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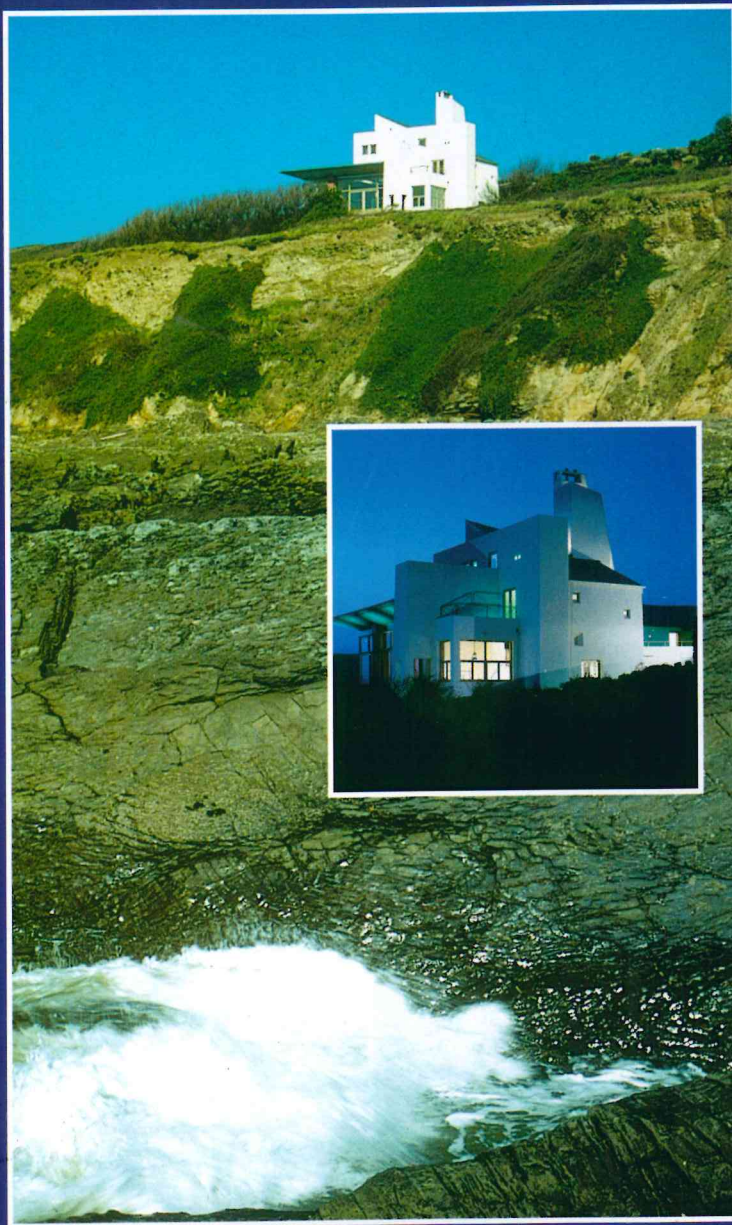
High and mighty!

Baggy House is located on one of the most unspoilt stretches of coastline in North Devon. Facing south, the cliff top house was designed by architect Anthony Hudson to make the most of magnificent views over the sea and cliffs, whilst the northern side buries itself in rising ground. Initially the planners wanted a traditional building but Hudson's tenacity is a triumph of imagination over blandness and he has drawn on architectural influences from around the world, and across several centuries, to create this award winning home.

Constructed of blockwork, timber and steel, the house is entirely insulated, with external acrylic render ideally suited to the extreme weather conditions of the site. Notable aspects include the south west glazed walls which can be dropped into the ground to allow internal living rooms to become external.

The main living space is at the centre of the house, set a half level up from the dining area to give views of the sea. Three of the six bedrooms are on the first floor, overlooking the garden, with three guest bedrooms two of which are divided by a sliding wall in order to create one large room if necessary. Copper canopies, granite columns and glass stairs are just some of the unusual features which have been incorporated into this award winning design.

Hudson Featherstone Architects: 020 7490 5757



properties to impress the planners – and this does not mean that it should ape the vernacular, merely relate to it in some way – but its shape and scale should maximise views and sunlight without overshadowing or detracting from its neighbours.

It is perfectly acceptable to attempt to influence the planning decision by drumming up support and trying to defuse any opposition, as in our second case study. Visit neighbours to talk through your ideas and consider lobbying parish councillors.

One way of achieving 'form' is to take an idea with a historic or local precedent and adapt it to the surroundings, as with the house featured in our third case study – which echoes the cloistered quadrangles of a Cambridge college. Some very radical and futuristic designs have been permitted in certain areas and should, theoretically, be allowed in many others.

Building shape will also be dictated by what lies

beneath the surface of your plot – with poor ground conditions precluding building on certain parts without the need for costly foundations. Sloping sites can also restrict the number of shape options open to you, and can result in a long, thin building following a particular contour, or a tall, narrow property built off the only flat piece of the site. It is estimated that if we keep building in the UK at current levels we will have completely built out our island within the next three hundred years. Careful use of land may well result in more underground homes, multi storey dwellings and a return to favour for basements.

Keeping the heat in

Technically, a simple box shaped dwelling should prove the most efficient in terms of heat loss, due to the minimal wall area for the enclosed floor space. Period terraced houses are, theoretically, the ideal ▶