



**WOW FACTOR DESIGN & HOW TO GET IT! - WITH ALLAN CORFIELD**

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Show**

A modern wooden house with a grey tiled roof and a large glass window. The house is built with light-colored wood siding and has a grey tiled roof. A large glass window is visible on the right side of the house, reflecting the surrounding landscape. The house is set on a paved area with a green lawn and hills in the background.

## Today's Talk –

1. The design process
2. My top 5 big design ideas
3. Some small design ideas
4. Top tips



**Get your brief right**

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# The design process starts with YOU.



## What is a Brief and what is it used for?

PROJECT BRIEF – from client meeting Friday 18 September 2015

PRESENT – Keira Proctor (Client – KP)  
Chris Kinnear (Client – IK)  
Alan Proctor (Client – AP)  
Alan Proctor (Project Manager)

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

Architectural Style External - A mixture of old and new features  
Use timber, render and stone as main materials  
Most stone, e.g. gables, lintels, window frames, aluminium or alu-clad  
Potential for courtyard  
Potential for mono-pitched roof or flat roof  
Maybe a curved section of wall  
Must work with existing stone garden walls

2. It is created by you prior to engaging with your design team

Architectural Style Internal - Contemporary flow of spaces  
Use of materials  
Sunken living room  
Large feature double height entrance atrium  
High ceilings and large volumes throughout  
Stone floor tiles or hardwood downstairs  
Cape upstair and kitchen sizes  
Large windows and bi-fold out to garden

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



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 -

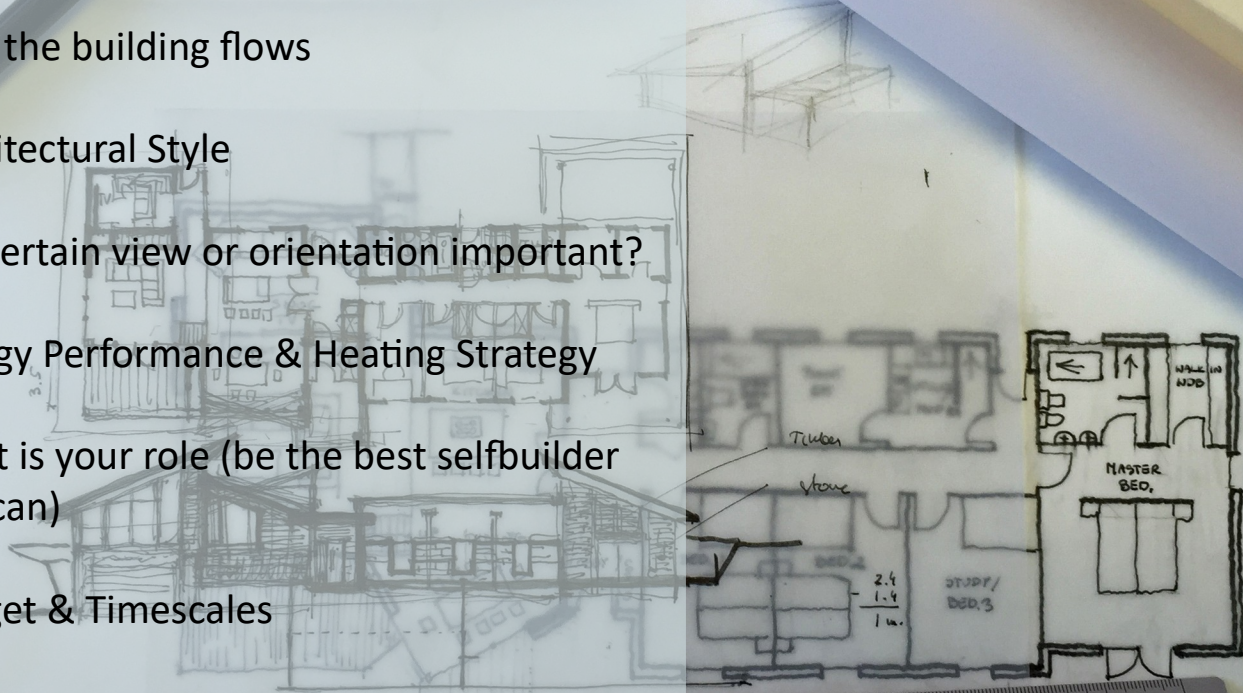
Start immediately on designs, start 2016. Approx 12-16 month build

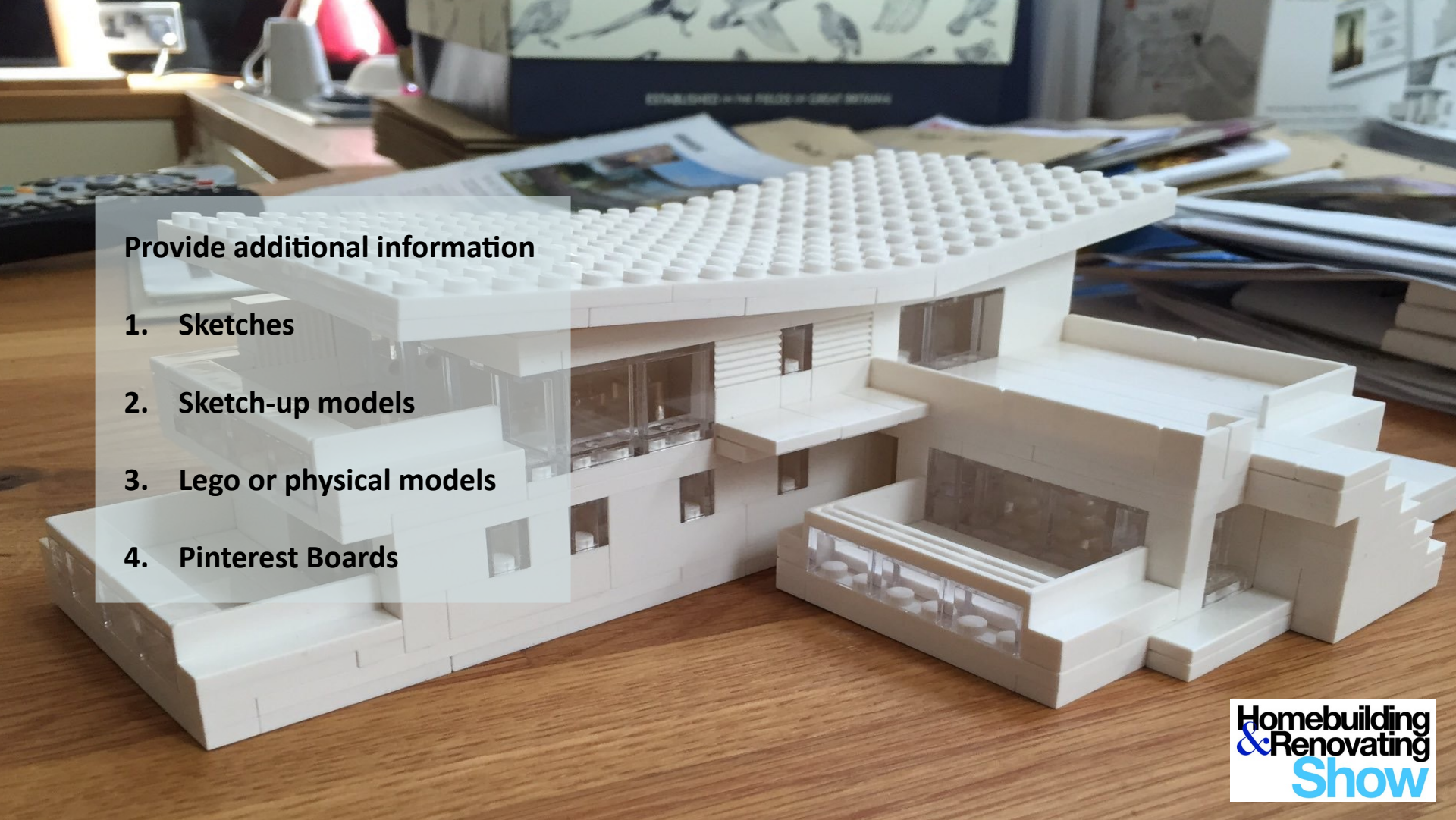
Wishes -

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. 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**



**Appoint the right team**

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## 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 – **low energy or 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!**





**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

A low-angle, upward-looking photograph of a residential street. The image shows the upper portions of several houses with grey asphalt shingle roofs. The sky is a clear, pale blue. In the bottom left corner, there is a semi-transparent white banner containing the text 'The design stages'. In the bottom right corner, there is a logo for 'Homebuilding & Renovating Show' with 'Homebuilding' and '& Renovating' in black and 'Show' in blue.

# The design stages



## The basics -

### Stages

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

## What is critical throughout these stages?

1. Your involvement, **its your home not your architects**
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



**Design Ideas**

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# 1. Fixed Glazing

























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## 2. Staircase











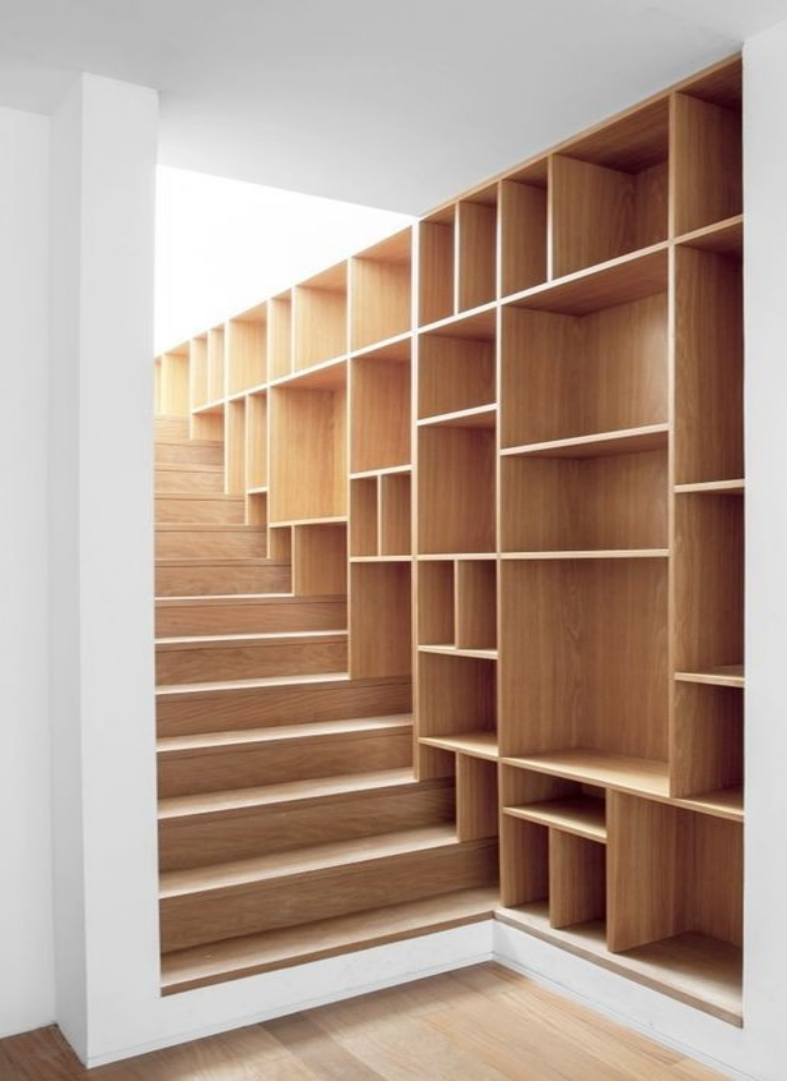
























### 3. Volumes















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## 4. Crittall



LOS BARRERO  
SHIPPING











## 5. Flexible Spaces

















## 6. Feature baths & niches











## 7. Shadow Gaps



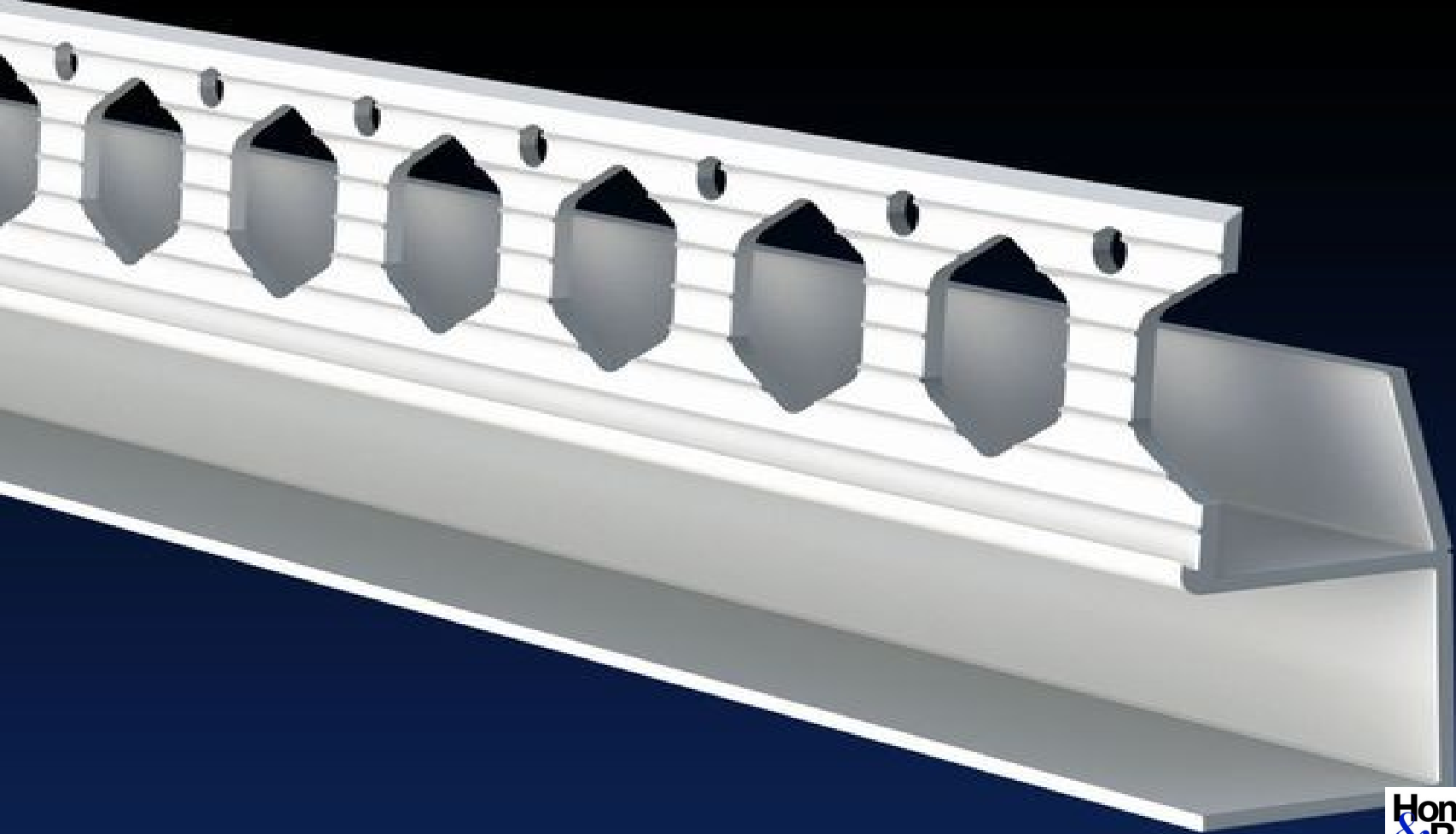








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## 8. Clever Lighting











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## 9. Adding Daylight



**10. Cost Effective**



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# 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.

# Half-Price Show Offer Today Only!

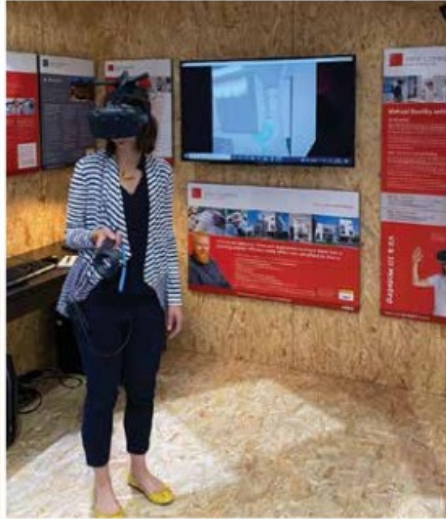
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Allan Corfield Architects presents:

## '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!"

Next seminars 29 October & 11  
February 23

[www.acarchitects.biz/london23](http://www.acarchitects.biz/london23)

## 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](http://www.acarchitects.biz/seminars)

email us at:

[kim@acarchitects.biz](mailto:kim@acarchitects.biz)

or call:

**03333 444217.**

**Time:** 8.30 am – 4.30 pm

**Location:** Build It Theatre, NSBRC, Swindon

**Cost:** £80 per person