



Wow factor design & how to get it!

Todays Talk –

- Understanding your needs & aspirations
- Budgeting for wow
- Choosing the right team
- Design stages
- Design ideas
- Cost effective improvements

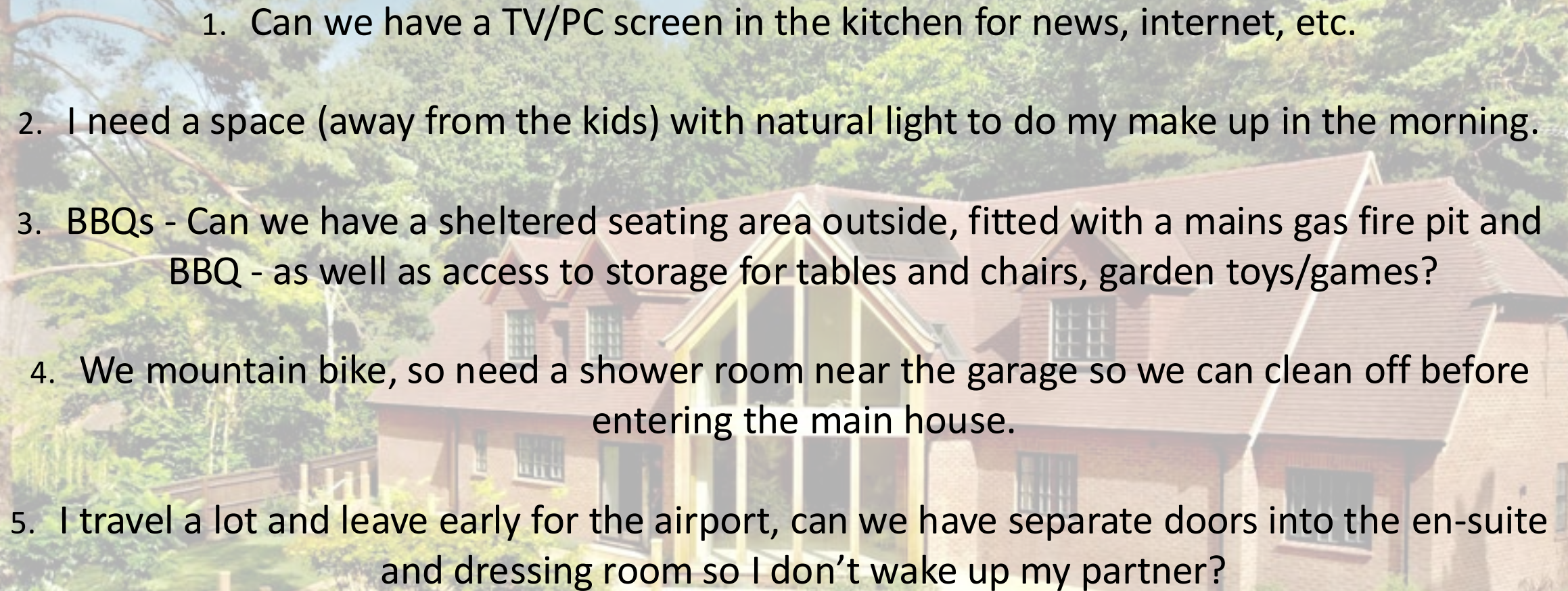




Understanding your needs & aspirations

Start with you and your family

1. You are creating or improving a current space to respond to your specific requirements
2. Think about how you live now, 5 years, 10 years and even into old age
3. What is good or bad about your previous homes
4. What are the top 5 activities you do in and around your home

- 
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?

The design process starts with YOU.



Allan Corfield Architects
The Self Build Experts

What is a Brief and what is it used for?

PROJECT BRIEF – from client meeting Friday 18 September 2015

1. Your brief sets out all of the important requirements for your project & use

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

Architectural Style External - A mixture of old and new features
Loss of glazing, grey windows potentially 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 design of spaces
Open plan living areas
Sunken living room
Large feature double height entrance atrium
High ceilings and large volumes throughout
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, 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 selfbuilder you can)
7. Budget & Timescales
8. Why



Provide additional information

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



Budgeting for ‘Wow’

Finance first

1. You must know how much money you can afford in total (land / build / fees) before you start anything – don't forget VAT
2. Speak with a Self-build specialist rather than a high street bank.
3. Your choice of site (location & type) will massively impact upfront costs. Remember you can borrow against the land purchase costs.
4. Understand your cashflow requirements, if you are buying a bespoke kit or window package, then this will be paid upfront.
5. Do not become a Grand Designs disaster!

Should I be the PM – someone needs to be!

Turnkey (main contractor) / Project Manager / Self managed

1. How much time and skill to complete the tasks
2. Get the best team around you, work with self build specialists
3. Become the best self builder/client you can – RESEARCH
4. Fix your budget, design and construction method as early as you can
5. Confirm everything in writing and use reputable contractors

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



Choosing 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. Ask for **references and testimonials** and go at 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 – **low energy or self-build specialists** can give you the best advice!





The design stages

The basics -

Stages

1. Initial Design
2. Planning Application
3. Building Warrant or Regulations
4. Production Drawings

House Type 1



[VIEW!](#)

House Type 2



[VIEW!](#)

House Type 3



[VIEW!](#)

House Type 4



[VIEW!](#)

House Type 5



[VIEW!](#)

House Type 6



[VIEW!](#)



Design Ideas



Glazing









































Stairs































Designing Ideas

















Flexible spaces





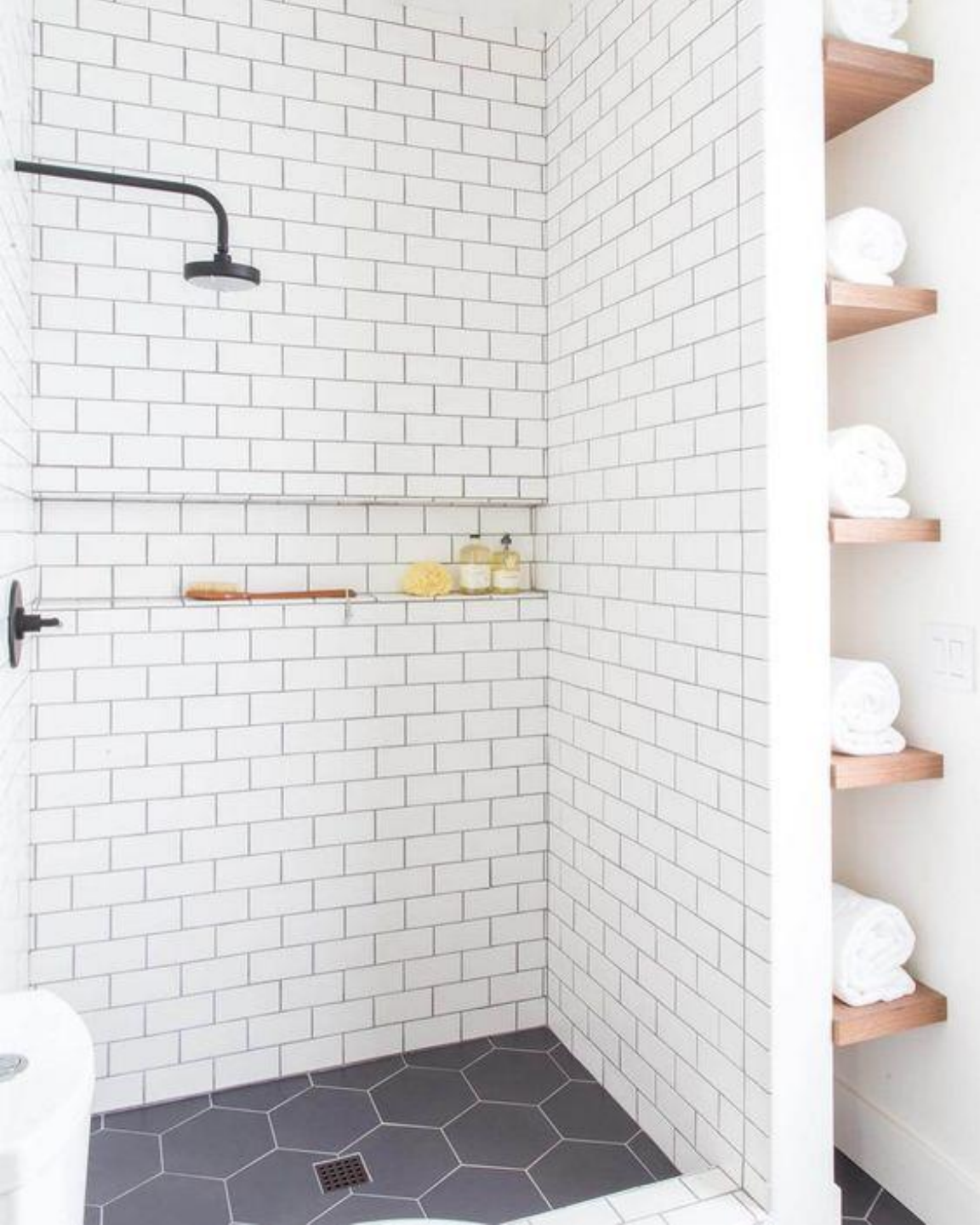


Baths & storage











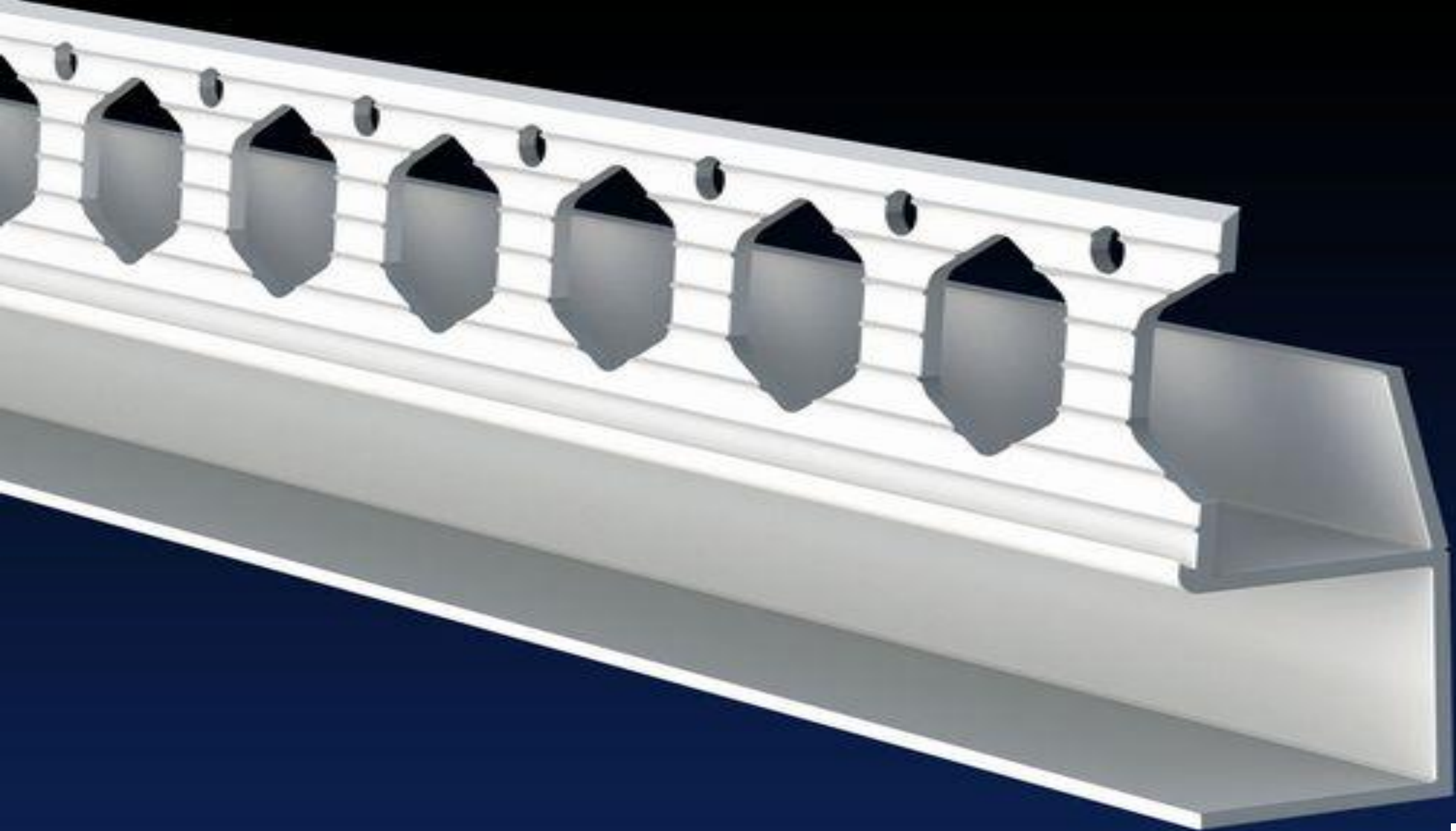
Shadow gaps













Lighting features









Cost effective improvements





TOP TIPS

1. Create a Pinterest board of your wow features. Share this with your project team.
2. Be the best self-builder or client you can be!
3. Try and integrate these features from the outset.
4. Don't get carried away.
5. Find cost effective ways to make expensive looking features, more affordable.
6. Hire the right team to design in more complicated features.
7. Remember 'wow' can come from practicality.

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Renovators



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‘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!”

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