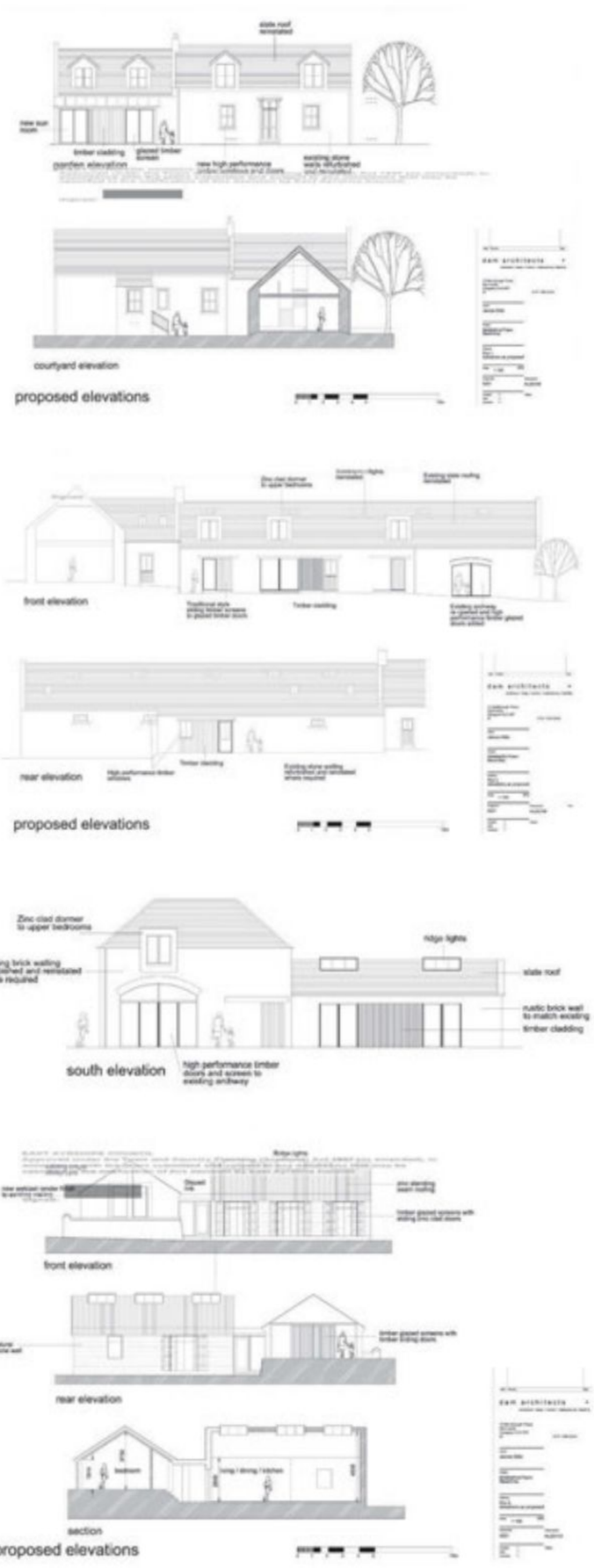
Middle Third is a former farm steading near Galston in East Ayrshire, situated in an elevated position overlooking the Irvine Valley and across the Firth of Clyde to the Isle of Arran, Ailsa Craig and Kintyre. This development opportunity would suit someone looking for peace and quiet in a stunning rural area. The surrounding countryside offers a network of country lanes for walking and cycling, including the popular five-mile Burn Anne walk, which commences at Lockhart's Tower in Galston. Other outdoor pursuits such as golf, yachting and salmon and trout fishing can all be enjoyed nearby.

Four plots are available, for sale in three separate lots. Plots 1 and 2 come as a pair and total 0.47 acres, comprising the original farmhouse and adjoining farm buildings. There is the opportunity to convert this site into either two houses or a single larger property. Planning consent granted by East Ayrshire Council in July 2018 (reference 18/0310/PP) allows for the construction of two four-bedroom homes.

Plot 3 measures around 0.28 acres,



One of the barns to be converted to residential accommodation.



The four proposed dwellings.


The site offers stunning panoramic views.

“This development opportunity would suit someone looking for peace and quiet.”

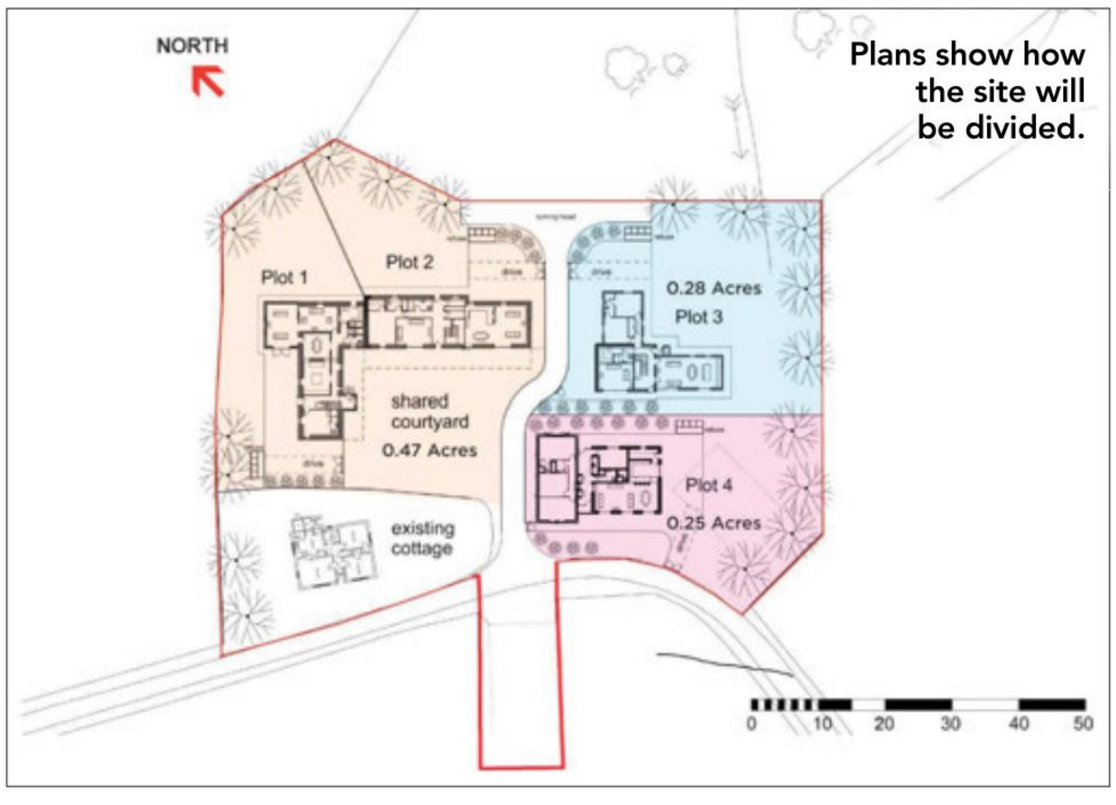
with consent granted, allowing the owner to turn an existing barn and byre into a five-bedroom home with an impressive open-plan living/dining/kitchen.

Plot 4, which is around 0.25 acres, permits the conversion of an existing barn into a four-bedroom, two-bathroom home featuring plenty of open-plan living.

Services are available on site, including mains electricity, water and private drainage, with individual septic tanks to be installed. For anyone requiring more space, an additional five to 10 acres of land is available by separate negotiation.

Middle Third Farm is well located for easy access via the M77 to Glasgow, which lies around 25 miles away. A regular train service to Glasgow from Kilmarnock can be found just nine miles away, and Prestwick Airport offers regular scheduled international flights at just 17 miles from the site. Closer by, Galston has primary and secondary schools and a popular leisure centre. Kilmarnock has a wider range of amenities, from restaurants and theatres to a cinema, sports complex and hospital.

The site is offered for sale by the Ayr branch of Galbraith with a guide price of £120,000. (galbraithgroup.com)



Plans show how the site will be divided.






The vendor is willing to sell up to ten acres of additional paddocks and fields.

PlotBrowser

The UK's 100% FREE online plot finding service

- **Free to register and get e-mail alerts based on your search criteria**
- **Plot details, photos and sellers' contact information**
- **1000s of nationwide plots to view**
- **Free Guides on finding a plot, building your own home and buying at auction.**

Brought to you by the publishers of

SELF BUILD & DESIGN

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**.



RAMSEY ST MARYS, HUNTINGDON, CAMBRIDGESHIRE

Neneside, St Marys Road – Plot of around 0.25 acres with full planning permission for a four-bedroom detached property of around 4,000 sq ft. Guide price: £250,000. Planning authority: Huntingdonshire District Council, 19/00416/FUL. *Harvey Robinson, 01480 454040, huntingdon@harveyrobinson.co.uk*

ABERDEENSHIRE

KINTORE

Sunnydene – Approx 500 sqm site with all services on site. South facing plot between Inverurie and Kintore. Ideally located for Kintore train station. Planning authority: Aberdeenshire Council, APP/2018/2894. Price band: £50,001-£100,000. Private seller, 07906 905 293

MONTGARRIE, ALFORD

House site at Whitehouse Farm – Plot extending to around 0.4 of an acre. Planning permission in principle granted for a detached family home and detached garage. Guide price £85,000. Planning authority: Aberdeenshire Council, APP/2019/1906. Galbraith, 01224 860 710, aberdeen@galbraithgroup.com

ARGYLL & BUTE

RHU, HELENSBURGH

Luachmhor, Aros Road – A large piece of land ideal for a building plot subject to the relevant planning consents. Current detached bungalow in need of substantial upgrading if to be occupied as a residential dwelling. Pre Planning Advice Report available which details the demolition of the existing dwelling to be replaced with a four bedroom house. OIEO £160,000. Planning authority: Argyll and Bute Council. Allen & Harris, 01436 672 134, helensburgh@allenandharris.co.uk

STRACHUR

Plot – A fully serviced plot, of approx 982 sqm in an elevated position with open views over Loch Fyne. Detailed planning permission for a two-storey, three-bedroom detached property with double garage. OIRO £85,000. Planning authority: Argyll and Bute Council, 18/01846/PP. Slater Hogg & Howison, 01436 671 131, helensburgh@slaterhogg.co.uk

BUCKINGHAMSHIRE

HIGH WYCOMBE

Hill Cottage, Plomer Hill – Detached cottage which, through deterioration and structural issues, needs to be demolished and rebuilt, The property occupies a large plot with extensive road frontage and whilst there is no current planning permission the large plot offers great potential for redevelopment. Cash offers only for the site. Guide price £225,000. Planning authority: Wycombe District Council. Wye Country, 01494 868 000, prestwood@wyecountry.co.uk

LOUDWATER

Bridge Bank Close – Single building plot with planning permission for at two-bedroom property of around 1,400 sq ft with two parking spaces. Guide price: £225,000. Planning authority: Wycombe District Council, 19/05728/FUL. Ashington Page, 01494 680 018, info@ashingtonpage.co.uk

CAMBRIDGESHIRE

CAMBRIDGE

Ditton Fields – A building plot with outline planning permission approved for a single detached dwelling and off-road parking. OIRO £150,000. Planning authority: Cambridge City Council, 18/1738/OUT. Tylers, 01223 214 400, hello@tylers.net

ELLINGTON

Land adj Grove Cottage, Malting Lane – Single building plot with a frontage of 13.5m, a rear boundary of approx 19m and an average depth of approx 21.5m. Full planning permission is in place for a four-bedroom detached dwelling of around 1,745 sq ft. Guide price: £160,000. Planning authority: Huntingdonshire District Council, 18/02556/FUL.

GOT A PLOT TO SELL?

Go to **PlotBrowser.com** and register as a seller to list your plot for **FREE**

Peter Lane & Partners, 01480 860 400, kimbolton@peterlane.co.uk

MARCH

Wisbech Road – Single building plot with full planning permission for a four-bedroom detached bungalow and garage. Guide price: £150,000. Planning authority: Fenland District Council, F/YR19/0832/F. William H Brown, 01354 654 545, march@williamhbrown.co.uk

CHESHIRE

BYLEY, MIDDLEWICH

Buildings at Cross Lanes House – Planning permission for conversion of the existing traditional U-shaped range of brick buildings to form three dwellings and new garage block. Gross external floor areas: Unit 1 – 250 sqm; Unit 2 – 238 sqm ; Unit 3 - 274 sqm. Site area approx. 0.61 acres. Buildings on site have been fire damaged and this may present Health & Safety risks. Planning authority: Cheshire West and Chester Council, 17/03148/FUL. Price band: £450,001-£600,000. Savills, 01565 632 618, knutsford@savills.co.uk

NEWTON, CHESTER

Dicksons Drive – Single building plot with planning permission granted for the demolition of the existing outbuilding and the erection of a dormer-style dwelling of circa 800 sq ft. Guide price: £90,000. Planning authority: Cheshire West and Chester Council, 18/00180/FUL. Matthews Of Chester, 01244 346 226, sales@matthewsofchester.com

WINSFORD
Chester Road – Residential development land with outline planning for two detached houses with garaging, parking and with enclosed gardens. Guide price £250,000. Planning authority: Cheshire West and Chester Council, 19/01120/OUT. Swetenhams, 01606 593 344, Winsford@swetenhams.co.uk

CORNWALL

CONSTANTINE, FALMOUTH
Trebarvah Road – Single building plot in a sought-after village with permission for a three-bedroom bungalow and parking. OIEO £100,000. Planning authority: Cornwall Council, PA11/09807. Lewis Haughton Wills, 01326 211 511, info@lewishaughtonwills.com

GWEEK, HELSTON
Sunny Corner – Single building plot measuring 16.5m x 11m with outline consent for a single dwelling. Guide price: £135,000. Planning authority: Cornwall Council, PA17/00637. Millerson, 01326 572 434, helston@millerson.com

LISKEARD
Trewidland – Single building plot with planning permission for a south-facing four-bedroom house of around 2,549 sq ft in grounds extending to about 1 acre with river frontage. Plans include large gardens, parking and double garage. Guide price: £150,000. Planning authority: Cornwall Council, PA 17/08897. Scott Parry Associates, 01752 858 314, sales@scottparry.co.uk

NEWQUAY
St. Annes Road – Level building plot to the rear of a popular local street with outline planning permission for a detached two-bedroom dwelling with a small garden and parking. The plot will have access off the rear lane. Approx plot dimensions from architect plans are 10.5m wide x 16m deep. Guide price £70,000. Planning authority: Cornwall Council, PA18/11114. Start & Co, 01637 875 847, sales@starts.co.uk

COUNTY DURHAM

DURHAM
Plot, 11 Finchale Road – Plot that is approx 16m wide, and 20m from front to back in desirable residential location. Outline planning permission for one house. Guide price £165,000. Planning authority: Durham County Council, DM/19/02373/OUT. J W Wood, 0191 388 7245, chester@jww.uk

SUNNISIDE
Hole Lane – Land in a sought-after location with planning permission granted for a single dwelling with detached garage and games room. OIRO £225,000. Sarah Mains, 0191 488 9999, ws@sarahmains.com

WYNYARD PARK
Plots 5, 6, 8 & 9 Musgrave Garden Lane – New self build plots released at the highly sought after Wynyard Park development. The plots range in size from 0.19 to 0.22 acres, giving ample space to build your new home. Planning authority: Stockton-on-Tees Borough Council. Price on application. Fine & Country Wynyard, 01740 645 444, adriennedobson@durhamfineandcountry.co.uk

CUMBRIA

BROUGH, KIRBY STEPHEN
Building plot – Plot extending to approx 495sqm in a quiet location in the village. Outline planning permission has been granted for a single-storey property. Guide price: £75,000. Planning authority: Eden District Council, 18/0703. P F K, 01768 371 235, kstephen@pfandk.co.uk

EGREMONT
Land adj Thornlea, Carleton – Semi-rural plot of around 0.36 acres with views to the Irish Sea and Dent Fells. Outline consent has been granted for the erection of a single dwelling. Guide price: £130,000. Planning authority: Copeland Borough Council, 4/19/2026/001. Grisdales, 01946 693 931, whitehaven@grisdales.co.uk

KESWICK
Briar Rigg – Single building plot with detailed and perpetuated planning consent to construct a detached two-storey house, subject to local occupancy restrictions. Guide price: £225,000. Planning authority: Lake District National Park, 7/2014/2205 and FP/2017/0526. Hackney & Leigh, 01768 741741, keswicksales@hackney-leigh.co.uk

WETHERAL
Plot 1 Plains Road – Plot of approx. 2,310 sqm with planning permission for a detached house. Guide price £250,000. Planning authority: Carlisle City Council, 15/0378. P F K, 01228 558 666, carlisle@pfandk.co.uk

DERBYSHIRE

BELPER
Holly House Farm Plot and 3 acres, Blackbrook – Opportunity to build a contemporary five-bedroom home of some 3,000 sq ft over three floors with a separate one-bedroom annex and a 3-acre paddock of good pasture that has vehicular access from the main building plot included in the sale. OIEO £650,000. Planning authority: Amber Valley Borough Council, AVA/2019/0683. Fine & Country, 01332 973 888, derbyshire@fineandcountry.com

BREEDON-ON-THE-HILL, DERBY
Limes Farmhouse Barns, Main Street – Three interlinking Grade II listed barns with detailed planning permission obtained to create a 'Grand Designs' project with approximately 3,500 sq ft of living space in the heart of this historic village. Gated courtyard parking and south-facing gardens. Guide price £325,000. Planning authority: North West Leicestershire District Council, 19/01261/FUL and 19/01262/LBC. Howkins & Harrison, 01530 877 977, ian.large@howkinsandharrison.co.uk

WINGERWORTH, CHESTERFIELD
Rectory Drive – Single building plot with planning permission granted for a three-bedroom detached dwelling from the Dan-Wood off-site construction turnkey timber-frame range. Guide price: £150,000. Planning authority: North East Derbyshire District Council, 19/00349/FL. Reeds Rains, 01246 236 991, Chesterfield@reedsrains.co.uk

DEVON

DARTINGTON, TOTNES
Merrifield Barn, Clay Lane – Barn in a 0.4 acre plot with countryside views and Class Q consent for conversion to a three-bedroom dwelling of around 96 sqm. Guide price: £280,000. Planning authority: South Hams District Council, 4051/17/PDM. Luscombe Maye, 01803 863 811, totnes@luscombemaye.com

KINGS NYMPTON
Brandywell – Gently sloping plot with southerly views over surrounding countryside. Full consent has been granted for a detached four-bedroom house of circa 152 sqm with detached double car port. Guide price: £100,000. Planning authority: North Devon Council, 66852. Webbers, 01769 573 181, southmolton@webbers.co.uk

PLYMOUTH
Yeats Close – Single building plot with full planning for a three-bedroom detached home. Guide price: £80,000. Planning authority: Plymouth City Council, 19/00602/FUL. Bradleys Estate Agents, 01752 251 251, plymouthmutley@beagroup.co.uk

EAST SUSSEX

BRIGHTON
Mackie Avenue – A site currently occupied by garages with planning to replace with a stylish pair of semi-detached houses over three floors. OIRO £395,000. Planning authority: Brighton and Hove City Council, BH2019/01049. Mishon Mackay - Land & Development, 01273 829 300 / 01273 829 317, mhollywood@mishonmackay.com

LEWES
High Street – Land measuring 80ft x 30ft close to the town centre with planning permission for a two-bedroom detached house with off-road parking. Guide price: £475,000. Planning authority: South Downs National Park, SDNP/19/00666/FUL. Purplebricks, 07809 465 944, stuart.richards@purplebricks.com

PEACEHAVEN
Mayfield Avenue – Single building plot with planning permission for a three-bedroom home with driveway and rear garden. Guide price: £200,000. Planning authority: Lewes District Council. Fox & Sons, 01273 587 222, peacehaven@sequencehome.co.uk

ESSEX

LITTLE BADDOW
Colam Lane – Single building plot measuring 17.8m x 38m with planning permission granted for a detached four-bedroom house of around 2,120 sq ft. Guide price: £400,000. Planning authority: Chelmsford City Council, 19/00641/FUL. Church & Hawes, 01245 225 853, danbury@churchandhawes.com

LITTLE EASTON, DUNMOW
Manor View, Manor Road – Single building plot with planning permission for a three-bedroom bungalow with enclosed garden and double cart lodge with driveway. Offers over £250,000. Planning authority: Uttlesford District Council, UTT/18/3265/FUL. Daniel Brewer Estate Agents, 01371 856 585, info@danielbrewer.co.uk

TAKELEY, BISHOPS STORTFORD
Lolands, The Street – A three-bedroom detached bungalow with detached garage. Planning permission granted for replacement of house and garage with two substantial four-bedroom detached dwellings. Plot 1: house of 1,883.68 sq ft. Plot 2: house of 2,366.98 sq ft. Planning authority: Uttlesford District Council, UTT/17/0803/FUL. Price band: £450,001-£600,000. Mackay Property Agents, 01279 600567, info@mackayproperty.co.uk



IVYBRIDGE, DEVON
Plot, The Nook, Exeter Road – Planning has been granted for the construction of a three-bedroom detached dormer bungalow. OIEO £125,000. Planning authority: South Hams District Council, 0788/19/FUL.
Millington Tunnicliff, 01752 896 020, info@millingtontunnicliff.co.uk



PUTLEY, LEDBURY, HEREFORDSHIRE

Front plot, Lazy Acre – One of two plots available separately, each with with outline planning consent for a detached three-bedroom dwelling with enclosed gardens and off-road parking, being centrally located within popular village. Guide price £180,000. Planning authority: Herefordshire Council, P174238/O.
Pughs, 01531 631 122, property@hjpugh.com

GLOUCESTERSHIRE

HORSLEY
Development Site at The Street – Freehold residential development site in attractive village location with detailed planning for the erection of three x three-bedroom townhouses. Guide Price £400,000. Planning authority: Stroud District Council, S19/1290/FUL. Perry Bishop and Chambers, 01285 646 770, landandnewhomes@perrybishop.co.uk

TETBURY
Northfield Close – Single building plot in an idyllic Cotswolds town with detailed planning permission for a three-bedroom end terrace dwelling with rear garden and off-road parking. Guide price: £75,000. Planning authority: Cotswold District Council, 19/01490/FUL. Lockstones, 01666 338633, malmesbury@lockstones.co.uk

UPPER ODDINGTON
The Old Laundry, Back Lane – An outbuilding which has current planning permission for it to be demolished and a new contemporary one-bedroom dwelling to be erected in its place. Planning authority: Cotswold District Council, 17/02292/FUL. Price band: £150,001-£200,000. Harrison James & Hardie, 01608 651 000, moreton@harrisonjameshardie.co.uk

HAMPSHIRE

FORDINGBRIDGE
Sandleheath – Plot in a semi-rural location with planning consent for two large five-bedroom detached houses. Guide price: £800,000. Planning authority: New Forest District Council, 18/10646. Hearnes Estate Agents, 01425 489 955, ringwood@hearnes.com

MAPLEDURWELL
Tunworth Road – Single building plot of around 0.3 acres with consent for the construction of a cottage-style detached house in a semi-rural village with a sunny southerly aspect overlooking fields to the rear. Guide price: £450,000. Planning authority: Basingstoke and Deane Borough Council, 17/02835/FUL. Strutt & Parker, 01256 808 952, odiham@struttandparker.com

HEREFORDSHIRE

HAY ON WAY (NEAR)
Building Plot, Llanthomas Lane – Individual plot with full planning permission for a four-bedroom house with garaging and gardens in a popular village about close to Hay on Wye. Guide price: £150,000. Planning authority: Powys County Council. Chancellors, 01497 821 222, hayonwye.sales@chancellors.co.uk

HERTFORDSHIRE

BISHOP'S STORTFORD
Start Hill – Plot with outline planning permission for two 1,600 sq ft detached houses and cart lodges. Guide price: £400,000. Planning authority: Uttlesford District Council, UTT/18/0999/OPP. Savills, 01279 756 800, bishopsstortford@savills.com

LITTLE HALLINGBURY, BISHOP'S STORTFORD
Wrights Green – Single building plot of circa 0.4 acres with planning permission for the construction of a three-bedroom 2,400 sq ft detached home. Guide price: £300,000. Planning authority: Uttlesford District Council, UTT/18/2695/FUL. Wright & Co, 01279 600 400, info@wright-co.co.uk

HIGHLAND

DORNOCH
Plot 4 at Achinchanter – Fully serviced plot situated on the outskirts of Dornoch extending to approximately 0.255 hectares or thereby. This plot is one of only four in this small development. OIEO £120,000. Planning authority: Highland Council. Arthur & Carmichael, 01862 810 202, properties@arthur-carmichael.co.uk

ST FILLANS
St Fillans Plot – A serviced plot of some 0.14 acres within a short walk of Loch Earn. Planning is granted for a four-bedroom detached property of traditional finishing externally and contemporary internal detailing. Guide price £65,000. Planning authority: Loch Lomond and The Trossachs National Park, 2017/0383/DET. Irving Geddes, 01764 670 325, property@irvinggeddes.co.uk

Register for FREE and receive email alerts of new plots



MABLETHORPE, LINCOLNSHIRE

Byron Road – Single building plot measuring approx 22m x 12m with full planning permission for a detached dormer bungalow conveniently located for the town centre and beach. Guide price: £49,950. Planning authority: East Lindsey District Council, N/110/00735/05.
Choice Properties Estate Agents, 01507 472 016, Sales@choiceproperties.co.uk

KENT

HEADCORN, ASHFORD
Eden Park, Love Lane – A modern barn of roughly 2,500 sq ft of internal space, with notification of change of use to residential dwelling. Planning permission for a single three- to four-bedroom home. Guide price £375,000. Planning authority: Maidstone Borough Council, 18/500890/SUB and 17/504859/PNQCLA. Wards, 01622 890 435, headcorn@wardsofkent.co.uk

WESTBERE, CANTERBURY
Staines Hill – Site measuring 65m x 45m with an outline planning application submitted for a detached dwelling with garage. Guide price: £350,000. Terence Painter Estate Agents, 01843 866 866, sales@terencepainter.co.uk

WOULDHAM, ROCHESTER
Land on High Street – Site extends to approx. 0.22 acres and consent has been granted for the erection of two detached houses. Unit 1 is a three-bedroom house with garden to the rear, unit 2 is a two-bedroom south-facing detached house situated to the rear of the site. Two car parking spaces per dwelling. Guide price £195,000. Planning authority: Tonbridge and Malling Borough Council, TM/19/01328/FL. BTF Partnership, 01233 740 077, alex.cornwallis@btfpartnership.co.uk

LEICESTERSHIRE

IBSTOCK
Adj. 93 Parkdale, Ashby Road – Planning permission has been granted for a detached bungalow occupying a large front and rear garden plot. OIEO £120,000. Planning authority: North West Leicestershire District Council, 19/01512/FUL. Sinclair Estate Agents, 01530 838 338, debbie@sinclairestateagents.co.uk

SILEBY
Highgate Road – With detailed planning permission for the construction of a compact two-bedroom detached bungalow with parking space. Guide price £65,000. Planning authority: Charnwood Borough Council, P/19/2028/2. Moore & York, 01509 214 546, loughborough@mooreandyork.com

LINCOLNSHIRE

GAINSBOROUGH
Land off Spital Hill – Single building plot with outline consent to erect a bungalow. OIEO £80,000. Planning authority: West Lindsey District Council, 136429. DDM Residential, 01427 616161, gainsborough@ddmresidential.co.uk

NORTH COTES
Building plot and land adj Raiston, Lock Road – Building plot with land. Approx 2 acres in total. Planning permission for detached three-bedroom dwelling. Guide price: £125,000. Planning authority: East Lindsey District Council, N/127/02042/17. Masons Rural & Equestrian, 01507 350 500, enquiries@masons-surveyors.co.uk



THIRSK, NORTH YORKSHIRE

Alexander Close – Land with planning approval for a two-bedroom bungalow with garden and garaging in a prime corner plot. Guide price: £80,000. Planning authority: Hambleton District Council.
Dacre, Son & Hartley, 01765 605 151, ripon@dacres.co.uk

SCOTTER

Gainsborough Road – Single building plot measuring 35ft frontage x 115ft depth with outline consent for a single dwelling. Guide price: £120,000. Planning authority: West Lindsey District Council, 139350. Paul Fox, 01724 282 868, scunthorpe@paul-fox.com

NORFOLK

GARVESTONE

Dereham Road – Plot with planning permission to build a detached single-storey dwelling in popular village. Planning authority: Breckland District Council, 3PL/2018/0865/F. Price band: £100,001-£150,000. Pymm & Co, 01603 744 359, costesseyhomes@pymmand.co.uk

HEACHAM

Plots at Cheney Hill – Two garden plots totalling approx 0.35 acres with planning permission granted for two detached houses of circa 1,962 sq ft each. Guide price: £275,000. Planning authority: King's Lynn and West Norfolk Borough Council, 18/00369/F. Bedfords, 01328 730 500, bmkt@bedfords.co.uk

SAHAM TONEY, THETFORD

Self build plots, Richmond Road – Opportunity to acquire one of five plot of land for self-build with outline planning permission for a detached house with garage. Planning authority: Breckland District Council, 3PL/2018/0563/O. Price band: £150,001-£200,000. Barton & Co, 01603 964 777, info@bartonand.co.uk

NORTH YORKSHIRE

LEYBURN

Plot, Preston under Scar – Plot with stunning panoramic views with decision in principle for one dwelling. OIEO £200,000. Planning authority: Richmondshire District Council, 16/00525/FULL. Robin Jessop, 01969 622 800, info@robinjessop.co.uk

SCALBY, SCARBOROUGH

Hamilton Close – Single building plot with full planning permission for a two-bedroom detached bungalow with attached single garage and southerly facing rear garden. Guide price: £170,000. Planning authority: Scarborough Borough Council, 19/02618/FL. Jacksons Property Service, 01723 379 991, yorkshirecoastproperty@onyxnet.co.uk

TERRINGTON

North Back Lane – Single building plot of around 0.14 acres with outline consent for a detached dwelling with attached garage. Guide price: £130,000. Planning authority: Ryedale District Council, 16/01226/OUT. Rounthwaite and Woodhead, 01653 600 747, email@rounthwaite-woodhead.co.uk

NOTTINGHAMSHIRE

LAMBLEY, NOTTINGHAM

Spring Lane – Single building plot with planning permission for a four-bedroom executive detached family home with private drive, turning space and potential for a garage. Guide price: £270,000. Planning authority: Gedling Borough Council, 2016/0071. David James, 0115 962 4213, mapperley@david-james.com

WHATTON

Chapel Walk – Secluded plot of around 0.25 acres with full planning permission granted for a 1,150 sq ft three-bedroom single-storey dwelling with garage and westerly facing main garden. Guide price: £250,000. Planning authority: Rushcliffe Borough Council, 19/00968/FUL. Richard Watkinson & Partners, 01949 836 678, bingham@richardwatkinson.co.uk

WILFORD

Holly Avenue – Single building plot of around 600sqm with full planning permission for a four-bedroom three-storey detached house with gated entrance, south-facing garden, two garages and off-road parking for at least two cars. Offers over £250,000. Planning authority: Nottingham City Council. Royston & Lund Estate Agents, 0115 981 1888, sales@royston-lund.co.uk

PEMBROKESHIRE

CLUNDERWEN

Aeronfa – A plot pf approx 13m x 11m with water and electricity on site. Outline planning permission for a four-bedroom house. Guide price £59,950. Planning authority: Pembrokeshire County Council, 15/0516/PA. F B M, 01834 860 741, narberth@fbm.co.uk

ROBESTON WATHEN, NARBERTH

Plot, Church Lane – Plot with outline planning for a detached one-and-a-half storey dwelling. Agents note: The plot is currently undergoing treatment for a small patch of Japanese knotweed. There is 10 year insurance backed guarantee for the treatment. Guide price £55,000. Planning authority: Pembrokeshire County Council, 18/1300/PA. F B M, 01834 860 741, narberth@fbm.co.uk

WOODEN, SAUNDERSFOOT

Building Plots, Nr Beaconing View – An opportunity to purchase one of three building plots with the addition of a paddock to the rear. Situated down a quiet lane, each plot has outline planning for a detached dwelling. Guide price £90,000 per plot. Planning authority: Pembrokeshire County Council. Birt & Co, 01834 842 204, sales@birtandco.co.uk

PERTH AND KINROSS

BLAIRGOWRIE

Plot at Pondfauld, Alyth Road – A generous building plot on the site of an existing barn in a semi-rural location, close to schools and amenities. Outline planning permission is granted for a five-bedroom, 1.5-storey dwelling with double garage and large conservatory, plus garden grounds and parking. OIRO £95,000. Planning authority: Perth and Kinross Council, 08/01103/FUL. A & R Robertson & Black Property Shop, 01250 875 050, admin@robertson-black.co.uk

PITLOCHRY

Plot at East Haugh – Attractive location with good views and ideally located for the A9 and Pitlochry. Planning permission for a three- to four-bedroom detached dwelling. Main site is approx. 0.2 acres plus further woodland area. Guide price £115,000. Planning authority: Perth and Kinross Council, PKC/13/01302/IPL. J & H Mitchell WS, 01796 472 606, j@hmitchell.co.uk

SHROPSHIRE

RUYTON X1 TOWNS, SHREWSBURY

Church Street – Pair of building plots with outline planning permission for a detached, split-level dwelling on each (1 x three-bedroom, 1 x four-bedroom). OIRO £240,000. Planning authority: Shropshire Council, 10/03995/OUT. Holland Broadbridge Estate Agents, 01743 357 000, sales@hbshrop.co.uk

SHAWBURY

Building Plot – Single building plot of 760sqm with full planning consent for an individual architect-designed three- to four-bedroom house with substantial balcony and attached double garage. Guide price: £170,000. Planning authority: Shropshire Council, 16/02772/FUL. Roger Parry & Partners, 01743 343 343, shrewsbury@rogerparry.net

SOMERSET

SOMERTON

Mill Lane Barn, Mill Lane – Planning permission on a rural plot with existing barns/buildings to create a substantial contemporary live/work dwelling of approx 3,600 sq ft and outbuildings. Guide price £425,000. Planning authority: South Somerset District Council, 17/04121/FUL. George James Properties, 01458 274 153, somerton@georgejames.properties

SPAXTON, BRIDGWATER

Barns at Splatt Farm – Lot 1 is a steel-framed building set in 4.58 acres for conversion to a detached five-bedroom dwelling of around 390sqm with integrated garage. Lot 2 comprises a range of traditional stone and tiled barns with permission for conversion into two dwellings: a 257sqm four-bedroom semi-detached dwelling and a 156sqm three-bedroom semi- detached dwelling. Guide price: lot 1 – £250,000,



ST. FILLANS, PERTH AND KINROSS

Glentarken Park, Shoemakers Lane – Three plots in a small development of architect-designed properties enjoying a private location in the Loch Lomond & Trossachs National Park & only yards from Loch Earn. The plots have full planning permission and are the first phase of a seven-site development. From £100,000 per plot. Planning authority: Loch Lomond and The Trossachs National Park.
Irving Geddes, 01764 670 325, property@irvinggeddes.co.uk

lot 2 – £225,000 with option to buy additional £40,000 paddock. Planning authority: Sedgemoor District Council, 45/19/00008 and 45/19/00022. Carter Jonas, 01823 428 590, taunton@carterjonas.co.uk

STAFFORDSHIRE

STREETHAY, LICHFIELD

Burton Road – Two plots, each with full consent for a four-bedroom detached family home, an integral garage and ample parking and turning area. Guide price: £420,000. Planning authority: Lichfield District Council, 17/00771/FUL. Bill Tandy & Co, 01543 419 400, lichfield@billtandy.co.uk

TEAN

Totmonslow Farm Cottage, Draycott Road – Two-bedroom cottage within a good sized grounds with plenty of garden space. The property is in need of total renovation and ripe for extension. Guide price £280,000. Planning authority: Staffordshire Moorlands District Council. Kevin Ford & Co, 01538 751 133, natashaford@kevinfordandcoltd.co.uk

WESTON COYNEY, STOKE ON TRENT

Rear of 488A Weston Road – Plot in excess of 0.33 acres in an elevated location backing onto park land. Outline planning for a single residential dwelling. Guide price £125,000. Planning authority: Stoke-on-Trent City Council, 62625/OUT. James Du Pavey, 01785 814 917, stone@jamesdupavey.co.uk

SUFFOLK

CREETING ST MARY

Plot, Creeting Hills – Plot of land of 5,416 sq ft with outline planning permission to build a detached home. Views to front. Guide price £125,000. Planning authority: Mid Suffolk District Council, DC/18/01442. Hamilton Smith, 01449 722 242, needham@hamilton-smith.com

GLEMSFORD, SUDBURY

Tye Green – Building plot with planning permission granted and all matters reserved for the erection of three dwellings. Guide price: £425,000. Planning authority: Babergh District Council, DC/19/00752. David Burr, 01787 883144, melford@davidburr.co.uk

SUDBURY

Glemsford – Single building plot with outline consent for a two-bedroom bungalow and parking. Guide price: £100,000. Planning authority: Babergh District Council, DC/19/04943. David Burr, 01787 883 144, melford@davidburr.co.uk

SURREY

EPSOM

Woodstock – Single building plot with planning consent for the erection of one dwelling with associated parking and landscape, following the demolition of the existing commercial buildings. Located on the edge of Headley Heath, an Area of Outstanding Natural Beauty, this south-westerly facing plot of approx one third of an acre has consent for a carbon neutral four-bedroom modern home. Planning authority: Mole Valley District Council, MO/2018/2045. Price band: £450,001-£600,000. Knight Frank, 01932 591 600, cobham@knightfrank.com

HASLEMERE

Hill Road – Elevated 0.25 acre plot with planning permission for a four-bedroom detached home of around 3,250 sq ft plus garaging. OIEO £400,000. Planning authority: Waverley Borough Council, WA/2019/0282. Homes Estate Agents, 01428 772 699, grayshott@homesathomes.co.uk

WARWICKSHIRE

DUNCHURCH, RUGBY

Cawston Lane – Development site with detailed planning permission for the demolition of the existing structures and the erection of two detached dwellings with integral garages, driveway and front and rear gardens. Guide price: £400,000. Planning authority: Rugby Borough Council, R19/0212. Howkins & Harrison, 01788 560 321 / 01788 564 680, property@howkinsandharrison.co.uk

NUNEATON

11A Moor Road, Hartshill – A well situated plot of land with detailed plans for a three-bedroom dormer-style property. OIRO £75,000. Planning authority: North Warwickshire Borough Council. Mark Webster & co, 01827 720 777, atherstone@markwebsterandco.co.uk

WEST SUSSEX

BARNHAM

Trevone – 1920s chalet bungalow situated on 0.75 acre plot, with huge potential to extend, renovate or split plot. Side access to rear with gravel driveway leading up to static caravan. The caravan is situated on concrete pad with utilities connected, site of caravan was previously an outbuilding and this is shown on ordnance survey maps. Planning authority: Arun District Council. Price band: £450,001-£600,000. Private seller, 07936 452 034.

WORTHING

Limbrick Lane – An EOT house with adj building plot. The house requires upgrading. Planning authority: Adur and Worthing Borough Council, AWDM/1035/19. Price band: £300,001-£450,000. GetAnOffer, 01903 331 031, jonathan@roundweb.co.uk

WEST YORKSHIRE

AINLEY TOP, HUDDERSFIELD

Grimescar Road – Single building plot with a frontage of 10.6m widening to circa 13.7m with a length of around 19.8m. Outline planning permission has been granted for a detached dormer bungalow with off-road parking. Guide price: £100,000. Planning authority: Calderdale Metropolitan Borough Council, 19/00887/OUT. Simon Blyth Estate Agents, 01484 651 878, huddersfield@simonblyth.co.uk

WARMFIELD, WAKEFIELD

Pineapple Inn car park, Wakefield Road – Former car park to the Pineapple Inn public house, set in the Green Belt in a semi-rural location. Planning permission has been granted for the construction of a four-bedroom energy-efficient underground house of around 3,400 sq ft with south-facing gardens. Guide price: £175,000. Planning authority: Wakefield Metropolitan District Council. Yorkshire's Finest, 0113 274 5400, leeds@yorkshiresfinest.org

WORCESTERSHIRE

DROITWICH SPA

Lyttleton Road – Plot of just under one acre with a 7,000 sq ft six-bedroom family home with rear garden and double garage block. Guide price: £600,000. Planning authority: Wychavon District Council. Fine & Country, 01905 678 111, droitwich@fineandcountry.com

The UK's only 100% free online plot finding service Plotbrowser.com

WORCESTER

Prestwich Avenue – Single building plot with outline consent granted for the erection of a three-bedroom detached house of 93sqm with off-road parking and garden. Guide price: £90,000. Planning authority: Worcester City Council, P18G0445. Allan Morris, 01905 612 266, worcester@www.allan-morris.co.uk



BECK ROW, SUFFOLK

Plot rear 49 Holmsey Green – Individual building plot on the outskirts of the village overlooking fields, extending to approx. 53ft wide max. by 52ft deep plus access driveway. Planning permission granted for a chalet-style property to provide three- to four-bedroom accommodation and associated parking. Guide price £140,000. Planning authority: Forest Heath District Council, DC/19/1719/FUL.
Shires Residential, 01638 712 132, mildenhall@shiresestateagents.com



WITHERLEY, ATHERSTONE, WARWICKSHIRE

Post Office Lane – For sale by the Modern Method of Auction. Single building plot measuring 76ft wide x 75ft depth with outline planning consent for a four-bedroom detached bungalow and single garage. Guide price: £140,000. Planning authority: Hinckley and Bosworth Borough Council.
Mark Webster & co, 01827 720 777, atherstone@markwebsterandco.co.uk

LAGOON



The Kodo Outdoor collection is designed by studio Segers and available at **LAGOON**. It's inspired by the versatile possibilities of mingling different materials into unique designs such as natural ceramic, industrial aluminium and tactile acrylic. These materials are weather-resistant and add a contemporary feeling to the furniture while the soft curves and rounded backs exude a warm and inviting ambience. The collection includes a dining table and chairs, sofa, lounge chair, cocoon, coffee table and a footrest.

For further information please visit:
020 7129 1309 | **www.vivalagoon.com**

KALDEWEI



The gently flowing interior shape of the round Classic undercounter washbasin gives it an elegant and timeless design. Made from **KALDEWEI**'s superior steel enamel, in two different sizes, the Classic undercounter washbasin comes with overflow fitting, easy-clean finish and sound insulation. Available in Alpine White, sanitary colours and in a selection of exclusive matt shades from Kaldewei's Coordinated Colours Collection (shown here in Catania Grey matt). All Kaldewei bathroom solutions are 100% recyclable and are supplied with a 30-year guarantee.

For further information please contact:
01480 498 053 | **www.kaldewei.co.uk**

LUDLOW STOVES



The Dartmoor Baker's have an integral oven above the fire box utilising the heat from the fire to cook, bake or warm delicious food. The stoves have three shelf heights, oven vents which allow the cooking smells and condensation to be drawn out and the top can be used to warm a pan or boil a kettle. Both the Baker 5 and Baker W5 are approved for the use in smoke controlled areas with a DEFRA kit fitted.

For further information please visit:
01584 878552 | **www.ludlowstoves.co.uk**

RAINCLEAR SYSTEMS



Heritage Cast Aluminium Beaded Deep Run stocked in Textured Black. In response to more orders for this 115x75mm (4.5x3") Beaded Deep Run profile, **RAINCLEAR** are adding it to stock, for next day delivery, in textured black. Ideal for properties that require extra volume/rainwater flow capacity, this traditional cast aluminium beaded half round profile gutter is deeper than the beaded half round.

For further information please visit:
0800 644 44 26/www.rainclear.co.uk

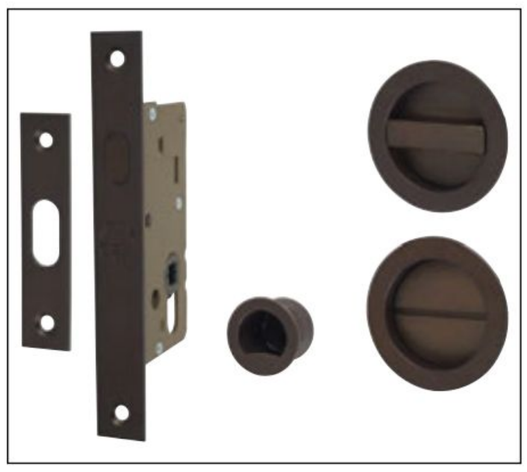
MODISH LIVING



The new Chelwood Reclaimed Wood collection of bedroom furniture at **MODISH LIVING** has been handcrafted using 100% FSC certified reclaimed wood. The pale natural finish retains all the markings, scars and grains from its previous life, adding character, warmth and intrigue that improves with age.The collection includes large, small and tall chest of drawers, bedside table, blanket box and double wardrobe but the most impressive piece is the bed, available as a double, king size or super king.

Go online to request your free catalogue:
01273 499057 | **www.modishliving.co.uk**

IRONMONGERY*DIRECT*



Sliding and pocket doors are becoming an increasingly popular choice for optimising floor space and adding a modern touch to any property. To achieve a stylish finish, check out the new M Marcus range of sliding door accessories available from **IRONMONGERY*DIRECT***. All products are designed and manufactured in Italy and come in satin brass, matt bronze and satin chrome finishes.

Go online to request your free catalogue:
www.ironmongerydirect.co.uk

SOLVEJ SWINGS



SOLVEJ SWINGS (pronounced SOOL-VAY) are timeless canvas and wooden swings, made in New Zealand for over 20 years, with painstaking care from the best suited quality materials. They are carefully crafted from naturally durable wood, top quality outdoor furniture canvas, yachting braid and have stainless steel fittings. The Solvej Traditional Board Swing comes with a 9 year warranty, is for both adults and children, and can be used indoors and out.

For further information please contact:
www.solvejswings.com

DAVEY LIGHTING



Acquired by The Original BTC Group in 2010 in order to safeguard its heritage, **DAVEY LIGHTING** has produced Pillar lights since the 1920s. Davey Lighting's bathroom and outdoor-safe Pillar lights are manufactured in England using materials and manufacturing techniques unchanged for a century. Individual extruded glass rods of the finest clarity and brilliance are hand-cut to various lengths at English Antique Glass, The Original BTC Group's Birmingham glassworks, then set within a choice of metal casings of various widths.

For more information please contact:
020 7351 2130 | **www.originalbtc.com**

To advertise in SelfBuild & Design, please contact:
Rachael Grignon on 01283 742964 or r.grignon@sbdonline.co.uk

GARAGES • LIGHTING • UNDERFLOOR HEATING • VENTILATION

IMPROVE YOUR DRIVE-THROUGH WIDTH WITH A GARADOR SECTIONAL GARAGE DOOR

Garador's sectional garage door range not only offers exceptional insulation, but they also give the homeowner full use of the opening space when entering the garage as there are no lifting arms or working parts in the way.

One of the foremost benefits of Garador's sectional garage doors are their insulating properties, as each door section is 42mm thick filled with insulating polyurethane foam. Plus, they have rubber seals on each of the intermediate door sections and a floor seal helps to prevent water ingress and stop drafts blowing in through the garage.

But, one of the most overlooked benefits of Garador's sectional garage doors is that they don't have any lifting arms in the opening space where your car moves through when the garage door opens. Sectional garage doors up to 4000mm wide are generally supplied with tension spring lifting gear, whilst doors over 4000mm wide are generally supplied with torsion spring lifting gear. Neither of which protrude into the opening, when the door operates.As a result, you have full use of the drive-through width for your car, which is especially important for garages with limited width where homeowners want to part their car inside the garage.

Furthermore, Garador's sectional garage door lifts vertically with no "kick out", so it is ideally suited to properties with short driveways where the homeowner has to park their car right up close to the garage door.

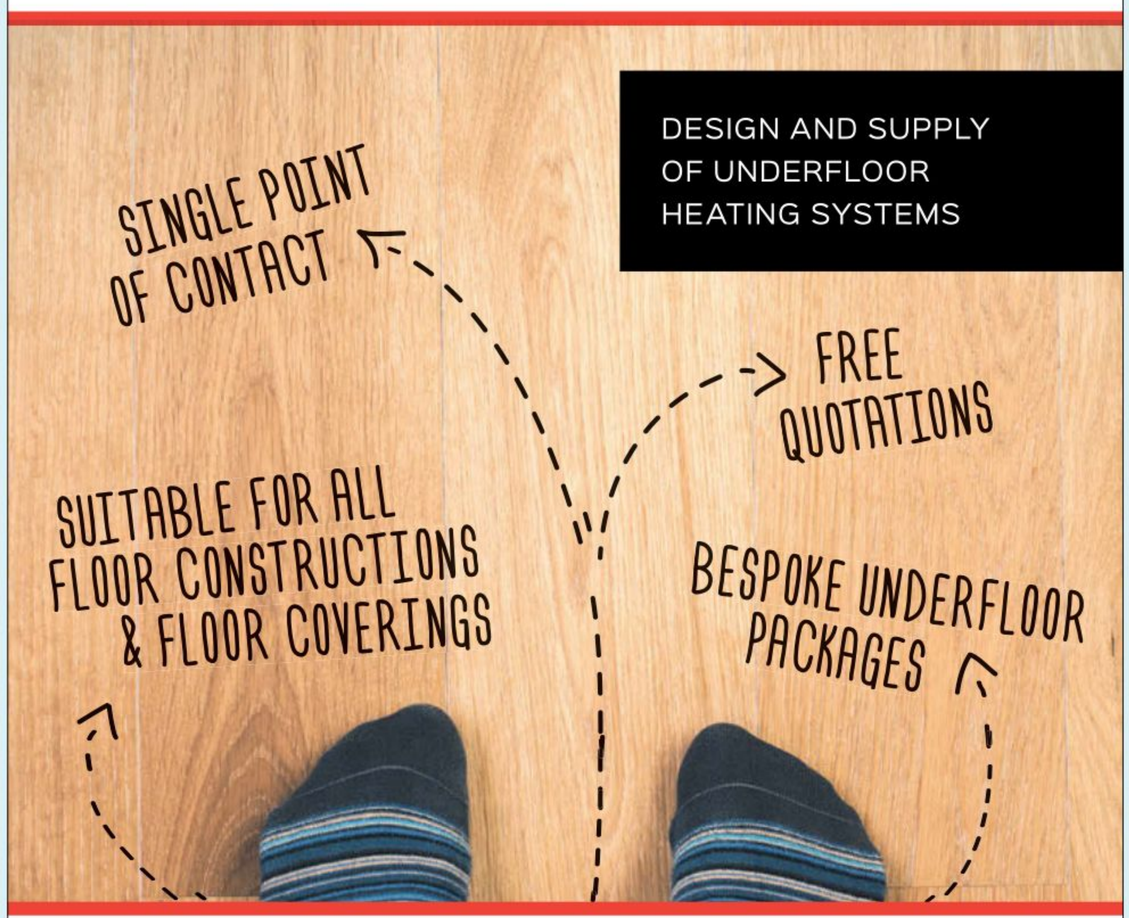


To find out more about Garador's sectional garage door range, please visit **www.garador.co.uk**

GARADOR
The Garage Door People

SIMPLICITY
QUALITY
VALUE

BLACK°
UNDERFLOOR



With over 25 years' experience in underfloor heating you can be assured of the right advice for your project.

Office: 01676 522484
www.blackunderfloor.co.uk
sales@blackunderfloor.co.uk

ARRIDGE Est 1989

GARAGE DOORS

Top Brands • Big Discounts • Nationwide



Trade & Retail

Supply Only or Supply and Installation

Suppliers of: Hormann, Garador, Cardale, Carteck, Wessex, Cedar Door, Woodrite, Aluroll, Gliderol, Alutech and Ryterna

01691 670394 www.arridgegaragedoors.co.uk

Starscape Fibre Optic Lighting



• Innovation • Ideas • • Help • Advice •

See the website for over 100 fibre optic lighting project reports.

Home cinema star ceiling specialists.

www.starscape.co.uk 01289 332900



CVC Direct

Heat Recovery Ventilation

- Leading designer, supplier & installer of Whole House Ventilation systems
- High efficiency Passivhaus certified MVHR units available from stock
- Nationwide installers
- Free design and planning service
- Technical support & back up

CERTIFIED COMPONENT Passive House Institute

Passivhaus Trust MEMBER The UK Passive House Organisation

Unit 11,
Bushell Business Estate, Lester Way,
Wallingford, OX10 9DD

Tel: 01491 836 666
Email: info@cvcdirect.co.uk
Website: www.cvcdirect.co.uk

Next month

May issue on sale March 26th









Remodel and renovation

This makeover of a Derbyshire house was undertaken by its young owners.

More inspiring projects



A perfect fit

Built in the garden of a Victorian house and shaded by mature lime trees, this new family home was carefully designed with a cantilevered first floor and thoughtfully positioned glazing to ensure it fits perfectly into the unique setting.











In their own words

When Russ and Janice Quinlan chose to build their eco house in Aberdeenshire using SIPs, they didn't realise it would have such implications on their finances.



Cliff-top holiday cabin with wave-inspired roof

Perched high above Cornwall's Whitsand Bay, which holds fond memories for the owners, this newly built cabin has been clad in Siberian larch and features a wave-inspired roof.



HOW TO MAKE A HOUSE A HOME

Gerald Cole finds six ways to build homeliness into your design.

It was a three-bedroom Victorian terrace on a busy main road and it had been empty for two years. Faded wallpaper from generations past hung from the walls. The scullery floor was brick, apparently laid on bare earth, and half the power sockets appeared to have been wired to the lighting circuits.

Describing it as a wreck would have been an act of mercy. But to my wife and I, it immediately shrieked 'home!' I'd lay odds that a remarkable number of homeowners' best-loved houses have produced a similar reaction on first viewing. Which is fine if you're looking for a renovation or a conversion. But what about a home you're designing from scratch? How can you be sure it will feel like the right home for you when it's finished? What are those elements that ensure homeliness?

This was the question posed by The Science of a Happy Home, a recent report commissioned by online architectural practice Resi. "We need," it argues, "to shift from evaluating our homes as property (by number of rooms and size) to personal environments (how they perform for well-being)."

The report was based on a survey of 4,000 UK residents and 16 interviews with home improvers. From the results six key qualities of a happy home were identified.

It should be secure – a place where you can live for as long as you want; relaxed – somewhere to feel calm, comfortable and at ease. It should be adaptable – easy to reconfigure to meet changing needs, and connected – a place where it's easy to socialise with both fellow residents and visitors, and to interact with the outside world, via a garden or balcony. A home should also mirror the occupants' personalities, and be nourishing, ie adequately heated, well ventilated with pleasing views.

The report recommends 16 ways to incorporate these qualities into a home, many of them aspects of interior rather structural design. But the structural recommendations have echoes of an earlier attempt to define homeliness.

In the late 1970s a group of California-based architects published A Pattern Language, a book identifying over 250 aspects of buildings and spaces that instinctively felt 'right'. Rather than using surveys, they studied successful vernacular architecture, buildings, including homes, built by the people who used them.

Here, then, are six suggestions, culled from both sources, for designing a homely house.

1 Open-plan living provides the most adaptable layout and is especially favoured by families with young children. But build in the ability to divide up the space, allowing for different activities to occur simultaneously, or for later changes of general use. Site windows on two walls so light won't be blocked by dividing screens, shelving units, folding doors or later partitions. Raised or sunken areas can have a similar effect.

2 Create an 'intimacy gradient', starting with a public area for visitors, such as a good-sized lobby, then, as you go further inside, gradually more private areas – living room, kitchen and finally bedrooms. This gives a sense of entering a refuge and allows visitors to adjust to what may be an unfamiliar space.

3 Set the central family area just off the main route through the house, so it's not disrupted by passers-by, but they can look in to check up quickly on other household members.

4 Make room for nooks in unused walls, corners or below staircases for work or quiet relaxation. In the central living area, these allow spaces for individuals to carry out their own activities while still together with others. Built-in window seats, especially with a good view, are particularly appealing.

5 Try to give every room windows on two sides to avoid glare or contrasting shadows, which make faces harder to see, or read. If that's impossible, make the windows as tall as practicable, ideally with splayed reveals to spread the light.

6 Both A Pattern Language and Resi recommend maximising internal daylight with skylights, light wells and sun pipes where windows aren't possible. But Resi found that homeowners' satisfaction depends less on sunlight levels than the outside views. Think, then, about adding greenery to an overlooked yard, side space or balcony. Or add interest to a garden view by creating a partly enclosed relaxation area just outside the house which both frames the view and provides a point from which to enjoy it. A large, blank space, argues A Pattern Language, tends to make people uncomfortable and they will instinctively look for a sheltered spot in which to sit.



Places for quiet relaxation are desirable. Built-in window seats, especially with a good view, are particularly appealing.

PICTURE: CULLINAN STUDIO

Resi: resi.co.uk
A Pattern Language: amazon.co.uk



"The essential place to get help and advice on self building your own home"
NSBRC Visitor

Open
Tuesday to Sunday
10:00-17:30
FREE entry!

J16, M4 Swindon

The UK's ONLY permanent visitor centre for self builders, custom builders and renovators

The National Self Build & Renovation Centre

- **Self build courses**
- **Over 250 exhibitors**
- **Advice from experts**
- **Eco & design workshops**
- **Self build shows with free seminars**
- **Guided educational tours**

A unique and inspiring resource, the NSBRC is here to help provide you with the **knowledge** and **support** you need during your homebuilding project.









MORE INFO & FREE TICKETS AT
WWW.NSBRC.CO.UK
0345 223 4455

The home of Self Build Custom Build & Renovation

nSBRC
National Self Build & Renovation Centre

ROBBENS SYSTEMS®

is a part of FRÄNKISCHE



Underfloor heating from Robbens Systems®



- Factory assembled manifolds
- Heat-loss design with £1m guarantee
- Fränkische German manufactured pipe
- Heat pump or boiler compatible systems
- 25 years experience

Get a free quote by emailing your plans to: quotes@robbens.co.uk

UNDERFLOOR HEATING

VENTILATION HEAT RECOVERY

PRESS FIT PLUMBING

www.underfloorheating.co.uk