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HOME DESIGN: A STEP-BY-STEP GUIDE TO DESIGNING YOUR DREAM HOME

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Todays talk –

1. Get your brief right
2. Appoint the right team
3. Be an efficient self-builder
4. The design stages

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GET YOUR BRIEF RIGHT
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START WITH WHY
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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

Allan Corfield Architects
The Self Build Experts

PROJECT BRIEF – [illegible] meeting Friday 18 September 2015

PRESENT – Keira Proctor (Client – KP)
Ian McKormack (Client – Imc)
Alan Proctor (Client – AP)
[illegible]

Architectural Style External - A mixture of old and new features
Use timber, render and stone as main materials
Lost of glazing, grey windows potentially aluminum or alu-clad
[illegible]
Potential for mono-pitched roof or flat roof
[illegible]
Must work with existing stone garden walls

Architectural Style Internal - Contemporary flow of spaces
[illegible]
Sunken living room
[illegible] feature double height entrance atrium
High ceilings and large volumes throughout
Stone floor tiles or hardwood downstairs
Carpet upstairs (not in en-suites)
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, st
2016. Approx 12-16 month build

Wishes –
Sunken wine cellar
Trash shoot and laundry shoot

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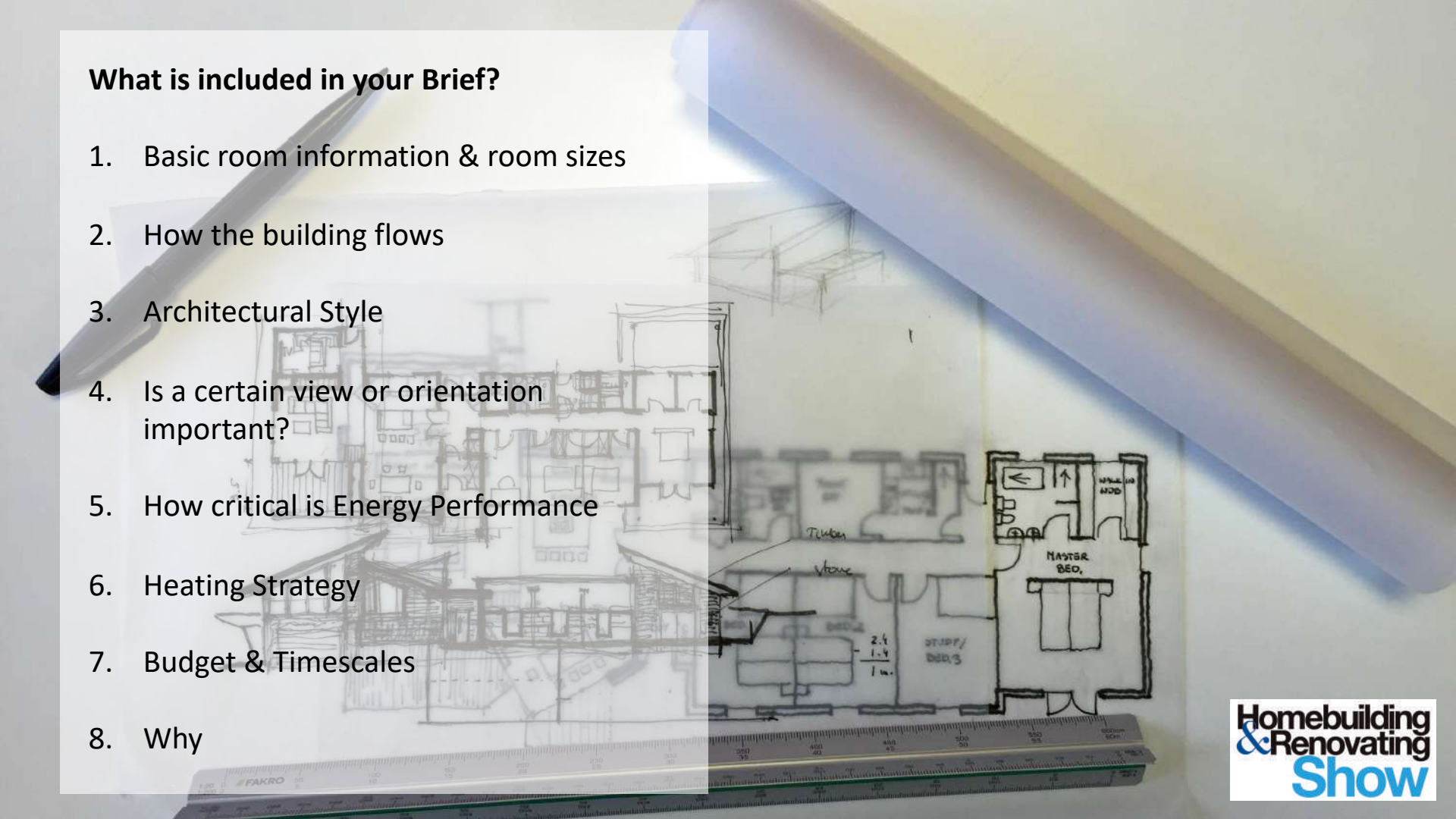
What is included in your Brief?

1. Basic room information & room sizes
2. How the building flows
3. Architectural Style
4. Is a certain view or orientation important?
5. How critical is Energy Performance
6. Heating Strategy
7. Budget & Timescales
8. Why



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Client Scenarios

1. Can we have a TV/PC screen in the kitchen for news, internet, etc.

2. I need a space (away from the kids) with natural light to do my make up in the morning.

3. BBQs - Can we have a sheltered seating area outside, fitted with a mains gas fire pit and BBQ - as well as access to storage for tables and chairs, garden toys/games?

4. We mountain bike, so need a shower room near the garage so we can clean off before entering the main house.

5. I travel a lot and leave early for the airport, can we have separate doors into the en-suite and dressing room so I don't wake up my partner?

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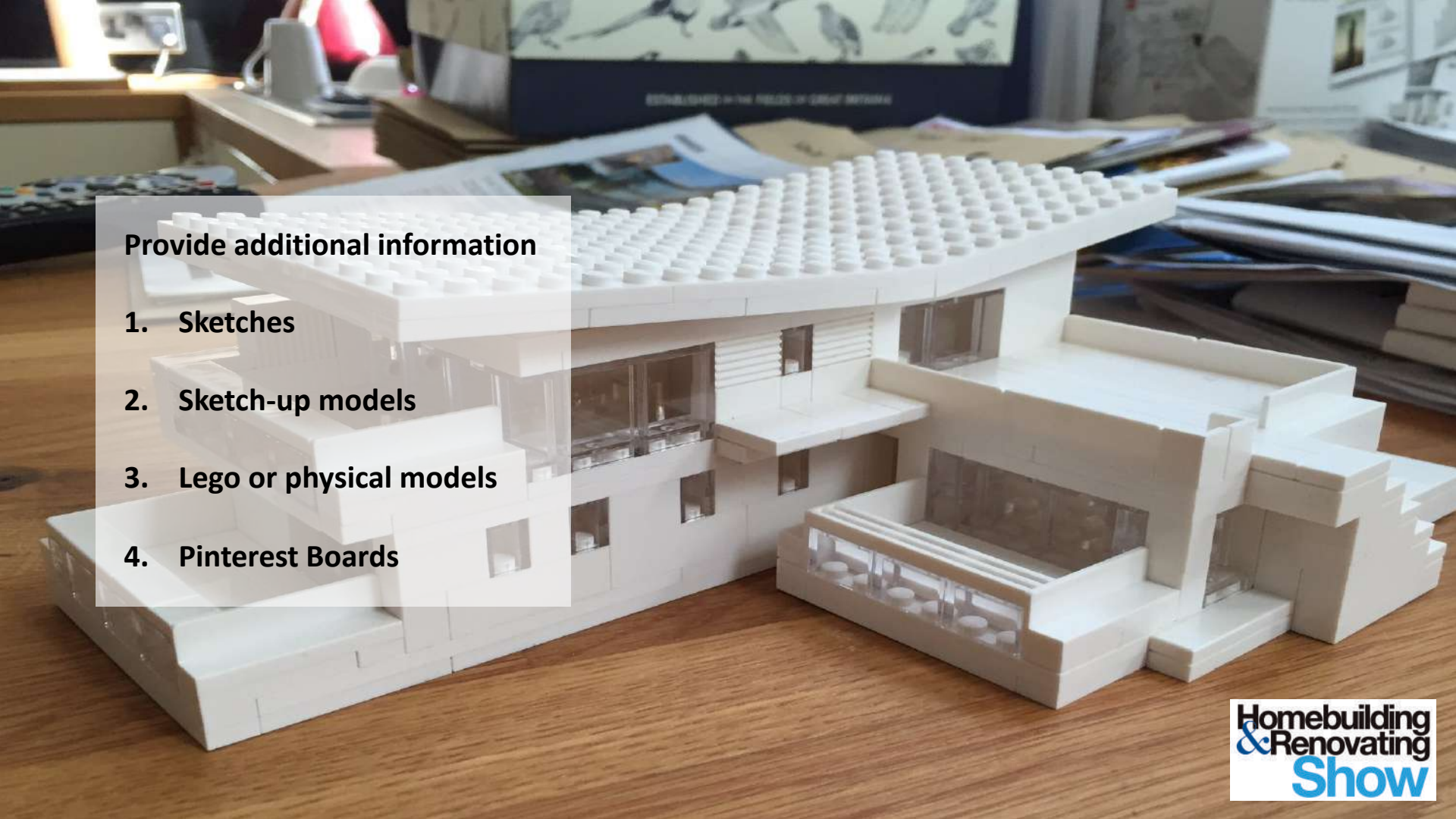

Provide additional information

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

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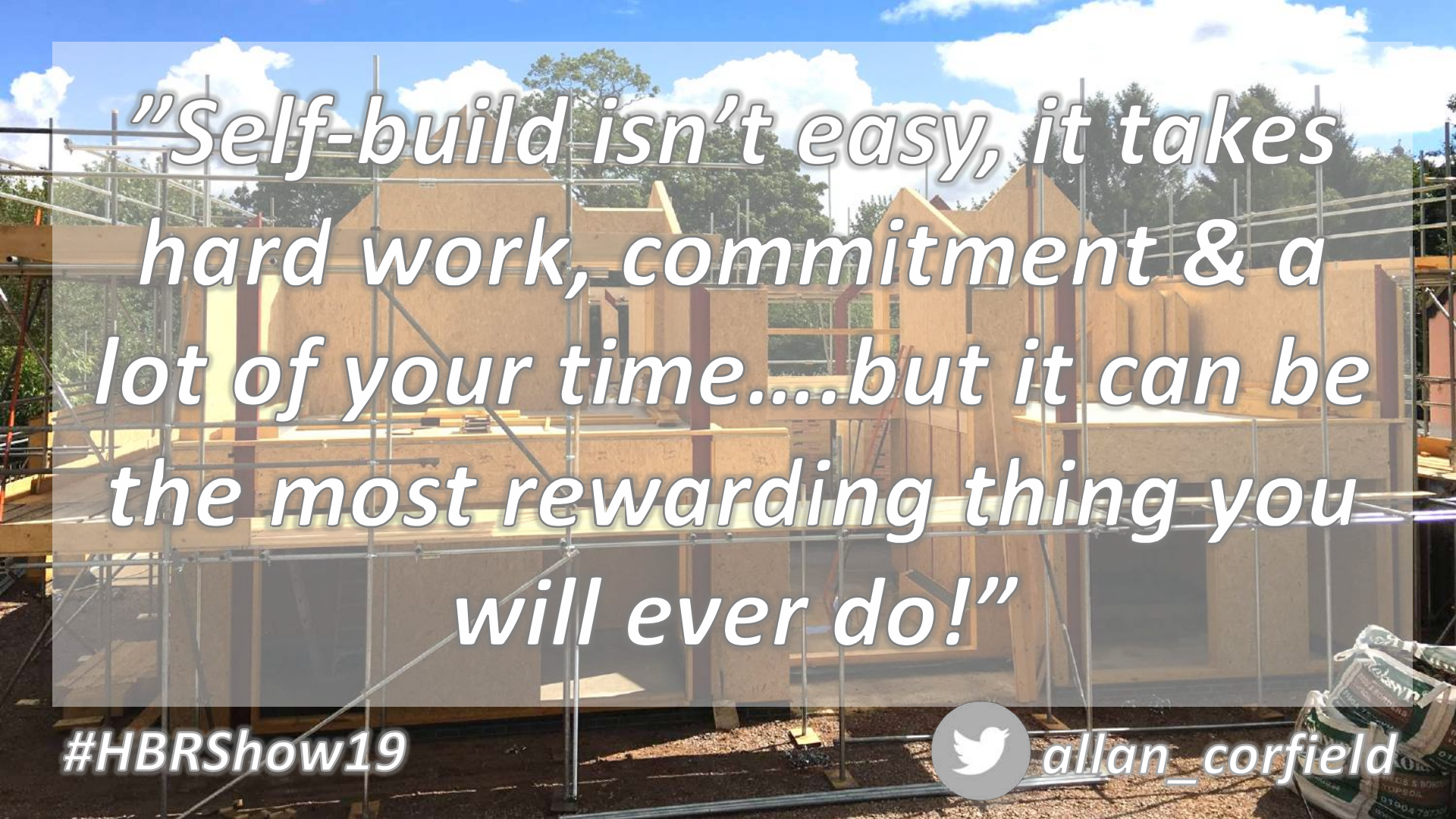
"Self-build isn't easy, it takes hard work, commitment & a lot of your time....but it can be the most rewarding thing you will ever do!"
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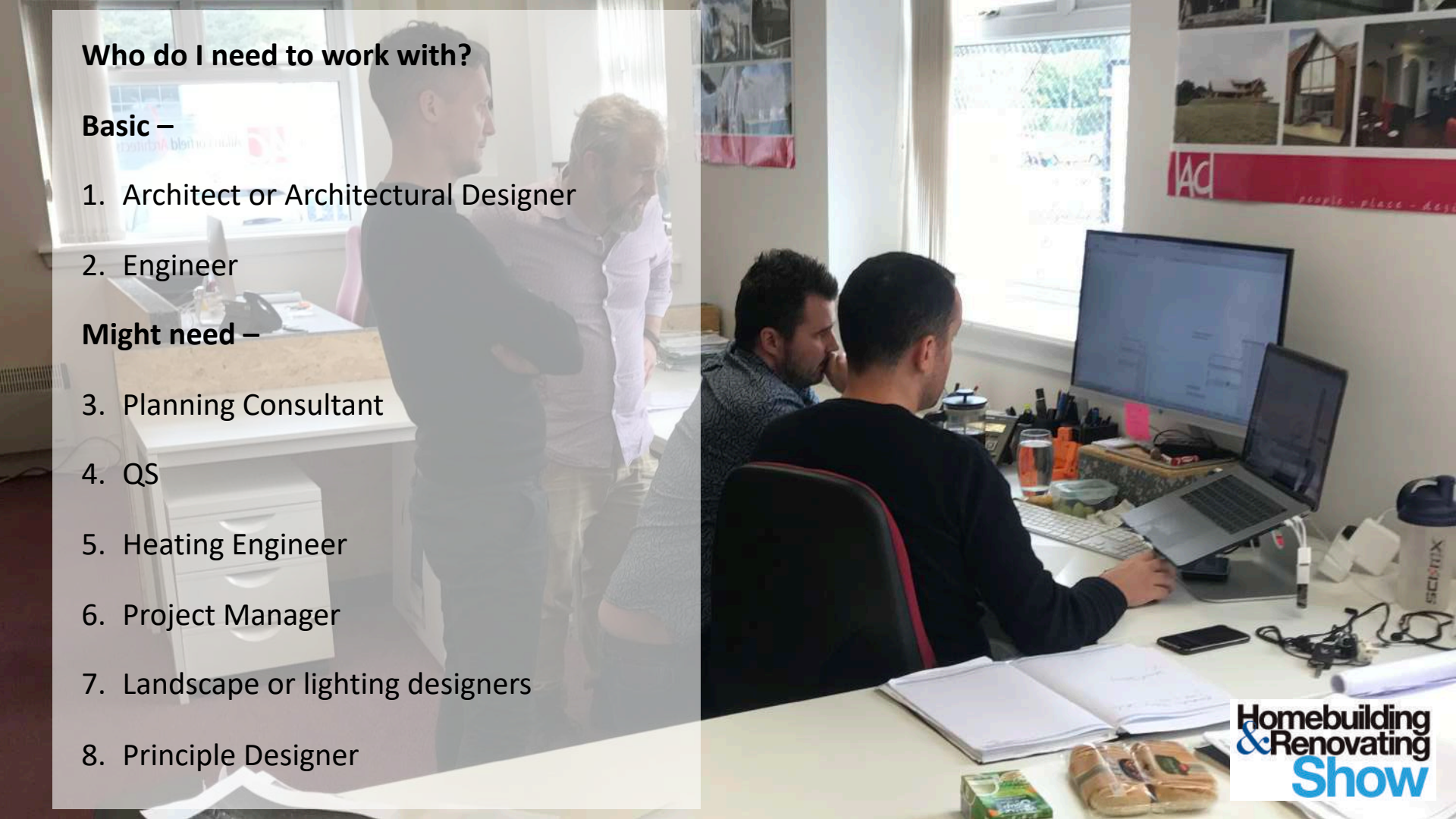
APPOINT THE RIGHT TEAM



Who do I need to work with?

Basic –

1. Architect or Architectural Designer
2. Engineer

Might need –

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

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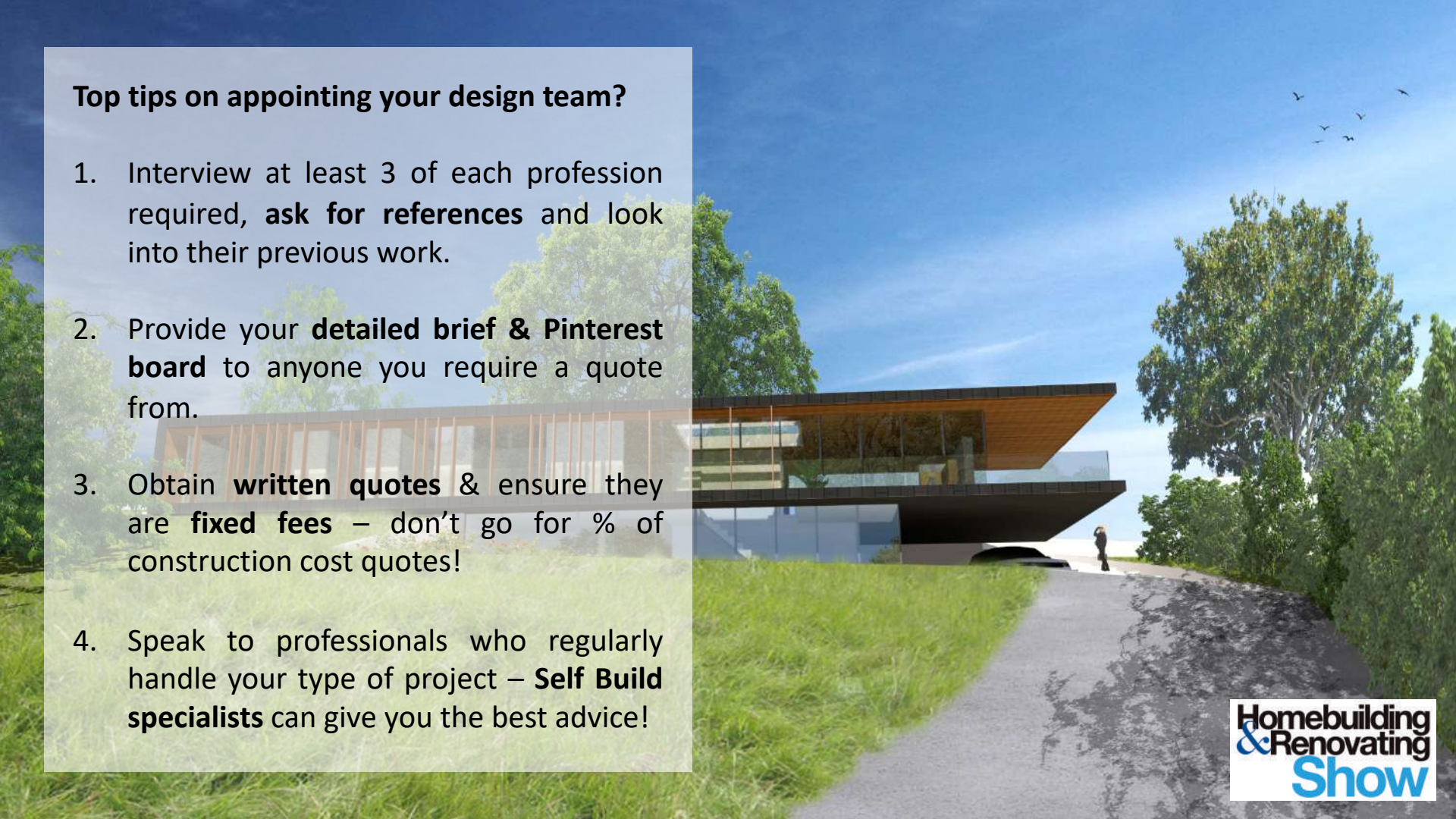
Top tips on appointing your design team?

1. Interview at least 3 of each profession required, **ask for references** and look into their previous work.

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

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

4. Speak to professionals who regularly handle your type of project – **Self Build specialists** can give you the best advice!

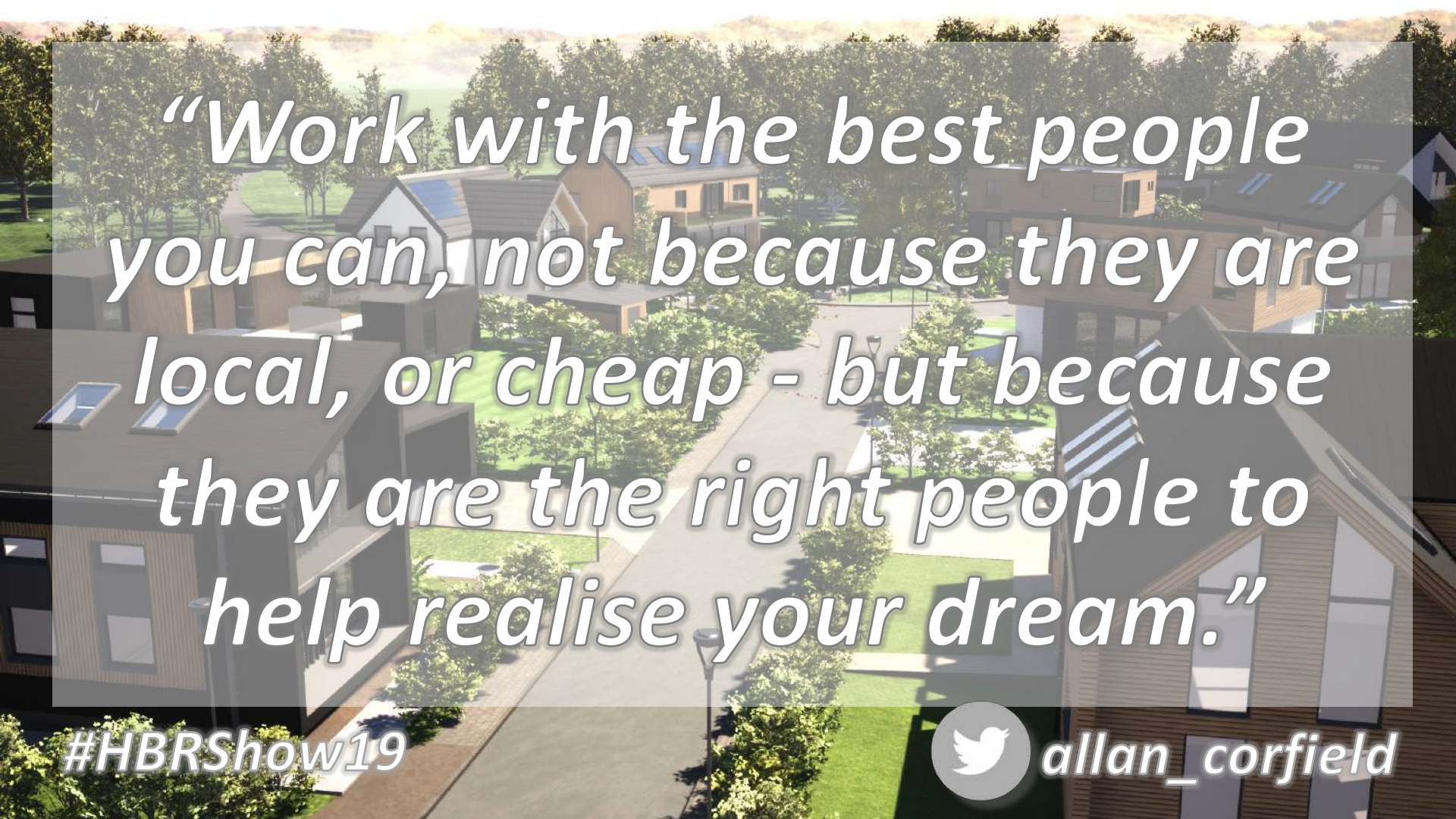


Top tips on appointing your design team?

5. Never base a choice purely on price – these professionals will be part of your life for at least 18 months, so **you need a good relationship too**! Communication is key – confronting issues or concerns face to face can sort out minor problems before they become major!

6. Don't fight costs down **too much**; you want a good service and the trades need to make a profit – they are a business after all!

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


“Work with the best people you can, not because they are local, or cheap - but because they are the right people to help realise your dream.”
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BE AN EFFICIENT SELF-BUILDER

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Be efficient & Realistic with your project

How can you impact the future of your project –

- Not designing efficiently
  - Floor to ceiling heights
  - Structural spans
- Incorrect specification
- Too big or too small
- Cladding choice
- Overestimating the amount of work you can do yourself


“You will not move into your dream home, if you can’t afford to ever complete it”
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THE DESIGN STAGES
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Before you start: who is involved?

1. Client
2. Architect or Designer
3. Possibly Engineer
4. Possibly Planning
5. Mortgage or IFA

1. Before you start

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Step by step guide -

1. Search for suitable sites
2. Complete Site review, including soil investigation & percolation test
3. Review the current planning approval (if any) & any implications regarding conditions
4. Speak to a Mortgage advisor or IFA
5. Check major connection costs
6. Asses the site with an architect and/or engineer

<u>OUTCOMES – EITHER PURCHASE OR KEEP LOOKING</u>

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Initial design stage: who is involved?

1. Client
2. Architect or Designer
3. Possibly Engineer
4. Possibly SAP designer
5. Possibly planning

2. Initial Design

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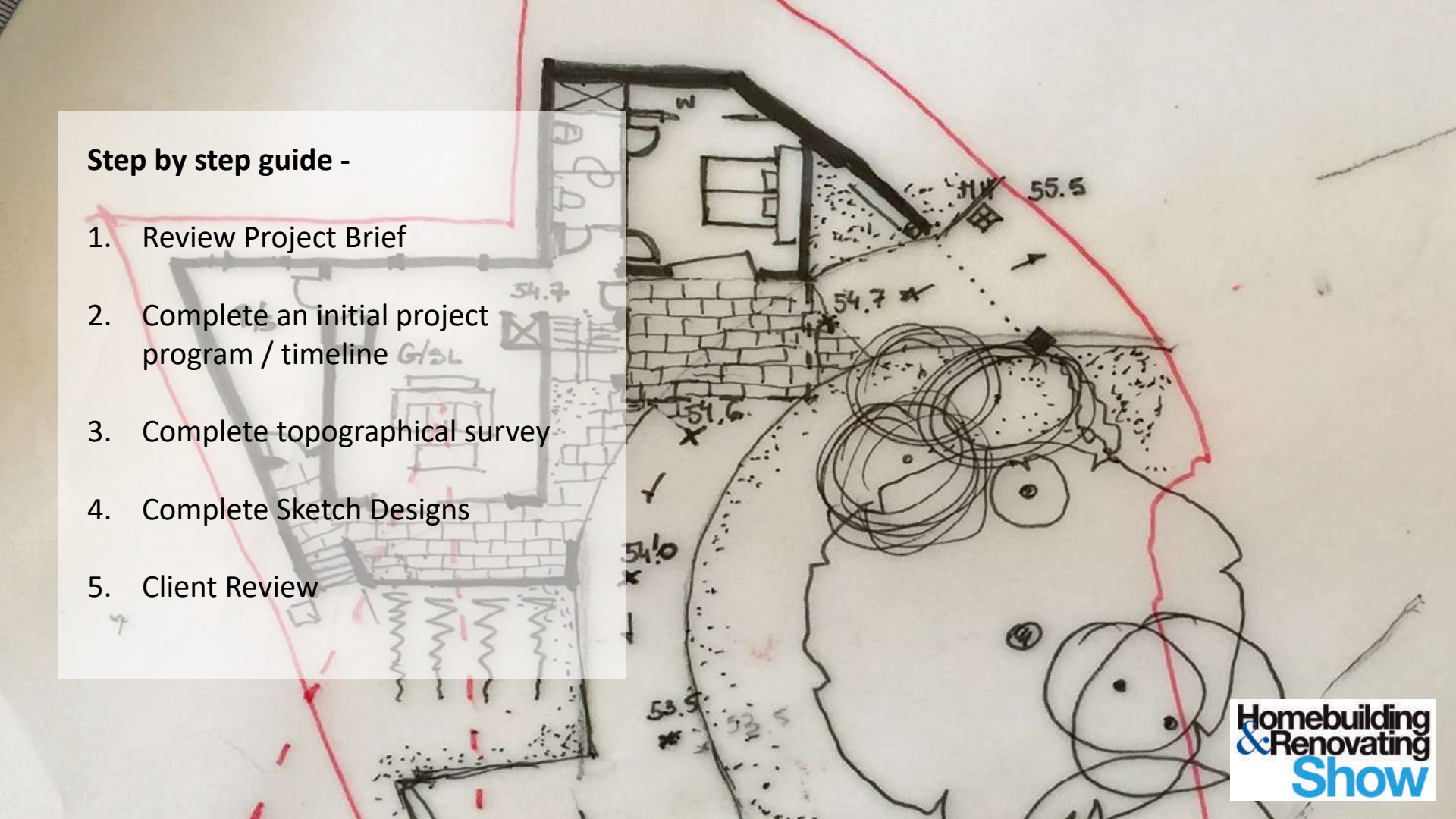
Step by step guide -

1. Review Project Brief
2. Complete an initial project program / timeline
3. Complete topographical survey
4. Complete Sketch Designs
5. Client Review



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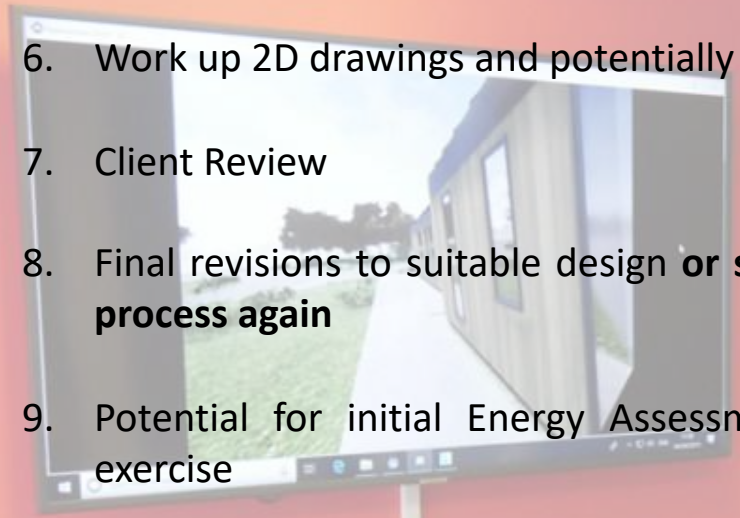
Step by step guide -



6. Work up 2D drawings and potentially 3D models
7. Client Review
8. Final revisions to suitable design **or start design process again**
9. Potential for initial Energy Assessment / SAP exercise
10. Initial Cost check with QS or contractor
11. Pre-application enquiry with Planning team

<u>OUTCOMES – YOU MUST LOVE THE DESIGN</u>
<u>TIMESCALES – 3 to 8 WEEKS</u>

Planning stage: who is involved?

1. **Client**
2. **Architect or Designer**
3. **Planning Department**
4. **Possibly Planning Consultant**
5. **Possibly Flood, Arborist or Ecologist Specialists**

3. Planning

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Custom & SelfBuild Experts

Step by step guide -

1. Review any relevant Planning Policies including Greenbelt, Plot Lands, P55 etc

2. Update drawings with the required planning information, materials etc

3. Appoint any other consultants required for special planning policies

4. Complete Design & Access Statement

5. Client Review

Step by step guide -

6. Complete rendered images and photomontages

7. Client Review

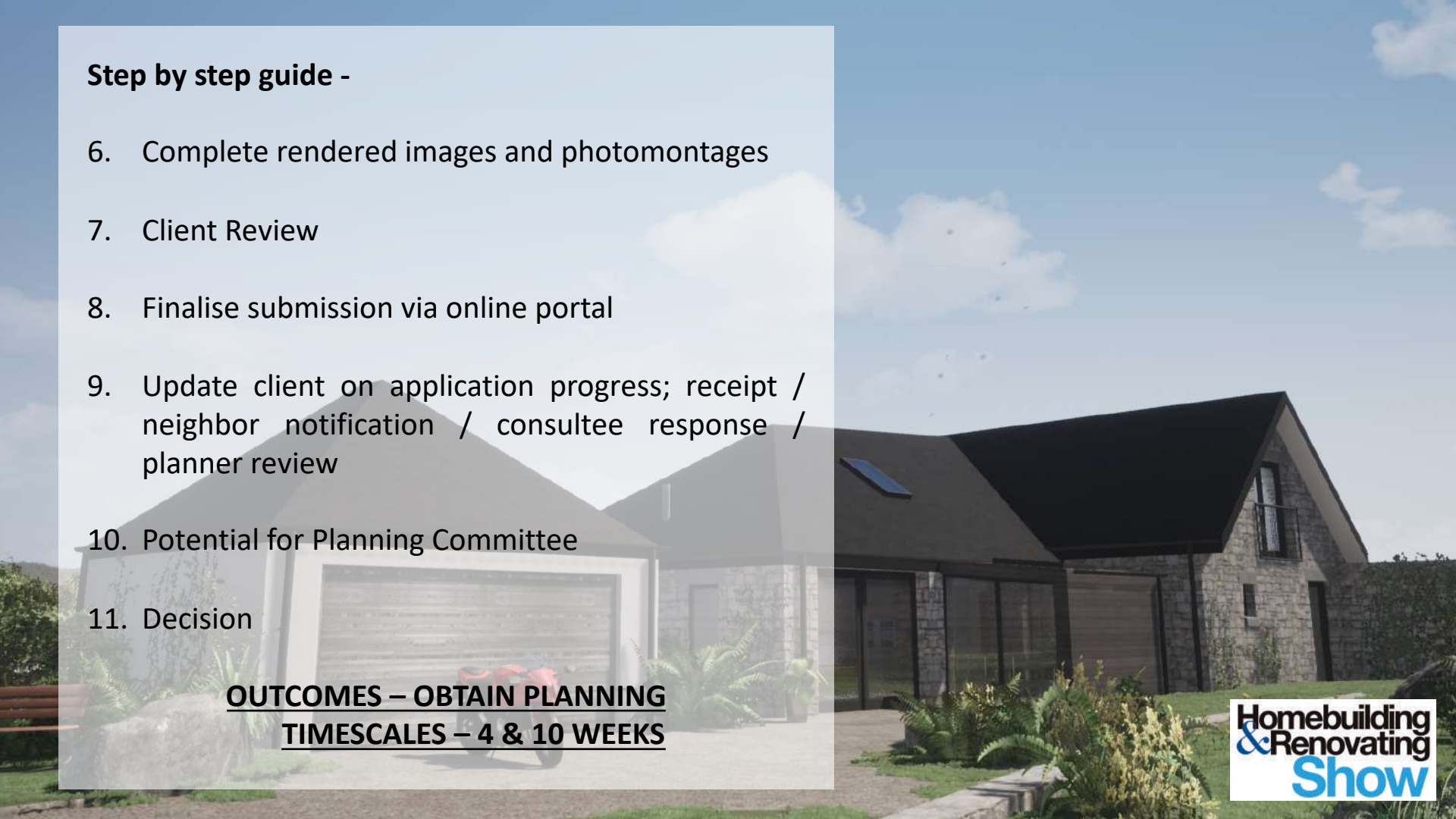
8. Finalise submission via online portal

9. Update client on application progress; receipt / neighbor notification / consultee response / planner review

10. Potential for Planning Committee

11. Decision

<u>OUTCOMES – OBTAIN PLANNING</u>
<u>TIMESCALES – 4 & 10 WEEKS</u>



Building Regs stage: who is involved?

1. Client
2. Architect or Designer
3. Planning Department
4. Engineer
5. SAP designer
6. Building Regs Certifier

4. Building Regulations

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Step by step guide -

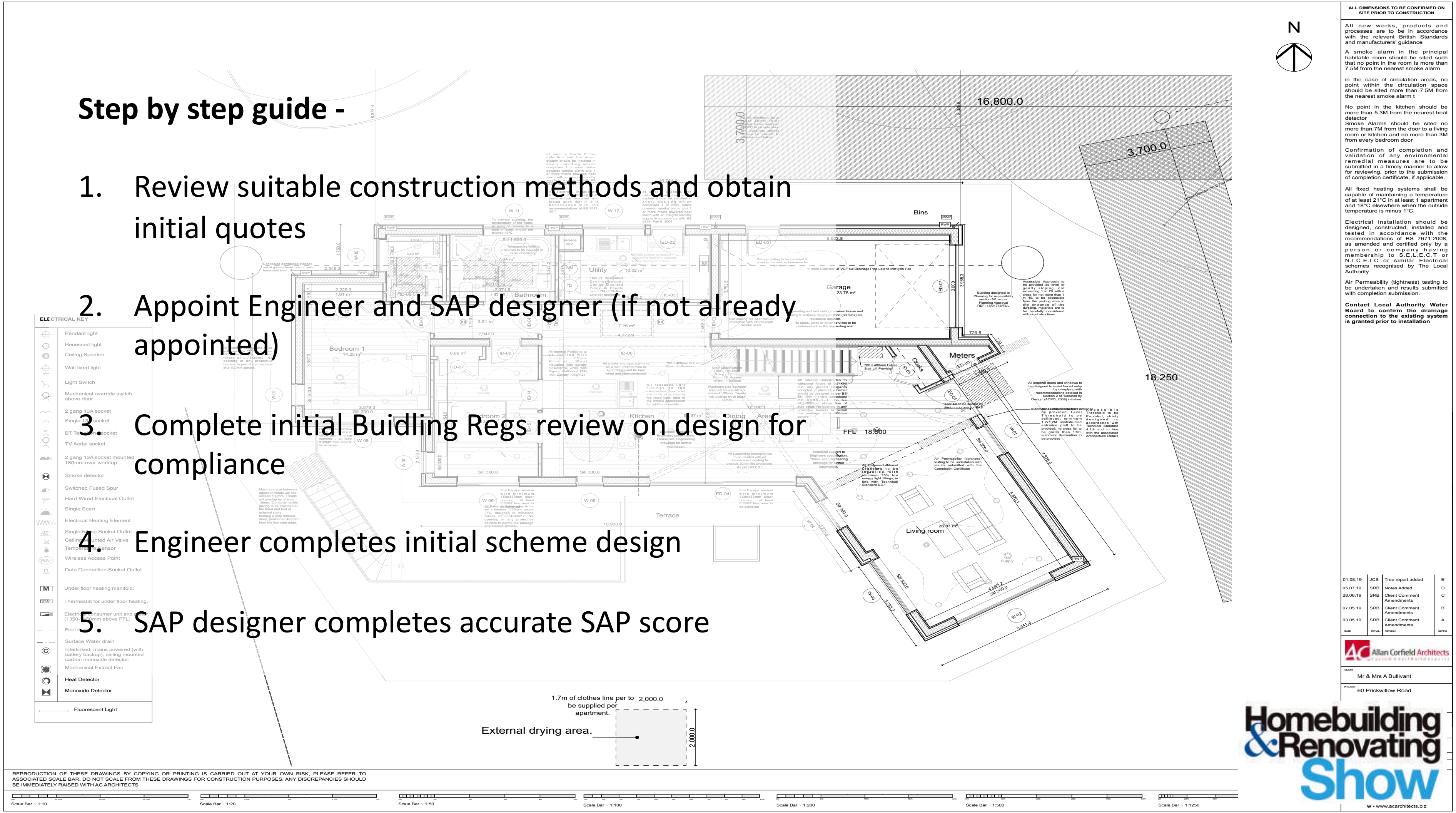
1. Review suitable construction methods and obtain initial quotes

2. Appoint Engineer and SAP designer (if not already appointed)

3. Complete initial Buidling Regs review on design for compliance

4. Engineer completes initial scheme design

5. SAP designer completes accurate SAP score

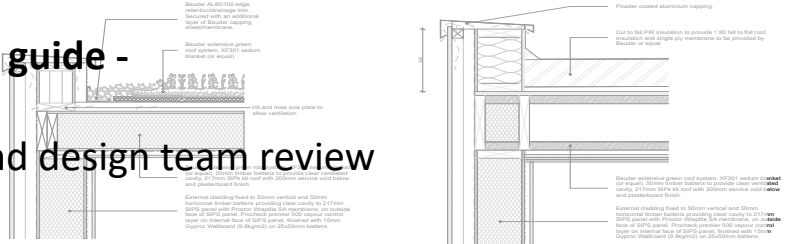


Step by step guide -

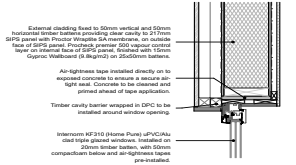
6. Client and design team review
7. Cost review with Contractor or QS
8. Complete detailed compliance specification
9. Finalise submission and lodge with either Local authority or Private Certifier
10. Review and deal with any queries or changes
11. Deal with any Planning Conditions

OUTCOMES – OBTAIN BUILDING APPROVAL

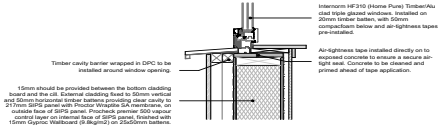
TIMESCALES – 4 & 6 WEEKS



Parapet Detail 1:10

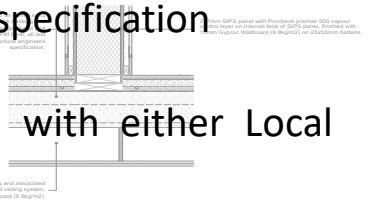


D-05 Window Head Detail 1:10

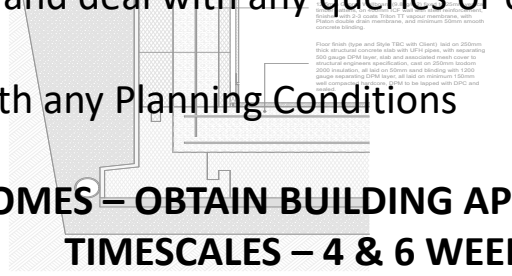


D-06 Window Sill Detail 1:10

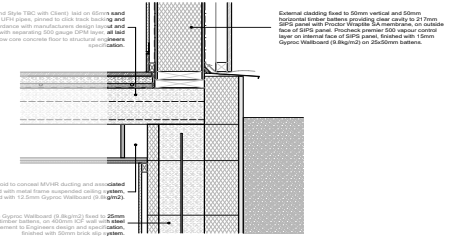
D-04 SIPS Wall/Roof Detail 1:10



D-03 SIPS Structural Wall 1:10



D-01 Foundation Detail 1:10



D-02 ICF/SIPS Detail 1:10

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

All new works, products and processes are to be in accordance with the relevant British Standards and manufacturers' guidance

A smoke alarm in the principal habitable room should be sited such that no point in the room is more than 7.5M from the nearest smoke alarm

In the case of circulation areas, no point within the circulation space should be sited more than 7.5M from the nearest smoke alarm t

No point in the kitchen should be more than 5.3M from the nearest heat detector

Smoke Alarms should be sited no more than 7M from the door to a living room or kitchen and no more than 3M from every bedroom door

Confirmation of completion and validation of any environmental remedial measures are to be submitted in a timely manner to allow for reviewing, prior to the submission of completion certificate, if applicable.

All fixed heating systems shall be capable of maintaining a temperature of at least 21°C in at least 1 apartment and 18°C elsewhere when the outside temperature is minus 1°C.

Electrical installation should be designed, constructed, installed and tested in accordance with the recommendations of BS 7671:2008, as amended and certified only by a person or company having membership to S.E.L.E.C.T or N.I.C.E.I.C or similar Electrical schemes recognised by The Local Authority

Air Permeability (tightness) testing to be undertaken and results submitted with completion submission.

Contact Local Authority Water Board to confirm the drainage connection to the existing system is granted prior to installation

21.08.19	SRB	Details 08/07 Amended	B
01.08.19	JCS	Green roof parapet design changed	A
DATE	INITIAL	REVISION	SUFFIX

Allan Corfield Architects

Mr & Mrs A Bullivant

60 Prickwillow Road

Scale Bar ~ 1:10 | Scale Bar ~ 1:20 | Scale Bar ~ 1:50 | Scale Bar ~ 1:100 | Scale Bar ~ 1:200 | Scale Bar ~ 1:500 | Scale Bar ~ 1:1250

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Production stage: who is involved?

1. Client
2. Architect or Designer
3. Engineer
4. SAP designer
5. Contractors
6. CDM consultant

5. Production

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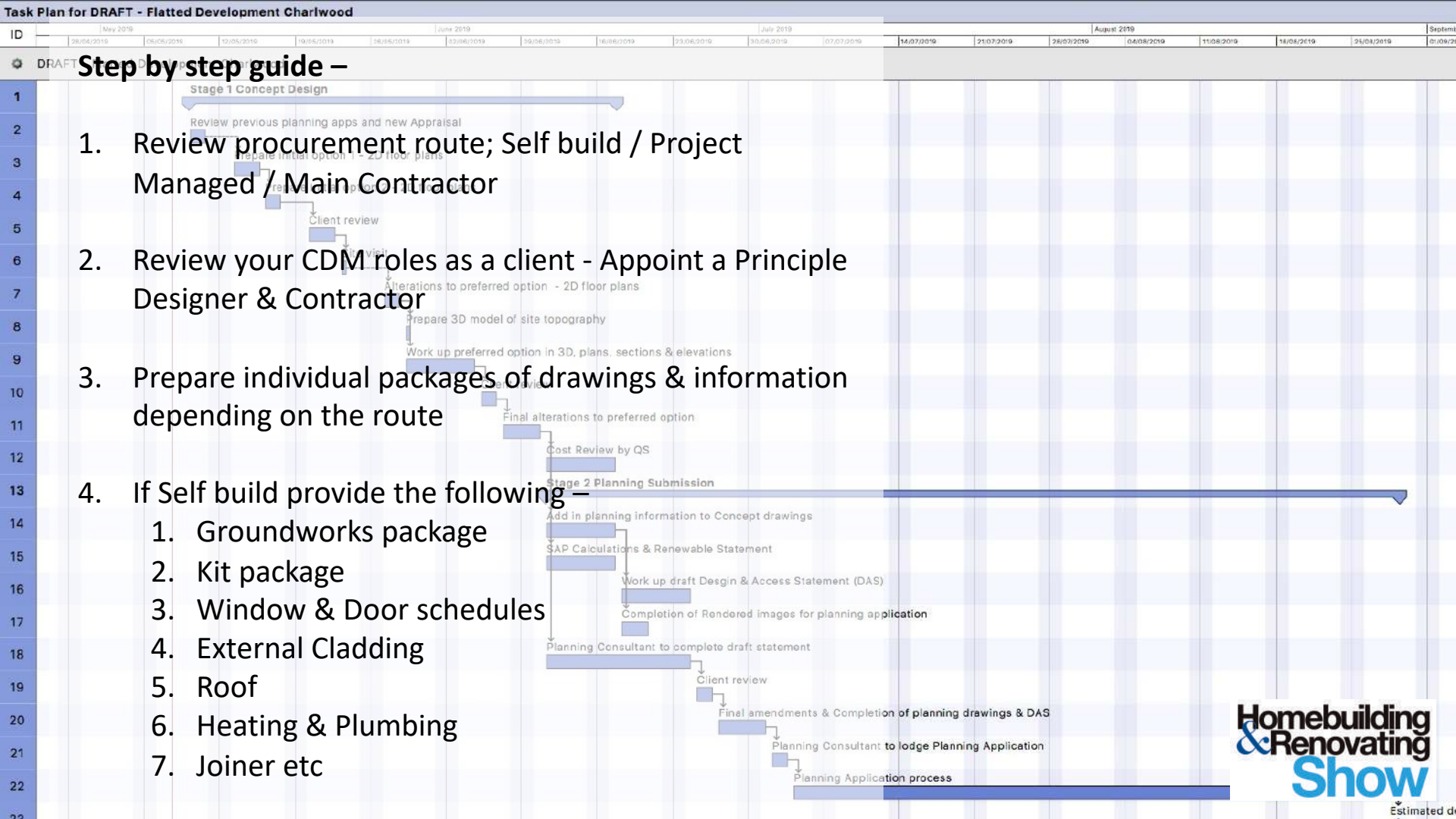
Step by step guide –

1. Review procurement route; Self build / Project Managed / Main Contractor

2. Review your CDM roles as a client - Appoint a Principle Designer & Contractor

3. Prepare individual packages of drawings & information depending on the route

4. If Self build provide the following –
    1. Groundworks package
    2. Kit package
    3. Window & Door schedules
    4. External Cladding
    5. Roof
    6. Heating & Plumbing
    7. Joiner etc



Step by step guide –

6. Work through all major construction details

7. If you are creating an airtight energy efficient house then suitable details need to be worked out to limit cold bridging and repeated cold bridging

8. Potentially NBS and Bills of Quantities

9. Tender the packages, review and appoint

10. Obtain all required insurance

11. STOP and make sure you have everything in-place before you start on site.

<u>OUTCOMES – HAVE ALL INFORMATION</u>
<u>TIMESCALES – 3 & 6 WEEKS</u>

IN SUMMARY

1. THINK…. WHY ARE YOU CHOOSING TO BUILD YOUR DREAM HOME?
2. GET THE BRIEF RIGHT
3. GIVE AS MUCH INFORMATION TO YOUR TEAM AS POSSIBLE
4. APPOINT THE RIGHT PEOPLE
5. TAKE TIME TO GO THROUGH EACH OF THE KEY DESIGN STAGES
6. STOP AND MAKE SURE YOU HAVE EVERYTHING IN-PLACE BEFORE YOU START SITE WORKS

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“Remember it’s your dream home, not your architects and certainly not the planners!”
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