



Self-build residential project in Loughton completed using SIPS Eco Panels

Project Brief

Mr & Mrs Harvey had a large plot of land in Loughton, Essex with an existing bungalow on the site. Either side of the site were houses. The client wanted the bungalow demolished and a 388m² house designed for the site. The clients were going to live in the new property after construction. They employed Custom Homes' architectural services to design a property based on their own ideas. The house was to have a large integral garage-allowing turning within the site. Initial sketches were sent to the planners for their informal comments.

The response was positive and therefore Custom Homes working in partnership with SIPS Eco Panels were invited to complete the design and issue drawings for Planning Permission. Once approved, Building Regulation drawings and complete SIP panel drawings for the fabrication were prepared.

Project Type/Application

The client's requirements were for a high specification dwelling, included 5 bedrooms with 4 en-suites, one shared between 2 bedrooms and a family bathroom. The master bedroom was to have a dressing room.

A major feature of the house was its galleried staircase, open to the second floor. The ground floor had a large lounge wired for surround sound home cinema, with a large opening flowing into a kitchen diner.

The hall was large and enjoyed the open aspect of the gallery above surrounding the staircase. Additional space, including a games room and leisure room, has been created in the loft area. This area is also large enough to house the MVHR, central vacuum system and Gigamedia points.

The client used a project manager well known to Custom Homes, to help build the property and co-ordinate trades but had a very 'hands on' approach himself.



Outcome/Result/Success Factors

The highly energy efficient house enjoys a high level of finish including oak joinery and staircase. There is home networking cabling. Due to the energy efficiency of a SIP construction the client had MVHR – mechanical ventilation and heat recovery system installed and a central vacuum system. A SAP accreditation certificate was issued in 2008 and estimated a total annual cost for lighting, heating and hot water based on standardised assumptions about occupancy, heating pattern and geographical location of only £1094 per year.

The total house build cost excluding landscaping was circa £378,000. This equates to less than £1000/m² for a high specification property. The current value of the house is in the region of £1.5 million.



This is a clear indication why Custom Homes recommends Project Management for self-builders, using the Project Manager's expertise in programming works efficiently and obtaining good prices for quality workmanship. An added bonus is having a customer who is prepared to help out wherever possible and act as a site agent on a daily basis. The client saved so much money from his original budget that he treated himself to a Porsche using the savings.



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