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310

CBL have built
over 310 homes at
Lower Mill Estate



Introduction

Now that you have made the biggest and most important step towards owning your dream holiday home, it's time to consider how best to move forward with the building itself.

This document is a reference guide to introduce you to Conservation Builders Ltd. (CBL) and help you understand the processes involved. We aim to answer any questions you may have regarding the process itself, from the initial house design selection through to the choice of building materials and internal specifications, as well as environmental impact and sustainability. By the end of the process you will be sitting in or looking at your own bespoke vacation home, on your own plot in stunning countryside, built to your specification, using materials of your choice and finished to the very highest standards that you would expect.



About us

Conservation Builders Ltd are a family business that have been building high-quality, bespoke homes for the past 15 years.



The quality of the design, craftsmanship and commitment is plain to see in the 300+ homes already built by CBL as Lower Mill Estate's preferred building contractor. CBL are also responsible for the estate's infrastructure including roads, cycle paths, the award-winning Spa and Ballihoo restaurant. CBL have experience of working with many leading architects (incl. Richard Reid and Associates, Gregory Phillips Architects, Andy Ramus Design Studio and Sarah Featherstone). We will work with you and your architect to create the perfect bespoke home for you. CBL are a company you can trust to provide exceptional help and advice throughout the process.

Everything that CBL do, they do with a careful eye on environmental impact and sustainability of the materials whilst maintaining the very highest standards of craftsmanship throughout the process. House designs we have constructed range from traditional to contemporary and often incorporate cutting edge sustainable features, such as air-source heat pumps, under-floor heating and green roofs. The result is a perfect home for you that sits in harmony with the environment.





The experience to deliver

At CBL we care deeply about our clients and strive to ensure that the journey towards your dream vacation home is a smooth process from start to finish.

Through our years of experience delivering beautiful holiday homes to people with very high expectations, we have honed a process of planning the entire build that allows construction to go ahead with everyone on the same page and deliver your bespoke vacation home, finished to your specification, as expeditiously as possible.

CBL will be by your side every step of the way, providing cost information throughout the design process as well as advice on material selections and specification. CBL will work in conjunction with you, alongside the architect and a structural engineer, on the detailed construction plans to ensure that all details are in place before submitting for planning approval. Once the design is finalised and planning permission is agreed, CBL will take control of the build, leaving you to sit back and begin to picture your bespoke vacation property nestling within the glorious countryside.



Gallery

At CBL we believe our work speaks for itself, so here is a small selection of the properties that we have created over the years.

Our team pride themselves on providing uncompromising attention to detail, and we hope you agree that the quality and style of these buildings is testament to that dedication. We value our position as preferred building contractor for Lower Mill Estate and Silverlake, Dorset and see this as further proof of our longevity and desire to be the best we can be.





Our expertise

We are a Cotswolds building company committed to providing the highest quality construction services.

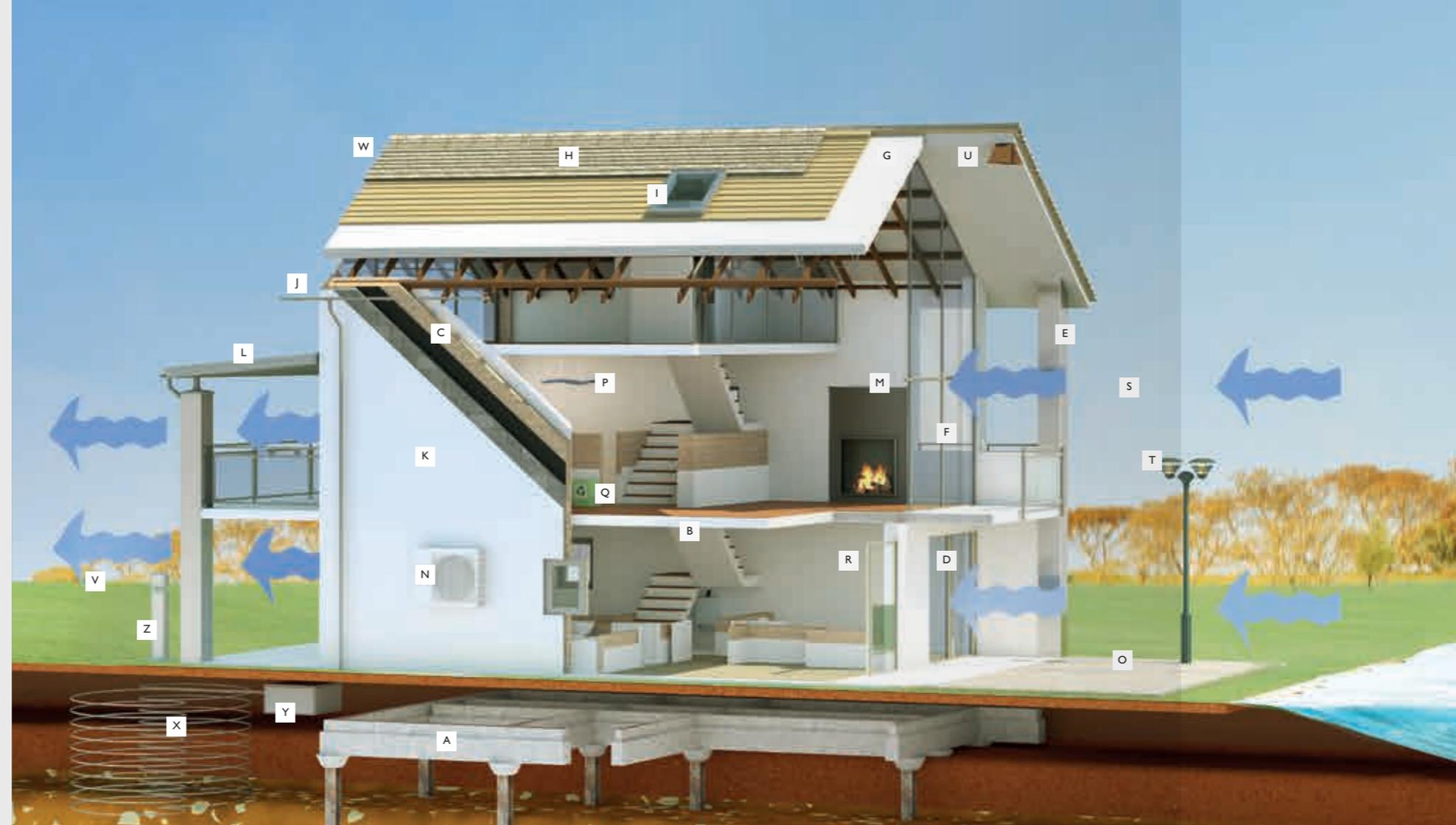
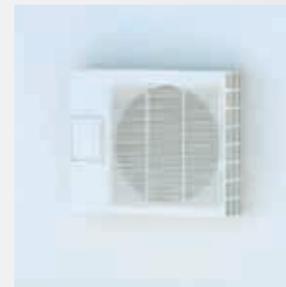
Based at Somerford Keynes, Cirencester, we are a dynamic organisation which takes pride in investing in exceptional people and the latest technology to help us achieve our clients' objectives as well as our own. Informed, specialist advice is key to our approach, which means that we focus on building relationships with our clients and gaining a real understanding of their goals.

The results of this approach, coupled with over 15 years of experience in building luxury Cotswold vacation properties is plain to see. You only need to glance around the glorious Lower Mill Estate to see over 300 beautiful houses already constructed to exacting standards by CBL.

Sustainable living

Each house built by CBL comes with exceptionally high sustainability standards, including both sustainable construction and a focus on living well with as little impact on the environment as possible.

This means that houses built at Lower Mill are built to last a thousand years! This is simply more sustainable and kinder to the environment than building a home with a hundred year shelf life. In addition, CBL are careful to source building materials and wood for fireplaces from sustainable sources, as well as recycling rainwater. Further elements such as air-source heat pumps and under floor heating systems mean that running costs are considerably reduced, and more predictably priced than gas or electricity based systems. Natural light streams into these homes through argon-filled double-glazing to both maintain temperature and further reduce energy consumption. All appliances are A-rated for energy saving.



- A** Piled ring beamed foundation incorporating Thermoslab™ layer with a 50mm concrete structure topping, resulting in a warmer home with an everlasting foundation.
- B** Concrete floors result in very low noise and a very solid home.
- C** Wall in concrete block work means low sound transmission.
- D** Factory made Scandinavian sealed double glazed units made from renewable timber.
- E** Steel or renewable hardwood structural solution.
- F** Well oriented building with maximum glazing allowing controllable solar gain, extensive views and preventing need for artificial light during daylight hours.
- G** Roofs from structural steel and hand-cut timber.
- H** Cotswold conservation roof tile or zinc roofing system.
- I** Optional clean energy photo voltaic roof system on south facing elevations to harness solar power.
- J** Galvanised Steel guttering with optional rain water harvesting and grey water recycling.
- K** Fully insulated render system achieved 'u' value rating of 0.24 everlasting stone or renewable hardwood cladding system optional.
- L** Loggias detailed in everlasting zinc to reflect natural colours of skyscape.
- M** Scandinavian wood burning stove that uses estate harvested renewable timber logs is up to 90% efficient.
- N** Optional fully ventilated air source heat pump to impact efficiency.
- O** Optional deck extension in renewable timber.
- P** Low energy lighting.
- Q** Recycling separation bins.
- R** Non volatile organic compound paints.
- S** Through ventilation for summer cooling.
- T** External lighting is low energy.
- U** Optional nesting boxes and habitat creation.
- V** Drought resistant native planting.
- W** Optional roof mounted bat perches.
- X** Optional ground source heat pump.
- Y** Optional rainwater harvesting and grey water recycling.
- Z** Optional electrical vehicle recharging points.



Build stages

We understand that the build process can be a daunting time for the uninitiated, which is why at CBL we will guide you through the build process step by step.

Here is a brief outline of the crucial points that occur throughout the construction of your home. We will keep you constantly updated at every stage. From breaking ground right through to the handing over of your front door key, we find that our customers really appreciate being kept informed and helps them feel a real part of what is, after all, a unique and exciting time.



stage 1

Ground floor completion

A piled, ring-beamed foundation incorporating a Thermoslab™ layer with a 50mm concrete structure topping resulting in a warmer home with an everlasting foundation.

20% of build



stage 2

First floor joist completion

The 'frame' and internal structure of the building is taking shape and once the joists are fitted and fixed, your building is ready to receive its upper floor walls.

20% of build



stage 3

Wall plate completion

Pre-fabricated, pre-insulated wall plates are fixed in position, according to the individual, bespoke design of your property, leaving ample space for all cabling and utilities pipework to the pre-agreed plans.

20% of build



stage 4

Roof completion

Whether you've chosen conservation roof tiles or a zinc roofing system – this is what builders call 'topping-out' and it's time to start considering opening something fizzy!

20% of build



stage 5

Plaster work completion

The internal walls and ceilings of your property now take on that smooth, polished finish in readiness for decoration.

10% of build



stage 6

Practical completion

All fixtures and fittings including lighting, heating, flooring, power outlets, bathroom tiles, fully-fitted kitchens and appliances all fitted to the clients specification and finished to the very highest standards.

10% of build

The process - structural changes

It's important to get things right first time. With this in mind, our consultation process begins here, making sure that the structure of your home is absolutely how you want it from the start.

Carrying out structural changes will often be subject to planning and building control restrictions. CBL will work with you, the architect and engineer to ensure that everything is in place for planning permission to be granted. Once this is in place, we can commence work on your home.



step 1

The client is a self builder and enters into a building agreement with CBL to construct a house on land they own.



step 2

Soon after the building agreement is completed, the client is invited to an initial meeting with CBL to discuss the design and to agree any structural design changes.



step 3

If no changes are required then works can commence on the standard design.



step 3

If structural changes are required, the design is drawn up by the Architect/Structural Engineer.



step 4

Costs are agreed between CBL and the client for the new scope of works.



step 5

The plans are submitted for planning and building control.



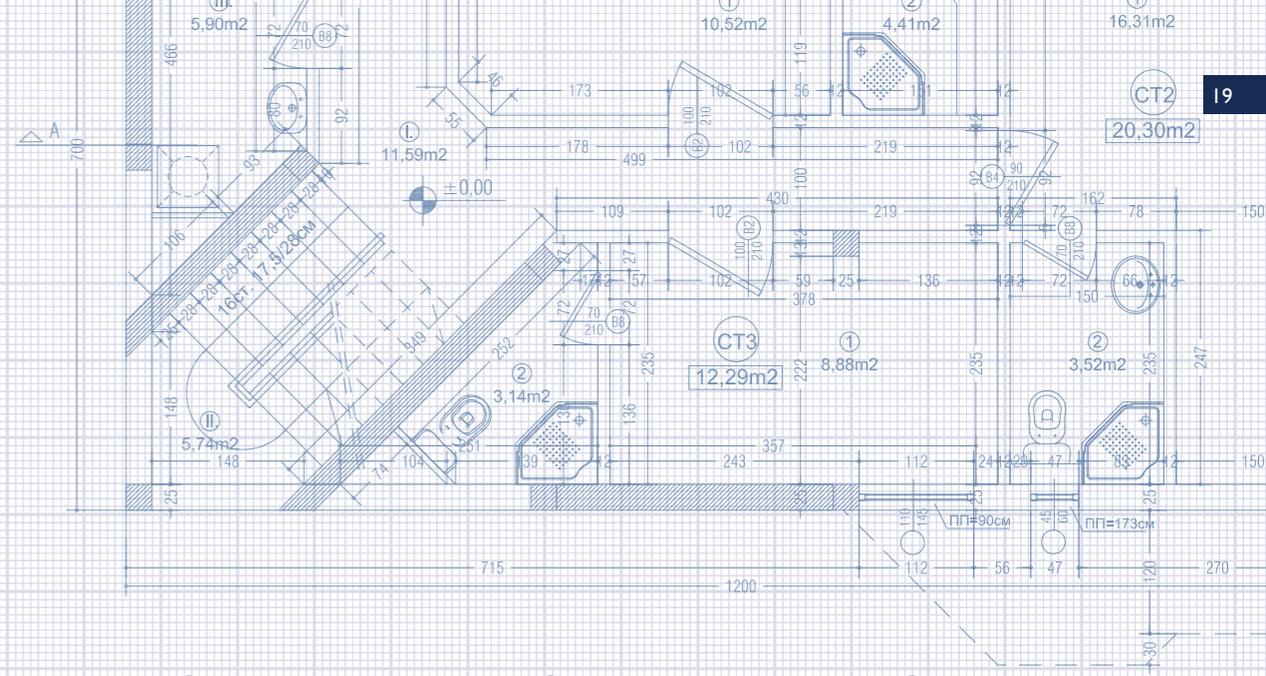
step 6

Once planning has been agreed, the construction drawings and calculations are sent to the district council building control.



step 7

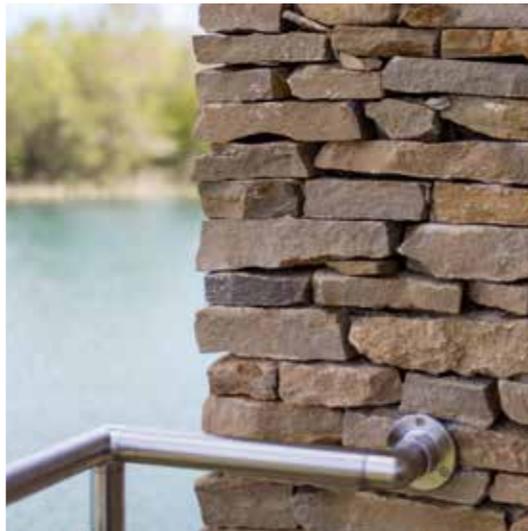
Works can commence after planning is obtained.



The process - material selection

No matter how good a design, a building's true integrity is gauged by the quality of its construction. That's why CBL go the extra mile to ensure that every home we create uses the best and most appropriate materials available.

For both Lower Mill and our Silverlake site, we always use locally mined stone of the highest quality. In fact the very same quarry that we use has been producing stone that has helped shape this region's buildings for centuries. All of the materials that we specify are of the highest standard and where possible we always insist on using locally sourced, sustainable products that will not only stand the test of time but also have the smallest possible environmental impact.



The process - bespoke

Whilst we work rigorously to ensure the structure and fabric of your new home is impeccably constructed in compliance with planning regulations, we don't ever lose sight of the fact that your home should be exactly that. Yours.

With this in mind, our unique bespoke service gives you the option to customise your home internally and to make it personal to suit the lifestyle you are looking for. Love open plan living? We can open up the ground floor to give you and your family the modern airy space you desire. Barbecue champ? Let us create for you a decked outdoor kitchen area. The possibilities are endless, the only limit is your imagination.





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