

## PROJECT OF THE MONTH

### Broadmere

by Adrian James Architects

This new build in the Cotswolds is the result of a scheme that saw the existing chalet bungalow demolished and replaced with a more energy-efficient, contemporary dwelling. As the structure is situated within a rural setting, it was important for the designers at Adrian James Architects to establish an aesthetic that would respond sensitively to the picturesque surroundings. The new abode utilises local materials, such as honey-coloured Cotswold stone, to blend in with other properties in the nearby area.

While the steeply-pitched roof and open-plan interior evoke a traditional barn-like feel, the house also incorporates some modern elements. A striking, curved ridgeline adds extra architectural interest and a mixture of glazed doors and large rooflights bring a sleek edge. As well as bathing the interiors in natural light, floor-to-ceiling windows open up exceptional views of the surrounding countryside. A feature staircase with a glass balustrade also enhances the bright, airy feel in the home's entrance zone.



For more information call 01865 203267 or visit [adrianjames.com](http://adrianjames.com)

## Cohousing programme gets green light

K1, a collective custom build scheme in Cambridge, has been granted the go-ahead by the local authority. The city council has agreed to sell land in Orchard Park to the group after 39 families signed up to take part in the project. The development will encompass between 36 and 40 units, all of which will be designed by the future residents. "This gives us some clear parameters for the next stage of the work. It's a rare opportunity for people to be involved in the process right from the start," says Adam Broadway, the project manager.

# 77%

of the public is unaware that councils in England are required to keep registers of people who are keen to buy a plot in the local area for self build schemes. This figure is part of the results of a survey conducted by NaCSBA and Ipswich Building Society. The poll also showed that 14% of people interested in this route to home ownership expect to start looking into finance options within the next year. For more information on custom build, see Mike Hardwick's feature on page 122.

## MPs back idea to bump up planning fees

Three in five MPs (65%) would support a rise in planning fees, according to the results of a poll conducted by the British Property Foundation (BPF). Costs haven't been inflated since 2012, when they were increased by 15%. The survey also revealed that 55% of local planning offices perceived under-resourcing to be a problem, and 65% of applicants were happy to pay more to cut down waiting times. The government has already proposed plans that will allow councils to outsource submissions to third parties, but the BPF warn that further action is necessary.

## Section 106 exemption upheld by Court of Appeal ruling

July 2015's legal ruling against the government's decision to exempt self builders from Section 106 affordable housing contributions has been overturned at the Court of Appeal. The average Section 106 charge is thought to be an eye-watering £15,000 – so reintroducing the relief, which applies to any scheme of 10 homes or fewer, will be a massive boost to self builders. "Today's judgement restores common sense to the system and ensures that those developing smaller sites – including self builders – don't face costs that could stop them from building any homes at all," says housing minister Brandon Lewis. *Build It* understands the decision means the government's policy will be immediately restored, enabling the many self builders affected by last year's ruling to now press ahead with their projects.

## industry news

NaCSBA continues its good work in the self and custom build sector

It's not especially often that the great and good of the self and custom build sector get together at anything other than at one of the many industry trade shows. However, we gathered in style to celebrate the enactment of the *Self & Custom Housebuilding* legislation that made it a legal requirement for local authorities to keep registers of people who are interested in self building.

Such an auspicious event required a suitable venue, and where better than the Terrace Pavilion at the Houses of Parliament? Organised by the National Custom & Self Build Association (NaCSBA), the summit attracted 120 members of the industry community, including several of the *Build It* team. A number of key speakers, among them housing & planning minister Brandon Lewis, endorsed the new legislation and celebrated a new dawn for individual builders and the sector that transforms their dreams of bespoke building schemes into reality.

As it's my 50th industry news article, I'd like to give NaCSBA a plug for all the good work it's been doing as the mouthpiece of the custom and self build community. It's a voluntary organisation run by professional people who lead extraordinarily busy lives, helping self builders achieve their goals. I've seen first-hand how much work goes on behind the scenes to influence the decision makers and to reignite the industry. The sector has even recorded a growth from a low of 11,000 units in 2011 to 12,500 in 2015, with a further rise anticipated this year. With the *Housing & Planning Bill* expected to gain Royal Assent and enactment next year, the number of people registering interest in plots with the local council should rise exponentially. This means that we should also see an increase in the number of individuals and groups taking part in the custom build route.

NaCSBA's achievements are many, but as an example, we've seen self and custom build recognised for the first time on planning applications, which means our numbers can be officially recorded rather than extrapolated from VAT reclaims. We also continue to interact with local authorities, the Royal Town Planning Institute and the Royal Institute of Chartered Surveyors to ensure professionals are up-to-speed with our fast-changing sector.

Finally, you might also like to take a look at the new NaCSBA website, [www.righttobuildportal.org](http://www.righttobuildportal.org). If you're in the industry and not yet a member of this forward-thinking organisation, please do sign up. We are fighting for the interests of self and custom builders everywhere and we need your support to help enable more successful projects.

## What's on?

**THE ART & ANTIQUES FAIR**  
27TH JUNE – 3RD JULY  
FROM £15  
LONDON  
[olympia-art-antiques.com](http://olympia-art-antiques.com)

**TIMBER FRAME JOINTS**  
2ND JULY  
£80  
POWYS, WALES  
[courses.cat.org](http://courses.cat.org)

**BRICKLAYING COURSE**  
4TH JULY  
£330  
BUILDER TRAINING CENTRE, SURREY  
[thebtc.co.uk](http://thebtc.co.uk)

**RHS FLOWER SHOW**  
5TH – 10TH JULY  
From £20.50  
LONDON  
[rhs.org.uk](http://rhs.org.uk)

**MAKING CONTRACTS WORK**  
7TH JULY  
£89  
CHELMSFORD  
[architecture.com](http://architecture.com)

**DIY IN A DAY: PLUMBING**  
9TH JULY  
£175  
LONDON  
[thegoodlifecentre.co.uk](http://thegoodlifecentre.co.uk)

**SELF BUILDING AN EARTHSHIP**  
15TH – 17TH JULY  
From £175  
BRIGHTON  
[brightonpermaculture.co.uk](http://brightonpermaculture.co.uk)

**SELF BUILD COURSE**  
16TH – 18TH JULY  
£375  
NSBRC, SWINDON  
[nsbrc.co.uk](http://nsbrc.co.uk)

**BUILDING WITH STRAW BALES**  
22ND – 24TH JULY  
From £175  
BRIGHTON  
[brightonpermaculture.co.uk](http://brightonpermaculture.co.uk)

**ASK AN ARCHITECT**  
23RD JULY  
FREE  
NSBRC, SWINDON  
[nsbrc.co.uk](http://nsbrc.co.uk)

**PLANNING POLICY & CONSERVATION**  
25TH JULY  
£110  
SUSSEX  
[wealddown.co.uk](http://wealddown.co.uk)

**HOW TO PLAN & START YOUR BUILD**  
29TH JULY  
£75  
CAMBRIDGESHIRE  
[selfbuildacademy.co.uk](http://selfbuildacademy.co.uk)

**ANTIQUES & COLLECTORS FAIR**  
29TH – 30TH JULY  
From £5  
NEWBURY  
[iacf.co.uk](http://iacf.co.uk)

**ECO REFURBISHMENT**  
1ST – 5TH AUGUST  
From £350  
POWYS, WALES  
[courses.cat.org](http://courses.cat.org)

**MUST-ATTEND EVENT!**

### BUILD IT LIVE

Get the advice & inspiration you need to make a success of your project

11TH – 12TH JUNE

£12

BICESTER

[builditlive.co.uk](http://builditlive.co.uk)



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Follow Mike's blog online:  
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