DESIGN PRINCIPLES: THE INTEGRATED DESIGN TEAM – WITH JENNY CHANDELA

Allan Corfield
ARCHITECTS

An Introduction to Self Building

An eBook from **Allan Corfield Architects**

- Based in Swindon & Dunfermline
- Covering the whole of the UK
- Completed 500+ projects
- Specialists in Low energy residential projects

- RIBA Chartered Architects
- Energy Performance & Passive House Design
- Cost Consultancy
- CDM Principle Designer
- Structural Engineering

- VR & 3D design

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ARCHITECTS

1. Getting started
2. The design process
3. Getting the right help
4. Building your dream
5. Top tips

GETTING STARTED

Finding a plot -

1. Select a location
2. Explore your preferred area
3. Recent planning applications
4. Local estate agents
5. Property auctions
6. Plot search service
7. Get creative!

Who do I need to work with?

Basic –

1. Architect or Architectural Designer
2. Structural Engineer

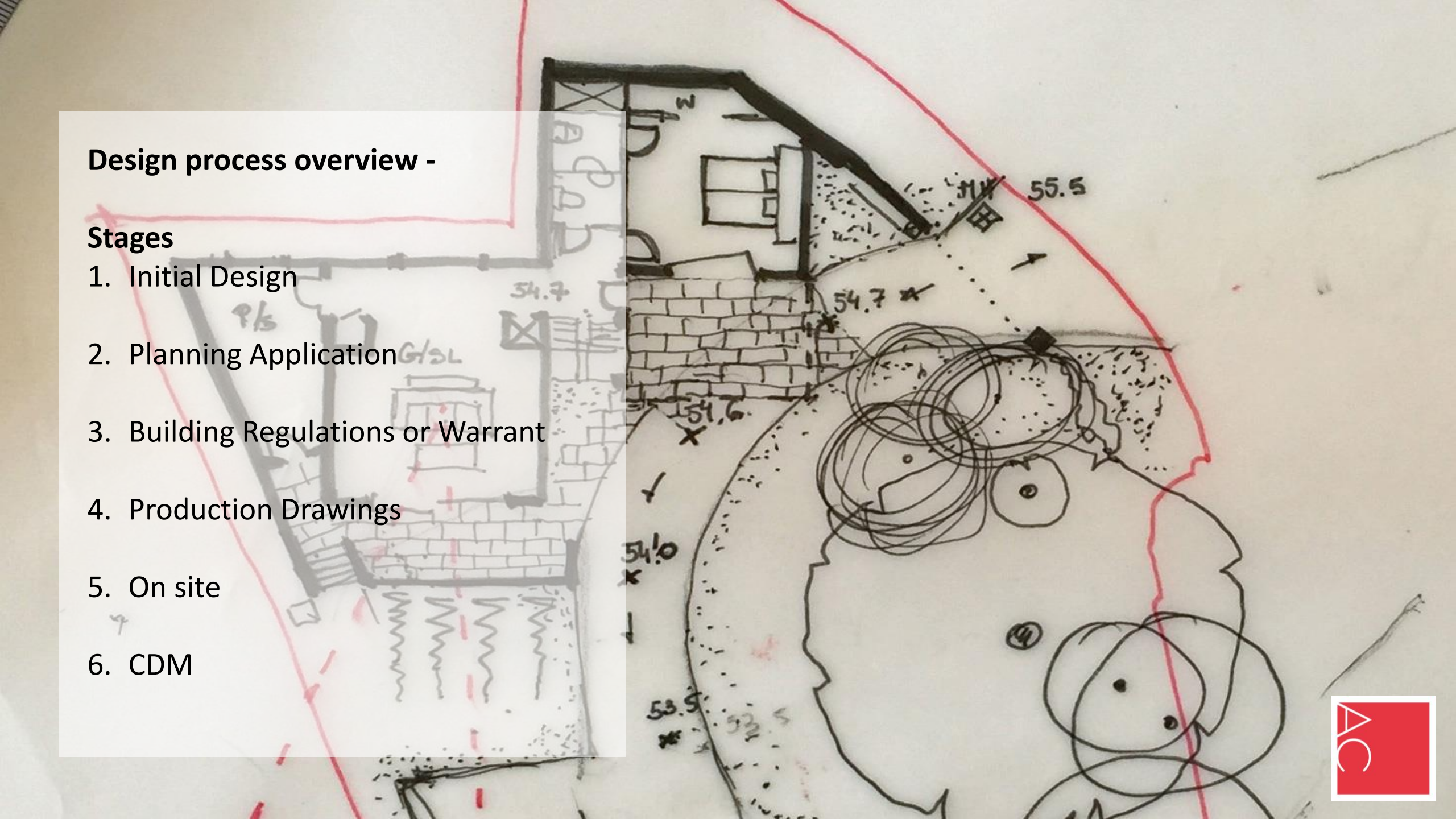
Might need –

3. Planning Consultant
4. QS
5. Heating Engineer
6. Project Manager
7. Landscape, lighting or interior designers
8. Principle Designer

Design process overview -

Stages

1. Initial Design
2. Planning Application
3. Building Regulations or Warrant
4. Production Drawings
5. On site
6. CDM



What is critical throughout these stages?

1. Your involvement, **its your home not your design teams**
2. Checking that you can afford it!
3. You must love the design before you proceed through the stages
4. Engage with your neighbors and the planners as soon as you can
5. Communication with your consultants

THE DESIGN PROCESS

The design process starts with <u>YOU</u>.

What is a Brief and what is it used for?

1. Your brief sets out all of the important requirements for your project
2. It is created by you prior to engaging with your design team
3. You should use it to obtain accurate fee proposals from your design team
4. It is an evolving document, throughout the life of project

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The Self Build Experts

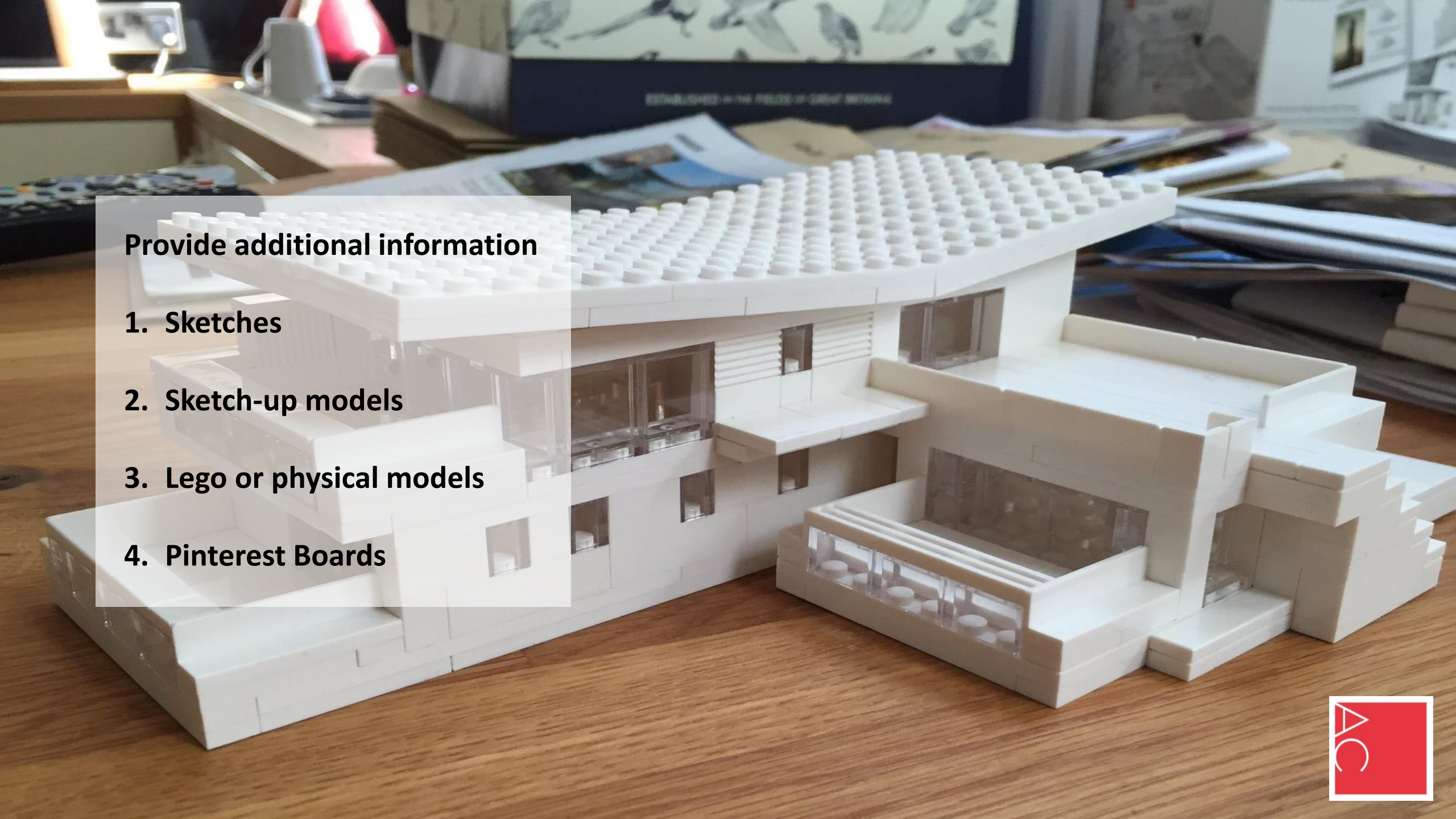
PROJECT BRIEF – from client meeting Friday 18 September 2015

PRESENT – Keira Proctor (Client – KP)
Alan Proctor (Client – AP)

Architectural Style External -	A mixture of old and new features Use timber, render and stone as main materials aluminum or alu-clad Built around courtyard Potential for mono-pitched roof or flat roof Maybe a curved section of wall Must work with existing stone garden walls
Architectural Style Internal -	Contemporary flow of spaces Sunken living room Large feature double height entrance atrium High ceilings and large volumes throughout Large windows and bi-fold out to garden
Ground Floor Accommodation -	Linked double garage, with work space Large utility room, with laundry shoot Plant room for all of the heating & controls Large entrance atrium with feature stairs Sunken living room with fireplace
First Floor Accommodation -	Master suite room, with en-suite bathroom, large his & hers walk-in wardrobe (approx. 3-5m storage each all hangers) Balcony from master suite Second living room from master suite 2 additional double bedrooms, sharing 1 en-suite Family bathroom Home Office (could be on GF) Views into walled garden are important Window seats Double height volumes (potential down to GF)
Landscaping -	Mixture of hard & soft landscaping Focused around the existing walled garden New formal entrance through trees on private access track Courtyard is key
Systems -	Mains or bottled gas supply Heating UFH on all of Ground Floor and wet rooms on First Floor MVHR system Central Vac system Whole house control system (through IOS) Aga in kitchen, if required?
Budget -	*Client to confirm?*
Timeframe -	Start immediately on designs, start on site 2016. Approx 12-16 month build schedule
Wishes –	Sunken wine cellar Trash shoot and laundry shoot

What is included in your Brief?

1. Basic room information & room sizes
2. How the building flows
3. Architectural Style
4. Is a certain view or orientation important?
5. Energy Performance & Heating Strategy
6. What is your role (be the best self builder you can)
7. Budget & Timescales
8. Why



Provide additional information

1. Sketches
2. Sketch-up models
3. Lego or physical models
4. Pinterest Boards

GETTING THE RIGHT HELP

Portfolio of works

Experience

Ability to listen


Chemistry and trust

Ability to visualise

Top tips on appointing your design team

1. Interview each profession required, **ask for references** and look into previous work.

2. Provide your **detailed brief** to anyone you require a quote from.

3. Obtain **written quotes** & ensure they are **fixed fees** – don't go for % of construction cost quotes!

5. Speak to professionals who regularly handle your type of project – **Self Build specialists** can give you the best advice! These professionals will be part of your life for at least 18 months, so **you need a good relationship too**!

6. Don't fight costs down **too much**; you want a good service – they are a business after all!

7. If the relationship turns sour, **be aware of your options for parting ways!**

BUILDING YOUR DREAM

Benefits of early engagement -

1. Site suitability
2. Building orientation/ siting
3. Refinement of brief
4. Consideration of building envelope
5. Integration of systems
6. Developing a relationship

Site suitability -

Architectural

1. Planning potential
2. Legal restrictions
3. Site access
4. Services to site – major connection costs
5. Physical characteristics
6. Ground conditions - including topo, soil investigation & percolation test

Building siting/ orientation-

1. Assess external landscape features
2. Assess internal landscape features
3. Weather data and sun path analysis

Refinement of brief -

1. Evolving document
2. Incorporate changes as knowledge increases
3. Top priorities

”Is a back to basics approach where you concentrate on the fabric of the building before throwing eco bling, in order to make it work.”

Building a quality envelope

THE KEY ELEMENTS

1. Solar Gain
2. Construction Type
3. Air Tightness
4. Limit Cold Bridging
5. Ventilation Strategy
6. Heating Systems

Initial design & planning stage -

1. Initial design variations - based upon brief, site conditions and programme

2. Review of design variations to agree a final revision – 2D and 3D visualisation

3. Consideration of structural design and other systems to provide economy of layout and form

4. Design with a construction method in mind

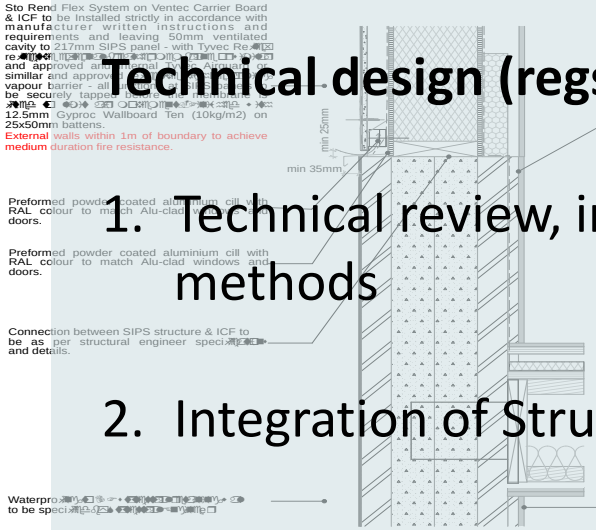
5. Work up a full set of initial design drawings to planning level

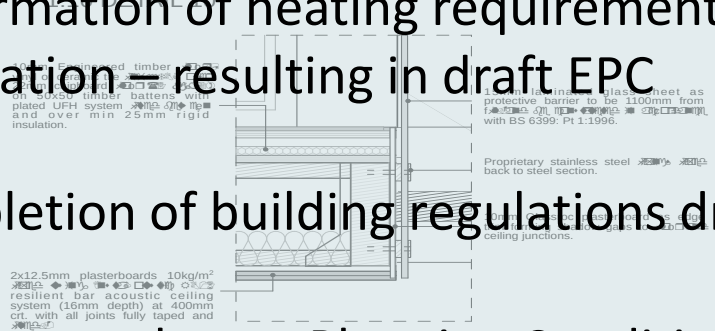
6. Completion of external rendered images – key to planning success

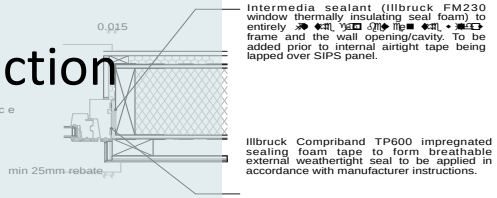
7. Complete all support documentation required to lodge a planning application

Technical design (regs & production) -

1. Technical review, investigation and documentation of various construction methods
2. Integration of Structural Engineers design information
3. Confirmation of heating requirements, energy performance and SAP calculation – resulting in draft EPC
4. Completion of building regulations drawings and submit application
5. Discharge relevant Planning Conditions
6. Guidance on the construction process and procurement routes
7. Development of construction drawings and integration of specialist designs
8. Review of building kit and windows/ doors package

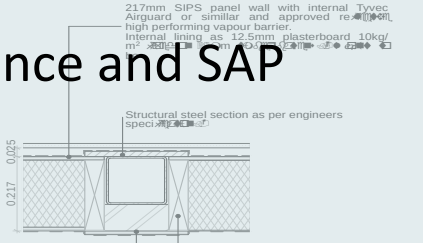




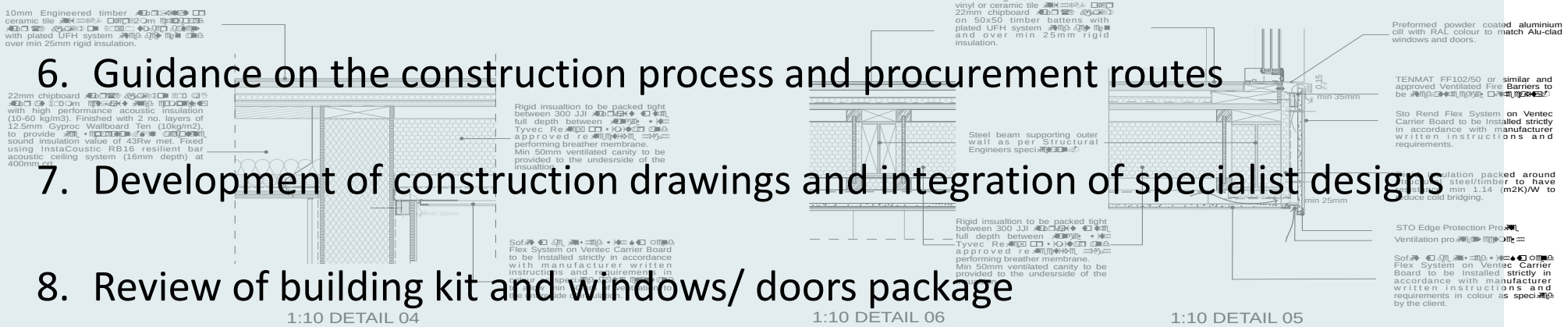


1:10 DETAIL 23 WINDOW JAMB GENERAL

1:10 DETAIL 11



1:10 DETAIL 21 STRUCTURAL STEELWORK GENERAL



1:10 DETAIL 04 1:10 DETAIL 06 1:10 DETAIL 05

REVISION	INITIAL	DATE	SUFFIX
Amendments per building control report dated 11.05.17	SPH	16.05.17	B
Amendments per building control report dated 26.01.17	SPH	15.03.17	A

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CLIENT
KENNETH MCLEAN

PROJECT
BELMONT DRIVE
EDINBURGH

TITLE
Details Walls/General
STAGE 3 DETAIL DESIGN DEVELOPMENT

SCALE @ A2	DATE	DRAWN	CHECKED
1:10	06/12/16		

No. 187 - BW 13
REV. B

LEWIS HOUSE, UN
HILLEND IND EST
FIFE, KY11 9JF
t - 01383
e - info@aca
w - www.aca

On site -

1. Confirmation that all planning and building control conditions have been released.

2. Site Inspections/ Toolbox talks

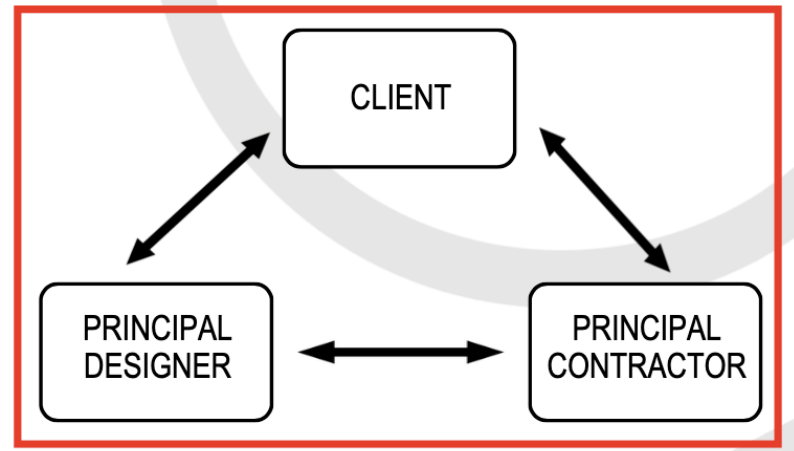
3. Issue of CML mortgage Certificates to release Mortgage payments

4. Interim through to Completion Certification

5. 1 year inspection to confirm making good of defects.

CDM 2015-

The **Client** has overall responsibility for the successful management of the project and is supported by the **Principal Designer** and **Principal Contractor** in different phases of the project.



The Principle Designer will:-

1. Provide pre-construction information to appointed designers and Principal Contractor
2. Assist the client in provision of pre-construction information
3. Gather information for the Health and Safety File
4. Liaise with the Principal Contractor
5. Update to CDM Matrix where design work is carried out after the construction phase has commenced

TOP TIPS

1. Do your research about potential sites.
2. Develop your brief early on and commit to it.
3. Be the best self-builder or client you can be!
4. Prioritise your goals and integrate from the outset.
5. Hire the right team to design in more complicated features.

Allan Corfield Architects presents:

‘How to Self Build Successfully’ Seminar

“An excellent place to start a project – great clear information and educational, great place to network for services. Well worth the cost, even for me travelling 250 miles each way! Would recommend a combined visit with a day in NSBRC exhibits for even more. Well done ACA!”

Visit ACA at Trade Village Stand 63

www.acarchitects.biz/seminars

2nd December 2023

Are you considering Self Build?

This seminar – hosted by Allan Corfield Architects and delivered by top industry leaders – prepares you for your Self Build journey.

The day includes expert advice on key topics ranging from finding land and funding your project to future proofing your design and cost control. There are opportunities for individual consultations and networking throughout the day.

Key Topics:

- Finding and assessing land
- Funding and protecting your project
- Your project team and the design process
- Project Management and cost control
- Future home standards and construction systems
- Renewable heating design
- MVHR design
- Virtual Reality demonstration

For dates offered, more information, speakers bios and to book your place,

visit:
www.acarchitects.biz/seminars

email us at:
kim@acarchitects.biz

or call:
03333 444217.

Time: 8.30 am – 4.30 pm

Location: Build It Theatre, NSBRC, Swindon

Cost: £80 per person