



Property:

Date:

Home Builder's Design Form 1

Compiling this form is an important step towards defining the house you wish to buy or build. Think carefully and realistically about each item. Wishful thinking is easy at this stage and can be changed later. As a very rough construction cost guide, based on standard buildings, assume around £1000/m² (plus VAT).

See the explanation after the forms.

Room	Area m ²	Ori-entation	Floor	Doors to	Windows	Technical connections	Installations	Floor cladding	Wall finish	Ceiling	Remarks
Living											
Dining											
Kitchen											
Bedroom 1											
Bedroom 2											
Bedroom 3											
Bedroom 4											
Entrance/hall											
Bathroom											
Cloakroom											
Shower/wc											

Room	Area m ²	Orien- tation	Floor	Doors to	Windows	Technical connections	Installations	Floor cladding	Wall finish	Ceiling	Remarks
En suite											
Wardrobe											
Dressing room											
Landing											
Study											
Utility room											
Staircase											
Total Area											

How to use the questionnaire

The idea is to compile a series of these questionnaire forms as you refine your ideas and make changes to your initial requirements. You can write more than one value in each cell, e.g. floor area: 22 - 28 m² - or bathroom floor: cork or tiles. Specifying a house is a great puzzle. As you decide firmly on an idea, make new copies of the form containing everything you have decided firmly up to that point, gradually limiting your choice until you get it right. Use sketches as well!

Brief explanations of the individual values and criteria

Area: this is the floor area in square metres (m²). When inviting quotes from builders or estate agents always ask for or calculate the price per square metre. This gives you an objective baseline for price comparisons. You can then introduce quality differences and see if they justify price differences.

Orientation: this expresses where in the house you want the room, on the north side, south side, interior, etc.

Floor: the floor on which this room is situated, e.g. basement, ground, 1st.

Doors to: which other room(s) you want this room to lead to, e.g. you might wish doors from the kitchen to lead to the utility room and the dining room. As you build these connections you gradually define the layout of the building.

Windows: how many, where facing, frosted or clear glass, double or triple glazed, sizes.

Technical connections: power points, ethernet, fibre, tv, washing machine connections, etc.

Installations: as opposed to Technical connections these are installations actually built into the fabric of the building, e.g. sink, wall heating, floor heating, lights and lamps, ventilation exhaust.

Floor cladding: properties pertaining to the floor of the room, e.g. green carpet, cement, cork, terracotta tiles with a drain, oak parquet.

Wall finish: properties describing the walls of the room, e.g. white plaster, tongue and groove pine boards on the north wall, flowered wallpaper on the east and west walls, built-in fish tank in the south wall.

Ceiling: how the ceiling should look, e.g. white plaster, tongue and groove pine, exposed beams painted black.

In the bottom line you can sum up the floor areas of the individual rooms to give you an estimate of the total floor area, and thus a rough indication of total cost.

The intention of this form is not to limit your imagination in any way, and you can expand it as required, e.g. to include outdoor spaces. The better and more comprehensive your up-front planning is, the better and more satisfying the end result will be. Bringing these forms to an architect for a final and viable design, or to an estate agent, will demonstrate that you know what you want and save valuable time. Don't worry if you can't specify everything. The form will not make you an overnight architect but it will help you realise your priorities and communicate these to your architect or estate agent. If you are building a new home the final version of this form will be produced by your architect as part of the project specification for you to sign.

This form is also available as an Excel spreadsheet - see <http://www.zerocarbonsolutions.com>