



Self-Build residential project in Chilcompton, Somerset completed by using SIPS Ecopanel

Project Brief

Mr. & Mrs. Willcox purchased a plot of land 100m long x 15m wide, with existing bungalows either side of the plot. Planning requirements stated that the height of the new dwelling could not exceed existing properties either side of the plot.

The client had drawings from a local Architect, showing a 4-bedroom property with large spans of vaulted ceilings together with a detached double garage. Total area 210 sq.m. for property and 30 sq.m. garage. Mr. & Mrs. Willcox attended the annual self build presentation at Shepton Mallet, where they found the Custom Homes stand.

As Mr. Willcox is a Commercial Accountant he was looking to invest heavily into Eco Building technology and expecting a pay back on "funds invested". He was happy to instruct Custom Homes to amend his existing plans significantly and chose to use Sips Eco Panels. Custom Homes re-applied for planning permission and completed Building Regulation approval.

Project Type/Application

The client's requirements were for a large open plan lounge /kitchen /diner and four bedrooms. The roof was to form a large vaulted ceiling over the lounge/dining area with minimal exposed support and a wide opening in the external wall. The master bedroom was to be on the ground floor with en-suite and dressing room, large hall with cloakroom leading off. Three further bedrooms were required upstairs with one en-suite and family bathroom.

A major feature of the property was to be its spiral galleried staircase open to the first floor and galleried landing with view over the lounge. Other Eco features were a large double aspect wood burner, rainwater harvester, solar panels, under floor gas central heating, photovoltaic cells with production of electricity back to the National Grid.

Outcome/Result/Success Factors



Mr Wilcox managed the project himself. The highly energy efficient home enjoys a high level of finish including oak joinery windows, doors and staircase.

Due to the energy efficiency of a SIPS Eco Panel construction, the client had MVHR mechanical ventilation and heat recovery system installed. The actual annual cost for lighting, heating and hot water for 2010 was £1017.00. The total build cost excluding cost of land/landscaping was circa £280,000. The current value of the property is £650,000.



The client was asked by his local council (Mendip District Council) to be nominated for best sustainable Eco new build for 2010/2011 and gained a Highly Commended Award and will now go forward to the Regional finals.



Custom Homes in association with SIPS Eco Panels
South Suffolk Business Centre
Alexandra Road
Sudbury
Suffolk
CO10 2ZX

Peter W Keogh
01787 377388
pk@customhomes.co.uk
www.customhomes.co.uk
www.sipsecopanels.co.uk