

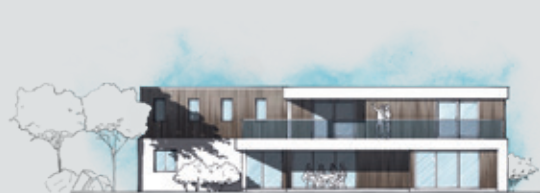
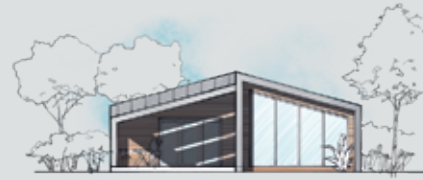


INSPIRATION



FLEMINGHOMES

TIMBER FRAME SELF BUILD. YOUR HOME OUR PASSION.





HELLO!

One of the most rewarding aspects of self-building a home, is that you get to design every element yourself. From laying out your living spaces to suit the way you want to live your life, to how it looks and feels – you're in control. If you want a wet room off your utility to shower the dogs after long winter walks, then so be it. If you're lucky enough to have a plot that has tremendous views and want to situate your public rooms on the first floor – you can. Your self-build home is all about you and your lifestyle, which makes you the ideal person to take the lead on the design process.

But even when you know what you want, sometimes it can be hard to know how to get started. This brochure has been designed to help you do just that, and create some momentum for your self-build project at the same time. We've included a diverse range of house styles to help you refine your personal wish list and to give you a sense of what you can achieve in relation to floor area. We've also signposted some of the things that are key when it comes to the design process.

As you turn the pages we hope that you will be inspired to start sketching out your own ideas and complete our design brief questionnaire. There's more detailed information about working with the Fleming Homes' design team in the following pages, and if you have any questions, any one of the team would be delighted to speak to you.

We look forward to finding out more about your self-build project!

Happy designing,

Sarah Mathieson
Managing Director



MEET THE DESIGNERS



Bernard Buss, Head of Design

Bernard has been designing timber frame homes for over 50 years. His vast portfolio includes hundreds of designs for clients throughout the UK and abroad. As Head of Design, Bernard oversees all Fleming Homes' design work ensuring our designs are bespoke to each individual client and that they meet the needs of today's self-builder.

Bernard was born in Kent and attended Maidstone College of Art, where he developed the freehand drawing style you can still see in his design work today. He began his career as a designer at W. H. Colt Son & Co Ltd, the UK's timber frame pioneers. Bernard later joined Robert H. Hall (part of the Austin Hall Group of Companies) designing schools, hospitals and other industrial buildings, broadening his knowledge and experience. In 1970, Bernard moved to Scotland and was one of the founding partners of Celtic Homes. In 1986, he became one of the founding directors and shareholders of T. Fleming Homes Ltd.

Bernard has served as the Chairman of SCOTFI (Scottish Consortium of Timber Frame Industries) and has many interests outside of work, in particular, motorsport. He is an Honorary Member of the SMRC (The Scottish Motor Racing Club) and has served a term as Chairman on two separate occasions.



David Loomis, Senior Designer

Designing and drafting is in Dave's DNA. Like many budding designers, Lego was one of his major preoccupations as a child until he reached adolescence and discovered a catalogue of log cabins. Days of analysing floor plans and drawing up dream homes for his parents ensued. In high school, Dave took up drafting, graduating quickly to computer-aided design and later studying architecture at Drexel University, Philadelphia.

Romance and a Scottish wife then brought Dave to the Scottish Borders and Fleming Homes. We weren't hiring at the time, but when we received Dave's CV we knew we had to meet him and the rest, as they say, is history. Dave spent a formative few years mastering the technical side of the timber frame industry as a construction design technician before returning to his early passion; designing.

As a timber frame home designer, Dave recognises that to work properly, every individual material chosen has its own set of laws governing its use. Combining this knowledge, with an understanding of how humans function in space, has enabled Dave to develop into an intuitive and creative designer. He enjoys the challenge of marrying local architectural vernacular with a client's own personal design preferences, and loves nothing more than designing modern structures informed by the functional needs of the space inside. Dave's real passion? Exploring the latest design technologies to facilitate his love of blending multiple spaces into cohesive units for modern living.



6 ESSENTIALS FOR SELF-BUILD DESIGN SUCCESS

Having a grasp of the general design principles that underpin a good self-build design is essential for a successful project. With over 50 years' experience designing timber frame homes, Bernard Buss outlines six essentials to consider before you get started!

1 Orientation optimisation - the orientation of your home influences multiple factors;

- Where practical, the rooms you intend to use most should be designed to face south/south west to maximise solar gain.
- Continuous wall areas are highly efficient, so maximising wall area on the colder north face has a significant impact. Keep north-facing windows to a minimum to improve thermal efficiency and only consider large windows if there are substantial views influencing the design.
- Designing your home for south-facing living will create spaces that benefit from natural light meaning less need for artificial light and energy.

2 Natural environs - the gradient of your site, the surrounding views, shelter and local vernacular architecture should all influence your design choices.

3 Planning - you can improve your chances of achieving your ideal design by understanding what is important to your local planning authority before you get started.

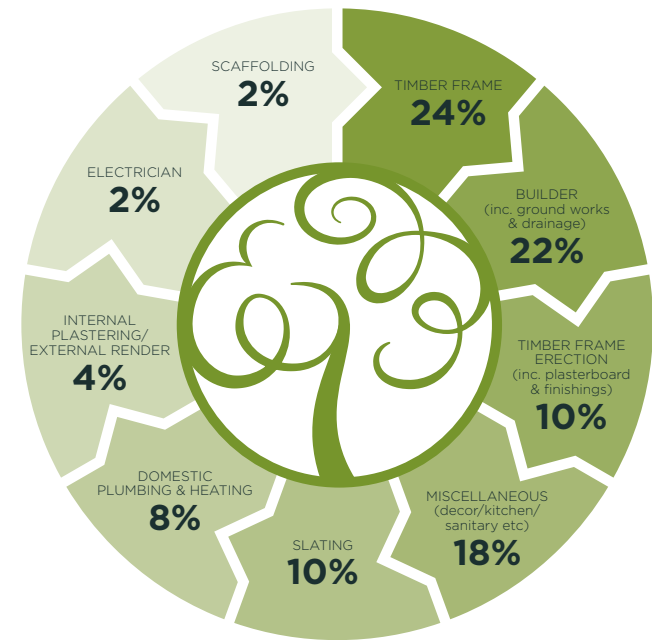
4 Utilities - design the layout of kitchens, bathrooms and utilities to minimise service and drainage runs and achieve cost efficiencies.

5 Heating - give early consideration to how you heat your home so that this can be incorporated into the design from the outset to achieve (more) cost efficiencies. The same applies to renewable energy systems.

6 Cost efficiency - a major benefit of self-building is the uplift in your investment once your project is complete. Building cost efficiencies into the early design phase through the integration of practical structural solutions can significantly reduce your total build cost.

Bernard and his team will help you navigate these and many more considerations to ensure you achieve a design that meets your needs, your budget and your site's full potential.





Here's how costs typically break down with a timber frame self-build home.



MORE HELPFUL DESIGN HINTS

Be clear on budget before you start

It's surprising how many people start designing their project before working out how much they can afford to spend. This can lead to unnecessary costs when designs need to be reworked later down the line. Our online cost calculator is an excellent way to get a sense of ball park costs in relation to floor area. Build a clear picture of what you can afford before you start at:

www.fleminghomes.co.uk/self-build-resources/cost-calculator/



OUR AWARD-WINNING DESIGN SERVICE

Often, the best people self-builders can learn from, is other self-builders. With over 30 years in the timber frame industry we've met, and continue to work with, some exceptionally talented self-builders. Here's the story of how Paul and Rhian Bates designed and built their award-winning timber frame home.

Paul and Rhian Bates planned to build a spacious home to retire to after Paul's 30-year career in the fire service. Coming from such an active, high-pressure job, he certainly wasn't going to be twiddling his thumbs, so although the couple were new to self-building, they decided to manage the timber frame build project themselves.

Paul says timber frame was the natural choice. *"We wanted speed of construction – weather is a big factor in this part of Wales. And we knew timber frame meant we could get what we wanted in terms of space, insulation and high-quality specifications at a good cost."*

The Bateses started looking for a plot before Paul's retirement, with dreams of a large space in the Welsh countryside, plenty of garden and room for Paul's workshop. They eventually found the perfect plot in rural Carmarthenshire, occupied by a semi-derelict 1950s bungalow that was ripe for demolition.

Benefits of full timber frame service

Paul met Fleming Homes' Sales Manager, Jason, at The National Self Build & Renovation Centre in Swindon, and was impressed by the company's service ethos. *"I could tell Fleming Homes would hold my hand during the process. They weren't the least expensive company, but they took us through planning and regulations, which can be tricky in rural Wales. They also did the building calculations, and as the build progressed, their service was fantastic."*

Fleming Homes' full self-build service was particularly valuable to Paul, as he wasn't an experienced DIY-er. *"I was prepared to be very hands on – I did a lot of standing in trenches in mud, up to my neck in cement and breeze blocks! But I was new to the self-build process. Luckily, I had an expert builder. Dylan has 25 years' experience in the old-school Welsh ways, prioritising insulation and airtightness."*



Photo © Dorian Caba

Bat roost and planning compliance

The dream building plot in rural Wales turned out to be far from straightforward. Says Paul: *“It was a difficult site to buy, as the owner had died, and the beneficiaries were in dispute. Then we discovered a bat maternity roost in the loft. Planning permission was conditional on solving this. We employed a consultant recommended by Natural Resources Wales, but it was a difficult relationship, with costly eco-surveys, and significant delay costs. We felt there had to be a more practical balance. In the end, we saved time and money by building a direct relationship with the local council, who were very helpful”.*

Designing a timber frame home from scratch

The Bateses meanwhile finalised their design, together with the team at Fleming Homes. *“Rhian had more input on the design and aesthetic side. We gave our ideas to Fleming Homes – just rough sketches – then they emailed us back designs. Over six months, we scribbled on the sketches and refined the designs. There was never a complaint about how long it took – I’m not sure we’d have got that service from every timber frame company!”*

The house is basically two houses in one, says Paul. *“It has a semi-traditional frontage in Welsh local brown and blue-grey stone with a crisp render finish and a Welsh slate roof in keeping with the local aesthetic. The back is more contemporary, with lots of glass and grey windows. We have three bedrooms in a six-bed size – we wanted it to feel really spacious.”*

After the meticulous design process, getting through planning was straightforward. *“We were expecting problems”,* Paul explained, *“as this is a very rural area, and the old and new properties were chalk and cheese. But thanks to Fleming Homes’ input, it went straight through in eight weeks.”*

Demolition, groundworks, timber frame kit erection

With bat compliance sorted, demolition got underway. The site was large and heavily sloping, with surface rock and thick Welsh clay. After some minor issues with groundworks and excavation, getting the house up was relatively quick – the timber frame kit went up in only two weeks.

“Getting the kit up was the best bit! Once we got the floors down, we were really up against it in time”, says Paul *“If it starts raining, it turns the place to mud, and you can’t build. And it rains a lot in Wales! You can lose weeks at a time. We managed it with hours to spare.”*

Timber frame teamwork

The 2-in-1 house design called for close teamwork between Fleming Homes and the Bateses’ builder. *“The junctions where the building fits together were tricky because of the mix of materials – Welsh slate, timber frame, weather board, render, insulation,”* explains Paul. *“My builder, Dylan, had no experience of this, but Richard Simmonds, Fleming Homes’ Technical Director, was very helpful. On quite a few occasions, Richard sent through extra construction drawings, and talked me and Dylan through them on the phone. Fleming Homes don’t just make timber frames, put it down and ‘ta ta’. They’re not that kind of company.”*

Summing up – “as near perfect as we imagined”


The verdict on the Bateses’ new home? *“It’s fabulous!”* says Paul. *“Really special, with a tremendous feeling of space.”*

Award winners!

Paul and Rhian’s self-build success has also been recognised by industry professionals with their new home winning the Build It Awards 2017 prestigious accolade, Best Timber Frame Home.



Photo © Dorian Caba



The designs in our English Traditional section are infinitely timeless, combining grand exteriors with highly liveable floor plans.

ENGLISH TRADITIONAL

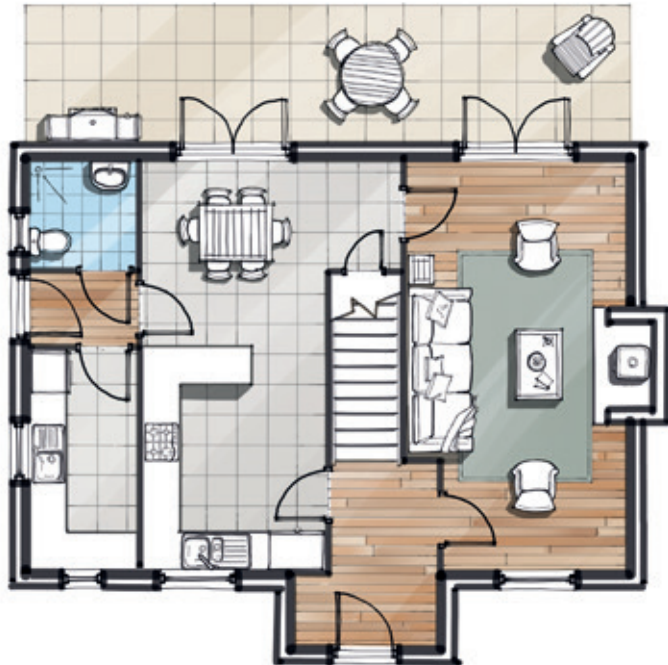
3 BEDROOM

Total Floor Area:
130m²

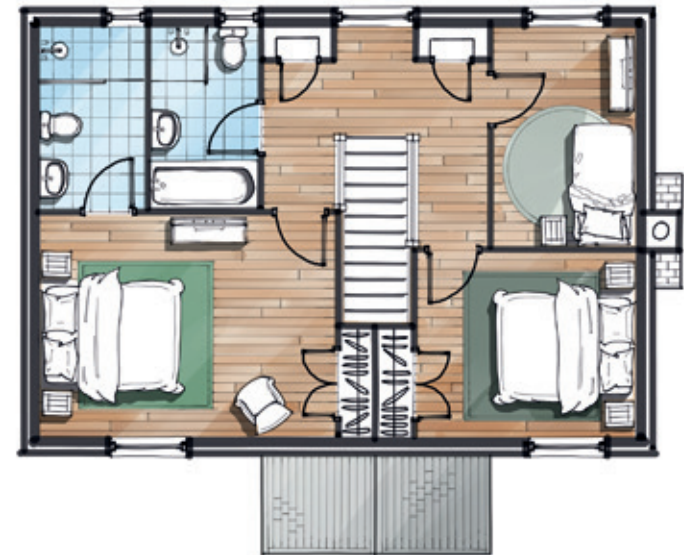
Footprint:
66m²



simple shapes and big continuous wall areas make for the most economical designs, both in build costs and thermal efficiencies



*a classic layout for functional family living
think fun times prepping dinner together in the kitchen, then nestling in front of the warm fire late in the evening in the lounge*



4 BEDROOM

Total Floor Area:
180m²

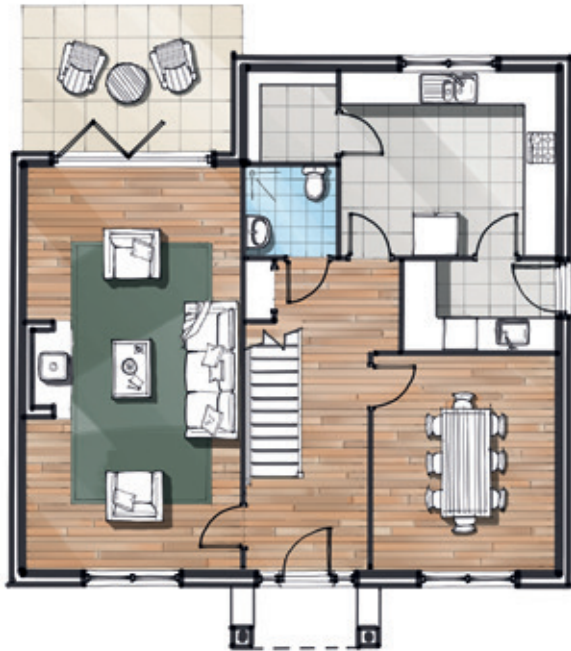
Footprint:
90m²



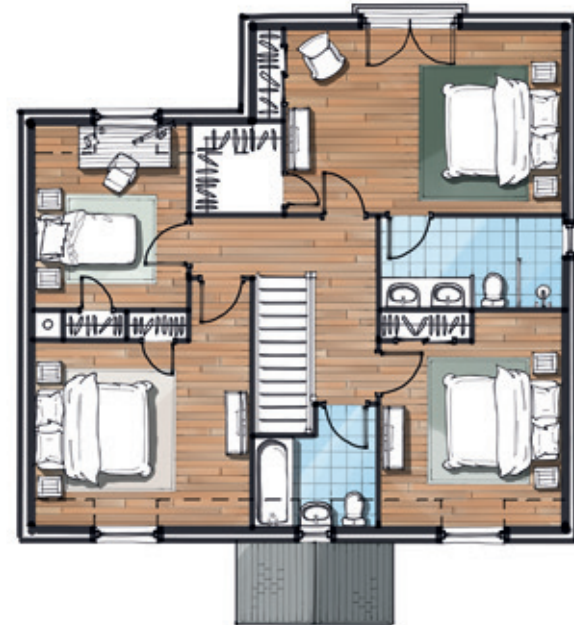
option to replace the larder with a utility and open up the kitchen into the dining room

love the quaint, cosy cottage feel of this design

a feature entrance gable can give additional character



a utility room off a kitchen is practical, but some may prefer this layout with open plan kitchen/dining room



3 BEDROOM

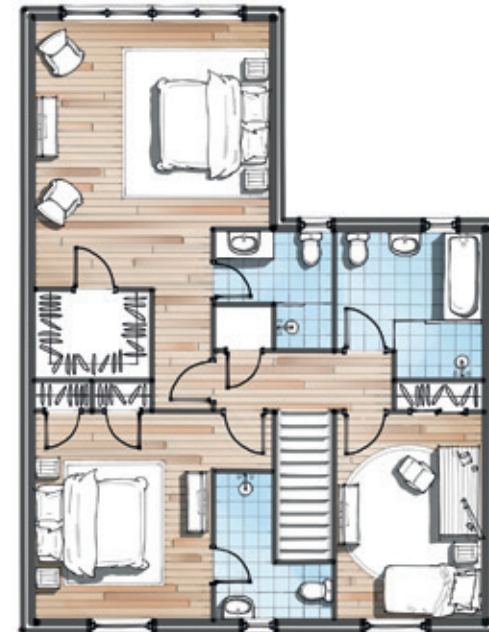
Total Floor Area:
180m²

Footprint:
90m²

*super efficient 'town house'
design with room in the roof
for a growing family*



*traditional on the outside
with open modern spaces
inside, offers the potential
to surprise first time visitors*



4 BEDROOM

Total Floor Area:
243m²

Footprint:
135m²

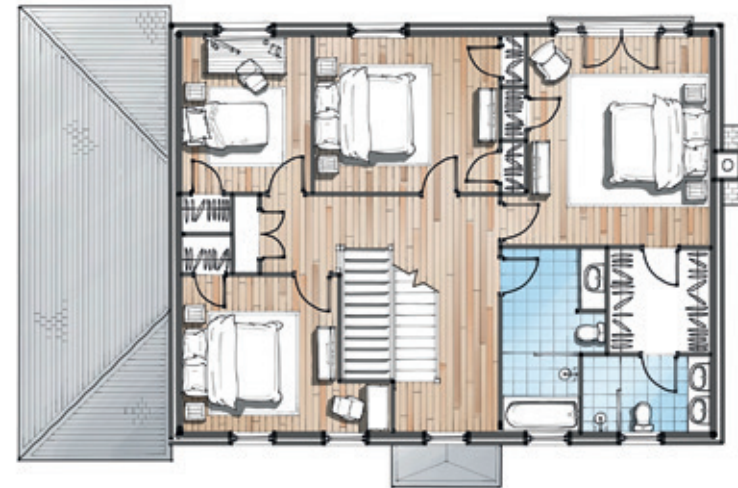
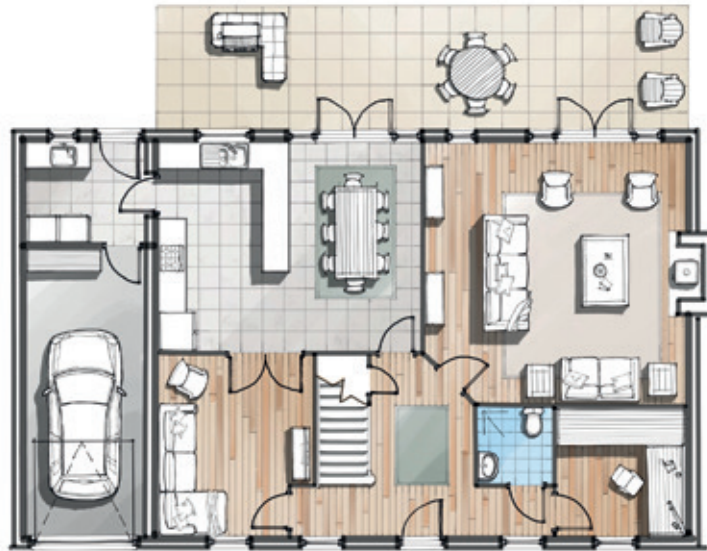
ET.04 ENGLISH TRADITIONAL

*dormers or no dormers?
that's the question!
build with 3 storeys,
develop the 2nd storey in
time, or choose to have
no dormers at all*



*with traditional Queen-Anne style
features, this design is like an
understated mansion - regal almost!*

*detach the garage
to retain the
symmetry of the
design*



4 BEDROOM
Total Floor Area:
250m²
Footprint:
125m²



*the rear elevation
of this design must
face south!*



*add a big back yard
or some stunning views
and this layout is
complete!*

*the stair in this layout
is the focal point of the
entire house - a grand
statement stair here is
essential!*



4-5 BEDROOM

Total Floor Area:

268m² -372m²

Footprint:

139m²-191m²



THE GROWING HOUSE

There is a likelihood that the design of your self-build home will involve some compromise. This could be from constraints associated with planning, limitations imposed by your site, a difference in opinion with your significant other, or simply down to what you can afford.

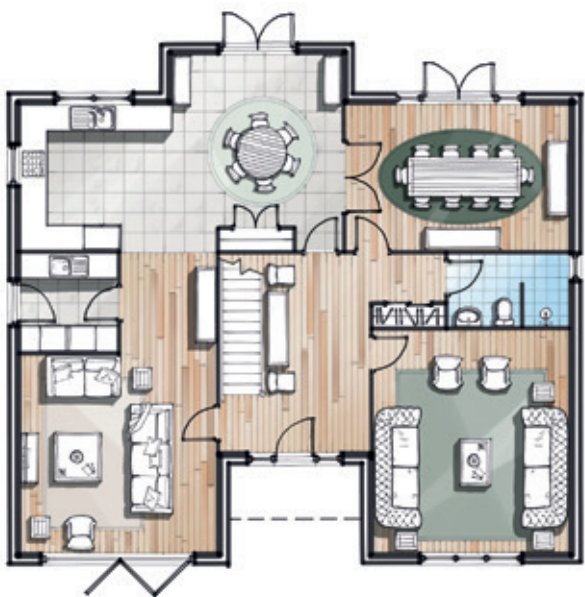
Our growing house evolved from the idea that achieving the perfect design is often realised through a process of modification. Designs can be extended or shrunk to meet your budget.

This design can grow to suit your requirements for living today or your aspirations for tomorrow, whether that's growing your family, watching them fly the nest, or even expanding to accommodate your in-laws.

While we don't offer standard designs, if you have been inspired by any of the plans or elevations in this brochure they can be developed and tailored to suit you, whether that's to create more space or less!

4 BEDROOM
Total Floor Area:
268m²
Footprint:
139m²

ET.06.1 ENGLISH TRADITIONAL



*great family layout,
lots of spaces to be
together, yet plenty
more to be apart!*



*this en-suite
could very easily
be designed as a
'Jack + Jill'*

5 BEDROOM

Total Floor Area:
314m²

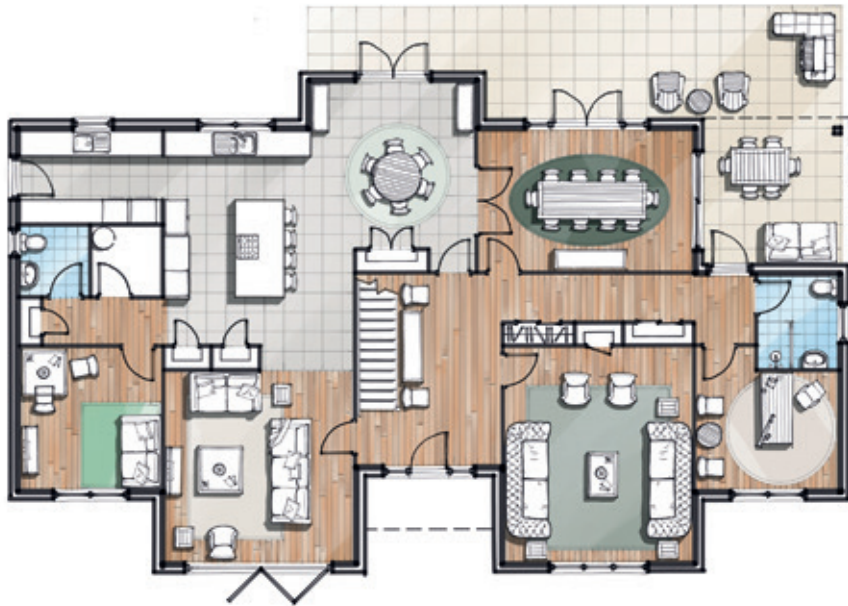
Footprint:
158m²



5 BEDROOM

Total Floor Area:
372m²

Footprint:
191m²



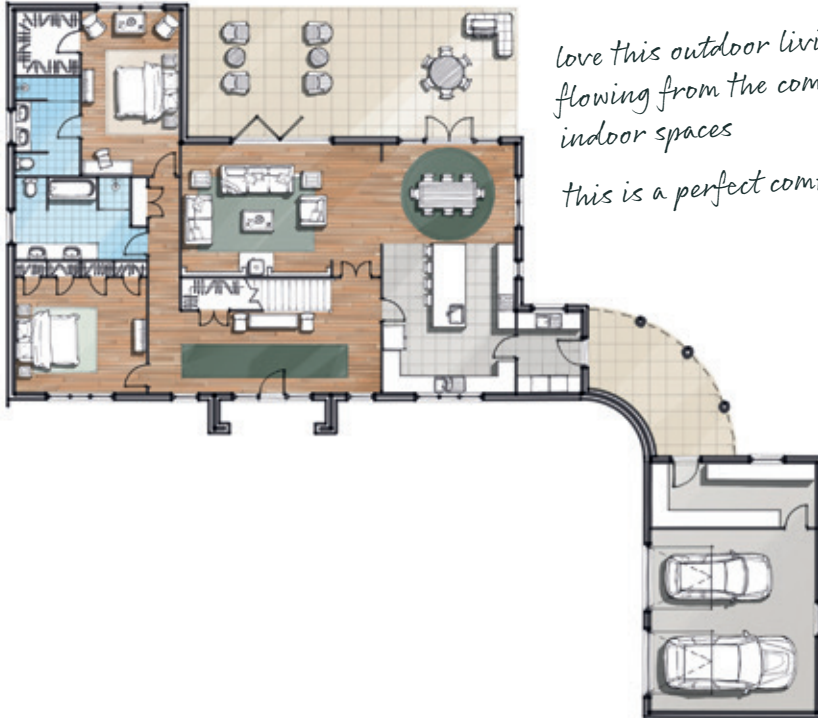
4 BEDROOM

Total Floor Area:
347m²

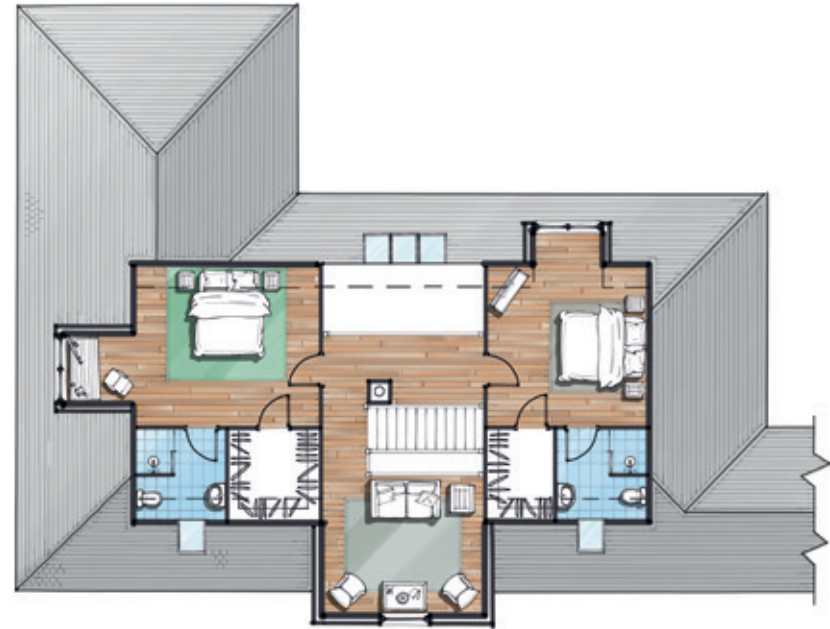
Footprint:
252m²



*dormer windows could replace these en-suite
velux roof lights, giving more space and
additional detail to the roof, with just
a modest uplift in cost*

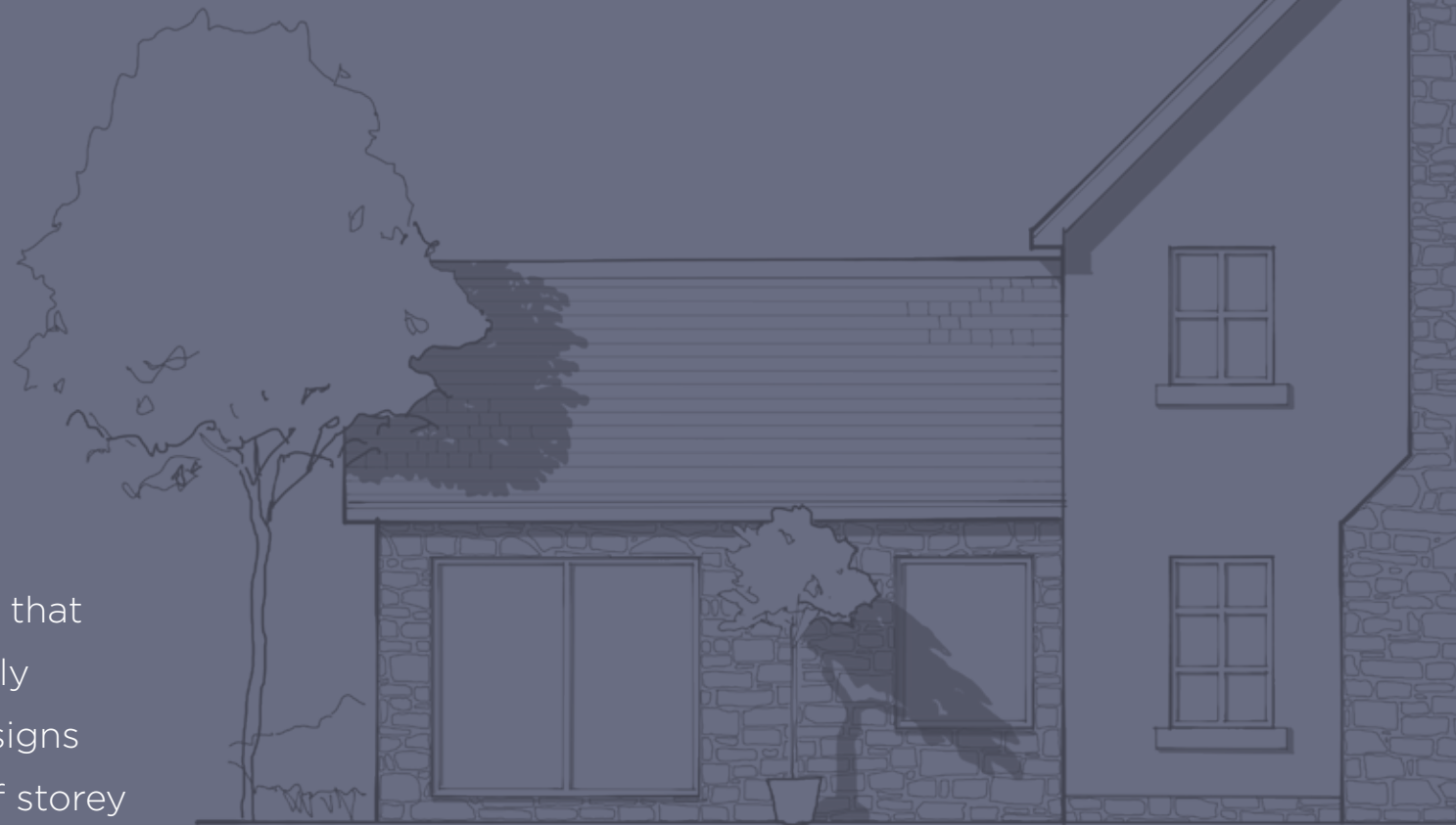


*love this outdoor living space
flowing from the communal
indoor spaces
this is a perfect combination!*





Reminiscent of dwellings that traditionally utilised locally quarried stone, these designs tend to be one and a half storey and combine stone cladding with crisp renders.



SCOTTISH TRADITIONAL

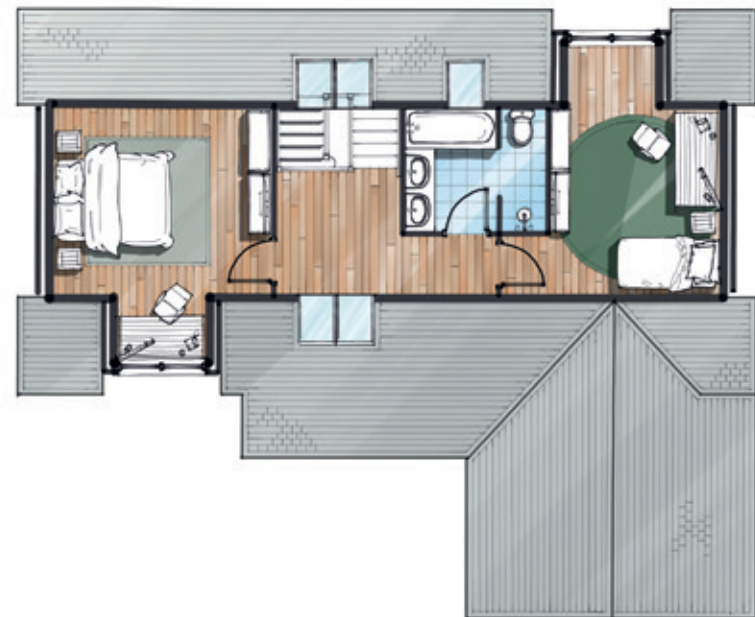
3 BEDROOM
Total Floor Area:
143m²
Footprint:
93m²



the different shapes in this elevation give it a unique look, enhanced by the striking gable



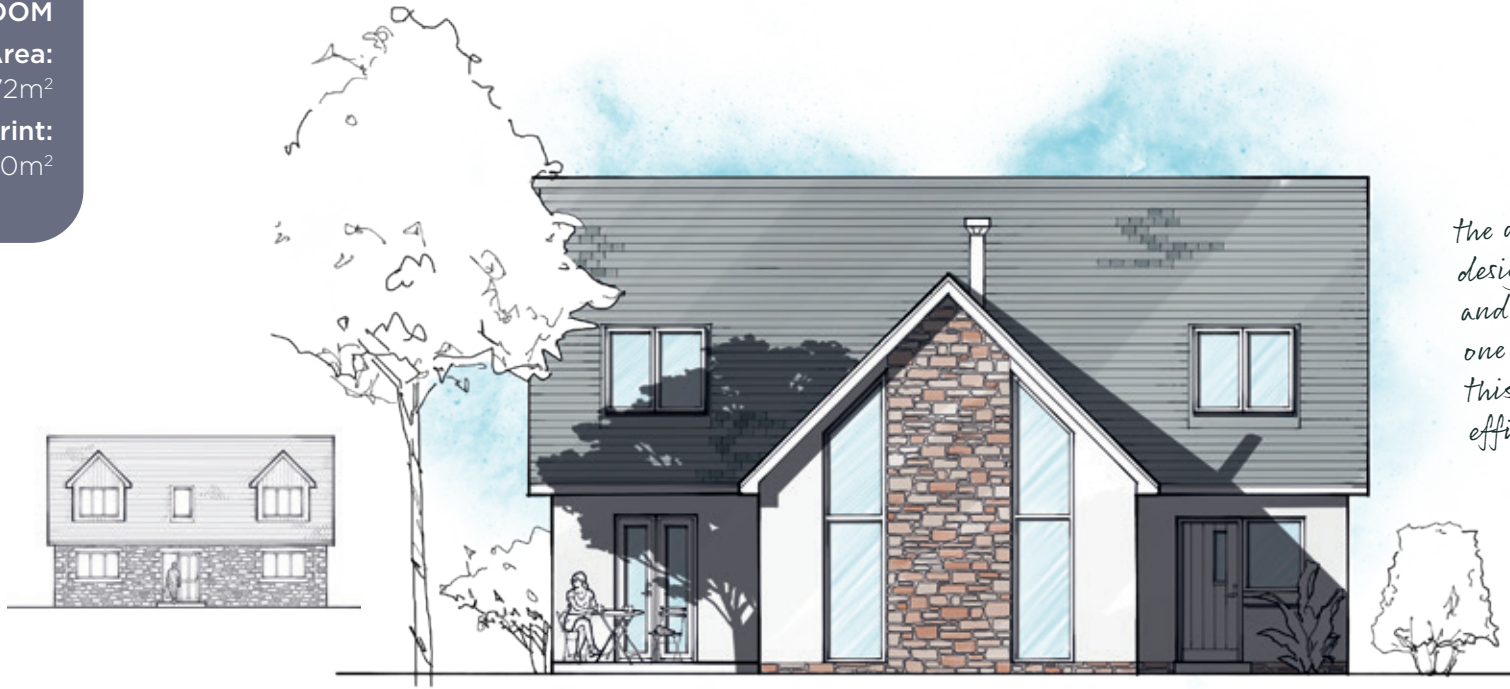
future proofing with a master bedroom on the ground floor can be a good idea



3 BEDROOM

Total Floor Area:
172m²

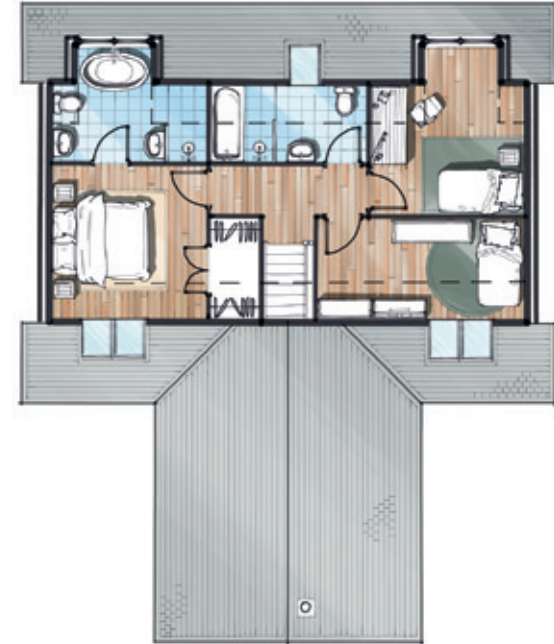
Footprint:
110m²



the attic truss in this design forms the roof and first floor with one structural member, this offers '2 for 1' cost efficiencies



a gable can add a striking feature to a very simple design



4 BEDROOM
Total Floor Area:
200m²
Footprint:
200m²



this cost efficient hipped roof could be replaced with a glazed gable giving additional space, light and wow factor

the best single storey layouts always flow with awesome outdoor living spaces



4 BEDROOM

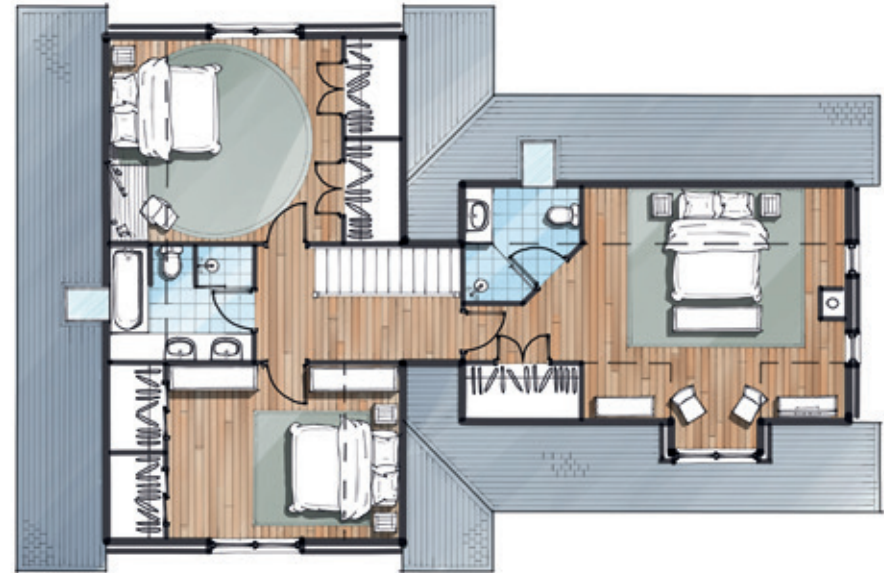
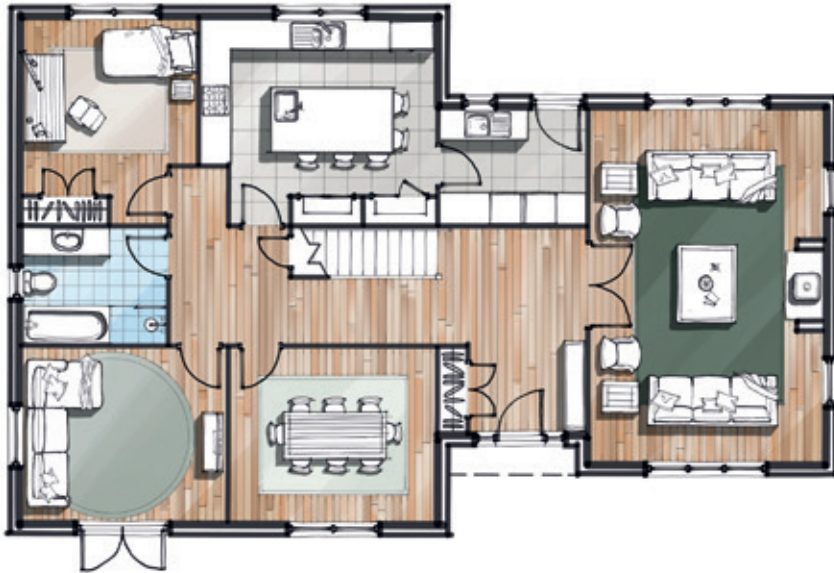
Total Floor Area:
243m²

Footprint:
140m²



a more traditional 'compartment' style layout which remains very popular provides lots of benefits

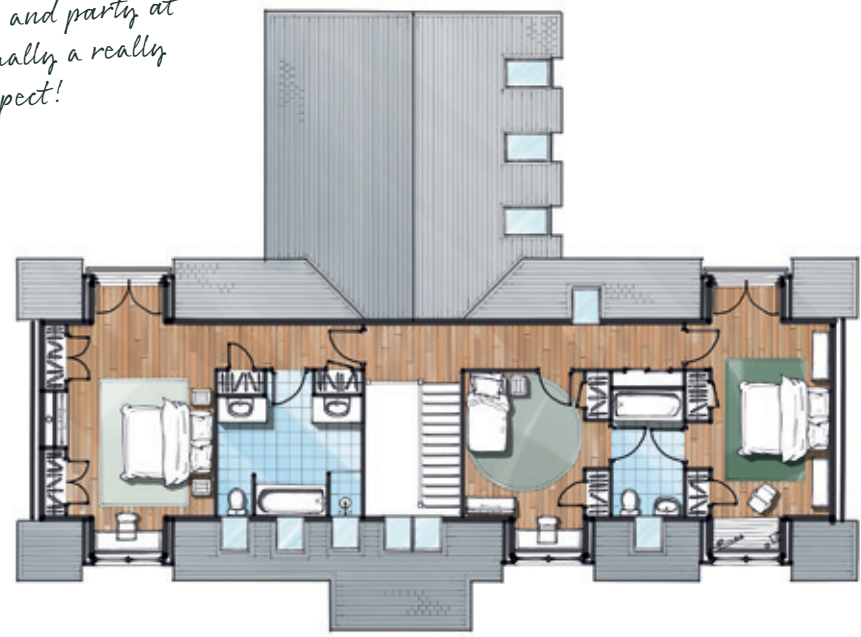
in terms of build costs and costs per m², there isn't a more efficient way to build than utilising an 'attic truss' room in the roof structure



4 BEDROOM
Total Floor Area:
265m²
Footprint:
165m²



a 'business at the front, and party at the back' design is actually a really valid design aspect!



4 BEDROOM

Total Floor Area:
275m²

Footprint:
150m²

*stone, render and timber
cladding can add real
character to an elevation*



*this indoor/outdoor space
has entertainment written
all over it!*



4 BEDROOM

Total Floor Area:
450m²

Footprint:
275m²


*very distinct scottish traditional feel
tweed jacket and Hunter wellies - a must for this beautiful home!*



*love the mix of the
traditional wing with
the modern, meeting
perfectly at the grand
entrance hall*

*minimise the mess
(and arguments)
with dual wardrobes*



A line-art illustration of a modern house with a large tree and a person sitting on a porch. The house features a prominent gable roof with large windows. A person is sitting on a porch with several chairs. A large tree is in the foreground, and a circular decorative pattern is in the top left corner.

Our modern designs use
clean lines, open plan living,
and natural light to create
contemporary homes for
21st Century living.

MODERN

2 BEDROOM

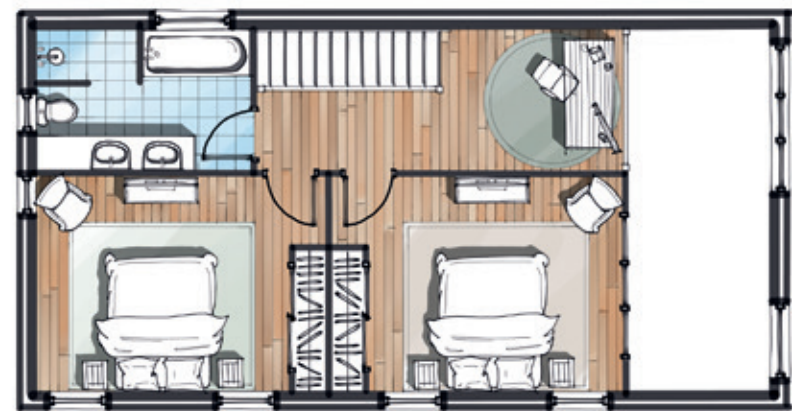
Total Floor Area:
130m²

Footprint:
72m²



this living room is dramatically enhanced by the full storey ceiling height

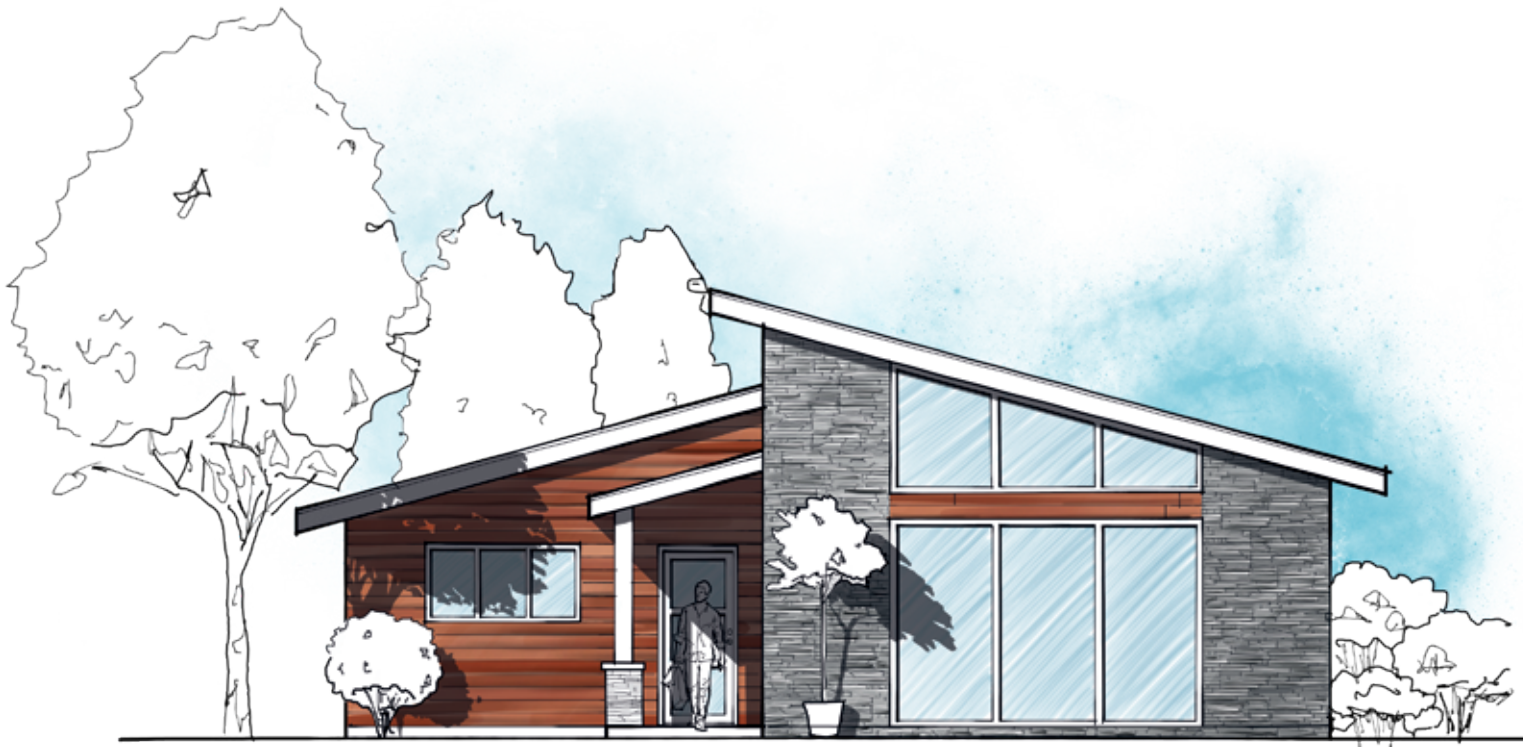
if you're lucky enough to have a plot with exceptional views, this workspace over the glazed gables provides the ultimate place for inspiration



3 BEDROOM

Total Floor Area:
145m²

Footprint:
145m²



*a great open-plan
home for a small
family*

*a simple build, extremely
functional and an awesome
'together time' home!*

3 BEDROOM

Total Floor Area:
163m²

Footprint:
108m²

the sheltered atrium-style outdoor area is the centre piece of this home, making it perfect for lovers of outdoor living - south orientation of this dwelling is a must though! add a canopy and this space can be used throughout the year. love that idea!



4 BEDROOM

Total Floor Area:
240m²

Footprint:
131m²

mixed cladding, hard lines and flat roofs popularise contemporary designs and make a real statement about the homeowner!



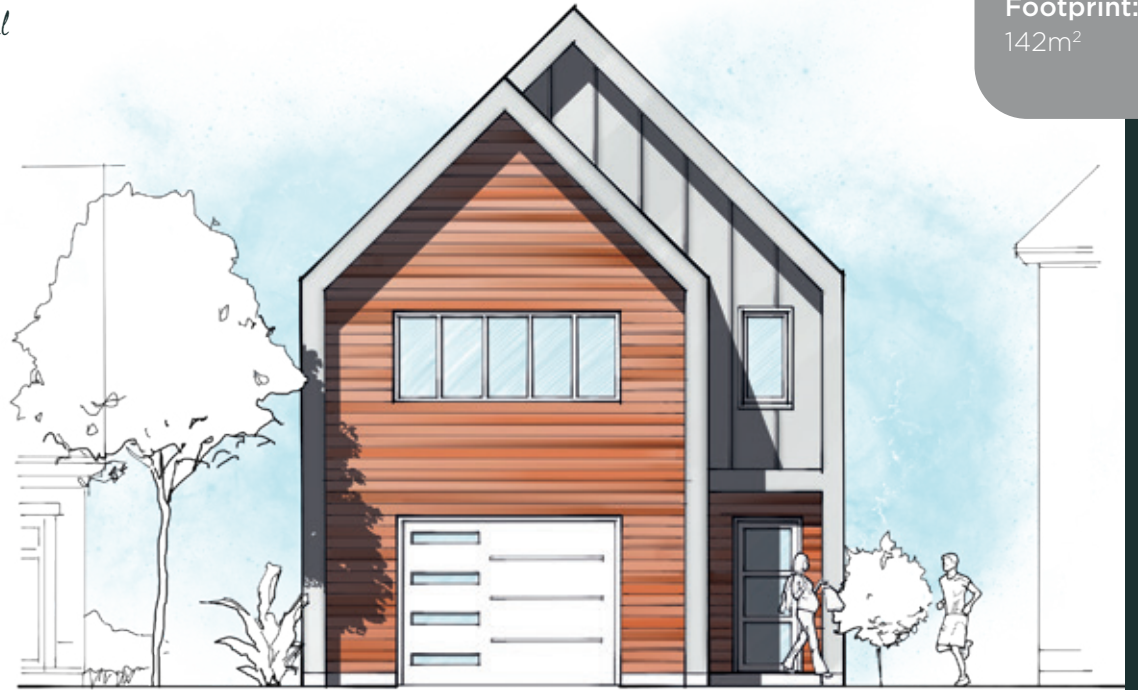
shade or sunlight? you choose with covered/open outdoor areas



restricting direct sunlight is often overlooked in modern designs

3 BEDROOM
Total Floor Area:
249m²
Footprint:
142m²

outdoor living space on upper levels is great for additional privacy in built up areas

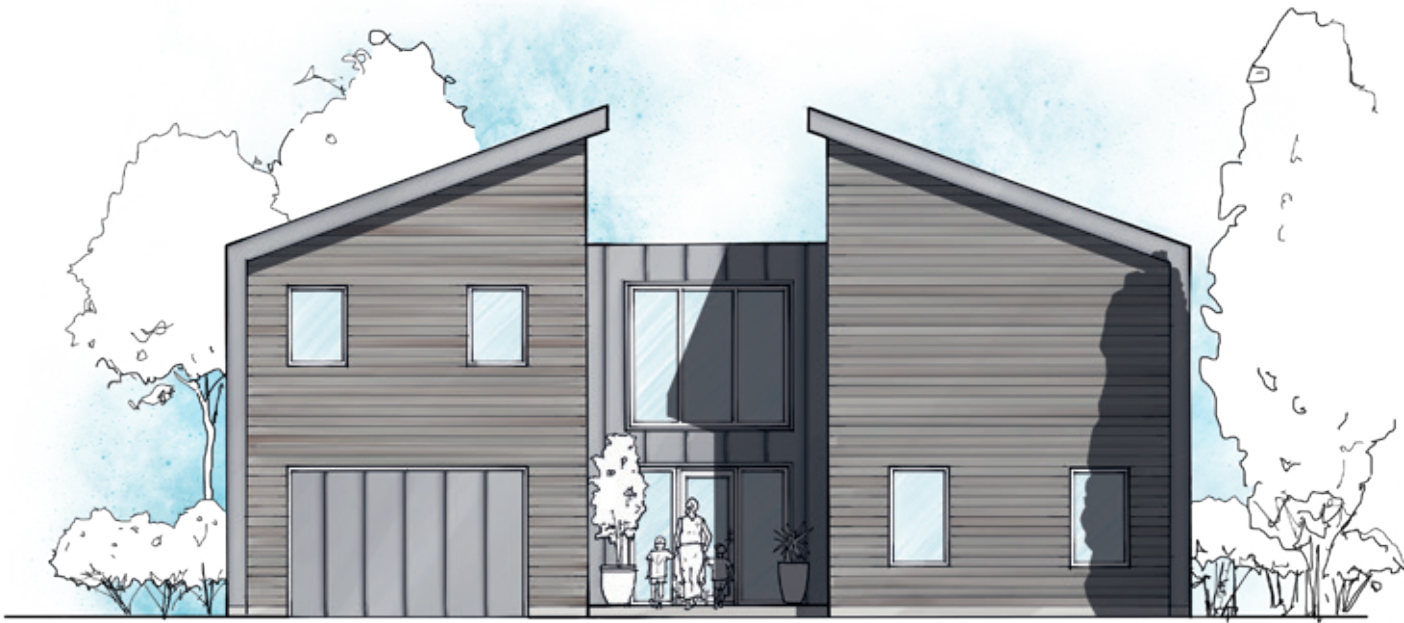


*perfect town house layout
for narrow urban plots*

5 BEDROOM

Total Floor Area:
341m²

Footprint:
200m²



*garage or no garage?
you decide!*

*this double-sided
fireplace with $\frac{3}{4}$ breast
is great for dividing the
room without shutting it
off completely*

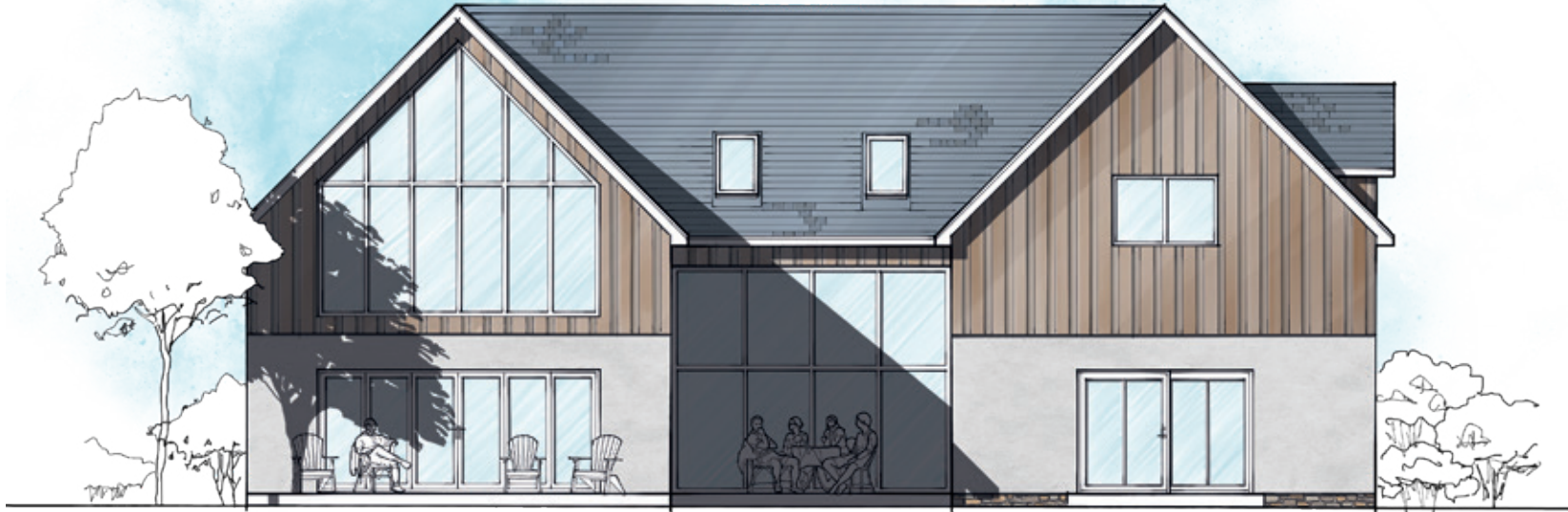


*this full storey height
ceiling enhances the
feeling of space to the
ground floor living
area, but it could be
easily developed if more
accommodation is needed*

4 BEDROOM

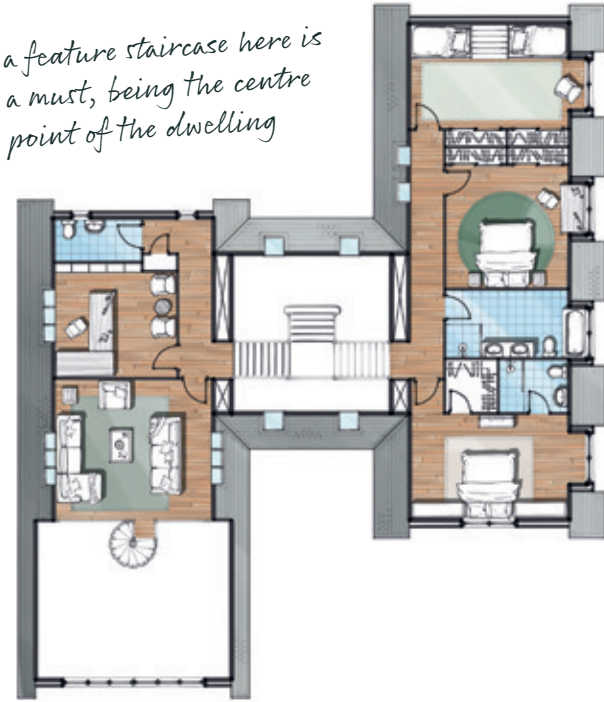
Total Floor Area:
395m²

Footprint:
250m²



an amazing space for indoor/outdoor entertaining with the glass door providing an impressive feature shared by both ground and first floors

a feature staircase here is a must, being the centre point of the dwelling



Our affordable designs are modest in size and designed to provide efficient, low-cost homes for modern family living.

AFFORDABLE

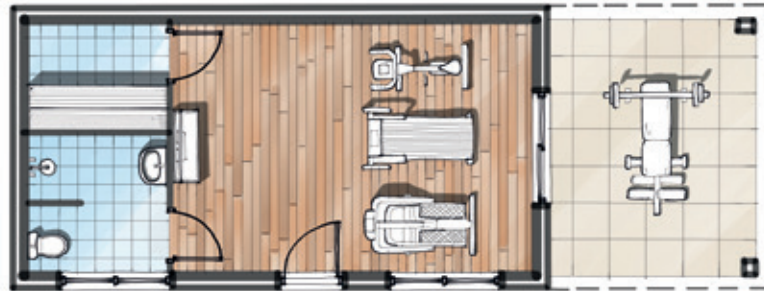
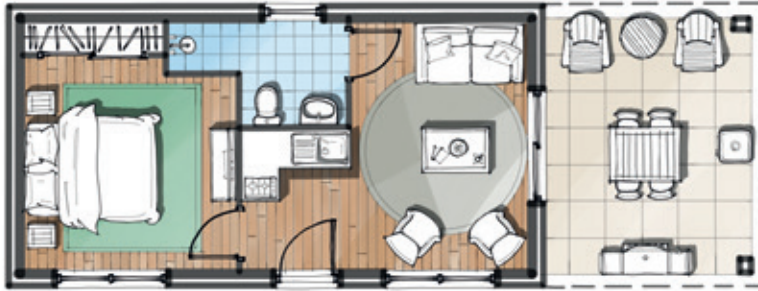


1 BEDROOM

Total Floor Area:
35m²

Footprint:
35m²

*cabin style for close quarter living -
perfect for a cosy retreat, games room,
home office or gym*

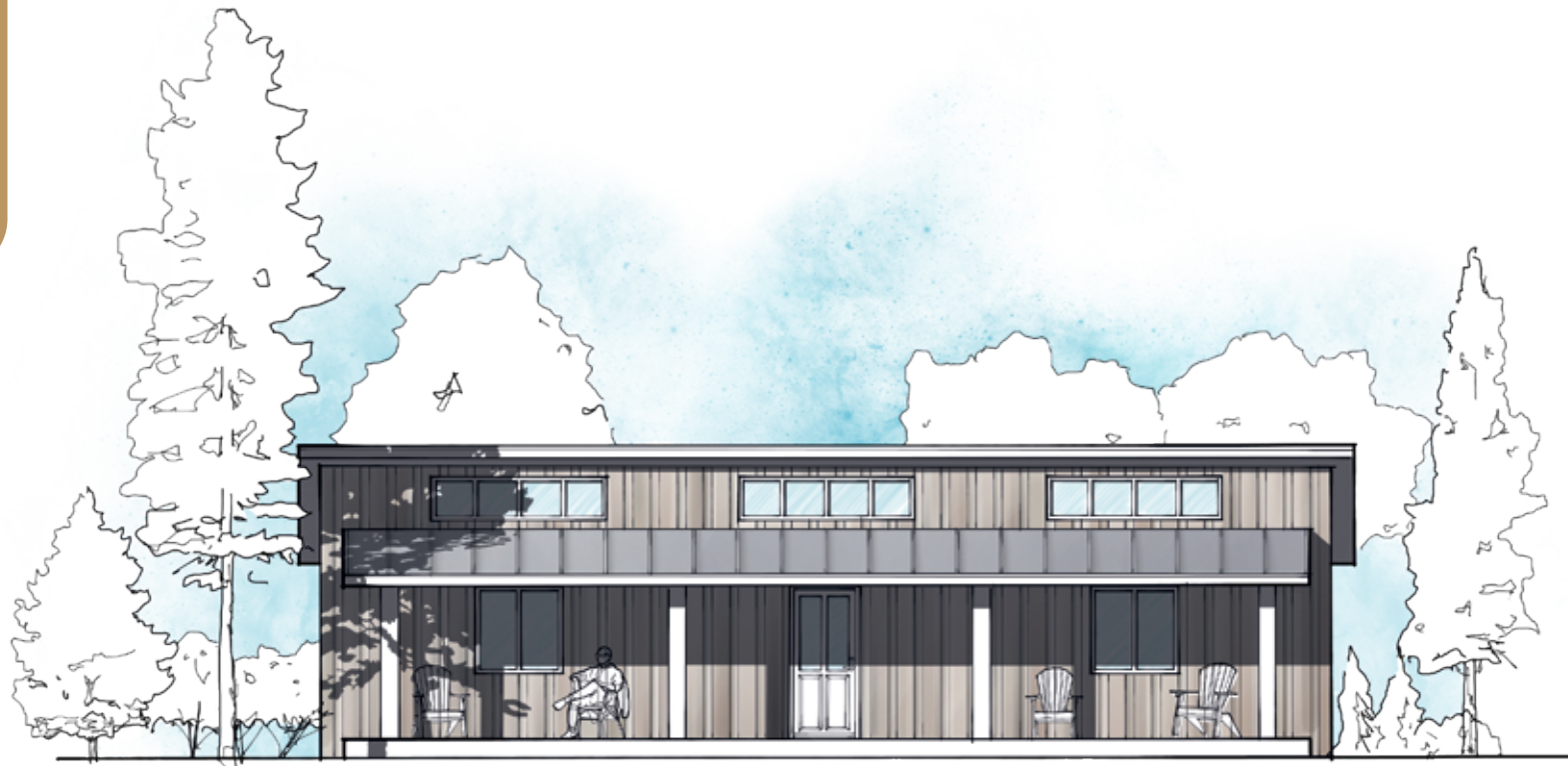


AF.01 AFFORDABLE

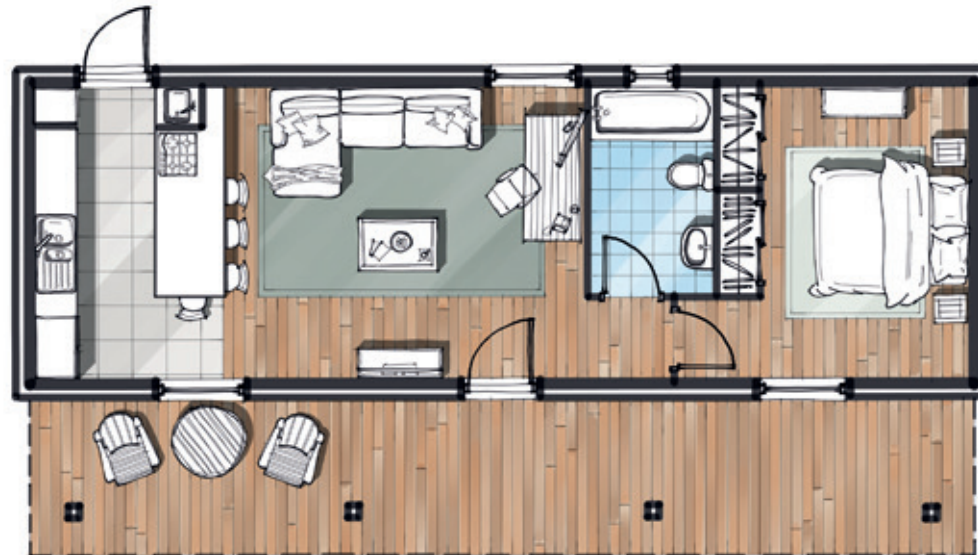
1 BEDROOM

Total Floor Area:
55m²

Footprint:
55m²



*clerestory windows
with the ranch-type
porch overhang create a
quirky touch to a simple
single bed layout*

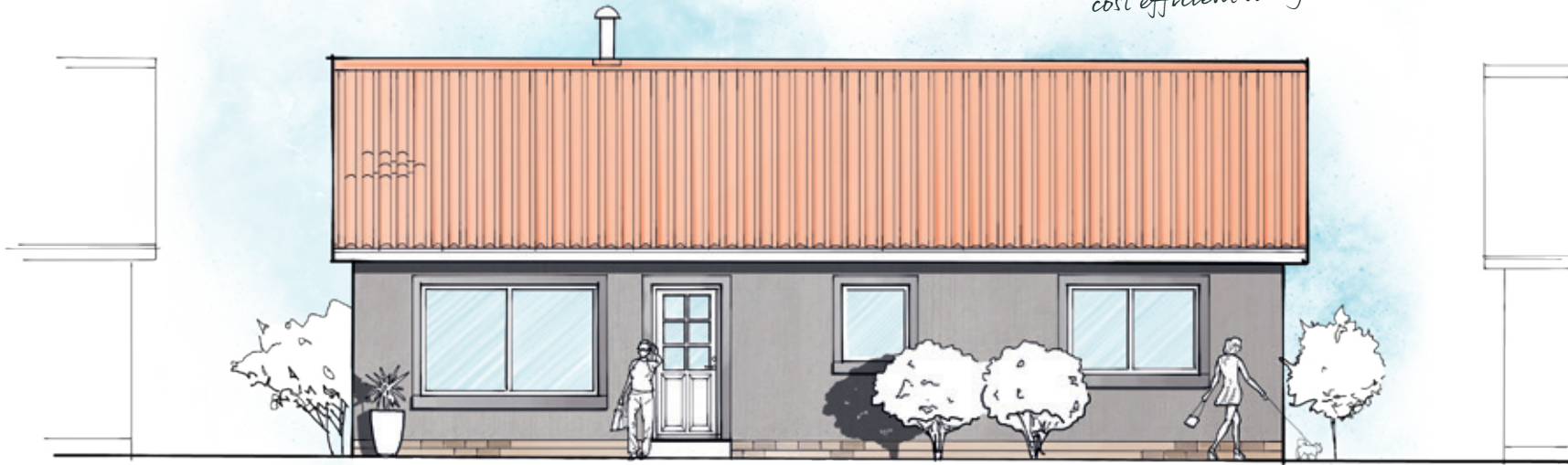


2 BEDROOM

Total Floor Area:
72m²

Footprint:
72m²

*classic dwelling with supremely
cost efficient design*

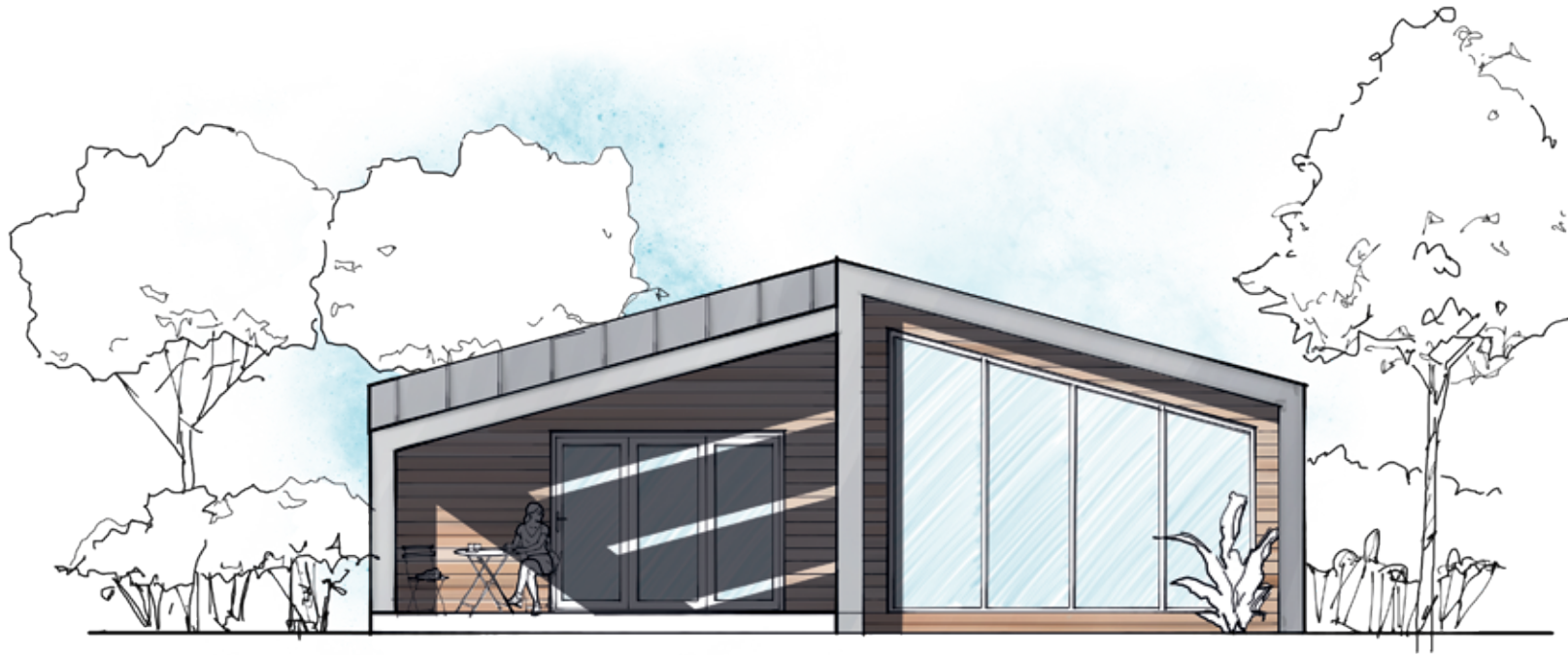


*this home could be
completed for
under £80k
investment rental
potential?
worker's cottage?
holiday rental?*

1 BEDROOM

Total Floor Area:
80m²

Footprint:
80m²



*great one bedroom, holiday
chalet-style layout*



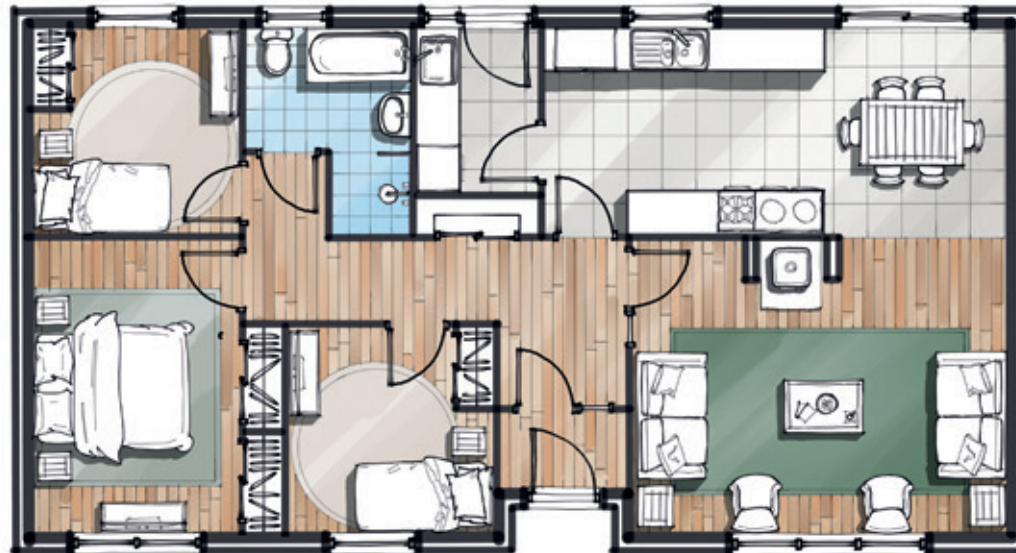
*hot tub -
yes please!*

3 BEDROOM

Total Floor Area:
99m²

Footprint:
99m²

*potential to develop space
in the roof at a later date*



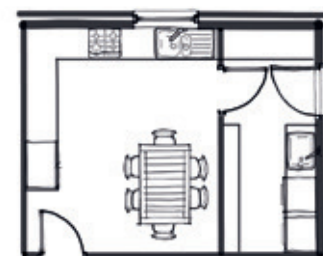
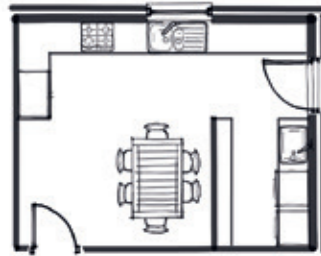
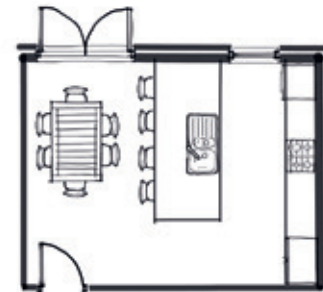
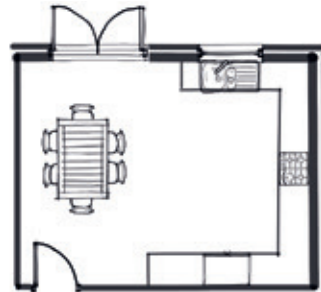
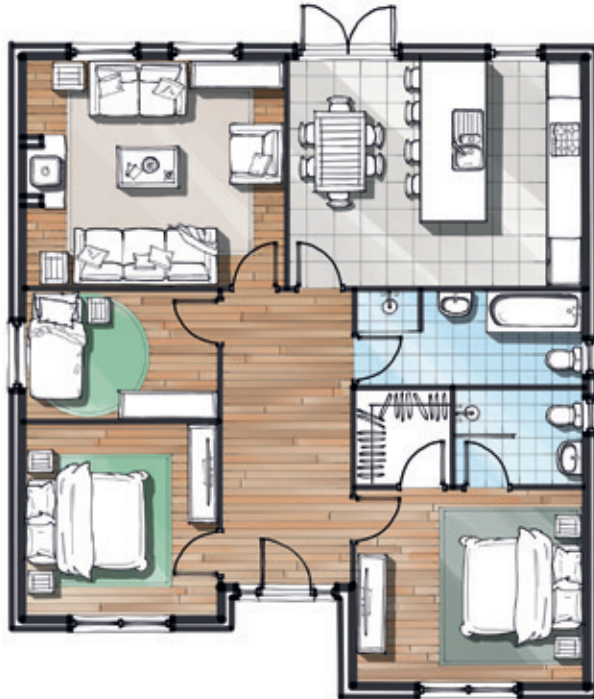
*limited junctions
and large wall spans
have a positive
impact on thermal
efficiency*

3 BEDROOM

Total Floor Area:
107m²

Footprint:
107m²

*first home,
rental or
holiday home*



*a kitchen space
means different
things to different
people, what suits
you best?*

4 BEDROOM

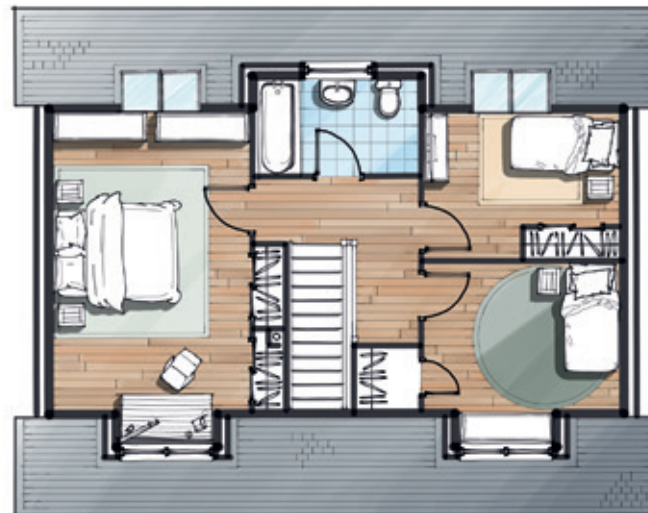
Total Floor Area:
139m²

Footprint:
80m²

*great affordable home attributes!
4 bed in under 100m² = massive
bang for your buck!*



AF.07 AFFORDABLE



*development of the
'room in the roof'
can take place after the
initial build*

*grow the house as the
family (and budget)
grows!*



If you're looking for a warm, compact, cosy house, then a cottage may be for you! These designs offer single storey living which are geared towards maximising outdoor living, internal space and accommodation.

COTTAGE

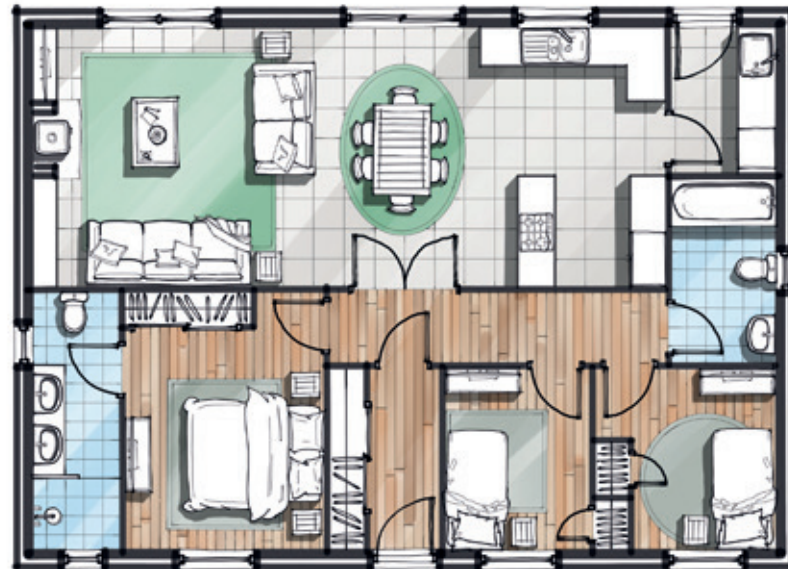
3 BEDROOM

Total Floor Area:
100m²

Footprint:
100m²



*this is a modern take
on a classic scottish croft
design, beautifully
adapted for modern
living*



*different cladding materials
will give a completely different
feel to this home*

*consider random stonework as
an alternative to this modern
timber cladding finish*

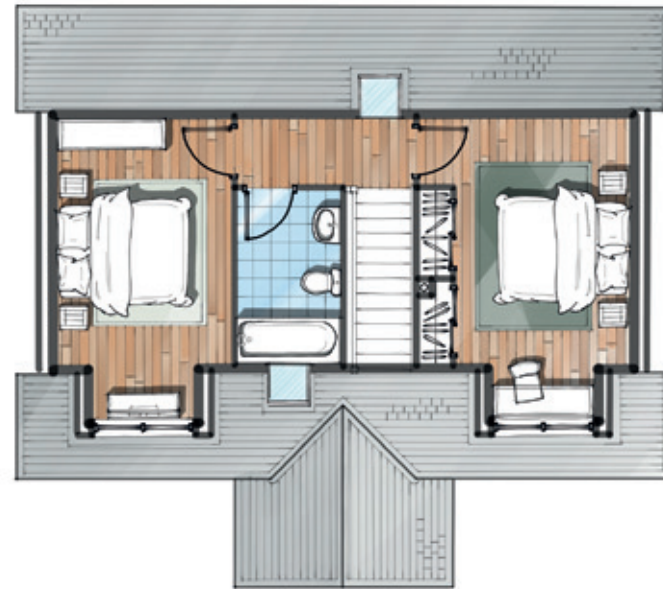
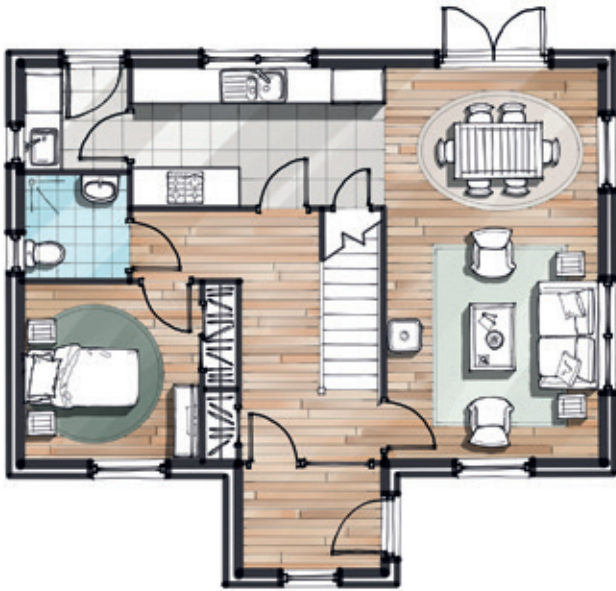
3 BEDROOM

Total Floor Area:
111m²

Footprint:
68m²



*charming elevation
and practical
family home with
'room in the roof'
bedrooms*



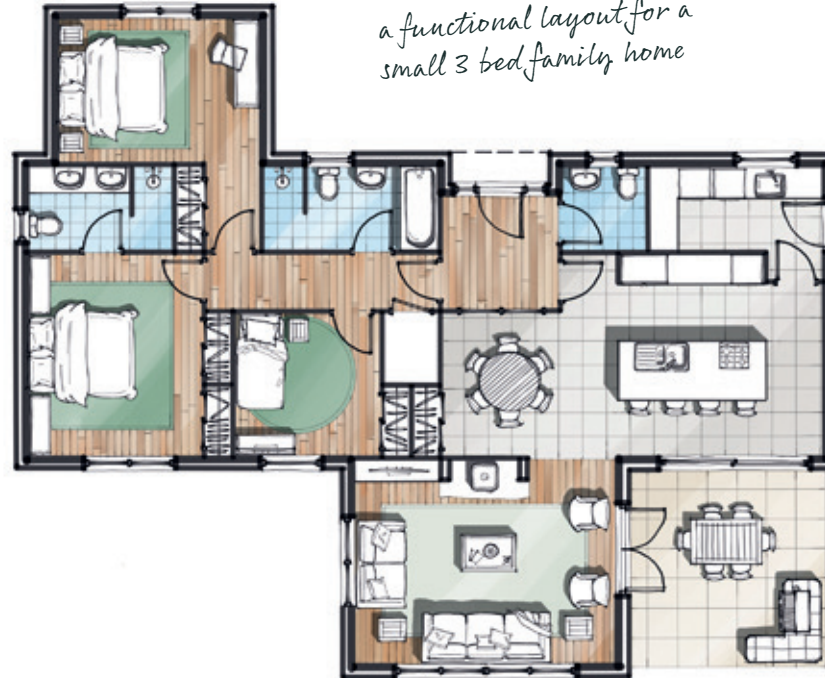
3 BEDROOM

Total Floor Area:
132m²

Footprint:
132m²



*a functional layout for a
small 3 bed family home*



*open kitchen/lounge,
but not too open, love how
both spaces open onto the
outdoor eating area!*

3 BEDROOM

Total Floor Area:
135m²

Footprint:
107m²

CO.04 COTTAGE

*the glazed roof section is a perfect way
to view the stars from the comfort of
your living room*

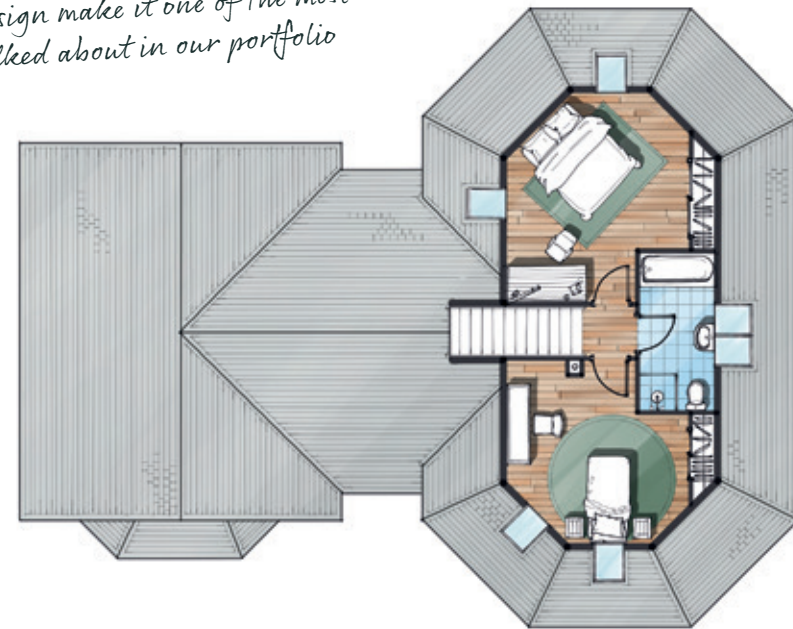
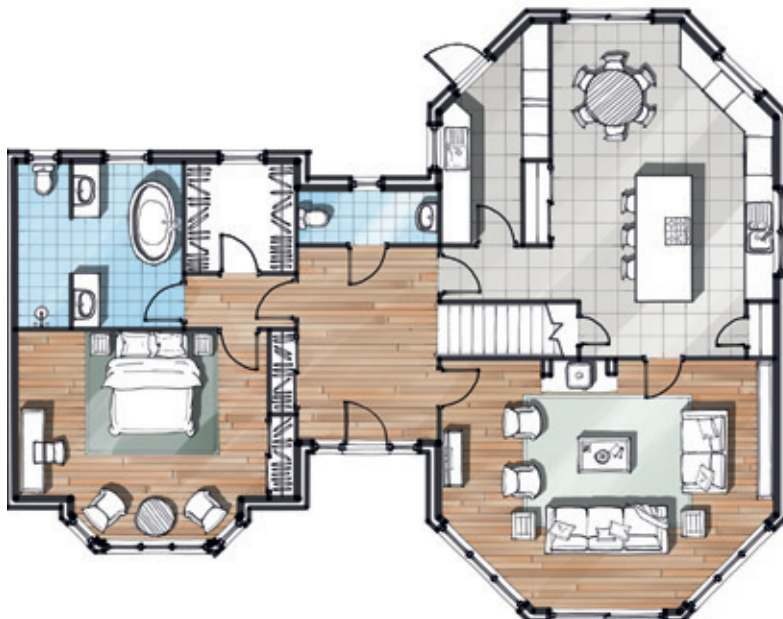



*this is a traditional craft-type
shape with a modern touch*



3 BEDROOM
Total Floor Area:
189m²
Footprint:
144m²

curb appeal! the shapes in this design make it one of the most talked about in our portfolio





Relying on a simple rectangular shape these designs are characterised by pitched roofs, dormer windows, and distinctive open porches. From the structure to the cladding they tend to incorporate as much timber as possible!

NEW ENGLAND

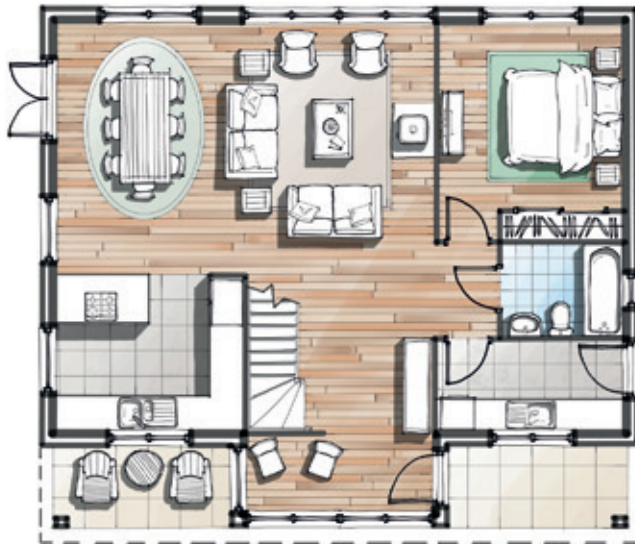
3 BEDROOM

Total Floor Area:
157m²

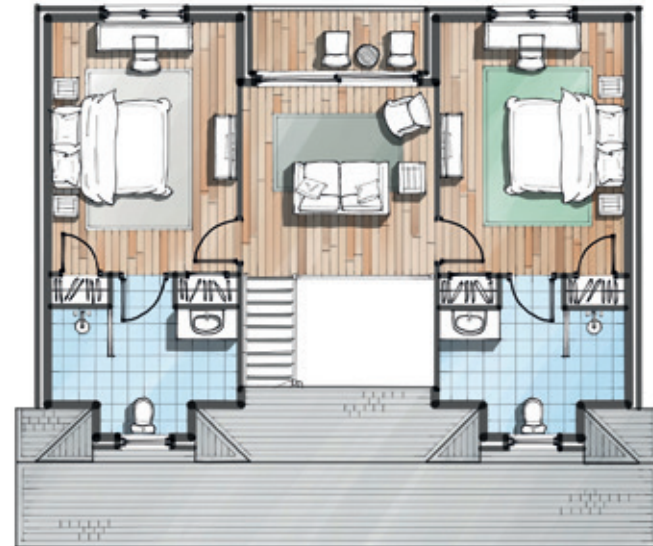
Footprint:
90m²



a dwelling with a distinct beachside feel picture the external cladding stained duck egg blue with striking white external joinery



perfect open plan living space for family gatherings



4 BEDROOM

Total Floor Area:

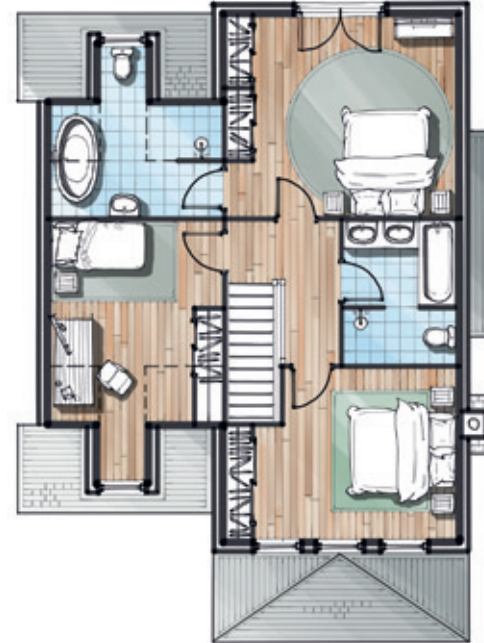
165m²

Footprint:

86m²



*classic New England style
with front balcony over
the main entrance*



*this home looks like
it's straight out of an
American movie set*

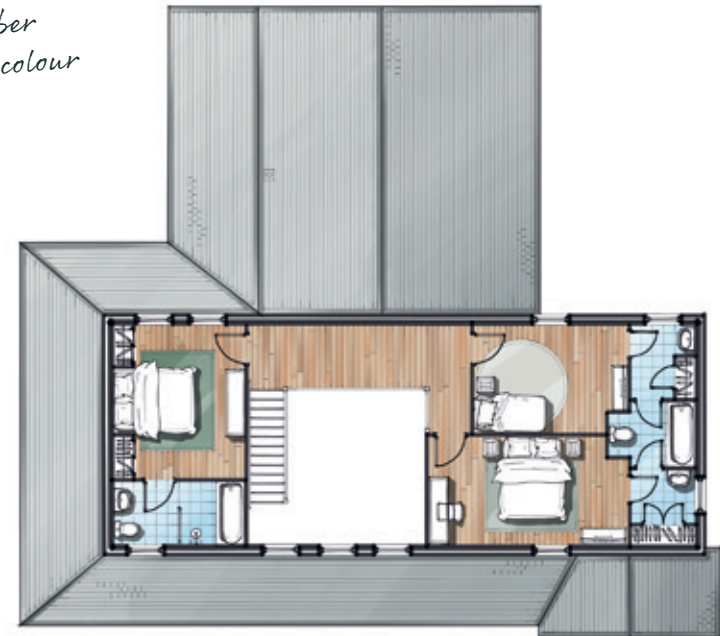
4 BEDROOM
Total Floor Area:
260m²
Footprint:
167m²



*using a composite cladding board
means less maintenance than timber
clad and can be finished in any colour*



*large overhanging
porches make outdoor
living spaces viable
365 days a year*

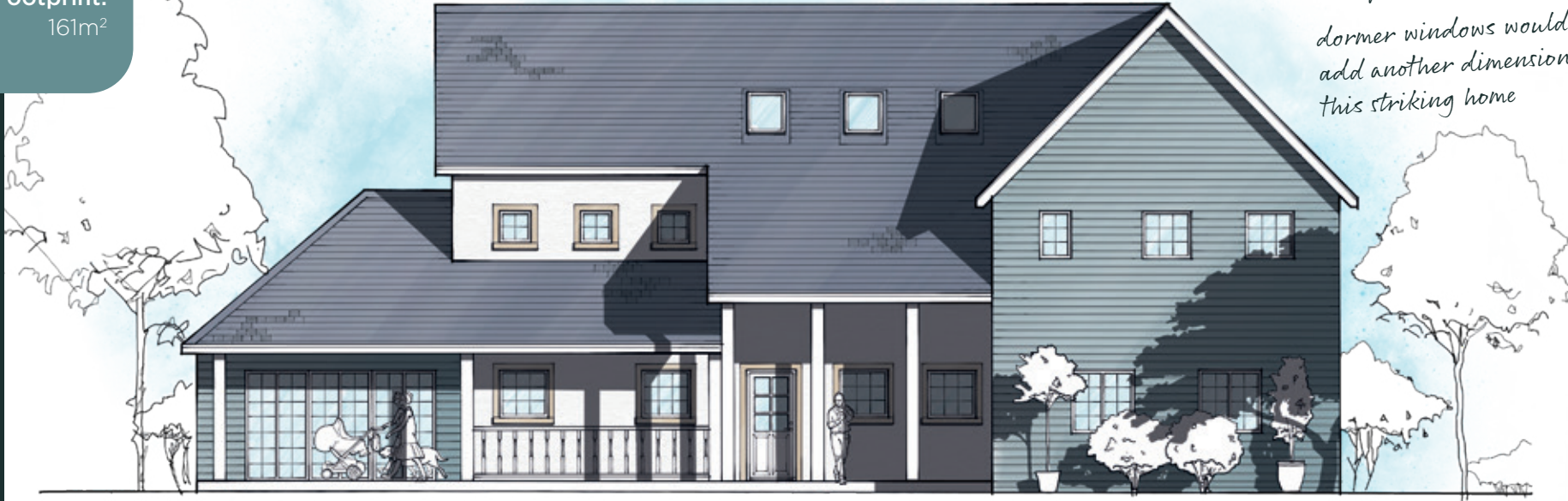


4 BEDROOM

Total Floor Area:
290m²

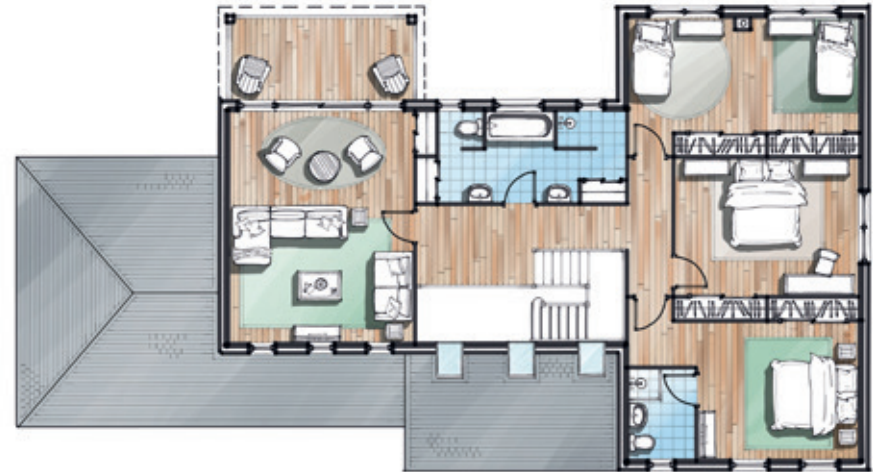
Footprint:
161m²

NE.04 NEW ENGLAND



*option to add a third storey to this design
dormer windows would also add another dimension to this striking home*

this first floor sheltered balcony creates a wonderful outdoor space to take in the views







HOW TO COMPLETE THE DESIGN BRIEF QUESTIONNAIRE

Our Design Brief Questionnaire opposite, will help you collate all the information we need to develop a timber frame design to suit you. The more information you can provide, the greater the chance our design team will be able to envisage what you have in mind.

Personal details – please provide us with all your contact details. We'll telephone you on receipt of your questionnaire to clarify any queries and we'll send your designs both by email and post. Without this information, we'll not be able to respond as quickly as we might otherwise.

Site details – information about your site is critical to informing the design of your project; don't forget to attach your site plan.

Design preferences – be sure to give us an indication of your ideal total floor area (add all storeys together) and your budget. If you're not sure what size of dwelling you can afford to build, our online cost calculator will help with a ballpark figure.

www.fleminghomes.co.uk/self-build-resources/cost-calculator/

You can also use this section to help us understand what you like. If you don't have any fixed preferences, then it's fine to note this on the form. Or if you're torn between more than one style or finish – simply let us know.

Comments (External and Internal) – please provide us with as much information as possible. If you've been collecting or pinning images, please share these to help us understand the sort of design aesthetic that really appeals to you.

Living space, utilities, design features, accommodation, energy – these choices will influence the floor plans and elevations we produce for you – take time to detail a realistic wish list that's in line with your budget.

They say that a picture is worth a thousand words; images can help convey what you're looking to achieve, so feel free to send anything that will help us to better understand your vision for your self-build home.

And that's it. When you're done, simply send your completed form to us via enquiries@fleminghomes.co.uk or by post to Fleming Homes, Station Road, Duns TD11 3HS and one of the team will be in touch.

Alternatively, visit our website where you will find a downloadable interactive pdf version of this questionnaire which can be completed and emailed directly to us.

www.fleminghomes.co.uk/services-products/design-planning/



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 enquiries@fleminghomes.co.uk or by post to Fleming Homes, Station Rd, Duns 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
- I have indicated direction North on the site plan
- The site plan is to scale or dimensioned
- My proposed plot is serviced (electric/water/gas/sewer/telephone)
- The site plan indicates access to the site

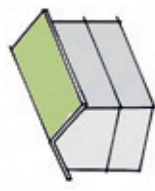
Design Preferences

Total floor area (ground floor and first floor included) _____ Total budget (excluding land) _____

- Use our cost per square metre calculator at 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 metreage 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





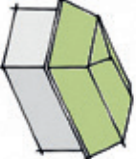


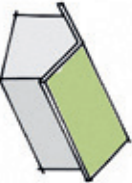


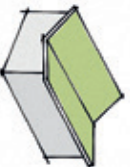



Floor Plan Configuration

Square Rectangle 'T' shaped 'L' shaped 'H' shaped 'U' shaped Draw your own or describe here



Style of Roof

- | | | | | | |
|---|---|---|--|---|---|
| <input type="radio"/> Saltbox | <input type="radio"/> Mono-pitch | <input type="radio"/> Dormer | <input type="radio"/> Dutch gable | <input type="radio"/> Mansard | <input type="radio"/> Flat |
|  |  |  |  |  |  |
| <input type="radio"/> Skillion & lean-to | <input type="radio"/> Open gable | <input type="radio"/> Split gable | <input type="radio"/> Hip | <input type="radio"/> Gullwing | <input type="radio"/> Dutch hip |
|  |  |  |  |  |  |

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

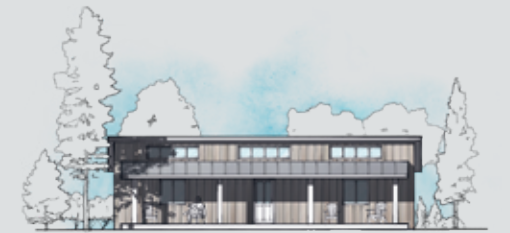
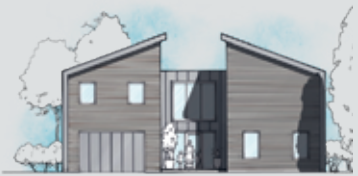
Additional information

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.

CALL 01361 883785

EMAIL enquiries@fleminghomes.co.uk

VISIT www.fleminghomes.co.uk





FLEMINGHOMES

TIMBER FRAME SELF BUILD. YOUR HOME OUR PASSION.

CALL 01361 883785 EMAIL enquiries@fleminghomes.co.uk VISIT fleminghomes.co.uk

