

Things to think about when planning a new build

There are two primary advantages to new builds. The first is that you can design it the way you would like from the beginning, to ensure it meets your needs. The second, is that many new buildings cost about half as much to run than older homes due to new energy saving technologies.

What is the primary purpose?	<i>Family home, Rental house, Student accommodation, Split home & offices, Just offices...</i>
How many storeys?	<i>Bungalow, Two-storey, Multi-storey...</i>
How many bedrooms?	<i>1, 2, 3, 4... single, double, master...</i>
How many with ensuites?	<i>1, 2... bath, shower, his & hers, size...</i>
How many bathrooms / toilets?	<i>1 bathroom & 1 WC, 1 bathroom, 2 bathrooms, 1 bathroom & 2 WCs...</i>
Do you want a study?	<i>Just a study, study come guest room, size...</i>
What size and style of kitchen?	<i>Bench space, open plan, separate room, galley style, storage space, breakfast bar...</i>
Do you want a dining room?	<i>In kitchen, separate room, open plan, servers window, small family, large formal...</i>
How many, and what style of living spaces?	<i>Open, closed, play room, TV room, reading room, living room, den, bar...</i>
Do you want a basement?	<i>A basement can provide extra space...</i>
How would you like to use the loft space?	<i>Just for storage, Separate flat, bedroom with ensuite & storage, study...</i>
Do you want an outbuilding / garden shed?	<i>Good for storage for sports equipment, garden tools & machinery, bicycles...</i>
Do you want a garage?	<i>Secured parking, extra storage space...</i>
Do you have enough parking space?	<i>New buildings are required to provide evidence of sufficient parking spaces, dependent on the number of rooms. This also includes secure cycle parking.</i>
Do you require disabled access?	<i>This could affect things like the size of openings, number of storeys, style of kitchen...</i>
Do you have any special requirements?	<i>Is there anything which you require to be part of this building, which has not already come up?</i>
Would you like solar panels?	<i>This does not have to be done immediately, but can be a good way to save energy...</i>
What type of heating would you like to use?	<i>Radiators, under floor, ceiling vents, open fire...</i>
Do you want any cooling?	<i>Ceiling fans, dual cycle heating/cooling...</i>
Can you connect with a sewer?	<i>If there are no sewer lines nearby that you can connect with you may need a septic tank</i>
Would you like any kind of water collection?	<i>While not overly popular in the UK, water collection from roof runoff can be a good way to save on water if you are an avid gardener, or keep large animals...</i>
Where will run-off drain to?	<i>Will it drain into an existing drainage, or do you need to incorporate a new drainage system</i>
Would you prefer gas or electric?	<i>Heating, Kitchen...</i>
What is a must?	<i>Of everything you've thought of and listed above – what is an absolute MUST HAVE?</i>
What is a would-like?	<i>Of everything you've thought of and listed above – what are the things which are negotiable, so that we can design a house for you that is acceptable to everyone?</i>