

Designing your dream home with Stommel Haus



When thinking about the design of your new dream home there are many key aspects which need to be considered, weighted and balanced.



Dreaming up a grand design, or asking an architect to develop a design, without keeping an eye on the target budget can lead to sudden disappointment. So many people's dreams of a bespoke home have been shattered when taking their grand design to a builder or manufacturer, only to find that the cost is way above their means and target budget.

Premium manufacturers such as Stommel Haus will first of all carry out a detailed briefing with the client to create a design proposal which should tick all the boxes.

When thinking about the design of your new home, the following aspects should be considered:

Planning situation

From the start, the planning situation should be looked at in detail by an architect or planning consultant. Is there potential for development at all? What are the local planning rules? Are there any restrictions in terms of footprint, height, roof slopes and materials? Are their protected trees or other such elements? Stommel Haus team up with experienced planning experts who will look into all the details of the planning situation before spending money on a house design.

The plot

The house should be designed to match the plot: Where is the access? Are their neighbouring buildings and how close are

they? Are there views and any shading by landmarks, buildings, trees? Where does the sun come up and where does it go down? What is the topography of the plot? What about the water table? Just to briefly list some of the most obvious questions.

With the results of the planning research and a close look at the plot, the first key aspects of the new design already take shape.

Architecture

When designing a house it is important to know what kind of architectural style you are anticipating. Are you the minimalistic or Bauhaus type or do you prefer more traditional builds? What is traditional? Are sloped roofs traditional and flat roofs

contemporary? It helps those people involved in the design process if you describe what you like and certainly what you don't like. Pictures of houses you have seen and of course your own scribbles will help to clarify your architectural preferences.

Space and layout

How much space is required and the actual layout of the new house depend on the number of permanent residents in the new house and the way of life anticipated. The English often concentrate on the highest number of bedrooms possible which is often a hindrance in the design process. Is it really necessary to have extra bedrooms for the big visits of the children and grandchildren at Christmas or

could there be a snug lounge or study which turns into a bedroom for the festive season?

On the other hand, have you thought about a mud room or hard wearing utility room with exit to the garden if you are a pet owner or keen gardener? Why not plan a WC in this room for a quick visit when coming straight in from the garden?

Are you planning a house for old age? Maybe the main bedroom and master bathroom should be downstairs? Is it really necessary to have plenty of small en-suite bathrooms for each bedroom, where you can hardly turn, especially if these bedrooms are only used occasionally? You may prefer a big family bathroom and a separate toilet? If you are dreaming of lots of glass, then also think

about shading, cleaning and the birds!

Stommel Haus UK sales agents go into great detail in the client briefing to understand the future owners and the important aspects of their daily life. Figuring out the way of life of the future owners is a prerequisite for the preparation of a serious design proposal.

Energy efficiency requirements

A company that builds energy efficient homes with sustainable and healthy materials, typically targets SAP A-ratings with the result of very low energy costs. If more than the highest energy rating is required, such as the Passivhaus standard, then not only the fabric of the house is of importance but also the architecture and location/surroundings of

the house. Each client can select the energy efficiency rating they wish to achieve for their own dream house.

Target Budget

It's amazing how many future self-builders commission an architect to prepare a design but do not set the target budget. Also, many self-builders indicate a target figure but do not specify whether this should cover the shell construction only, or a fully fitted house. Does the target figure also include: the excavation work, the electrical, gas and water services, the slab costs or in fact the costs of the entire project including the land and landscaping. The target budget is a major key aspect which determines the design.

Many articles have been written and a lot of material is available on how to calculate the budget for a new house. Amongst others, consider the plot price, demolition of building if applicable, excavation, service connections, slab or basement cost, cost for the house and its interior kitting plus fees for architects/ planning consultants, legal fees and finance costs, as well as landscaping, patios, garages and much more. Unless the overall budget is set and split across the key cost factors, it is not possible to seriously think about a design.

Stommel Haus UK sales agents will discuss the budget figures in detail and can help on all aspects of the cost which needs to be considered.

The Bespoke design

Based on the key aspects listed above, a bespoke design proposal can be provided. Some builders or house manufacturers ask for fees up front, while others such as Stommel Haus offer the design proposal as a free service. The first design should tick all the boxes of the briefing and, of course, changes may be needed in terms of the size of the new house, the many features included and the budget. The design concludes from an optimization process where the key aspects are reconsidered, reweighted and rebalanced. After some to-ing and fro-ing, the design is finalized and if the future owners see themselves in their dream house, then the designer has done a good job. At this stage, Stommel Haus will also provide a quotation and draft a contract with a fixed price for 12 months.

Now it is over to the planners - and based on the professional planning research - there should be little trouble at this stage getting permission to build the dream house.

FOR MORE INFORMATION, VISIT:
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<http://www.stommel-haus.co.uk>

