



How to use custom
build to breathe life
into communities
and high streets

Custom Build

Rory Bergin, Partner, Sustainable Futures

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Who we are?

hta



Why Custom Build?

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Custom Build Legislation

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National Planning Policy Framework 2012 & National Planning Practice Guidance 2016

- supporting sustainable development
- promoting the value of urban and rural areas
- supporting the transition to a low carbon future

P:50 plan for a mix of housing based on current and future demographic trends..such as....people wishing to build their own homes

Self-Build and Custom Housebuilding Act 2015

Self-Build and Custom Housebuilding (Register) Regulations 2016

- local authority to keep a register of individuals who are seeking to acquire serviced plots

Section 21 places a duty on relevant bodies to have regard to this register when carrying out planning, housing, land disposal and regeneration

Housing and Planning Act 2016 (Royal Assent 12th May)

Relevant bodies have a duty to grant permission for enough serviced plots to meet demand in their area expressed in the register. (Section 2A(2))

Amended Self-Build and Custom Housebuilding Act 2015



Self Build and Custom Build models

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Self Build

Single plots

Rural edges

Low cost

Find a plot

Arrange finance and permissions

Design a home

Build it yourself

Get divorced



Self Build and Custom Build models

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Custom Build

Single plots

Rural edges

High cost

Find a plot

Find a manufacturer

Agree design

They arrange permissions and build

Move in



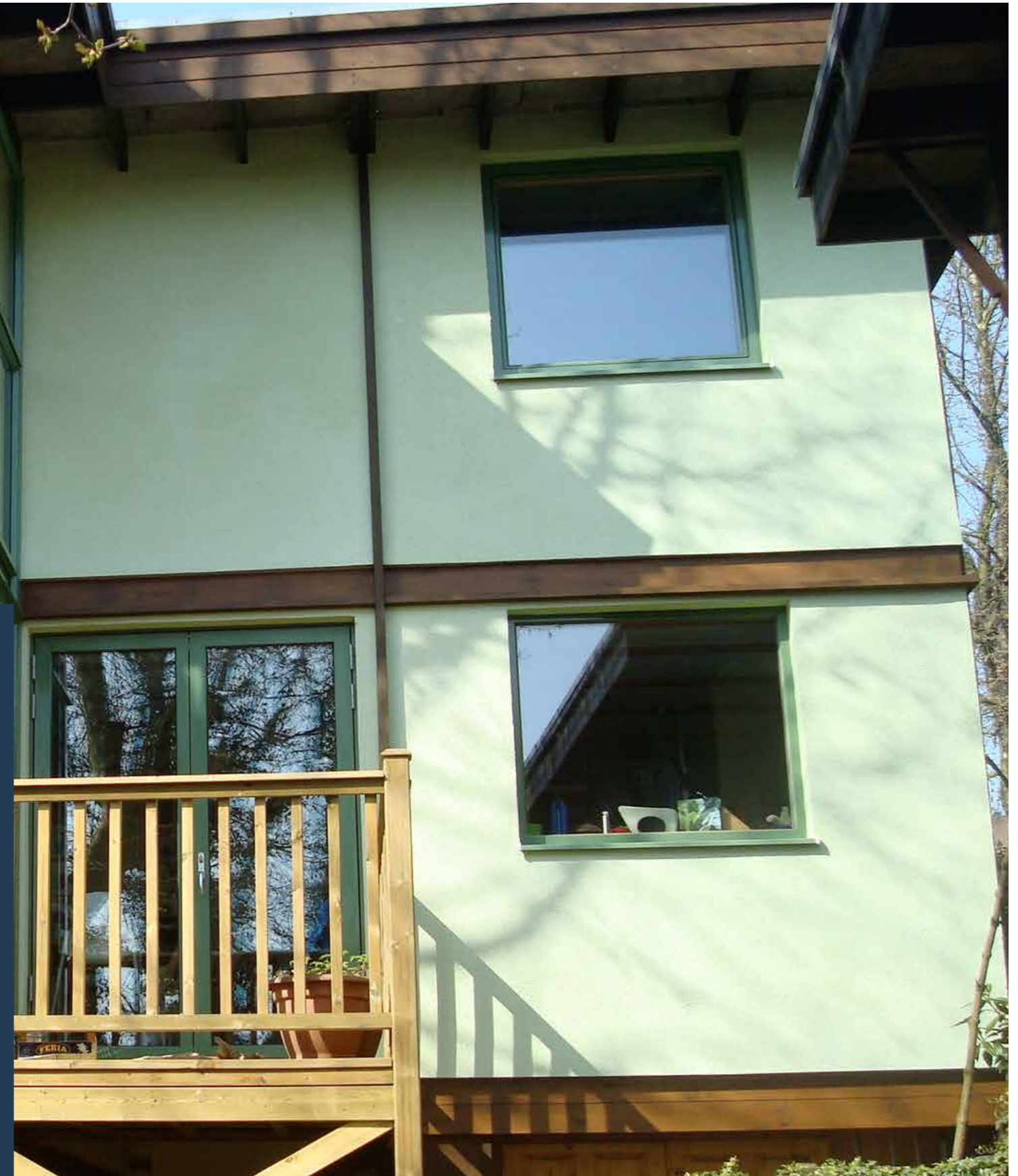
Self Build and Custom Build models

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Group Self Build

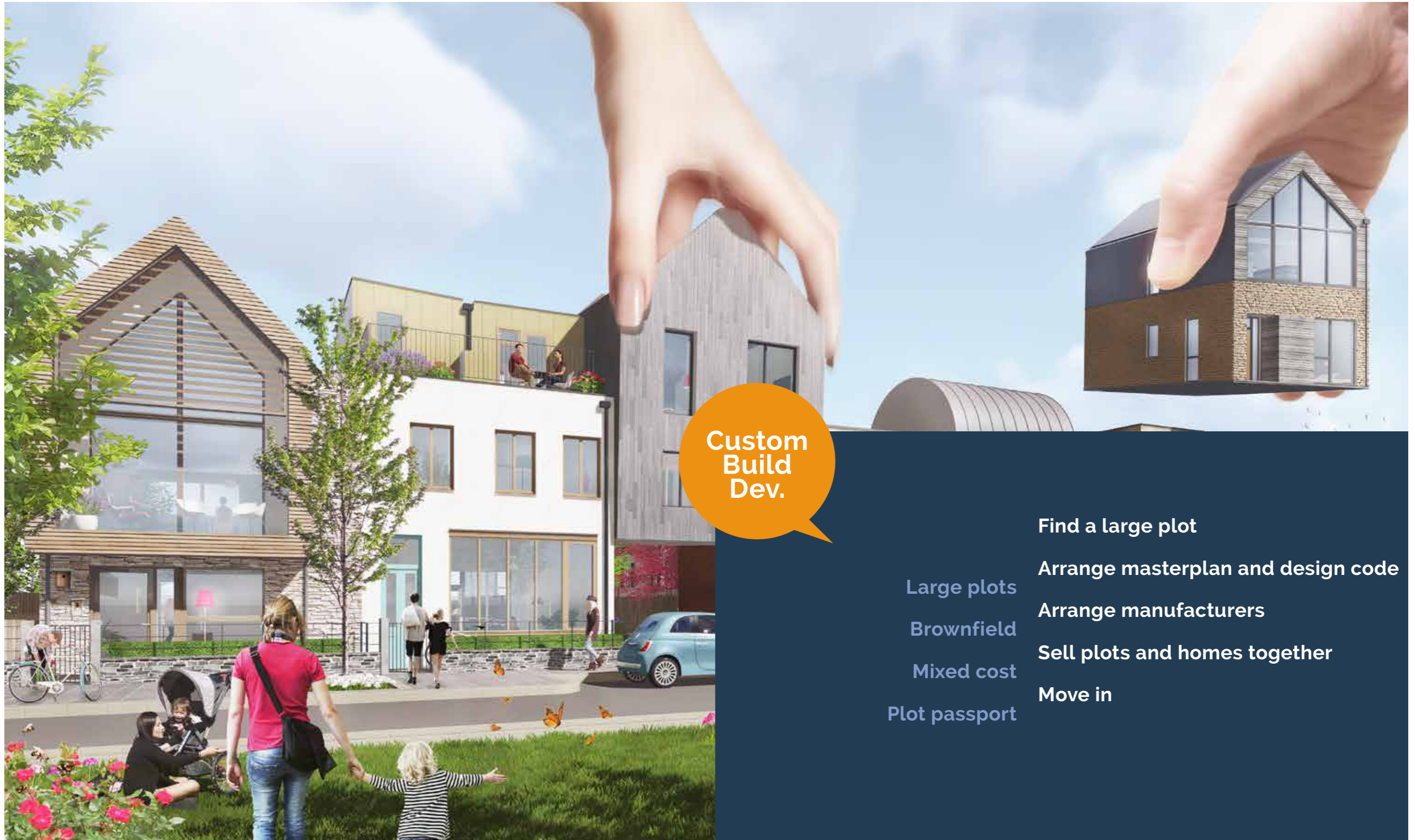
Large plots
Rural edges
Low cost
Affordable housing

Find a large plot
Find a group of like-minded people
Agree a design (after a decade)
Arrange finance and permissions
Build it yourselves (after a decade)
Move in



Self Build and Custom Build models

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Custom
Build
Dev.

Large plots
Brownfield
Mixed cost
Plot passport

Find a large plot
Arrange masterplan and design code
Arrange manufacturers
Sell plots and homes together
Move in

Self Build and Custom Build models

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Self Build



Custom Build



Group Self Build



Custom Build Dev.



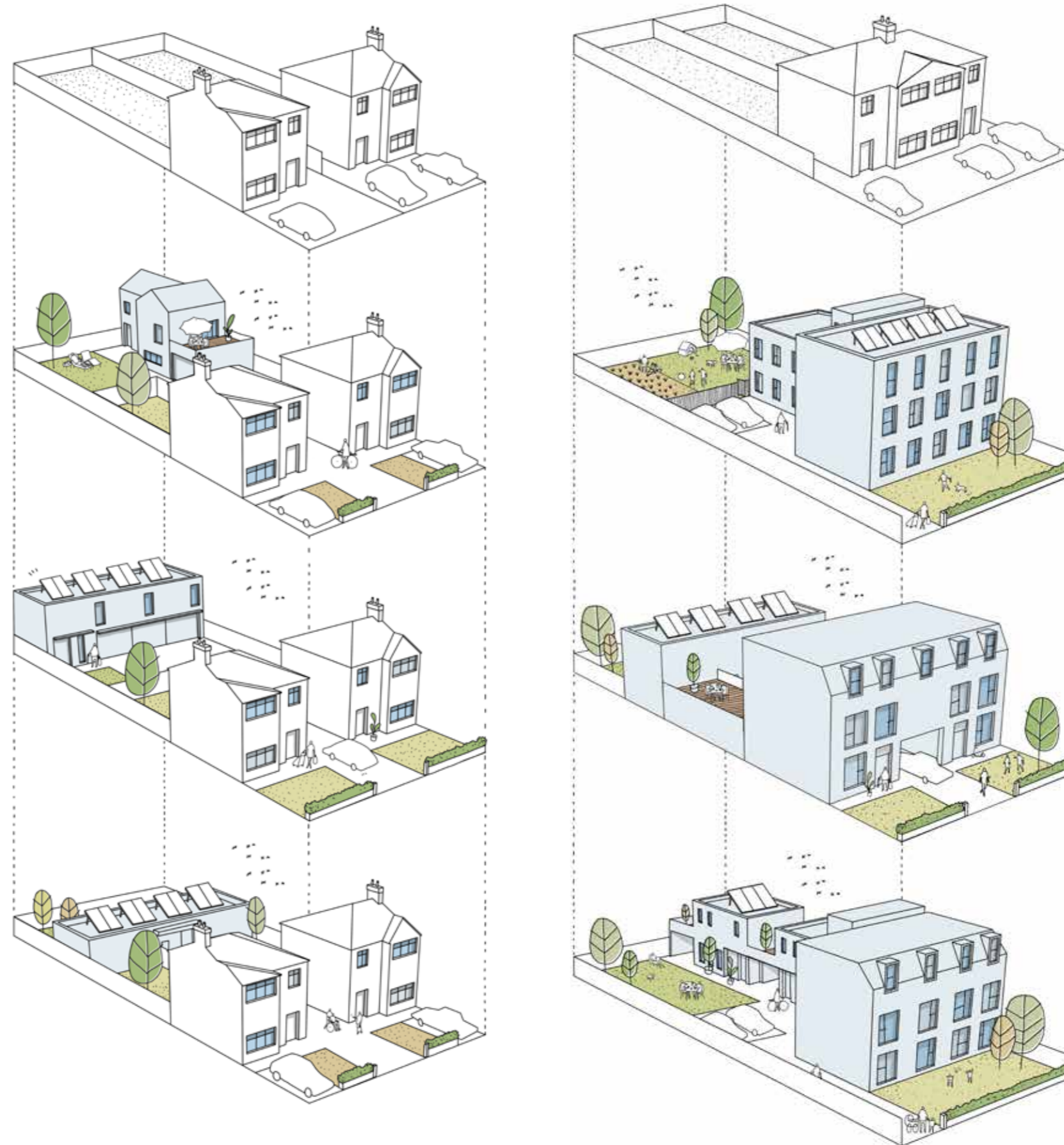
Cutom Build delivery - Planning

SUPURBIA

Allowing low value suburbs with good transport links to intensify

PLANNING OPTIONS

- Local Plans
- Local Development Orders
- Neighbourhood Plans



Custom Build delivery - Housing and Regeneration

THE NAKED HOUSE

Leasing land for self-finished community custom build, council retains ownership of land. Build cost is the only cost to develop.

PLANNING OPTIONS

- Council led programs
- Alternative delivery model for affordable and customisable homes
- Regeneration Projects



Making more with less: unlocking leftover land for generation rent:
Pitman Tozer, London Borough of Enfield and Naked House. Enfield
Custom and Self-Build Programme on Small Sites

Heartlands, Cornwall The Design Code - Building Projections & Recesses

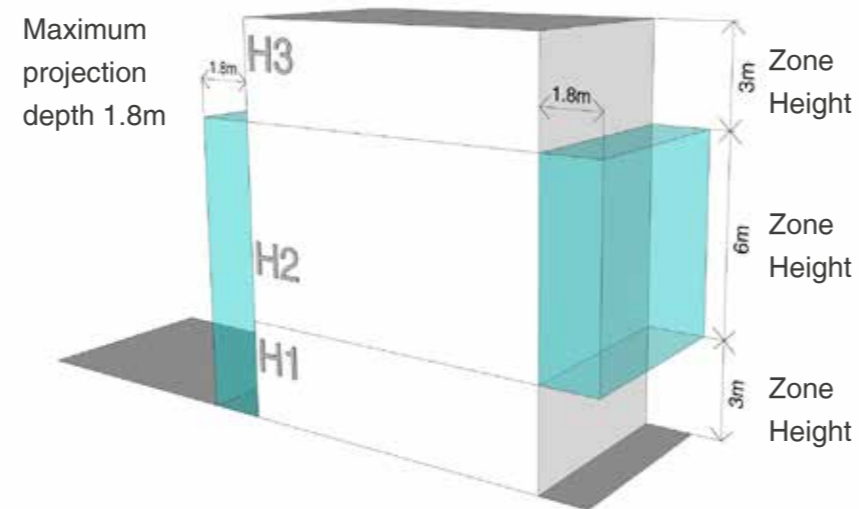
DESIGN CODES

Design Codes give control over plot size, appearance, massing and materials. Outline approval is given to a masterplan and a reserved matters approval to each individual plot.

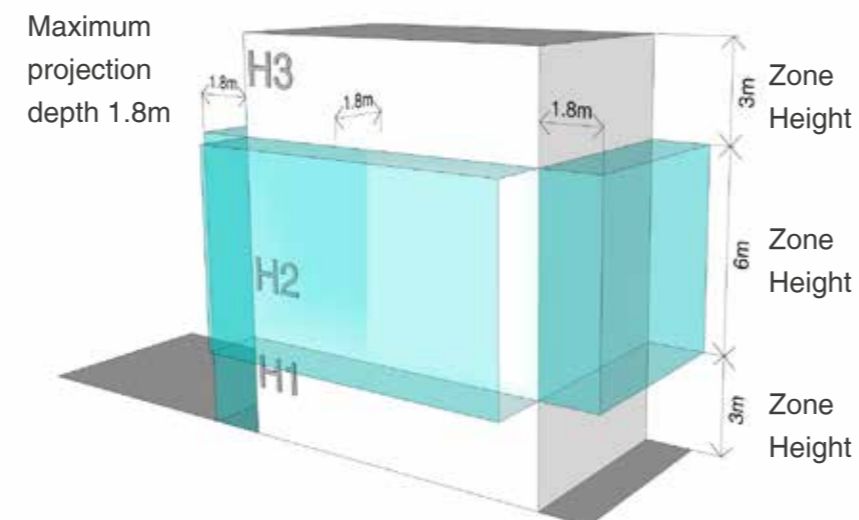
PLANNING OPTIONS

- Planning Applications
- Major Developments
- Local Plan

Building Projections: Permitted Plot Projection Zone



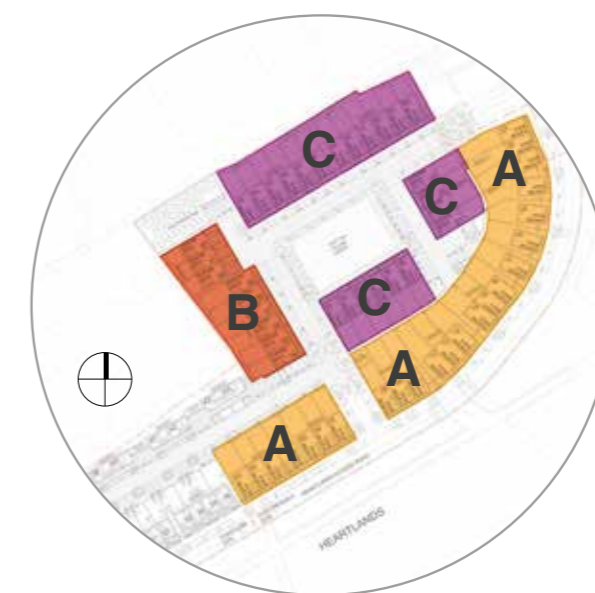
Mid Plot - Permitted Building Projections



End Plot - Permitted Building Projections

Plot Parameters Zone Plan

Northern Parcel: Masterplan Zones



LEGEND

- Masterplan Zone A - Visual impact zone to Heartlands/Park
- Masterplan Zone B - Boundary with Laundry Site
- Masterplan Zone C - Inner site

Case Study:

Heartlands, Cornwall

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Case Study:

Heartlands, Cornwall

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Case Study:

Heartlands, Cornwall

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Case Study:

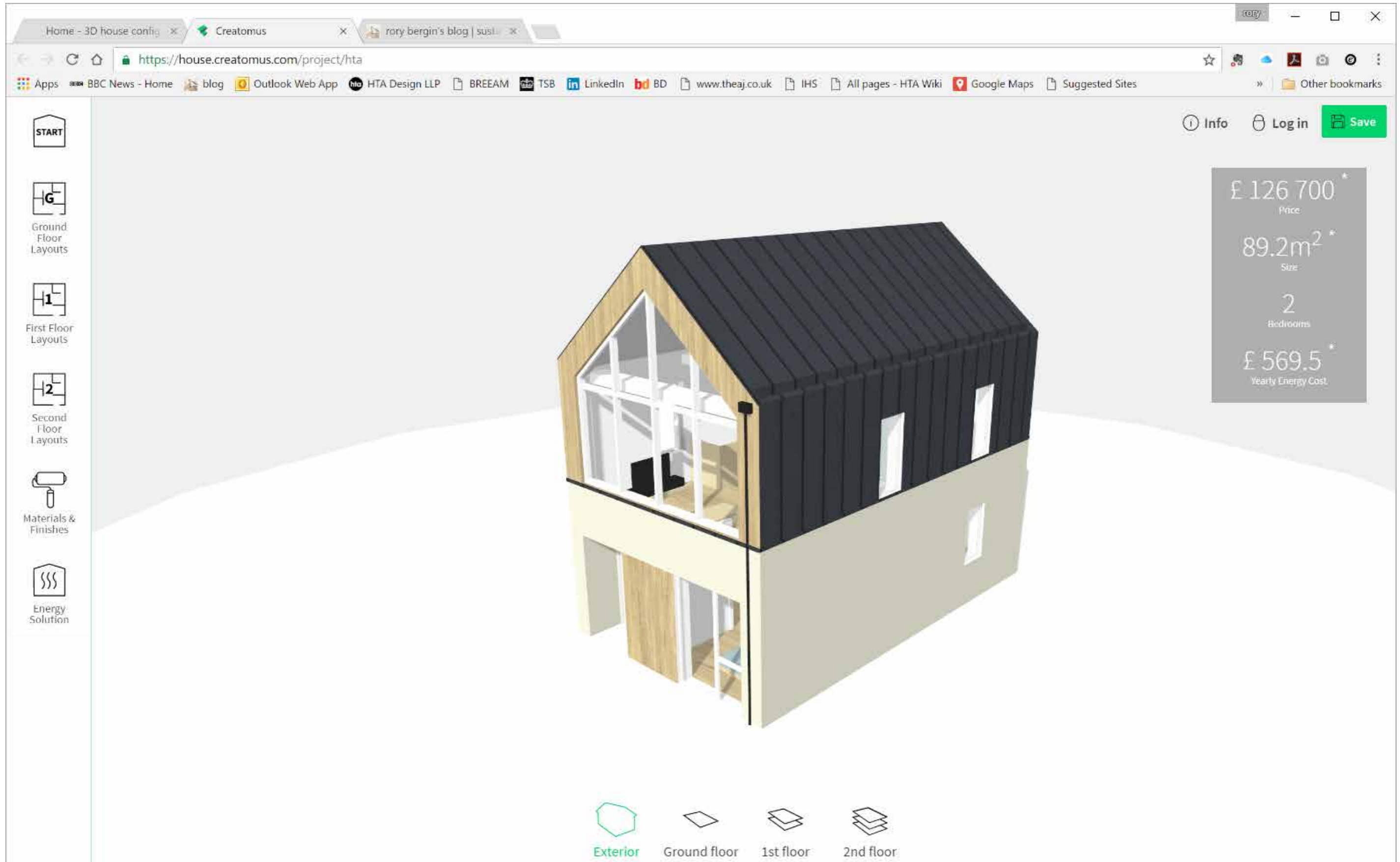
Custom Build Manufacturer - Kingspan Potton

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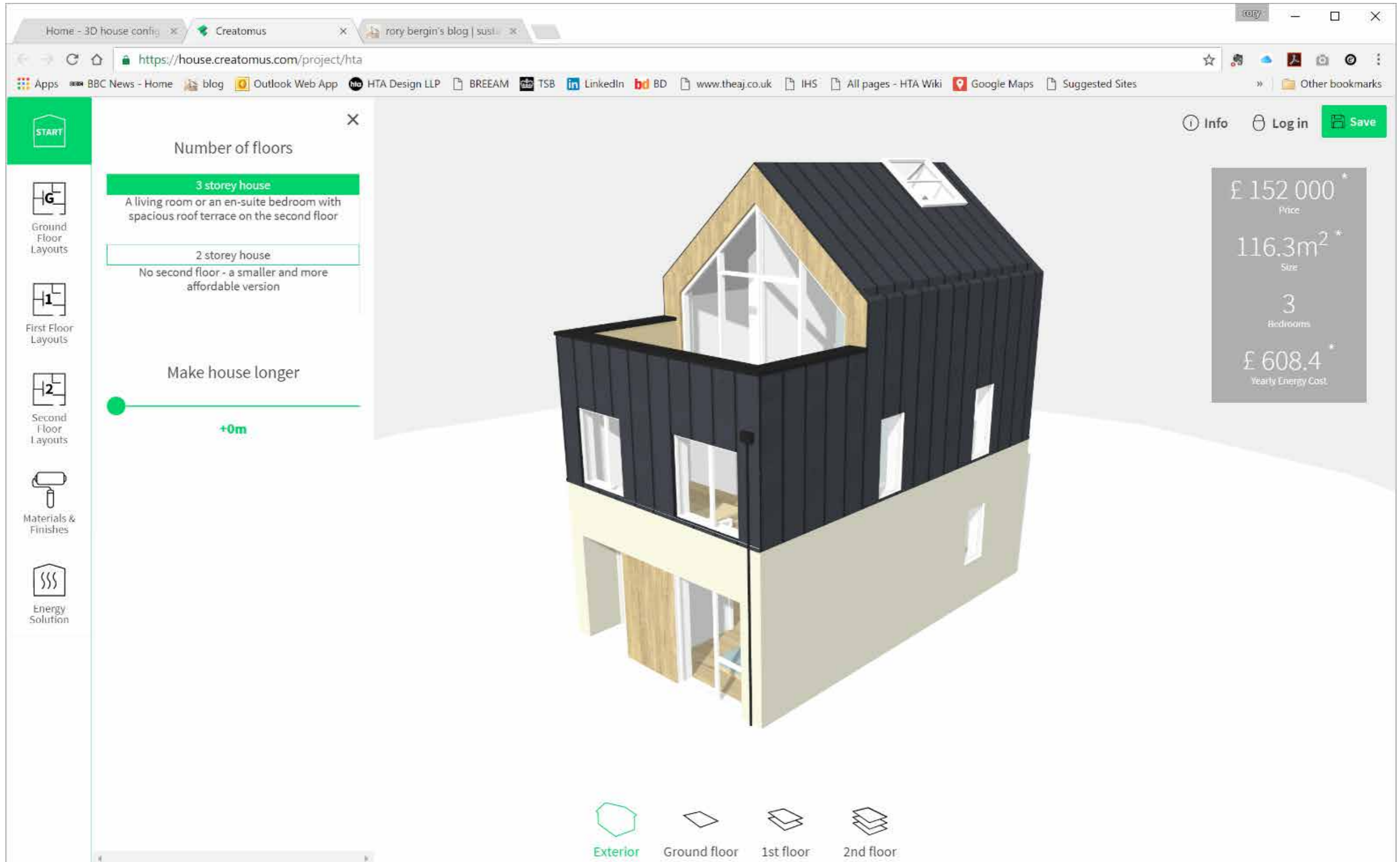
Case Study: Digitising Custom Build

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Case Study: Digitising Custom Build

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Case Study: Digitising Custom Build

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The screenshot displays the House Creatomus web application interface for configuring a 3D house model. The browser window shows the URL <https://house.creatomus.com/project/hta>. The interface includes a sidebar with navigation options: START, Ground Floor Layouts, First Floor Layouts, Second Floor Layouts, Materials & Finishes (highlighted), and Energy Solution. The main content area features a 3D rendering of a two-story house with a dark roof, brick lower walls, and a dark upper section. A panel on the left titled 'Exterior Finishes' offers three options: 'Render + Timber', 'Stone + Metal', and 'Brick + Weatherboard' (which is selected and highlighted in green). On the right, a summary box displays key metrics: Price (£152,000*), Size (116.3m²*), Bedrooms (3), and Yearly Energy Cost (£608.4*). At the bottom, a navigation bar allows switching between 'Exterior' (selected), 'Ground floor', '1st floor', and '2nd floor' views. The browser's address bar and bookmarks are visible at the top.

Home - 3D house config x Creatomus x rory bergin's blog | susi x

https://house.creatomus.com/project/hta

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START

Exterior Finishes

Render + Timber

Stone + Metal

Brick + Weatherboard

Info Log in Save

£152,000*
Price

116.3m²*
Size

3
Bedrooms

£608.4*
Yearly Energy Cost

Ground Floor Layouts

First Floor Layouts

Second Floor Layouts

Materials & Finishes

Energy Solution

Exterior Ground floor 1st floor 2nd floor

Case Study:

Digitising Custom Build

hta

The screenshot displays the House Creatomus web application interface. The browser address bar shows the URL <https://house.creatomus.com/project/hta>. The left sidebar contains navigation icons for START, Ground Floor Layouts, First Floor Layouts, Second Floor Layouts, Materials & Finishes, and Energy Solution (which is currently selected and highlighted in green). The main content area features a 3D rendering of a two-story house with a dark grey upper section and a light brown brick lower section. The house has a gabled roof with solar panels. To the left of the 3D model, an 'Energy Solution' panel is open, showing two options: 'Option A: MVHR Mechanical ventilation with heat recovery' and 'Option B: Natural Ventilation + PV Natural ventilation and solar panel'. Option B is highlighted in green. To the right of the 3D model, a summary box displays the following information: Price: £152,000*, Size: 116.3m²*, Bedrooms: 3, and Yearly Energy Cost: £508.4*. At the bottom of the interface, there are four icons representing different views: Exterior (selected), Ground floor, 1st floor, and 2nd floor.

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START

Energy Solution

Option A: MVHR
Mechanical ventilation with heat recovery

Option B: Natural Ventilation + PV
Natural ventilation and solar panel

Info Log in Save

£152,000*
Price

116.3m²*
Size

3
Bedrooms

£508.4*
Yearly Energy Cost

Exterior Ground floor 1st floor 2nd floor

Case Study: Digitising Custom Build

hta

The screenshot displays the House Creatomus web application interface. The browser address bar shows the URL <https://house.creatomus.com/project/hta>. The left sidebar contains navigation options: START, Ground Floor Layouts (selected), First Floor Layouts, Second Floor Layouts, Materials & Finishes, and Energy Solution. The main content area is titled "Ground Floor Layouts" and lists three options:

- Layout A: Kitchen and living room
kitchen and dining area, separate living room
- Layout B: 1 bedroom**
kitchen and dining area, 1 bedroom
- Layout C: 3 bedrooms
1 master bedroom with en-suite and 2 bedrooms sharing a bathroom

The central 3D rendering shows a house layout with a DINING area, KITCHEN, and a BEDROOM. The right sidebar displays key metrics:

- Price: £152,000*
- Size: 116.3m²*
- Bedrooms: 3
- Yearly Energy Cost: £508.4*

At the bottom, a legend indicates the view options: Exterior, Ground floor (selected), 1st floor, and 2nd floor.

Case Study: Digitising Custom Build

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START

Ground Floor Layouts

Layout A: Kitchen and living room
kitchen and dining area, separate living room

Layout B: 1 bedroom
kitchen and dining area, 1 bedroom

Layout C: 3 bedrooms
1 master bedroom with en-suite and 2 bedrooms sharing a bathroom

First Floor Layouts

Second Floor Layouts

Materials & Finishes

Energy Solution

Info Log in Save

£152 000^{*}
Price

116.3m²^{*}
Size

2
Bedrooms

£508.4^{*}
Yearly Energy Cost

Exterior Ground floor 1st floor 2nd floor

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START

Ground Floor Layouts

Layout A: Kitchen and living room
kitchen and dining area, separate living room

Layout B: 1 bedroom
kitchen and dining area, 1 bedroom

Layout C: 3 bedrooms
1 master bedroom with en-suite and 2 bedrooms sharing a bathroom

First Floor Layouts

Second Floor Layouts

Materials & Finishes

Energy Solution

Info Log in Save

£152 000^{*}
Price

116.3m²^{*}
Size

5
Bedrooms

£508.4^{*}
Yearly Energy Cost

Exterior Ground floor 1st floor 2nd floor

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Discussion

Thank you