

Building your dream

The home of your dreams can now become reality. The vision, the design and the build of this individual house are all up to you. And at Wynyard Park you have that dream setting, too.

Come and be inspired.

YOUR GUIDE TO SELF-BUILD AT WYNYARD PARK

This is a once in a generation opportunity in our region. We have reserved a small number of very special pockets of land to become exclusive communities of self-build homes. Made up of between 12 and 30 spacious plots, these enclaves offer freedom for variety, innovation and self-expression.

Each development has its own gated entrance and its special character, taking advantage of the rare wooded and undulating landscape that is Wynyard Park. Whilst your position is privileged, you also have easy access to the whole Park's growing amenities - the perfect balance.

WHY SELF BUILD?

Individuality, quality, value for money - self-build gives you the opportunity to create the home of your dreams using the best materials and workmanship at much less than the price of buying the equivalent on the market.

INDIVIDUALITY Unlike a house from the Property Pages or a housebuilder, your home will exactly reflect your tastes and aspirations. Traditional, contemporary, eclectic, adventurous, eco-friendly - so long as the standard of design and build is compatible with the idyllic environment, you can be as creative as you like.

QUALITY Within a setting which is itself impeccably landscaped and maintained, your self-build home will be constructed by the team you appoint using materials and fittings of your own choosing. You can be certain it will look stunning and work beautifully in every detail. And will stay that way.

VALUE A housebuilder or private vendor will include their profit in the price. Self-build saves you this margin. Because you just pay for the land and the build, you can afford a lot more for your budget - in size, style and features.

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The Journey

You have become the proud owner of your very own slice of England. How do you get from here to popping the champagne cork in a beautiful home that you have literally made your own?

<p>1</p> <p>CHOOSE YOUR PLOT</p> <p>We will show you plans of available sites, then take you there to appreciate the setting and features such as woodland, lake or views. Can you see yourself making your home here?</p> 	<p>2</p> <p>ARRANGE FINANCE</p> <p>You can finance the project from your own capital or with a self-build mortgage from a bank, building society or specialist lender. You may, for example, be able to borrow around 75% of the land cost and 60% of the build cost, released in stages to meet milestones in the build.</p> 	<p>3</p> <p>APPOINT LAWYER</p> <p>You'll need advice at key points, starting from purchasing the land to dealing with contractors. It could be an advantage to look for a solicitor with a track record of self-build transactions, however most residential conveyors should be more than adequate.</p> 	<p>4</p> <p>EMPLOY ARCHITECT</p> <p>You'll need a professional to draw up your plans and ideally help throughout the process - consulting with planning officers, supervising contractors and progressing the build.</p> 	<p>5</p> <p>CREATE THE DESIGN</p> <p>Discuss your vision with your architect who will then translate it into a practical design which includes the footprint on the plot, height, orientation, visual style, materials, environmental impact and performance. Our Design Code provides guidance.</p> 	<p>6</p> <p>GET PLANNING APPROVAL</p> <p>A big part of an architect's job is to understand the requirements of the planning process, get the technicalities right and liaise with officials. The agreed proposal then has to be passed through Council. Allow 8 to 12 weeks.</p> 	<p>7</p> <p>DRAW UP DETAILED DESIGN</p> <p>This includes all internal details - room layouts, services, compliance with building regulations - needed to draw up a specification which builders can follow.</p> 	<p>8</p> <p>APPOINT BUILDERS</p> <p>You can either appoint a main contractor to organise the build on a turnkey basis, or you can be the project-manager, choosing a general builder and hiring sub-contractors (plumbers, electricians etc.) perhaps from prior experience.</p> 	<p>9</p> <p>START ON SITE</p> <p>If you have a contractor you can leave them to organise the whole construction, otherwise you'll have to keep an eye on things and even lend a hand throughout - creating even more ownership in the result.</p> 	<p>10</p> <p>FIT AND FINISH</p> <p>Finally you specify kitchen and bathroom furniture and fittings and other details of decoration and finish. At this stage, it's possible to get carried away, so make sure your choice stays on track with your budget.</p> 
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Today, the self-build revolution is well under way. As more and more people come to realise its solid advantages, a systematic road map has been established showing each progressive stage. Although you are in control each step of the way, it's not a journey you have to make alone.

Pick your team of professionals and advisers according to our Ten Point plan and you'll be surprised how straightforward, as well as satisfying, it is to turn dreams into reality - at Wynyard Park.

Finance

You can, of course, finance your self-build completely, either from capital or perhaps by selling your present home. Or you can use savings for the deposit on the land and build costs, and continue to live where you are until you can move in.

A self-build mortgage is a great option. As well as a growing number of big banks and building societies offering plans, there are also specialist lenders. Shop around and take advice from an independent mortgage or financial advisor before taking the plunge.

Mortgage schemes vary according to the provider, but you may be able to fund the cost of land up to

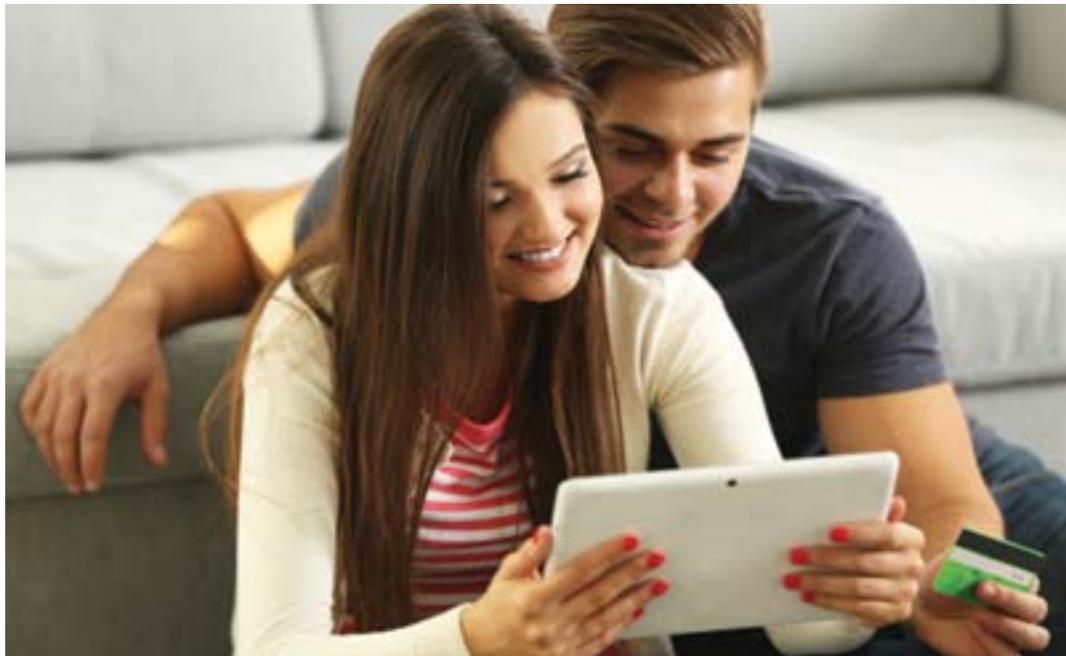
75% of its value. For the build the advance is likely to be around 60%, paid in chunks which are drawn down in arrears after key build stages are complete: foundations, wall plate, weather tight, internal fittings.

You pay interest on the increments, not on the whole loan, saving you money. But if you don't have a lot of equity upfront you may be able to obtain finance in advance.

CONTINGENCY

Anyone who has seen TV programmes like *Grand Designs* knows it is vital to keep control of costs throughout. Have a reserve fund of between 10 and 20% to allow for any contingencies, starting with the groundworks.

At the same time, you may also be able to cut costs. Watch out for opportunities. Is your builder passing on trade discounts? Have you really shopped around fully for that dream kitchen?



Design

With self-build there's no need to compromise. Unlike buying a house from someone else or on an estate, you can express yourself, from exterior style to interior details.

Where can you get ideas? You may already have a strong image which you can bring into fruition working together with your architect. Or you can look around. You'll be surprised by how many, how varied and how exciting the sources of inspiration are.

PERSONAL EXPERIENCE Remember or return to houses that made you feel good, for instance on holiday. Collect cuttings from magazines and newspapers. Revisit programmes, e.g. *Grand Designs*. Visit exhibitions such as the National Homebuilding and Renovation Show at the NEC.

WEBSITES Here are just some of the many websites and organisations to check out:

- The Self Build Portal** – the government/building industry initiative to promote self-build
- NaSCBA** – the National Custom and Self-build Association
- AECB** – the Sustainable Building Association
- ebuild.co.uk** – the self-build Guide; Self-build Central.

READING Try these books for starters: *All About Selfbuild* by Robert Matthews; *The Housebuilder's Bible* by Mark Brinkley; *Building Your Own Home* by David Snell. Magazines: *Self Build & Design*; *Build It*; *Home Building & Renovation*; *House Beautiful*.

In finalising your design, bear in mind the local style. The Wynyard Park Design Code is based on the architecture of historic villages in nearby South Durham, Cleveland and North Yorkshire that make them attractive places to live. Treat the house and garden as part of an overall design concept. Don't let buildings occupy too much of what will be a beautiful environment. Think about creating living areas by extending upwards not across.

THE DESIGN CODE

The Wynyard Park Vision is a healthy community sustaining a high quality of life located within a woodland setting, providing a distinctive balance between the built and the natural environment. Its design principles are delivered by following our Design Code. This gives detailed guidance to developers (including you as a plot owner) and local councils about what is appropriate in terms of materials, styles and sustainability.

For self-build plots it offers extra stipulations which include:

Contemporary design is encouraged and Wynyard Park welcomes technological innovations so long as the standard of materials and detailing is of high quality

There should be no overlooking of boundaries by habitable rooms

Houses are to be no higher than 2½ storeys

Garages are to be detached, accommodating a minimum of two cars with two extra spaces on the entrance apron

Planning

Research shows that more than half the population would like to build their own home at some stage in their lives. That is why the Government's new Housing Strategy aims to bring about a custom and self build housing revolution.

Against this favourable national background, planning permission still has to be granted by your local planning authority, Hartlepool and Stockton Borough Councils in the case of Wynyard Park.

Around 90% of planning applications will be dealt with by their planning officers. The local planning authority usually has up to eight weeks to decide on minor applications.

Your architect is well versed in understanding the technicalities and will create designs calculated to comply with regulations. They will also act on your behalf in shepherding your application through the process.

Want to know more? A new website www.planningportal.gov.uk provides encouragement and impartial advice. It includes an interactive guide to self-build and practical information about getting a self-build mortgage, the different types of construction methods, and a host of other issues.

BUILDING REGULATIONS

As well as satisfying planners, your house must meet Building Regulations. These cover 14 technical areas, including fire safety, resistance to contaminants and moisture, ventilation, electrical safety and fuel efficiency. Responsibility for checking these falls to Building Control Bodies - either from the Local Authority or the private sector as an Approved Inspector.

Again, it's best to get professional help from an architect or surveyor to navigate the whole approval process successfully.



Professional Services

You are the captain of a team that includes lawyer, financial advisor and architect. What will they do and how should you choose them?

LAWYER

The legal process for self-build differs in some ways from a conventional transaction, so think about a firm with expertise in conveyancing for self-build projects.

They should also understand the different approach lenders take in financing them.

FINANCIAL ADVISOR

Like a standard mortgage, a self-build mortgage is matched to your financial position, but there are differences in the way it is constructed and delivered over the whole project. So it is important to consult a specialist who is familiar with lenders who have products for the self-build niche.

ARCHITECT

The architect's contribution is crucial. A good design can add value to the house by getting the plan, appearance and layout right. For instance in making the best use of light and the lay of the land. They also know how to relate to planning and building regulations officials to give plans the best chance of approval.

If you lack the time or the confidence to be your own project manager, you can employ an architect for a percentage of the build cost, payable in stages. They will liaise with contractors and suppliers and be responsible for the day to day running of the build.

Before you choose an architect, check on their track record in self-build. Are they old school or innovative? And do you feel you'll get on with them personally over a lengthy period?



The Build

Whether you take the hands-on approach or bring in project management, you'll need to know how a house is constructed.

Here are the four main phases and roughly how many weeks they might take provided everything goes to plan. But remember, inspections take place throughout. And there's always the weather.

1

SITE & FOUNDATIONS WEEKS 1-3

- Groundworkers create site access, accommodation and storage
- Surveyor marks out building on cleared site
- Groundworkers excavate foundations
- Topsoil stripped and stored
- Obtain approval from Building Control
- Lay ducts and concrete footings
- Bricklayers build up blockwork to damp-proof course
- Dig service trenches and lay pipes and ducts

2

SUPERSTRUCTURE WEEKS 4-12

- Bricklayers start on superstructure including any chimneys
- Electricians install consumer unit
- Floor beams lifted into position
- Building continues up to gable ends and chimney
- Carpenters sling roof trusses
- Roofers lay membrane followed by tiles/slates
- Windows fitted
- Plasterers carry out external rendering

3

FIXING WEEKS 13-20

- First Fix - flooring, water supply and waste, gas pipework, wiring
- External - dig trenches, lay drains, connect to sewers, commence driveways
- Internal - fit staircase, plasterboard ceiling and walls, insulate roof
- Second fix - hang doors, fit skirtings, lay wooden floors, lay floor tiles, fit built-in bedroom, bathroom and kitchen units, fit and plumb in sanitary ware, install heating, finish all plumbing and electrical connections, commission boiler, fit and protect carpets

4

FINISH WEEKS 21-25

- Previously made worktops fitted
- Internal timber sanded
- All walls and ceilings painted
- Ceramic wall tiles fitted
- Landscape gardeners level ground and replace topsoil
- Driveway surface completed
- Lawned areas prepared
- Telecoms connected
- Whole house thoroughly cleaned
- Building control final inspection

Finally you take possession of the home you've built. It's not such a surprise as moving into a house you've bought. It's more of a triumph.

You have been involved from the ground up, brick by brick, week after week, through setbacks and solutions as the whole thing takes shape from dream to reality.

You've invested more than time and money. You've put your heart into it. Now you can step back and take pride in the big picture. How right you were to choose the wooded acres and far horizons of Wynyard Park as the setting for your own piece of England.

There's no feeling like it. There's no place like it.

Dream becomes reality



