

## American Dream

confident that Timberpeg could achieve this. Once planning permission was granted in early 2005 they produced a full set of CAD working drawings very fast. By March we had signed a contract and the first delivery of the frame arrived in May.”

Timberpeg supplied all the basic components including the frame, insulation (extra roof insulation was required during the construction phase to meet changes in the UK building regulations) and exterior cedar cladding, which was later painted Summerhouse Beige to match the Andersen windows. Roofing for these houses is usually cedar shingles that come as part of the kit, but Karen and Barbara found their own reproduction stone roofing.

Karen hired in local groundworker Simon Thayer and then used a team of Polish migrant workers to do the additional carpentry and interior plastering, and to fit the kitchen and staircase and construct the mezzanine and bathroom. The total build time was 14 weeks.

“When I look back, although planning was the most stressful part, I realise that the planners were quite generous really. The house is twice as tall as the building that previously occupied the site, and we did very well by volume because they did not take into account the dual-height entrance and dining hall. In theory, it would always be possible in future to gain more living space on the first floor by enclosing some of this space.

“I was disappointed that, as we had to put so much money into developing our business, we could not afford the sort of American-style house I would have really liked — this is what I call a ‘New England’ design from Timberpeg, with a verandah. However, my dream house would have been way beyond our budget, and I feared there would have been further planning issues with a house of a more unusual and exciting shape. Having taken a year to get the certificate of lawfulness, we thought it best to play safe.

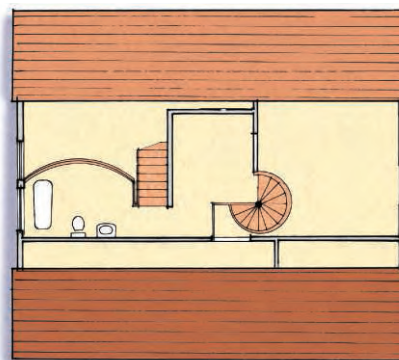
“The method of construction is so adaptable that we may be able to add details such oriels and bay windows to make the most of the view at a later stage when we can afford it. But first, and quite deservedly I think, I intend to recover!” ■

*For more information on American-style houses, see p.108 of this issue.*

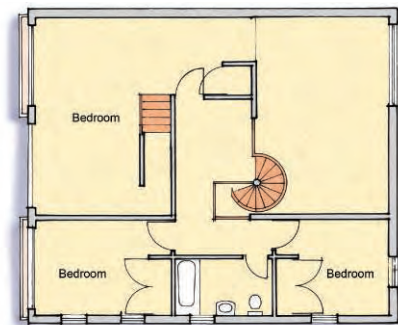
**USEFUL CONTACTS:** Architect [Elsbeth Beard](#): 01483 860342  
Timber frame [Timberpeg](#): 01727 823032 Groundworks [Simon Thayer](#): 07785 518977 Electrician [AP Services](#): 01725 510592  
Roofing [Grey's Artstone](#): 01484 666400 Windows [Andersen](#): 01283 511122 Kitchen [Optiplan](#): 01252 345588 Plumbing and underfloor heating [Hi-tech Heating](#): 01252 322256 Spiral staircase [The Spiral Shop](#): 01376 521116 Rooflights [Velux](#): 01592 772211



ABOVE: The stables on the site were one of the big selling points for Karen and her daughter, Lola, who is a showjumper.



Attic Floor



First Floor



Ground Floor

**FLOORPLAN:** The three storey property features a ground floor layout which makes the most of the post and beam system – being almost entirely open – while the rest of the house features four bedrooms.

### Fact File

**NAME:** Karen Wade  
**PROFESSION:** Horse trainer and dealer  
**AREA:** Surrey  
**HOUSE TYPE:** Four bedroom detached  
**HOUSE SIZE:** 230m<sup>2</sup>  
**BUILD ROUTE:** Self-managed  
**FINANCE:** Sale of previous house, plus private, plus Abbey National mortgage  
**CONSTRUCTION:** Timber frame  
**WARRANTY:** Architect's certificate  
**BUILD TIME:** Mid May – late August '05  
**LAND COST:** £400,000  
**BUILD COST:** £231,000  
**TOTAL COST:** £631,000

**CURRENT VALUE:** £1.6m  
**COST/m<sup>2</sup>:** £1,004  
**COST BREAKDOWN:**  
Substructure .....£13,000  
Architect's fees and services ....£7,000  
Timberpeg frame .....£75,000  
Windows .....£14,000  
Electrics and lighting .....£15,000  
Plumbing and heating .....£12,000  
Kitchen .....£15,000  
Granite .....£2,000  
Roof tiles .....£5,000  
Additional materials .....£10,000  
Labour .....£35,000  
Miscellaneous, including transit of frame .  
.....£28,000  
**TOTAL** .....£231,000

**61%**  
COST  
SAVING