

Self-Build Stories



Self-building a classic, Tudor-style three storey house in our retired clients' side garden

Introduction:

Our clients had lived in this sought-after area of Cheshire for over 25 years but had started to find the upkeep of their large garden hard to maintain. They did not really want to move house, so, after a conversation with an estate agent who came to value the house, they decided to build another home in part of their big side garden. This would reduce the amount of land they would need to look after, while also making a financial investment for their future as they could sell the new home once complete.

Why self-build?

As well as fitting in with the rest of the neighbourhood, it was particularly important to the housebuilders that any new house being built did not look out of place with their own home, which is located next door. Their own dwelling is almost 100 years old, so they wanted to be able to choose a design for the new house that fitted in well with the older building and reflected some of its original features.



The Design

Rosemary clay tiles, which are smaller than average, and intricate detailing on the roof sprockets and antique style guttering provide a classic look. The traditional look to the new build is further enhanced by the cottage-style leaded windows, which are smaller than is usually the case with a more typically modern house. The doors and window frames are made from customised hardwood.

Inside and out, our clients were painstaking in their choice of finishes, wanting a really good blend of traditional features with contemporary touches. This took the form of features such as antique-style coving, architrave and skirting boards.



Downstairs, a large, modern, open-plan ground floor family-dining-kitchen space runs across the back of the house. This includes a luxurious top of the range kitchen and a large sitting area, with bifold doors which open out onto a patio at the rear of the house. There is also a spacious lounge, providing additional room to relax.

Upstairs, on the first floor, the magnificent master bedroom has a dressing room, as well as ensuite. The other three bedrooms are spread over the first and second storeys.





Overcoming a design challenge

A dramatic two storey bay window adds to this three storey house's interesting features. This proved a real construction challenge for the CB Homes team. If it was to be made from timber, which is what the homeowners wanted, the warranty company could not guarantee its required strength. The site team overcame this issue by replacing the feature with steel, which was simply clad with timber instead. This means the bay window achieves its intended appearance, while still being strong enough to satisfy the conditions of the warranty.



The self-build experience

“ I am particularly pleased with the amount of natural light in the new house. This was hard to envision while construction was underway but now the build is complete, it's lovely and light inside. It sits delightfully on the plot too and I'm so glad that so many of the mature areas of the garden have been left untouched; it looks like a well-established home already.

When it comes to budgets, the CB Homes team has been very helpful and excellent at communicating with us throughout the whole project so there have been no nasty surprises. The whole team was great to work with and very transparent, so a great deal of trust was built up.

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A word from CB Homes

Despite the new house being built in their grounds, our clients can still enjoy the total privacy in the large garden area that remains, just as they wanted, as they are not overlooked at all by the new construction.

The house and garden were in a conservation area, so achieving planning was quite challenging. We worked closely with the

local Conservation Officer, who was very particular about many aspects of the design. The final combination of Tudor-style boards, which were specially made off-site with traditional woodworking joints and then fitted onsite, and Cheshire brick, means that this new home blends in perfectly with its leafy surroundings

