Trinity Mews

Design and create your own home
in County Durham

Design Code

CUSTOM BUILD HOMES × towns & villages Durham County Council

Contents

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BUILD HOMES

Welcome

This document has been created to ensure your custom build experience is both successful and enjoyable by setting out the parameters in which you, or your professional team, can design and construct a new home at Trinity Mews.

This document highlights the key design requirements imposed within the Outline Planning Permission (Durham County Council Ref: DM/19/00978/OUT), and the Design Code contained within the Design and Access Statement which was submitted with the outline planning application , which must be complied when designing your home. It also contains advice on building and financing your home.

Durham County Council are offering nine serviced building plots as part of the Trinity Mews development on the outskirts of Durham city centre. Trinity Mews sits on the former Durham Trinity School and Sports College - Bek premises. Future residents will be within less than three miles north of Durham city centre, yet immersed within a beautiful rural environment.

Trinity Mews is located on the edge of the historic city of Durham, but is just three hours by train from London, and less than two from Edinburgh and with Newcastle and Durham Tees Valley international airports nearby, plus the Port of Tyne, a warm welcome awaits visitors from across the globe. Explore breath-taking scenery, discover award-winning attractions and enjoy world-class exhibitions, festivals and events.

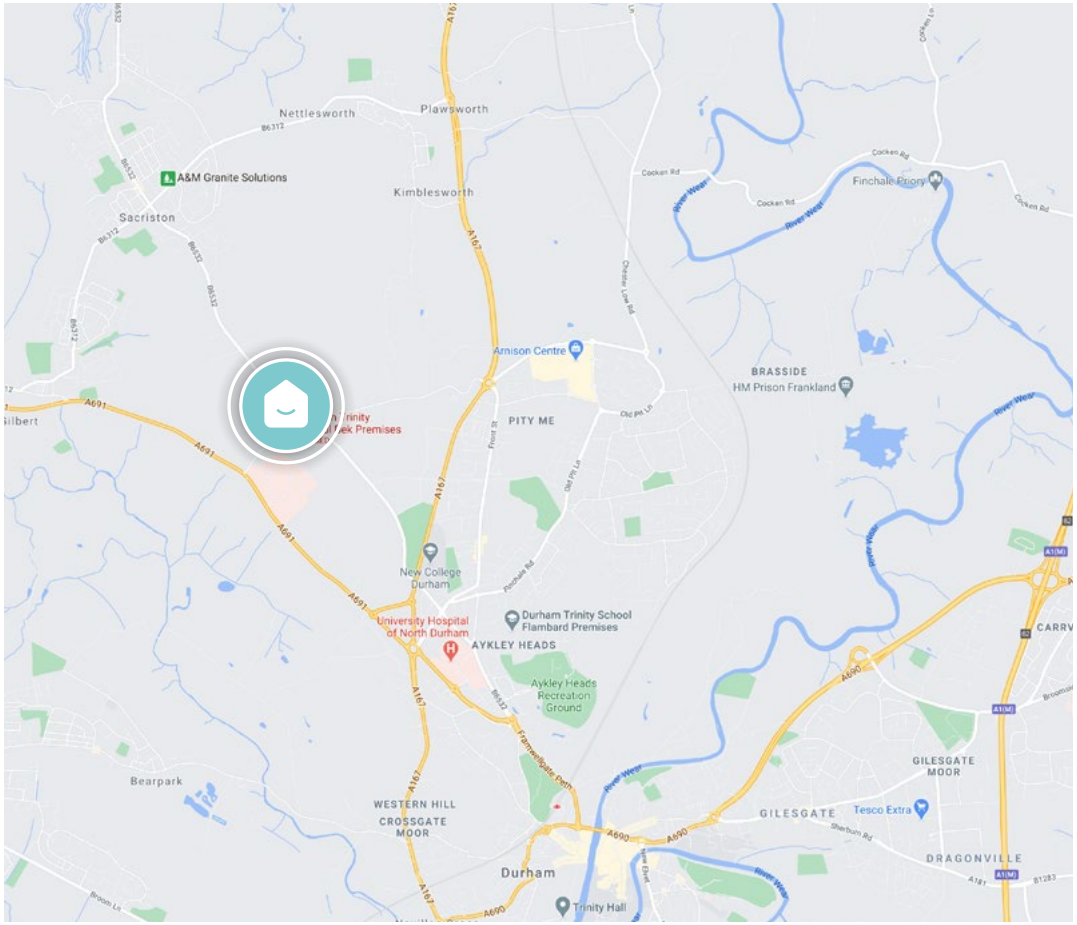
Durham City is home to one of the most recognisable landmarks in the UK, the majestic Durham Cathedral. Together with adjacent Durham Castle, this UNESCO World Heritage Site forms one of the most stunning city panoramas in Europe.

Site overview

Trinity Mews has been cleverly designed to accommodate nine large detached homes, each sitting on a spacious serviced building plot.

The design vision for the site is to create a healthy community sustaining a high quality of life, located within a woodland setting at the heart of the Durham area. The community will consist of a mix of nine, interestingly distinct eco-friendly new homes which are constructed to the very highest environmental standards and which provide a distinctive balance between the built and natural environment

The nine plots are being sold with utilities at the edge of the plot and as such are the first serviced building plots the Council has ever sold to the public.



Services and facilities

The site is conveniently located for a wide range of local amenities including a hospitals, dental practices and leisure centres. There are also many supermarkets, great travel links and a variety of education on offer, from pre-school to further education.

The site is situated on the outskirts of this historic city and seldom does the opportunity arise to design and create a bespoke home so close to the bustling cobbled streets, with its City restaurants, pubs and shopping facilities.

Highway access is available from Trout's Lane, while a lit pathway links Trinity Mews to both the A691 and the B6532 where regular bus services are available.

Design

The character of the site, when completed, features a mix of nine detached homes with integral and detached garage blocks located within an intimate woodland setting with a landscape design approach.

Durham County Council wants to encourage interestingly designed and distinct homes across the site at Trinity Mews. Contemporary design and innovation is also encouraged. This Design Code seeks to deliver this objective by promoting individuality, creativity and architectural merit for new home across the site.





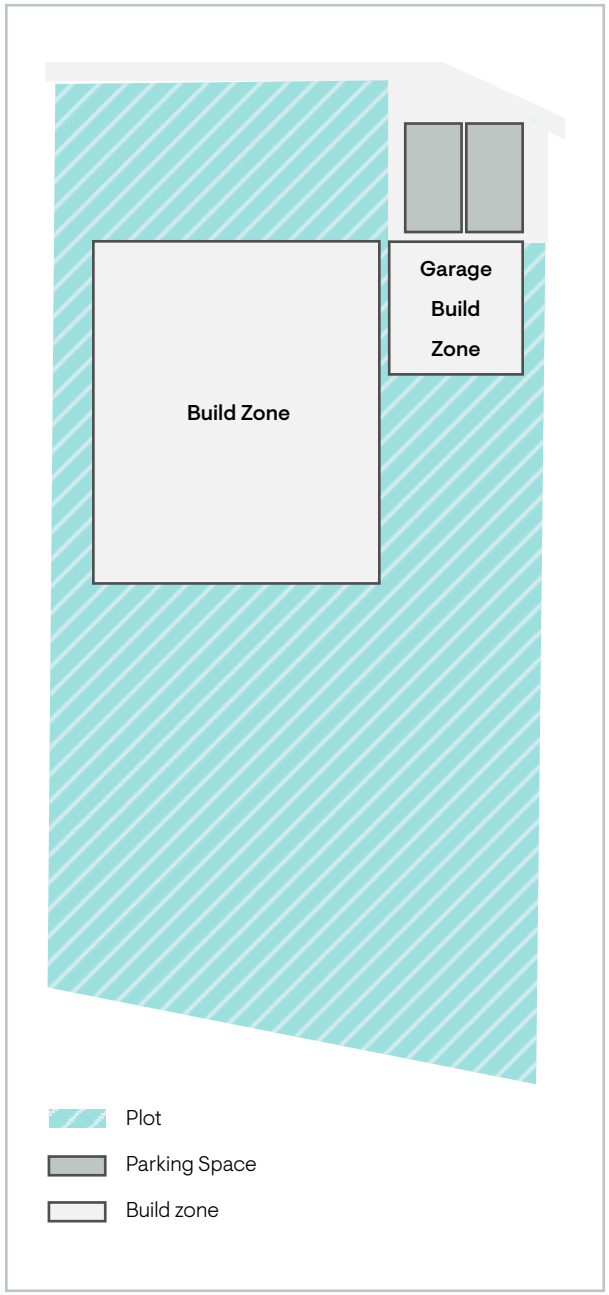


Build area

Each plot benefits from a specific Plot Passport, which details the main design considerations which plot purchasers need to take into account when they build their new home. This includes details about the maximum area which can be built on, plot specific design guidelines and the plot's utilities and services information.

Each plot has a specified maximum developable area in which the house can be built , known as the 'Build Zone'. The details of each plot's 'Build Zone' are provided within the individual Plot Passport.

Each plot is also regulated by a 'Plot Ratio' which is the total floor area of the proposed house as a proportion of the total area of the plot. The Plot Ratio should not exceed 30% for the main house and an accumulative maximum Plot Ratio of 35% when including garages, outbuildings and ancillary structures.



Planning requirements

All plots benefit form Outline Planning Permission to construct a ‘self’ or ‘custom’ built home. Each plot purchaser will be required to design their home and apply for planning permission through a Reserved Matters Application to Durham County Council. Any Reserved Matters Application must comply with the Outline Planning Permission for the site and the conditions set out within the Decision Notice. This includes, but is not limited to, the following;

- The development must be in general accordance with the Indicative Plot Layout (Drg. No. A-200-01 Rev O) and the Design Code contained within the Design and Access Statement (Ref. 2098/1732 V 1).
- Each plot purchaser will be required to submit a noise impact assessment for their home, detailing mitigation measures to achieve a series of noise levels, where required.
- No internal works audible outside the site boundary shall take place on the site other than between 7:30am to 6pm on Monday to Friday and 8:00 to 5pm on Saturday. No such work shall take place on Sundays, Public and Bank Holidays.
- Any external construction works, demolition works, deliveries, external running of plant and equipment must take place within the times specified below:
    - Monday to Friday: 7:30am to 6pm
    - Saturday: 7:30am to 2pm
    - Sundays, Public and Bank Holidays: No work shall take place
- Each plot purchaser will be required to submit full details of foul and surface water drainage systems for their plot as part of their Reserved Matters Application.
- No Purchaser will be permitted to buy two adjacent serviced building plots and merge the plots to construct a single dwelling on a larger plot.

Design considerations

1. PRIVACY: No overlooking of the side boundaries by habitable rooms is permitted. Natural light solutions to habitable rooms via side elevations can be incorporated, providing the design respects privacy between neighbouring properties.

2. SUSTAINABILITY: Specific requirements relating to sustainability will be determined on a plot-by-plot basis when the planning application is considered. All plot designs must achieve reductions in CO2 emissions of 10% below the Dwelling Emission Rate (DER) against the Target Emission Rate (TER) based on the 2013 edition of the 2010 Building Regulations. Renewable energy generation is encouraged through solar collection & ground source heat pumps. Visually intrusive elements such as wind turbines must be proven when the planning application is submitted.

3. HEIGHT OF HOMES: Houses are to be no higher than 2.5 storeys with a maximum height of 6.3 metres to eaves and ridge height of 10 metres above the finished ground level. Garages may be provided with an upper (storage) level, provided the overall eaves height does not exceed 3.6 metres and ridge height does not exceed 6.8 meters.

4. PARKING: Each home has the ability to create an integral, attached or detached garage whilst retaining a high-quality cohesive design. A minimum of two cars are to be in covered accommodation plus a minimum of two additional parking spaces within the entrance apron.

5. BUILDING MATERIALS: Materials used should respect the character of the area, including brick, render and stone elements. Refer to the materials section later in this Code for examples of the materials which should be considered.

6. ROOFS: Shall be plain gabled and of an appropriate scale and proportion to the designed home within the plot. Hipped or half hipped arrangements may be used on smaller built elements such as garages and outhouses. Abutting single storey roofs may be designed as lean-to roofs. Dormers will be permissible provided they are carefully designed with reference to local vernacular precedent and should suit the form of roof to which they are applied.

Design considerations

7. ROOF ELEMENTS & CHIMNEYS: All telephone systems, radio or tv aerials and satellite dishes are to be concealed within roof spaces. Photovoltaic solar panels are to be carefully selected to integrate within the roof plane to ensure minimal visual intrusion. Chimneys should be appropriately proportioned and detailed with a maximum of one per house and should be of coordinating brick and materials of the main building façade. Chimneys should also be of generous height, incorporating where possible, vent stacks.

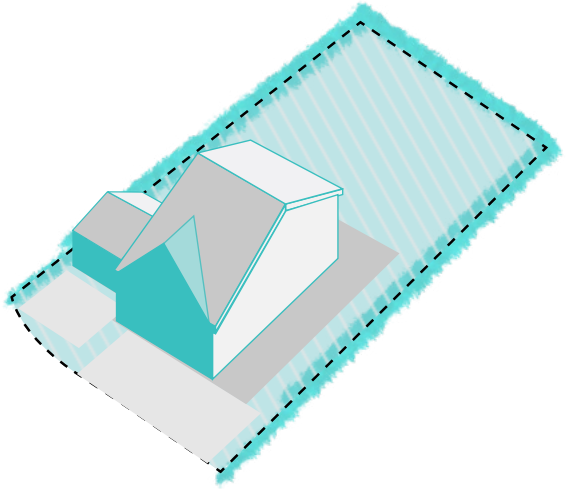
8. WINDOWS: All windows and their subdivisions should relate to the proportions of the overall design. Windows should be reflective of the house designs style, for example; traditional houses should be of rise and fall, or horizontal sliding sash or side hung casement type. Bay windows should be well designed in proportion to scale and detail.

9. RAINWATER GOOD: Rainwater goods and guttering shall be aluminium colour graphite or black, particularly if employed in a contemporary design, whilst traditional cast design forms are to employ traditional cast iron pattern in the same colours.

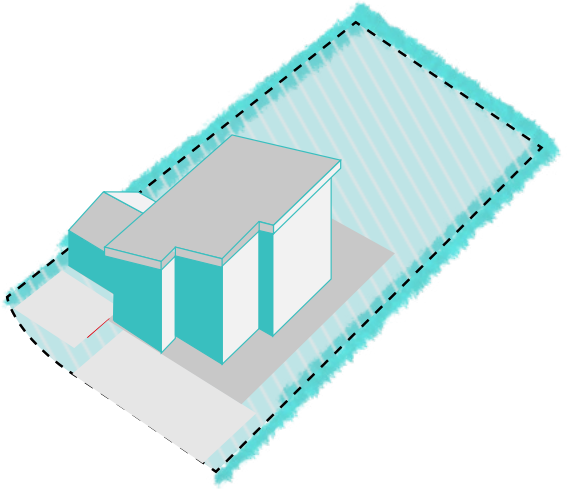
Example house forms

The Outline Planning Permission enables plot owners to design a wide variety of homes and the Council wants to encourage a mix of house types. Contemporary design and innovation is encouraged if homes are well designed in terms of their massing, detail and materials.

The examples shown here are illustrative of what is possible within the allotted developable area (Build Zone) subject to the design constraints within individual plots.



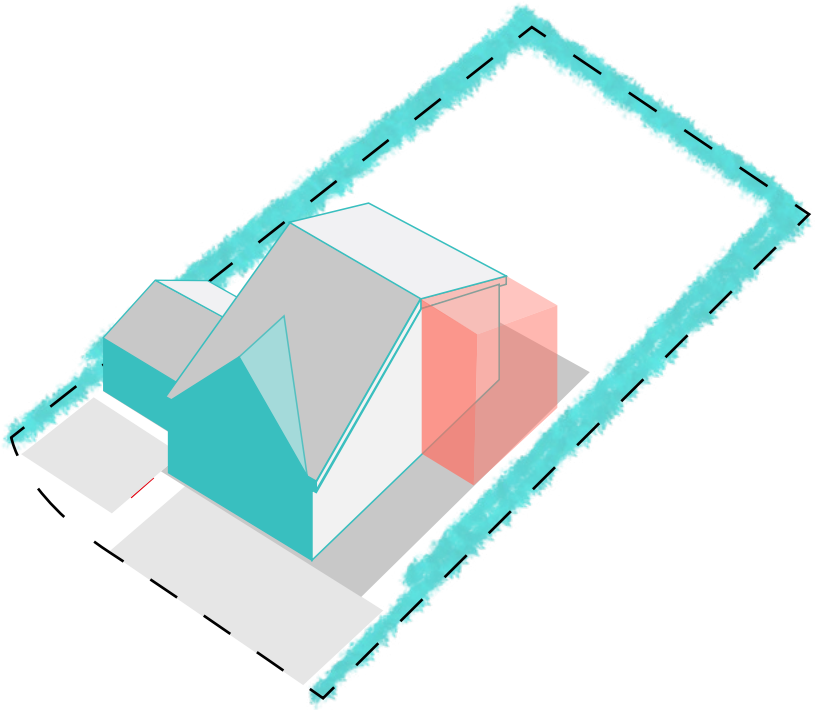
Example A



Example B

Future development (Extensions)

Proposed future extensions of the original house may be permitted so long as any additional works do not exceed the planning permission for the plot (including the approved Design Code) and the relevant permissions are obtained by the Local Planning Authority.



Building your own home

The planning permission for each plot is limited to self or custom build housing. This means each house on a plot must be built or commissioned by its owner and occupied by the owner as their primary residence.

Building work can involve the owner building the home themselves, managing the construction, or commissioning the build by making key design and layout decisions and have it constructed for them by a builder or contractor ready for occupation (‘turnkey’).

When considering the detailed planning applications, the Council will need to be satisfied that the initial owner of the home has primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer do not fall within the legal definition under the Self-build and Custom Housebuilding Act 2015 (as amended) and will not comply with the approved planning permission.

CBH Design Package

CBH offer a package for each plot purchaser to work with CBH to design, obtain planning permission and get to the start line of construction in a streamlined and easy process.

Our architects work with the purchaser to develop their dream home in to a reality, whilst managing the build budget and highlighting key details that may be over looked. Your initial design package will be developed alongside you and approved by yourself before planning is submitted for.

CBH will then submit, on your behalf, for planning approval and handle any questions by the Council that they may have.

Once you obtain approval on planning, our design team will develop the planning design information into a fully detailed design package that can be costed and built by a contractor.

CBH's Design Package provides a high-quality architecture design while being highly cost effective in comparison to equal quality architectural practices. Please inquire to understand more about this package.

> For more information on the Custom Build Homes Design Package speak to your sales co-ordinator, or email: enquiries@custombuildhomes.co.uk

Employing an architect

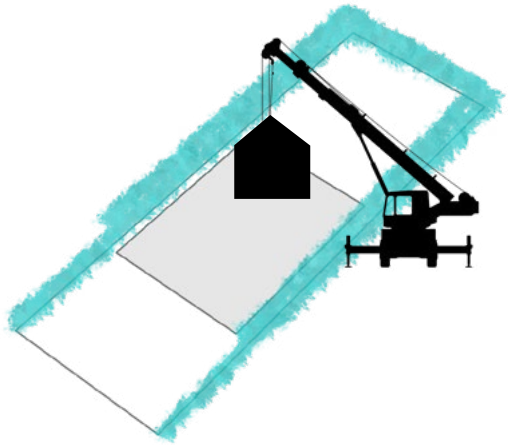
You can also choose to use you own architect to design and get approval for your home. Should you choose to follow this option, we would advise speaking with architecture practices and obtaining costs before deciding on your preferred route.

Ways to build your home

Contractor Built one-off Home

The purchaser hires a main contractor to do all the construction work. The owner might choose to do some of the simpler tasks such as decorating.

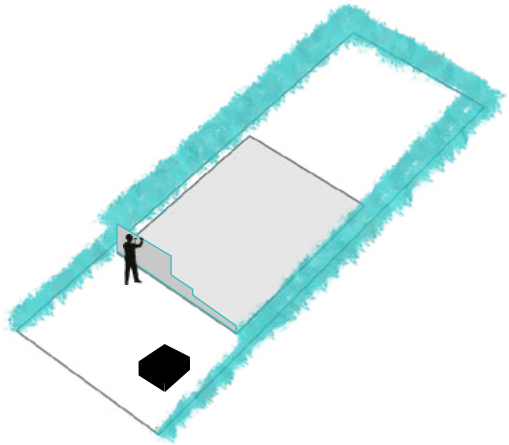
Should you choose to use CBH's design package we will obtain planning and building regulation approval on your behalf. We can then connect you with approved contractors who can cost and build your home for you to an agreed point in time.



Self-Built One-Off Home

You can also build the home yourself or manage trades to build it for you without a main contractor.

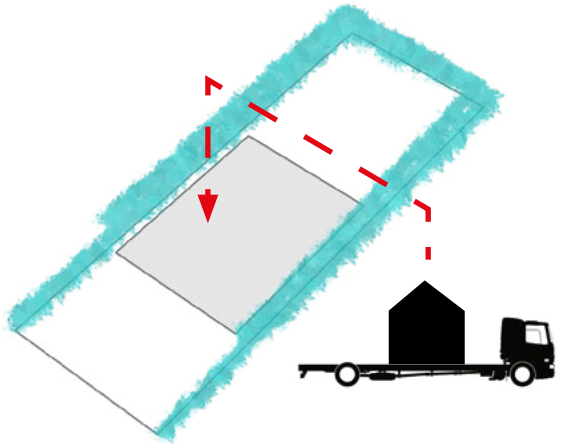
This is popular with people who want to take 'a hands on' approach and may already have experience of housebuilding. This method currently accounts for only 7% of all custom build projects and should be considered carefully to ensure the project can be completed on time and complies with the planning permission and all regulations.



Home Manufacturer or Package Supplied Homes

There a number of package home suppliers operating in the UK. It is possible for homeowners to engage with one of these and sign a design and build contract.

This means the design, costing and construction of their new home is catered for by one supplier. It generally costs more, but can often save on construction time.



Construction

When setting out a design brief with an architect or designer, the construction method you choose for your new home will have a strong influence on many aspects of the project. It can affect the speed of the build, the overall costs as well as the energy efficiency.

There are many construction methods to choose from and picking the right one for you will depend on your budget. It is therefore important to have a clear understanding of your budget early in the design process.

For more information on budgeting see the **Financing your new home** section.

Brick and Block

One of the most popular construction methods in the UK, is Brick and Block which consists of a traditional-looking outer layer of brick, with an inner structure of concrete block. The cavity between the two layers is then filled with your preferred insulation – making the Brick and Block method a safe way of ensuring new homes have very strong walls with sufficient thermal and excellent sound-proofing qualities.

Many custom builders buy their bricks in instalments as and when they are needed, which is particularly useful when dealing with a mortgage issued in stages. These lower initial costs contribute to Brick and Block's continual popularity.

Built completely on site, the Brick and Block construction method is a much slower build process than the likes of a Timber Frame or a Structural Insulated Panel route. However, there is less of a delay in acquiring the materials and having them on site.

As Brick and Block is a traditional construction method, local tradesmen with the required experience are readily available, and those Self Builders keen to get stuck into their project can easily help with bricklaying after a small amount of training.

Timber Frame

Prefabricated off-site in your choice of style, the Timber Frame construction method has a quicker on-site build time than the Brick and Block process. The Timber Frame acts as a superstructure, which supports your Self Build home entirely.

Removing the need for internal load-bearing walls, the Timber Frame is ideal for Custom Builders keen to fulfil any open plan designs.

In the UK, many of the timber-framed homes are built using either Open or Closed panel systems.

'Open Panels' consist of a softwood stud frame which is backed with a layer of sheeted timber. The panels are manufactured following the house design specifications, before being delivered to the site and fixed together to form the structure of the house.

'Closed Panels' are similar but are taken a step further in the factory prefabrication process. Insulation and vapour barriers are added, with plasterboard fixed to the frame in order to 'close' the panel.

Timber Frame homes are star performers when it comes to high thermal insulation, airtightness, and soundproofing. In addition to this, the lightweight frame means foundation specification can be reduced.

Structural Insulated Panels (SIPS)

One of the most cost-effective and energy-efficient construction methods for custom builders is the Structural Insulated Panels system. These panels are made as a composite through layering a rigid insulating material between outer boards. The most common materials in SIPs manufacturing are Oriented Strand Board (OSB) with a core of Expanded Polystyrene (EPS), although a range of other materials can also be used.

Whether opting for a traditional oak frame with SIPs as your infill choice, or if you decide to use SIPs as your construction method from the beginning, the benefits of selecting Structural Insulated Panels include a sturdy, airtight structure for your home, with excellent levels of insulation already built in.

These highly insulated wall and roof panels are now a slimmer design with a more efficient thermal insulation than ever before. The SIPs method has a significantly higher upfront costs, but due to such energy-saving properties, your custom build home can benefit from greatly reduced energy bills in the future.

In a similar fashion to a Timber Frame, SIPs are prefabricated off site in a factory. Although lead times may be significantly longer than traditional methods such as Brick and Block, the SIPs construction method makes up for this through its speedy 10 to 12 days on-site assembly – reducing labour costs considerably.

SIPs offer benefits to the design of your new home, as roofs can span 4.8m without any additional support – meaning large, open spaces can be achieved. As well as this, there is no need for any roof trusses – allowing vaulted ceiling features to be added into designs at no extra cost.

Insulated Concrete Formwork (ICF)

An alternative construction method to using timber or brick is Insulated Concrete Formwork (ICF). First used in Germany during the 1970s, ICF has been a successful construction method all over the world, in a variety of climates. This is a highly versatile method, and also provides exceptional built-in insulation to the structure of your new build.

ICF consists of hollow polystyrene blocks, interlocking together to create a mould into which ready-mixed concrete is poured. This ultra-fast build method allows more adventurous designs to be achieved, whilst tackling the insulation at the same time. Curved structures can be easily formed using ICF, and suppliers tend to offer some training to the custom builder, so that they can get very hands-on and help with the building work if they wish.

Material Palettes

Materials should be utilised that respect the character of the area, including brick, render and stone elements. Buildings must be rigorous in the quality of design and construction and seek to use locally sourced materials.

Where traditional building designs are used they must be accurate in their methodology and design in respect to the positive components of the local vernacular.

All materials for the external appearance of the building must have samples submitted to and approved by Durham County Council as part of any Reserved Matters Application.

Brick

Red, brown and buff bricks are all common in the area. The new Trinity Mews development will bring grey and glazed bricks to the mix.

Render

There are currently a number of different render finishes in the area which vary in texture and colour. They are mainly in white, cream and grey tones but all other colours will be considered.

Stone

Natural stone is a prominent local material used within buildings. Reclaimed natural sandstone finish will be encouraged, with dressed stone for detailing of windows, door reveals and lintels.

Roof materials

Roof materials should reflect those of the local character area. These materials include, but are not limited to, standing seam metal, timber, sedum/green roof, solar tiles, clay, concrete or slate tiles. Fascias and box soffits are not permitted. Roof coverings should be selected from natural slate; split stone; plain clay tiles; pantiles (uncoloured). Alternatives will be considered if appropriate to the overall design.

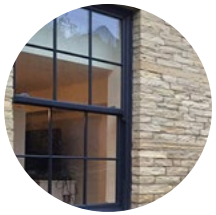

External doors

Bespoke authentic traditional solutions are encouraged. Materials should reflect the host building. No uPVC doors will be permitted.



Windows

No uPVC windows will be permitted and all windows must be double or triple-glazed. Materials used should reflect the overall building design and local character area.

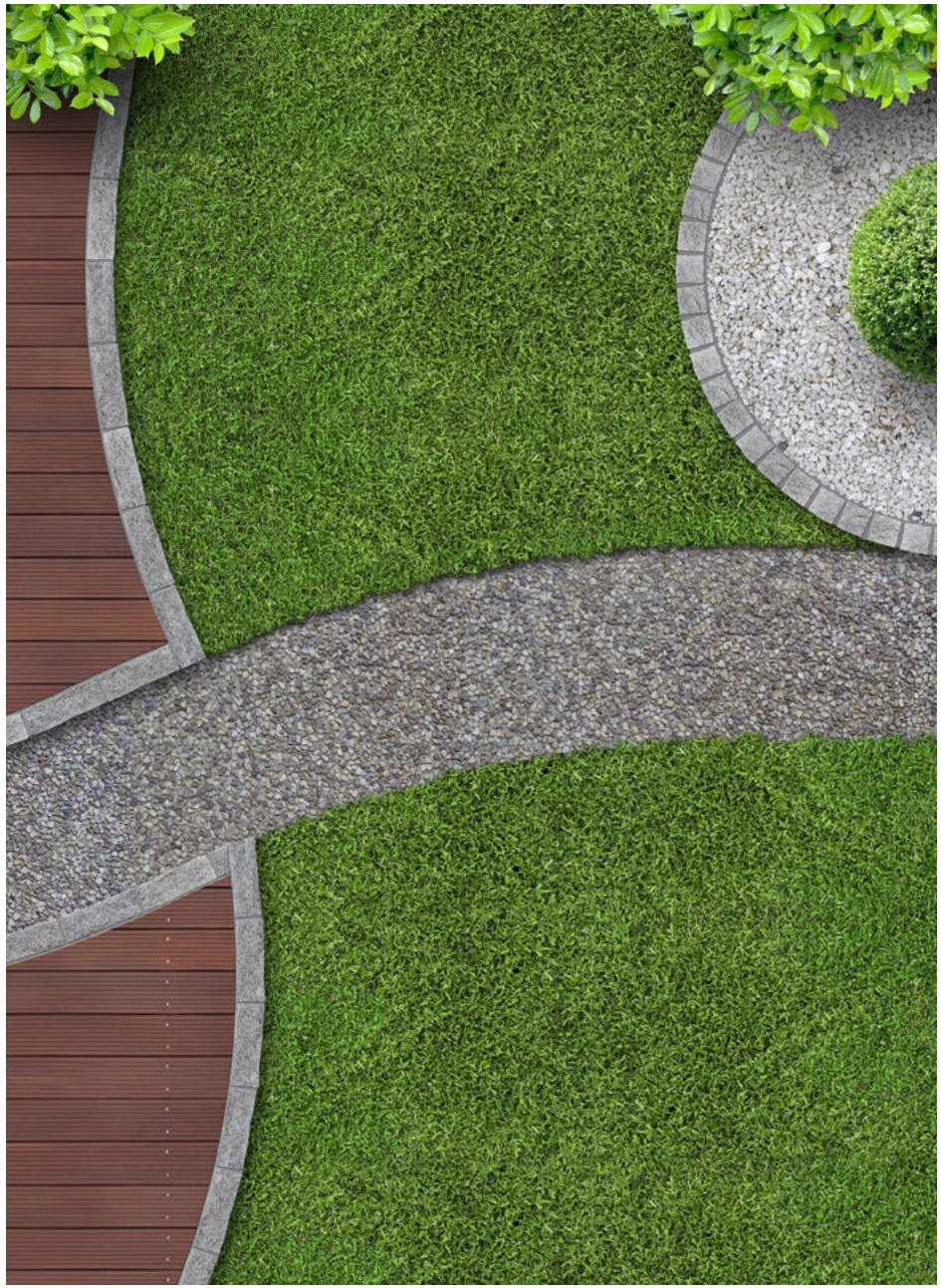
Landscaping

All plots should have suitable landscaping which takes full account of and, where possible, builds on the existing ecology of the site. Some trees on the site are covered by a Tree Preservation Order. Mature trees to the rear of plots are to be retained and protected throughout the construction process.

All areas of the plots which are visible from the road should be landscaped and planted, except for the permitted car parking spaces and a footpath to the front door. The footpath should be a maximum 1.2m wide.

Each plot's rear boundary will be provided by Durham County Council and will be formed using a mixture of indigenous hedgerows and wooden fencing. The plot purchaser is required to complete the side boundaries using either wooden fencing, hedgerows or similar boundary treatments.

The main site access road is to be finished with blacktop road tarmac and canted granite sett kerbs. Each plot is to design a porous drive and approach utilising concrete or stone paviours in conservation colours.



Plot Passports

Please use the links below to view the Plot Passport for each plot.

Plot 1
RESERVED

Plot 2
RESERVED

Plot 3
RESERVED

Plot 4
RESERVED

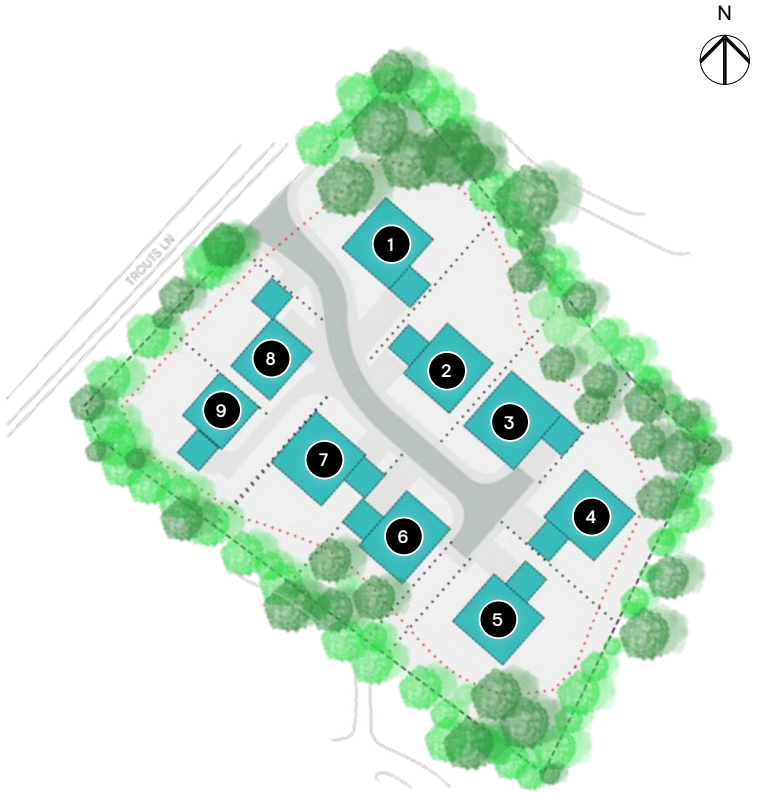
Plot 5
RESERVED

Plot 6
RESERVED

Plot 7
AVAILABLE

Plot 8
RESERVED

Plot 9
RESERVED



Financing your new home

The payment process for a custom build home differs from a traditional new build home - which you pay for when your home has been built.

As your new home at Trinity Mews will be built to meet your own individual style and requirements, payments are made at several stages throughout the build process.

CBH partners with BuildStore Mortgage Services to guide you through this process. Their advisors will help you set your budget, arrange the right mortgage product for you and manage all stage payments on your behalf.

Why BuildStore?

It's quite simple – BuildStore are the only self build specialists who offer:

- The right finance for you, based on both your financial needs and requirements of your project
- Unmatchable expert knowledge about every aspect of self build, under one roof and just a phone call away
- Practical help and support, including free consultations

Upon your offer being made, CBH will introduce you to a friendly BuildStore advisor, they will financially qualify you for the development and help you set your budget. Once your offer has been formally accepted, they will help you arrange your mortgage offer, if required. Typically you can access funding of up to 85% of the plot cost and your build costs combined.

Your home may be repossessed if you do not keep up with repayments on your mortgage.

BUILDSTORE MORTGAGE SERVICES

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towns & villages

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