

TAKING CARE OF BUSINESS

When Jim and Alison Ashford built their new home, they decided to use a project management specialist to take care of the finer details.

BROTHERS JIM AND MARTIN Ashford both inherited plots on their family farm but chose different paths to achieve their dream homes. While his brother chose to build traditionally, Jim and his wife, Alison, wanted the benefits of a modern timber frame home.

So when they visited the SelfBuild & Design show at Exeter in 2012 they spoke to one of the exhibitors, Self Build Alliance about delivering their ideal home. SBA is based in Exeter and uses local contractors and suppliers who share a similar work ethic to provide a complete self build package tailored to individual needs.

After an initial meeting with SBA's Paul Brown, the couple were shown around some of the company's projects. Impressed with what they saw, they commissioned SBA to manage the construction of Frawzy, a four-bedroom home designed by an architectural technologist which had already been granted planning permission.

SBA consulted specialist Simon Spencer to make some minor amendments to the plans and to compile detailed drawings for Building Regulations. Another

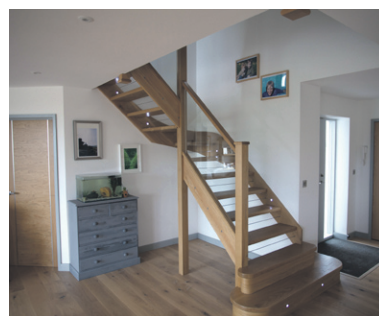
SBA recommended supplier, Weststructure, was commissioned to supply the timber frame. Their 3D modelling is designed to help clients understand the plans and layouts prior to construction and to make any amendments if required.

Building Regulations inspections were carried out by Premier Guarantee, once again on the recommendation of SBA who rate their high technical standards which are more demanding than Building Regulations.

As with all of their project management packages, SBA carried out all the daily site management tasks over the 26 week build, such as project logs, CDM method statements, tender invitations and specification packs, material scheduling and ordering, subcontractor management and quality control.

Jim and Alison used several planning conditions which required the use of materials such as stone walls, cedar cladding and a slate roof to great effect to enhance their design to achieve a contemporary look.

Building in the quiet and pretty village of Denbury brought its own problems with access. Logistical complications with material



deliveries could often only be solved by knocking on doors and asking residents to move their cars.

Jim and Alison's home features a large open-plan living area which incorporates a lounge/kitchen and entrance area. A snug is the ideal area for their two sons' X-box and PlayStation.

A feature American white oak staircase with open wire risers and glass balustrades complement the open-plan living area. The focal modern white log-burning stove and split-face stone feature wall sit proudly between the largely glazed rear elevations. White walls throughout complement the grey satin woodwork which matches the Rational triple-glazed aluminium-clad timber windows and sliding patio doors, enhancing the oak flooring and oak internal doors.

The Wisteria kitchen, with its





Timber frame delivery.



Underfloor heating.



The thermodynamic heating system is accommodated in a special plant room in the large garage. The MVHR unit is also housed here.



Topping out with a bottle of bubbly.



boiling water tap, Corian worktops, integrated appliances and gloss colour matched, extra-large central island, is the hub of family life.

On the first floor is a family bathroom with whirlpool bath, digital overhead shower, electric underfloor heating and floor-to-ceiling tiles continuing Alison's colour themes. Carefully selected bathroom sanitaryware completes the clean lines.

The couple's two sons each have their own bedroom with bespoke handmade desks built by Neil, the onsite joiner, to accommodate their games consoles, DVDs and CDs.

The spare bedroom, which doubles as the business study, was altered slightly at the timber frame erection stage. Jim and Alison wanted to move one of the walls to give one of the boys a bigger bedroom. The door was also relocated. With the co-operation of the timber frame company, these changes were able to be made during the erection of the frame. Unless structural, amendments can easily be achieved using this system.

Each of the rear-aspect bedrooms has a Juliet balcony. By using full glass and stainless bullet fixing points, the views are not obscured. Each of the balconies has triple-glazed sliding Rational doors.

The master bedroom has a dwarf wall to accommodate the final

bed position. This allows access to the walk-in dressing room and en suite whilst positioning the bed to have the views of the large Juliet balcony. The spacious wet room and central freestanding glass shower screen, electric UFH and vanity furniture enhance this space.

Shelving for the dressing room was built by Neil using birch ply and incorporates hanging rails and pull-out draws.

Apart from the electric UFH in the bathroom and en suite, there is no other heating on the first floor, with the balanced mechanical heat recovery ventilation system ensuring adequate circulation and extraction throughout the house. The MVHR unit is housed in a special plant room in the large garage which leads off the kitchen. This also accommodates the thermodynamic heating system. Emergency lighting has been installed to assist in safe transition throughout the garage and plant room in the event of electrical failure. The garage is also designed very much with Jim's passion for motorbikes in mind.

Half a metre of insulation has been fitted in the loft space, which together with the 184mm timber frame helps to achieve a U-value of 0.18.

Through-colour render has been applied to the external masonry walls and cedar cladding is face-

fixed using stainless round head nails. The RAL 7036 coloured timber fascia and soffit matches the aluminium and timber-faced triple-glazed Rational windows. Lindab galvanised guttering completes the low-maintenance exterior.

As a former exhibitor at Hampton Court Flower Show, Paul was delighted when Jim said he wanted to include a fish pond in the garden. Paul sketched a design and undertook construction to form the raised flower beds and ponds using sleepers. The planting softens the newly constructed house and complements the modern design. Tegula drive sets, along with automated gates, provide the final touch.



Master en suite.

THE PROJECT

LOCATION Denbury, Newton Abbot, Devon.
PROPERTY 230 sqm contemporary-style family home.
OWNERS Jim and Alison Ashford and Alison's two teenage sons.
BASIC COSTS

Land..... **Already owned**
Build costs..... **£325,000**
Valued at..... **£700,000**

CONTACTS PROJECT

Project management Self Build Alliance: selfbuildalliance.co.uk
Building Regulations Simon Spencer: 07973 653758
Timber frame Weststructure: 01884 34635
Building Control and warranty Premier Guarantee: premierguarantee.co.uk
Groundworks Substructure Technicians: 07971 571276

STRUCTURE

Slate roof DJH Roofing, Exmouth: djhroofing.com
Plumbing and thermodynamics Modern Heating: 07866 674076
Stairs Shaun Radford Joinery, Exeter: radford-joinery.co.uk
Rendering The Coloured Render Company: plasterer.co.uk
Balconies Balustrade South West: balustrade-sw.co.uk
Windows and doors Devonshire Windows: devonshirewindows.co.uk
Joinery Neil Shute: 07521 718633
Decorators Davis & Venn: 07971 128435

FIXTURES & FITTINGS

Builder's merchants Buildbase Exeter: 01392 455890
Bathrooms Buildbase Exeter: 01392 455890
Kitchen Wisteria Kitchens: wisteriakitchens.co.uk
MVHR CVC Direct: cvcdirect.co.uk
Doors Doors of Distinction: doorsofdistinction.com
Tiling Troy Mitchell: 07768 737266
Stove Ian Prince: 07540 115502

SPECIAL FEATURES

Triple glazing
184mm timber frame 1.8 U-value
Underfloor heating
Thermodynamics for hot water and UFH