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SELF-BUILD: THE MOST COMMON MISTAKES AND HOW TO AVOID THEM

Homebuilding
& Renovating
Show

Common problem areas –

- 1. Problematic Sites**
- 2. Not the design you dreamt of**
- 3. Trouble with your professionals**
- 4. Run out of Money**
- 5. Onsite issues and problems**





PROBLEMATIC SITE?

RESEARCH

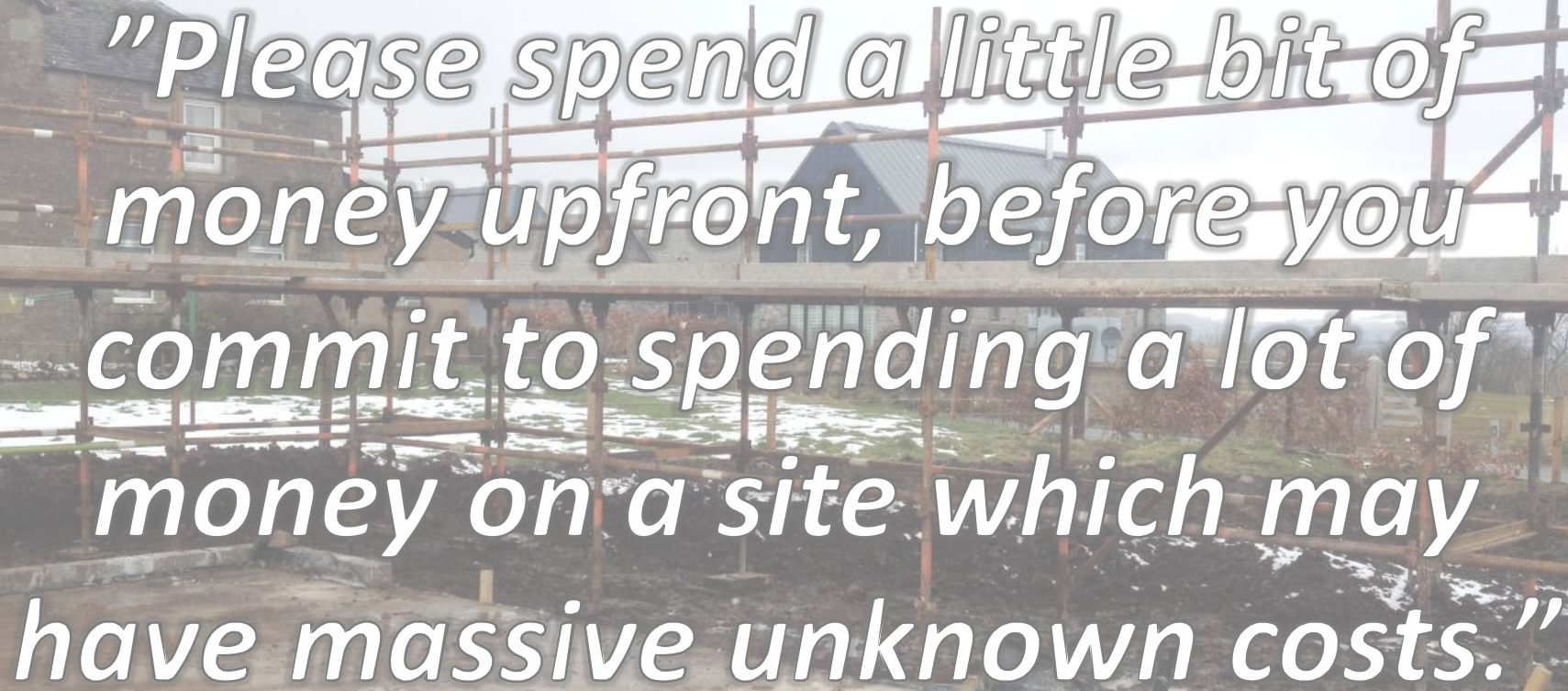
What to look for when purchasing a plot.

1. Is it a fresh plot or are you demolishing an existing building
2. Is the plot serviced? What costs are involved in connecting it?
3. Outline Permission only? Can you build the house you want on it?
4. Full Permission?



What to look for when purchasing a plot.

4. Have you checked the Planning Conditions set out in the approval? Are they manageable and achievable? **You must satisfy all of the planning and building control conditions prior to starting on site!**
5. Have you completed a Soil Investigation? Knowing the ground condition will be key to understanding the cost of foundations from day one!



"Please spend a little bit of money upfront, before you commit to spending a lot of money on a site which may have massive unknown costs."

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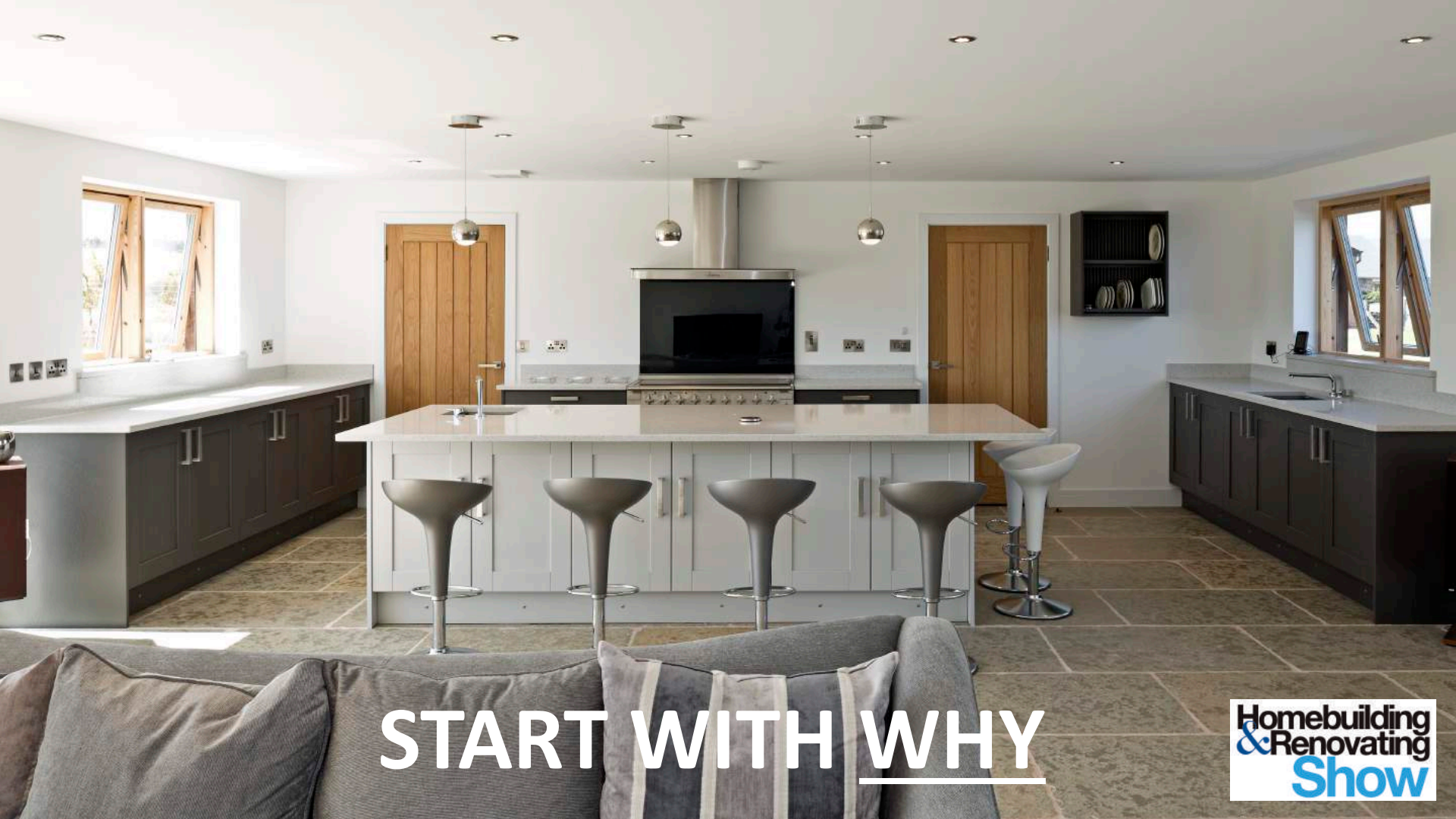


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NOT THE DESIGN YOU DREAMT OF



GET YOUR BRIEF RIGHT



START WITH WHY



Allan Corfield Architects
The Self Build Experts

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

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

Architectural Style External -

A mixture of old and new features
Use timber, render and stone as main materials
Loss of glazing, grey windows potentially aluminum or alu-clad
Bi-fold doors
Potential for mono-pitched roof or flat roof
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
Stone floor tiles or hardwood downstairs
Carpet upstairs (not in en-suites)
Large windows and bi-fold out to garden



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 2016. Approx 12-16 month build

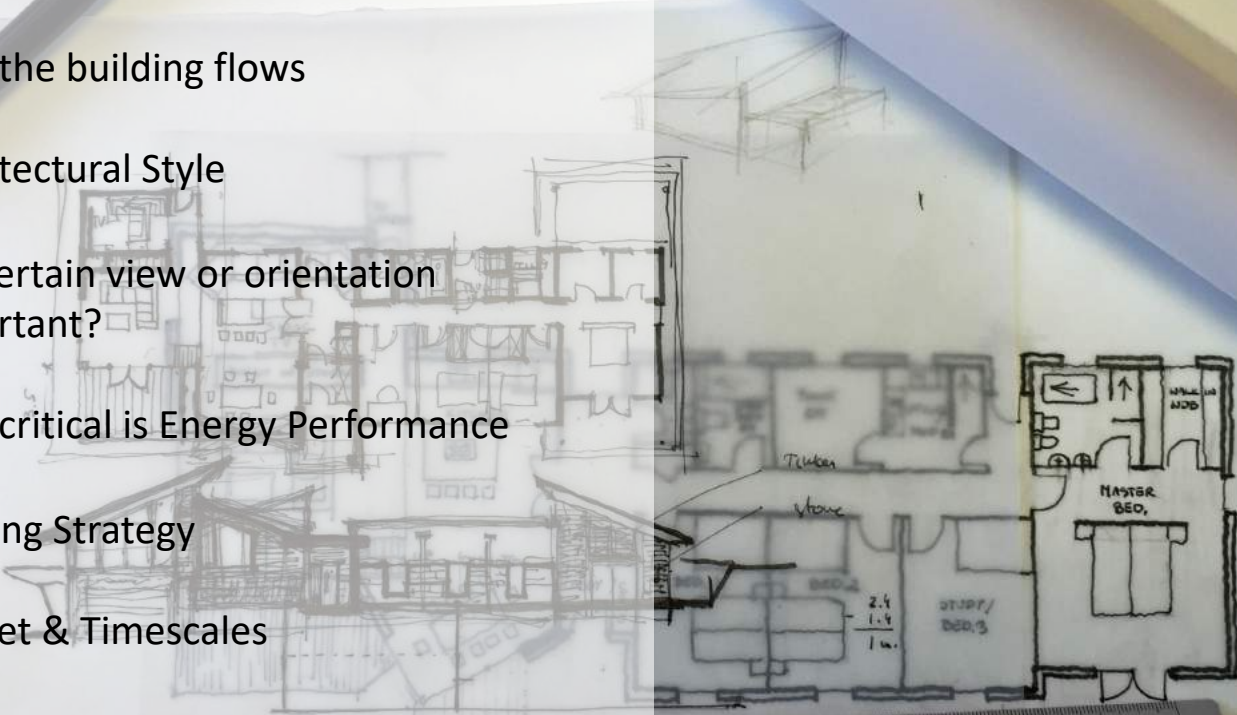
Wishes -

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. How critical is Energy Performance
6. Heating Strategy
7. Budget & Timescales
8. Why



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?



Provide additional information

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



"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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TROUBLE WITH YOUR PROFESSIONALS



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



Top tips on appointing your design team?

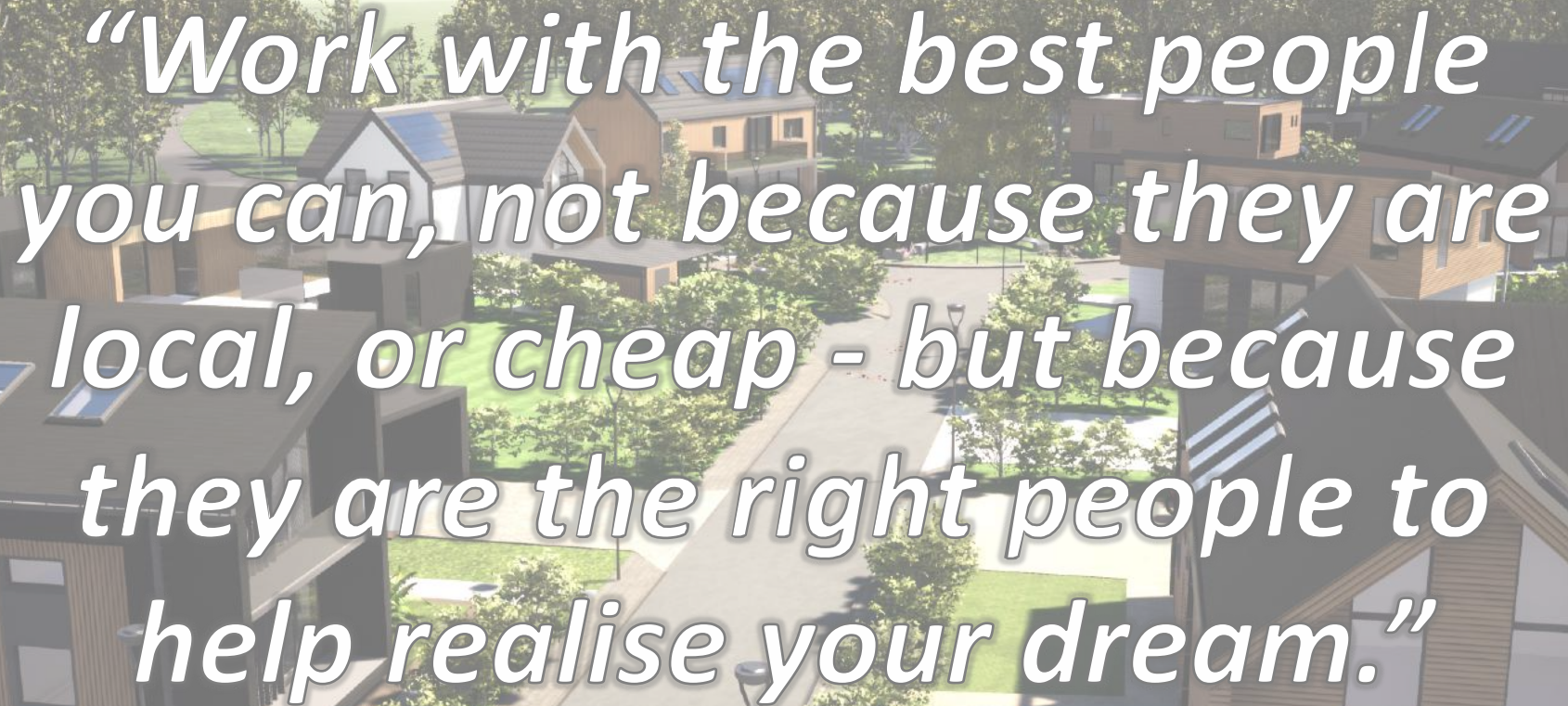
1. Interview at least 3 of each profession required, **ask for references** and look into their previous work.
2. Provide your **detailed brief & Pinterest board** to anyone you require a quote from.
3. Obtain **written quotes** & ensure they are **fixed fees** – don't go for % of construction cost quotes!
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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RAN OUT OF MONEY

GET YOUR FINANCES IN ORDER

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Get your finances in Order

Consider how you propose to fund your build – Savings, Mortgage, a combination?

1. Speak to a Mortgage specialist or an Independent Financial Advisor (IFA) as early as possible – make sure you utilise your financial options to best suit your circumstances.
2. Make sure you can afford what you want to do before you start!
3. Get fixed costs from all professionals and contractors up front.

Get your finances in Order

3. Plan your cashflow; as with business, 'Cashflow is King!' How does your chosen financial route affect the release of funds?
4. Negotiate a fair price for everything!
5. Stick to your budget – if you can't afford it, don't include it!
6. The choice of cladding will impact the amount of lenders



“You will not move into your dream home, if you can’t afford to ever complete it”

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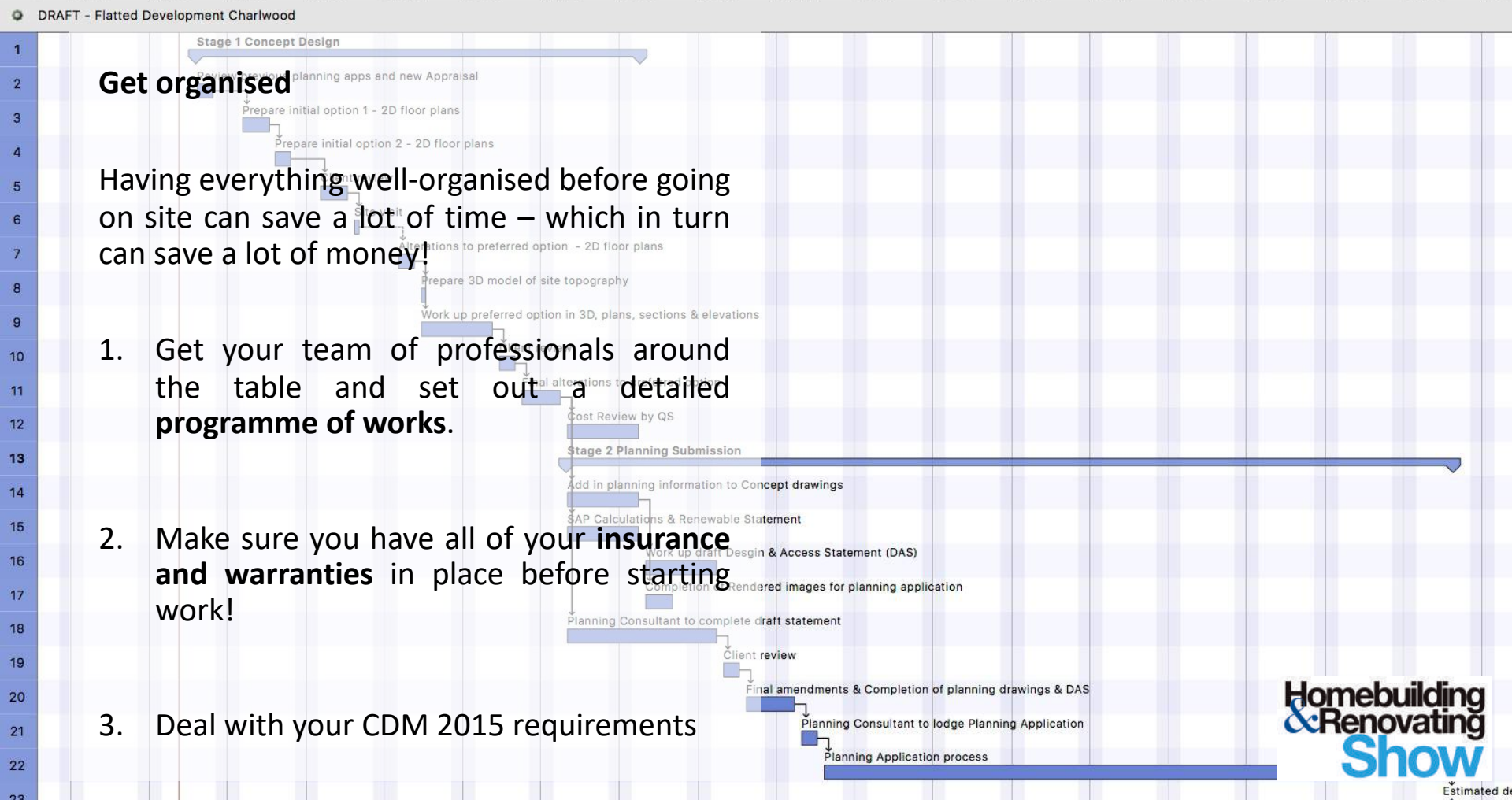
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ON SITE ISSUES & PROBLEMS



GET ORGANISED BEFORE YOU START

ID	May 2019	June 2019	July 2019	August 2019	September
	28/04/2019	05/05/2019	12/05/2019	19/05/2019	26/05/2019
		02/06/2019	09/06/2019	16/06/2019	23/06/2019
			30/06/2019	07/07/2019	14/07/2019
				21/07/2019	28/07/2019
					04/08/2019
					11/08/2019
					18/08/2019
					25/08/2019
					01/09/2019



Get organised

Having everything well-organised before going on site can save a lot of time – which in turn can save a lot of money!

1. Get your team of professionals around the table and set out a detailed programme of works.

2. Make sure you have all of your insurance and warranties in place before starting work!

3. Deal with your CDM 2015 requirements



Get organised

4. Confirm design before going on site – **changes on site cost a lot more than changes on paper!**
5. **Do not start on site** before you and your professionals are ready!
6. Hold a **pre-start site meeting** with all contractors and professionals.
7. **STOP** and make sure you have everything in-place before you start on site.



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



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

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