

On the GREEN

David and Gill have knocked down a dated bungalow on an enviable plot adjacent to a golf course, replacing it with a new low-energy home







PROJECT NOTES

THE HOMEOWNERS

David and Gill
LOCATION Potters Bar,
Hertfordshire

PROJECT

Timber frame self-build
SIZE 195m²

BUILD TIME

Oct 2017 - Dec 2018

HOUSE/PLOT COST

£400,000 (2016)

PROJECT COST

£743,000
ESTIMATED VALUE
£1.3million

Having dreamed of building their own home for years, David and Gill were presented with an opportunity too good to pass up: the perfect plot next door to their Arts & Crafts home of 40 years, overlooking the countryside.

“We’ve always wanted to build our own house, and I even applied to become an architect when I was younger,” begins David, who worked in hat manufacturing and commercial property development before retiring five years ago.

The previous owners had built a bungalow in the 1970s which fronted onto a golf course, but the property didn’t make the most of the stunning views, so the couple decided to knock it down and rebuild an eco home for their later years.

However, just after David and Gill bought the plot in 2016, uncertainty in the market after the Brexit referendum meant they struggled to sell their existing home to fund the project. “People weren’t in the market to make any large decision so it took us almost three years just to start the build,” David explains.

LIVING SPACES
Vaulted ceilings in the open kitchen, living and dining space give opportunity for light to flood in through clerestory windows.

Getting the project moving

Despite this setback, David and Gill wasted no time in exploring their design options with an old school friend of David’s, Richard Mitzman of Mitzman Architects.

The brief to Richard was simple: the couple wanted a two-bed house with a mezzanine, a veranda – “from where I could knock golf balls right onto the green,” laughs David – and room enough to seat 23 for when the couple’s children and grandchildren came to visit.

“The interesting thing was that the house had to be a certain size due to the triangular site but also follow the same footprint as the original bungalow which made it really difficult for Richard and his partner Socrates to fit everything in,” he says.

Despite the restrictions, the design for a striking, angular building with a sloped green roof and vaulted ceilings emerged, flying through planning and gaining approval in just six weeks, despite the site being in a conservation area. After that, it was over to David to get the ball rolling.

Assembling a team

Once their house sold in 2017, David, an amateur model maker, immediately got to work creating a 3D scale model of their new home – with fixtures and fittings to boot – to take to his first port of call: a timber frame supply company to create the shell for the house. “I wanted to explore a sustainable way of building, and I felt using SIPs [structural insulated panels] would be much better for the environment,” he explains.

After approaching several suppliers, the project caught the eye of design and build company Potton.





“I think they were taken by the challenges the house posed as the design features strange and oblique angles which made it very difficult for them to build — nothing in the house is a perfect 90°.”

David organised for the bungalow to be demolished and the pile foundations laid. Potton’s team then took over, constructing the timber frame superstructure. David absorbed much of the role of project manager by ensuring the project ran smoothly and saving money sourcing individual trades to finish the house once the watertight shell was constructed.

He was on site every day to solve any issues and answer queries there and then, a task he admits was his favourite aspect of the build. “It was fun, but very, very challenging,” he smiles. “It might have been a recipe for disaster to hire trades separately because it risks them not talking to each other, but as a lot of the work on the house was so new to everyone, they all worked together amazingly.”

Green elements

Despite the delay prior to the project starting, the house was completed in just 13 months. As well as an airtight timber frame, their new home features a mechanical ventilation with heat recovery system (MVHR) and an air source heat pump, meaning their bills have dramatically decreased compared their old, draughty house. Outside, the unique angled structure showcases a sedum roof to the front while the photovoltaic panels blend into the zinc

BUILD TIMELINE

PLOT PURCHASED 2016
PLANNING APPLICATION SUBMITTED
 December 2016
PLANNING PERMISSION APPROVED
 Early January 2017
START ON SITE October 2017

FOUNDATIONS COMPLETED November 2017
WATERTIGHT SHELL May 2017
FIRST FIX May 2017
SECOND FIX August 2017
FINAL DECORATION October 2018
DATE OCCUPIED December 2018

cladding at the rear, creating a dynamic appearance which belies the house’s eco properties. The house achieved a remarkable SAP rating of 97.

Inside, the couple have also made considered choices. The Polyfloor Colonia LVT flooring chosen, for example, boasts an A rating from BRE (it typically comprises 40% recycled content and is 100% recyclable). It is laid across the open main living area, a generous space which ensures the couple’s large family can enjoy time together when they visit.

The mezzanine, which houses an a snug, leads to a glass balcony which overlooks the now liquidated golf course — providing the couple with 80 acres of idyllic parkland by way of views.

“We just absolutely love it, it’s amazing living here. Every morning we wake up and cannot believe we’re living in this dream house.” **H**

ROOM FOR ENTERTAINING

The smart layout design means the large dining table runs alongside the bold, contemporary kitchen island. Wood-effect Nordic White Oak LVT flooring from Polyflor’s Colonia range has been laid over underfloor heating throughout.



MAXIMISING VIEWS

The dynamic windows of the office space on the mezzanine floor provide access to a glazed balcony looking out onto the golfing green.



KEY SUPPLIERS

BUILDING DESIGN AND PLANNING

APPLICATION Mitzman

Architects: www.mitzmanarchitects.com

CONSULTANT ARCHITECTS

Yoop Architects:
www.yooparchitects.co.uk

INTERIOR DESIGNER

Sina Capaldo:
www.sinacapaldo.com

TIMBER FRAME SUPPLY, BUILDING

REGULATIONS APPROVAL, SAP

APPLICATION Potton:
www.potton.co.uk

MAIN BUILDING CONTRACTOR

PNT Contractors:
www.pntcontractors.co.uk

AIR SOURCE HEAT PUMP, UNDERFLOOR

HEATING AND SOLAR PANELS

Energy My Way:
www.energymyway.co.uk

FLOORING INSTALLATION

Underfoot Flooring: www.underfoot-flooring.co.uk

EXTERNAL DOORS AND BALUSTRADES

SWR Installations:
www.swr-installations.com

KITCHEN AND FITTED WARDROBES

Casa Cucina:
www.casacucina.com

WINDOWS HBD Systems:

www.hbdsystems.co.uk

MECHANICAL VEINTALION WITH

HEAT RECOVERY SYSTEM

National Ventilation: www.nationalventilation.co.uk

INTERNAL FUSED GLASS PANELS

The House of Ugly Fish:
www.houseofuglyfish.com

LIGHTING SYSTEM DESIGN AND SUPPLY

MAC Services:
www.mac-services.co.uk



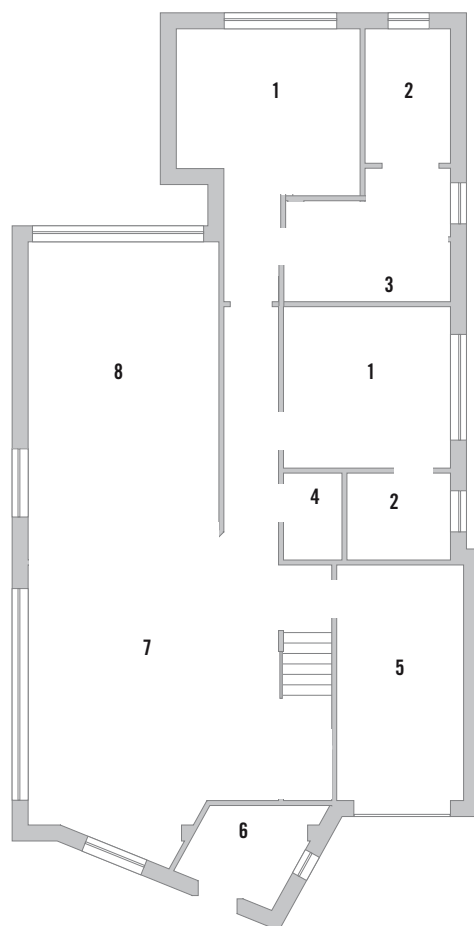
THE FLOORPLAN

Using the footprint of the original bungalow, Gill, David and their architects have designed a home which takes advantage of the views, while catering for their need to entertain at least 23 family members. Two bedrooms sit on the ground floor while the mezzanine houses a snug and sports the long-coveted veranda.

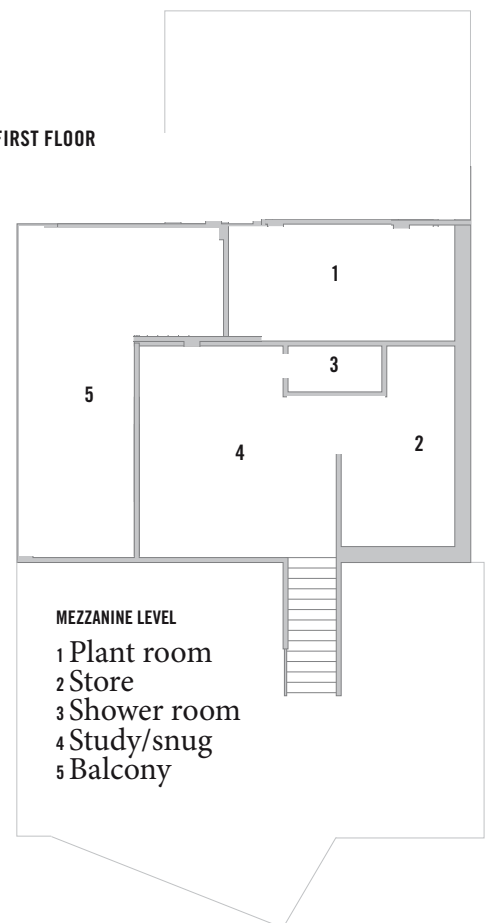
GROUND FLOOR

- 1 Bedroom
- 2 En suite
- 3 Dressing room
- 4 W/C
- 5 Garage
- 6 Porch
- 7 Living room
- 8 Kitchen

GROUND FLOOR



FIRST FLOOR



MEZZANINE LEVEL

- 1 Plant room
- 2 Store
- 3 Shower room
- 4 Study/snug
- 5 Balcony

THE BUILD

The timber frame superstructure was erected by Potton before David took charge of the site utilising his professional experience in commercial property development. By setting up a shed/office on site, he was able to answer any questions the tradespeople had there and then, minimising the risk of mistakes or miscommunication. A year after the build had been completed, David's main contractors came back to rectify any snagging or faults which had come to light, but there were so little, the visit took just four hours.

