

## Budget!

Land £xxxk

Build including everything £xxxk (inc contingency)

## Overall Form

We want the house to blend with and work with the plot, to enhance rather than to stand out from.

We like innovation but dislike stark modernity.

The idea of timber cladding appeals but often looks 'wrong' (e.g. the Fjord Hus) – prefer large areas of cladding but with large windows and smaller areas of render to break up. I like natural unfinished wood (and I like the lower maintenance!)

We want to optimise views mainly to the west for downstairs (living room?) we think and to east, west and south from upstairs (especially our bedroom)

We like the idea of exposed timber in the interior but this can be overdone and/or works better in rooms with certain functions.

We like natural finishes and surfaces – stone and timber not steel . We really don't like sterile show house interiors with the 'ultra modern' look - we want a home! We like warm colours and the rustic/ethnic (or some might say hippy) look.

Would an outside room or rooms be better for study working space (lower cost)? Would this then require a composting loo??!!

*Like the thought that small is big but not sure we can manage in a smaller space!*

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Failing small is big we anticipate size to be around 2000 sq.ft.

## External Features

1.5 stories (we presume this may be a limitation of planning although it isn't a requirement from our view point!) – steeper roof pitch could create usable loft?

Terraces, Balconies, Chimneys, Outdoor fireplace!

Lots of glass but we also want to be able to make it private (we know it isn't overlooked but...) and want to be able to work out how we use curtains and/or blinds to provide that privacy/cosiness of an evening

Like exposed timber frames and timber cladding where natural

Like clever Velux windows which open to form a balcony

Like glazed balconies but this is not likely to fit with, maybe, timber.

Also like Spec21 Ltd's Glass Curtain system (see Grand designs show)

Site for hot tub

Garden should be a natural extension of the house and any landscaping will be limited to making it look a natural part of its surroundings.

Garage is a bit of an optional extra!

## Interior Features

Fire place or stove which can, in due course, be changed to a (gas) living fire.

## Use of Interior Space

Lounge area probably needs to be **minimum** 24' by 14' to accommodate Marcus' speakers!!

## Downstairs

Probably open plan living/eating/kitchen – no formal dining area, easily accessing the garden as an extension of the house.

Downstairs room for study/bedroom with wet room off with loo which also serves as downstairs cloakroom.

Utility room (there is an argument for a first floor laundry room instead)

## Upstairs

En suite for main bedroom – be nice if it had a bath and shower

One more bathroom

2 or 3 further rooms

Could be that master bedroom is larger but could be split at a later date

Master bedroom should face south and west (and possibly east if it ran through the house) and should exploit the views

*Downstairs could be upstairs??*

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## Technology

Want to use Heat pumps if poss and sensible

Sanyo CO2? Higher operating temperature allowing use of radiators – back up boiler??

Presume we will need some kind of back up heating (boiler?)

Thermal store?

Low U for walls – e.g. Nordic Country Logs claim down to 0.15U

*Low energy/Passive houses? Air/heat exchange/recovery?*

*Grass roofs?*

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Rainwater harvesting

Possible solar tiles or panels or PV but suspect that the house's southern roof will be partly shaded so will need advice.

Lighting – want lots for effect – LED where possible

*Dislike Under floor heating*

### **What's Most Important?**

That the house works as a home for us, with great views and a feeling that this home and plot work seamlessly.