



FLEMINGHOMES

DESIGN BRIEF QUESTIONNAIRE

Every design project we manage is created from a blank sheet of paper and developed specifically around the needs of the individual self-builder. We don't believe in 'standard designs'; it's your ideas that will form the design of your new home.

This questionnaire is intended to help you define your design brief. It asks the key questions we require to develop a design that is relative to your specific requirements. Please answer as many of the questions as you can. The more information we have the better we can realise your vision for your self-build home.

Please complete and return this to hello@fleminghomes.co.uk or by post to Fleming Homes, Station Rd, Duns, Berwickshire, TD11 3HS and we'll make a start on turning your dreams into reality right away.

Personal Details

First Name

Last Name

Telephone

Mobile

Email

Address and Postcode

Site Details

Address and Postcode

Do you own the site?

Yes

No

In the process of purchasing

Identified a plot

Planning status of site?

None

Outline

Detailed

Planning Conditions?

Yes

No

Not sure

- if Yes, please attach a copy of the conditions

The site plan is a very important part of the design process. It indicates the orientation of the plot, site access, boundaries, and neighbouring structures. Understanding the site allows the designer to consider solar gain around the house as well as capturing important views. It also allows consideration of unwanted views and prevailing winds. Furthermore, it may determine the shape and size of the design based on the boundaries. Please attach a copy of the site plan and refer to the checklist below.

I have included a copy of my site plan

My proposed plot is serviced (electric/water/gas/sewer/telephone)

I have indicated direction North on the site plan

The site plan indicates access to the site

The site plan is to scale or dimensioned

Design Preferences

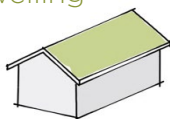
Total floor area (ground floor and first floor included) _____

Total budget (excluding land) _____

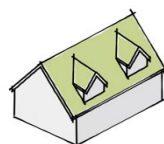
- Use our cost per square metre calculator at <https://www.fleminghomes.co.uk/self-build-resources/cost-calculator/> to estimate the total build cost of your new home based on your space requirements. Keep in mind that the figure entered in Square Meterage is for the total floor area of the house, ground floor and first floor.

Type of Dwelling

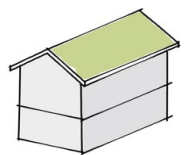
One storey



One and a half storey

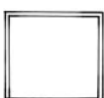


Two storey

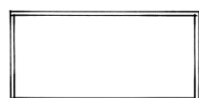


Floor Plan Configuration

Square



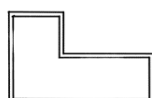
Rectangle



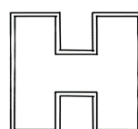
'T' shaped



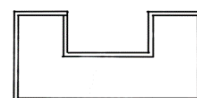
'L' shaped



'H' shaped

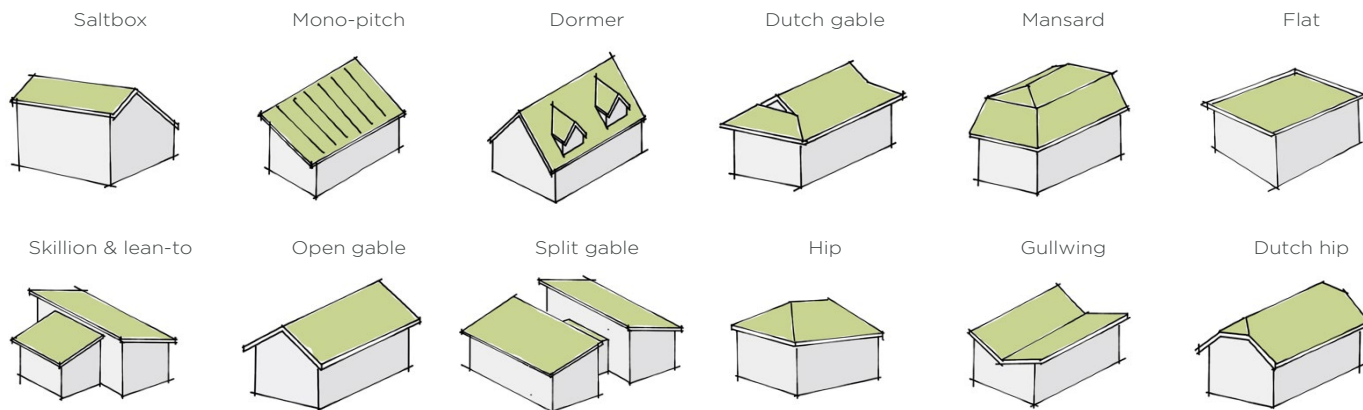


'U' shaped



Draw your own
or describe here

Style of Roof



Roof Finish

Slate Tile Metal
Thatched Flat membrane Other

Windows

UPVC Aluminium clad
Timber

External Cladding

Render on block work Stone Brick
Timber clad Render board Other

Comments for External Design

Living Space

Open plan kitchen/dining/living Snug
Open kitchen/dining - separate living room Playroom
Separate kitchen/dining/living Study

Utilities

1 car garage 2 car garage 3 car garage
Utility room
Pantry cupboard
Plant room (storage for services)

Design Features

Glazed gable Bay window Vaulted ceiling
Exposed beams Featured staircase Porch
Other _____

Accommodation

2 Bedroom 3 Bedroom 4 Bedroom 5 Bedroom
Ground floor bedroom & en-suite
Main bathroom
Shower Bath Single sink Double sink
Master bedroom
En-suite Dressing room Wardrobe
— No. of bedrooms with en-suites

Energy

Open fireplace Air source heat pump
Wood burning stove Ground source heat pump
Solar PV panels Biomass boiler
Heat recovery system Oil/gas
Underfloor heating Aga

Comments for Internal Design

Additional information

Please share any images that help illustrate your aspirations for the design of your home (both internally and externally). Clippings from magazines, Google images, or even Pinterest are all helpful. The designer might not anticipate that the living area you desire has a vaulted ceiling with exposed beams and full height angled windows, but a picture can quickly convey your design preferences.