

POTTON

Beautifully self built



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**Discover more
about our services**

Book an appointment
with a self build
consultant

01480 403 285

Self-Building A POTTON HOME

UNIQUELY DESIGNED, BEAUTIFULLY SELF-BUILT

At Potton, we specialise in helping you build a home, whether you're looking to create a country cottage or a more contemporary style house. You'll be able to benefit from our many years of experience, supported by our team of experts who'll help guide you through the process.

SELF-BUILD WITH CONFIDENCE

As part of our service, you'll have a dedicated self build consultant who'll be your primary point of contact. They'll work with you alongside our in-house architectural designers and planning consultants to make sure your project heads in the right direction.

When your project moves towards the building stage, you'll be assigned a contract manager, who will help guide you with the build, until our work on-site is complete.

Self-Building GETTING STARTED

SUPPORT FROM A SELF BUILD CONSULTANT

The easiest way to start your self-build journey is to book an appointment with one of our self build consultants. They'll listen to your ideas and aspirations and guide you on how to move your project forward. This includes:

- ▶ A plot appraisal for those with a plot, considering purchasing a plot, or looking at rebuilding a home. This is a detailed look at what you could achieve in your area, what design options would work best, and advice about how the planning process might progress.
- ▶ We'll explain how to put together a design brief for your new home and show you how to create a basic cost plan based on the size of your property, it's design complexity, location, your specification ambitions and chosen route to build.
- ▶ Find out what's included in the Potton package with an introduction to our architectural design and planning service, and expert advice to move your project forward.
- ▶ They'll also take you through the initial stages of building a house, with guidance on the various build phases, construction milestones, and how the project might progress when you build with us.
- ▶ Answer all your questions! There is a lot to learn, and you'll be able to draw on their diverse experience to help you get started with your project.

BOOK AN APPOINTMENT

MEETING IN PERSON

There are many benefits to meeting in person, including a visit to our Self Build Show Centre in St Neots, Cambridgeshire, or our Potton show home at the National Self Build and Renovation Centre in Swindon.

Our self build consultant will look at your project in detail, understand more about you and your aspirations and give advice on what steps to take next.

We recommend booking an appointment in advance so that we can dedicate enough time to your project. To book an appointment please call the Self Build Show Centre on **01480 403 285** or email **sales@potton.co.uk**

Connect with a self build consultant in your region. We have a number of self build consultants across England and Wales who are familiar with local areas and planning authorities. Please get in touch and we can dedicate a self build consultant to your project.

BOOK AN ONLINE APPOINTMENT

If you prefer, you can book an appointment online and meet via Teams or by phone using our online booking system. To book an online appointment visit **potton.co.uk/book-an-appointment**

Did you know? Our self build consultants are available to meet you on-site or at your home.

**Contact 01480 403 285
or email sales@potton.co.uk**

After visiting the show centre and meeting our architectural designer, the couple fell in love with the Potton 'way' and committed to their own self-build project.

The Ellises used our architectural design services to add character and style. Combining flint and brick, to blend seamlessly with the local surroundings.



Three Reasons

3 REASONS TO GET A PLOT APPRAISAL

Once you've found your ideal plot, it's time to book a plot appraisal. A plot appraisal is a useful exercise when you're in the early stages of planning your new home, here's why:

1

YOU'VE FOUND A PLOT

If you've found a plot to buy this is a great opportunity to get some expert advice on the possibilities of gaining planning permission, what size house you could potentially build, and a look at the style of house that could be appropriate for the area.

2

YOU'VE GOT A PLOT

If you have a plot you could be ready to progress to the architectural design and planning stage. Our self build consultant will evaluate your plot, discuss your architectural design options, and give advice about the planning process.

3

YOU'RE CONSIDERING A REBUILD

While rebuilding a property from scratch can seem drastic, it could be the perfect solution for a self-build project. Get expert advice from a self build consultant to understand your options and the potential costs involved.

NEXT STEPS – ONCE YOUR PLOT APPRAISAL IS COMPLETE YOU COULD BE READY TO MOVE TO THE DESIGN AND PLANNING STAGE

Our self build consultant and architectural team will work with you to develop and progress your design, taking into account your lifestyle, budget, and plot.

Once the architectural design is ready we'll submit your plans to the local authority to help secure planning permission.

Book your plot appraisal to help get your project moving.

Looking for a plot?

Our Finding a Self Build Plot of Land workshop will help get you started.

Visit potton.co.uk/sba

The Leeses set about building their dream home but came up against a rather specific set of planning requirements. After working closely with our architectural team the couple received a positive outcome from the local planning authority to build this characterful home.

The Leese family were able to achieve a traditional Cotswold-style cottage with the efficiency of building a timber frame home, using local resources wherever possible.



Self-Build

THE SELF-BUILD JOURNEY WITH POTTON



HOW OUR SELF-BUILD PROCESS WORKS

FROM ARCHITECTURAL DESIGN TO BUILDING YOUR DREAM HOME

1

DESIGNING YOUR HOME

Work with our architectural design team to develop a bespoke design or, if you prefer, you can adapt an existing Potton home. Our architectural design service includes 2D plans and elevations and can include CGI images to help visualise your home.

Already have architectural plans? We can provide the technical information you need to achieve Building Regulations approval.

2

PLANNING APPLICATION

When you're happy with your design our planning consultant will submit and manage your application acting as your agent. They'll monitor progress, negotiate where possible, and liaise with the local planning authority to provide information or answer any questions the planning officer may have.

3

PLANNING APPROVED!

Once planning permission has been granted we can provide advice on associated matters such as planning conditions and their discharge. Coordinating with you we'll also address the tricky aspects of energy efficiency to prepare the information required for the Building Regulations submission with the option to include foundation and drainage layout design.

4

GETTING READY FOR THE BUILD

When you've placed your order we'll assign a contracts manager who will be there to provide help and guidance throughout our build. They'll make sure you're prepared for the delivery of your frame, including a check for accessibility and any site-specific requirements to make sure your structure can be offloaded and erected safely.

5

ARRIVAL OF YOUR FRAME

An exciting stage in the self-build process where your new home starts to take shape. When your frame is ready we'll coordinate the delivery for assembling on-site by a team of erectors. As each section comes as a complete panel you'll start to see the build progress quickly, making it an efficient way to build a home.

6

COMPLETING YOUR HOME

Almost there! Once the superstructure is complete with windows, doors, and roof you'll be ready to have your internal insulation, joinery, and stairs delivered for the site team to fit and start completing your new home.

Case Study

HAMPSHIRE DREAM HOME

A trip to a self-build exhibition in Swindon and a meeting with our self build consultant so impressed the Gibsons that they decided to work with us on their planned timber-frame self-build.

The couple made full use of our decades of expertise, even touring the factory to see first-hand how a timber-frame home comes to life.

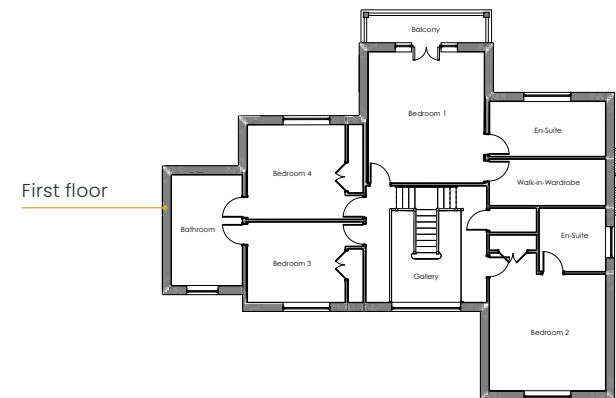
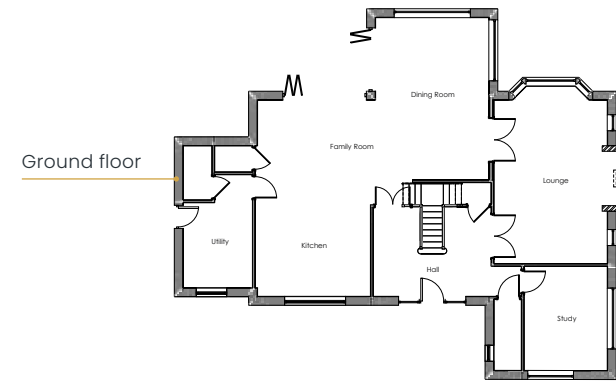
Their 1.3-acre plot in Hampshire had existing planning permission, and they opted for our complete service, which includes architectural design, the planning and Building Regulations. We created, supplied, and assembled the timber-frame on site, according to the technical drawings, followed by internal and external joinery works.

The couple wanted to be fully immersed in the creation of their dream home so decided to self-manage the entire project. Their hard work paid off to create this beautiful family home.

Gross internal area: 283m²

4 Bedrooms

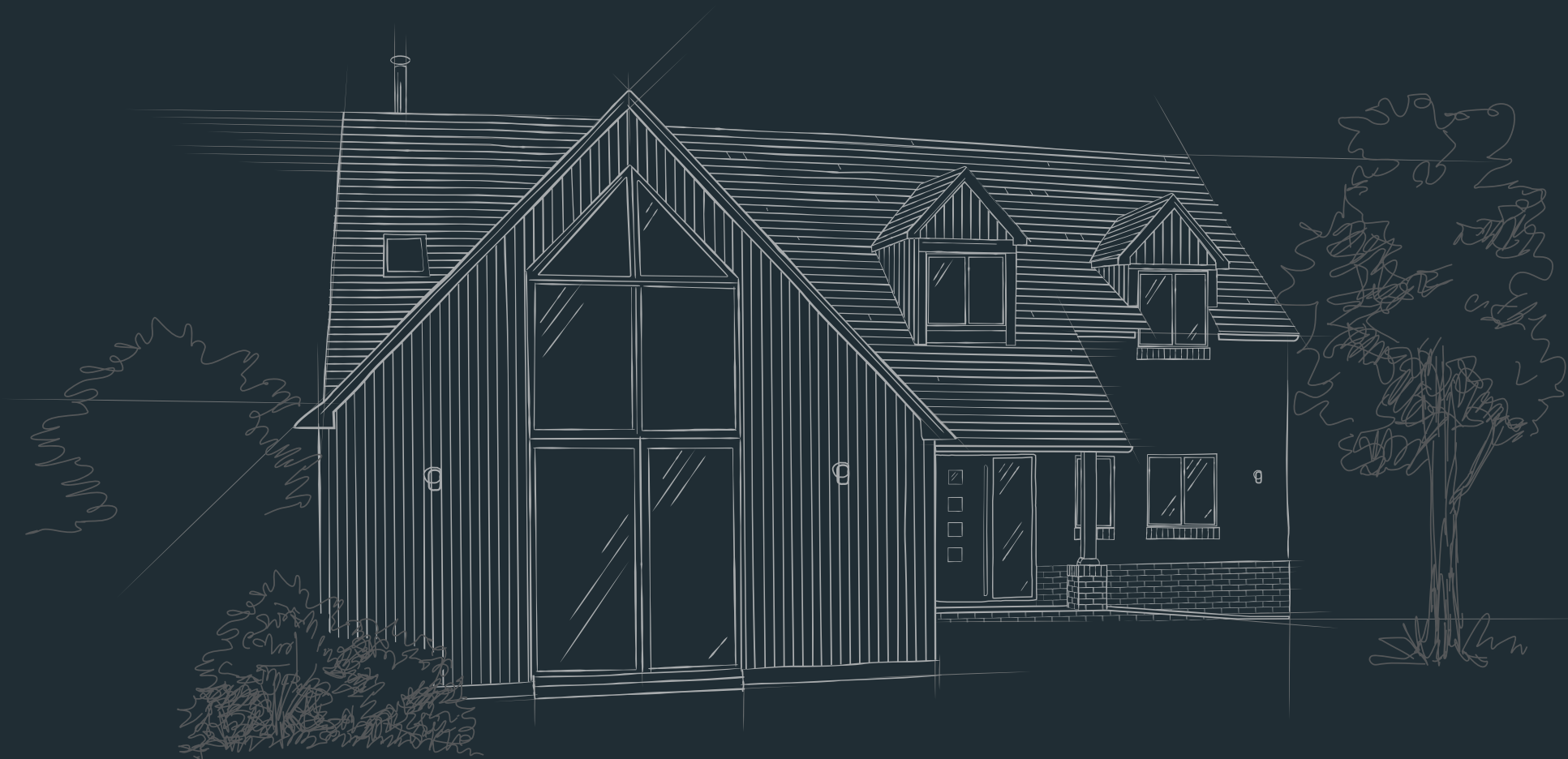
Master bedroom includes balcony, vaulted ceiling, ensuite bathroom, and walk-in wardrobe.





Design Service

INTRODUCING OUR ARCHITECTURAL DESIGN SERVICE





Already have architectural plans?

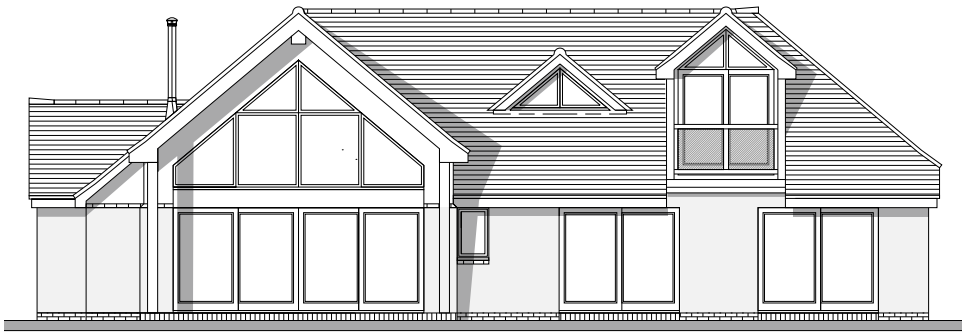
We can provide the technical information you need to achieve Building Regulations approval to help build your dream home.

Design Service

OUR ARCHITECTURAL DESIGN SERVICE

CREATING YOUR DREAM HOME

Guided by your self build consultant you'll be supported by our team of architectural designers and technicians who are experienced in all aspects of design. We'll focus on your aspirations, taking into consideration your plot and budget to design a home that is unique to you and your lifestyle.



- | | | |
|---|--|---|
| Bespoke architectural design with 2D plans and elevations | The option to adapt or use a design from the many homes we have previously built | CGI images and walk-through to help visualise your new home |
| Advise on energy strategies and renewable technologies | Sub and superstructure engineering | Architectural design to Passivhaus standard |
| Energy assessments (SAP) and overheating calculations | Technical drawings for Building Regulations | Experienced in the design of accessible and adaptable homes |



**Get planning
your dream home**

Download our
Design Brief template at
potton.co.uk/brochures

Design Process HOW DOES THE ARCHITECTURAL DESIGN PROCESS WORK?

USE OUR COMPLETE BESPOKE SERVICE

Our architectural team and self-build experts will help create your beautiful home. They'll guide you on all aspects of design, taking into account your plot, budget, and aspirations. This is a collaborative process that gives you the chance to consider everything you're looking to gain by self-building your own home. If you're looking for exposed beams, a vaulted ceiling, open plan living, or planning to future-proof it with downstairs accommodation, we want to hear your ideas so that we can work with you to incorporate them into your bespoke design.

TAILOR AN EXISTING POTTON DESIGN

For some people taking an existing design from our collection of homes is a great way to get started. Our designs can help steer you in the right direction towards your perfect layout and floor plan with a chance to add your own unique ideas and style. You'll be able to work with our experienced design team and self-build experts to achieve a beautiful home that suits your brief.

ALREADY HAVE A DESIGN

If you already have an architectural design and your planning permission is in place then our design team will produce the technical information required for the Building Regulations submission. Your home is then manufactured in our quality-controlled factory and delivered to site to be erected by a team of approved erectors.



To find out more

about our architectural design and planning service we recommend you book an appointment to speak with a self build consultant

Email
sales@potton.co.uk

Learn More LEARN MORE ABOUT OUR ARCHITECTURAL DESIGN SERVICE

We've been helping people design and build their own homes for decades, and have developed an effective approach to the design and planning process including:

► A PLANNING APPRAISAL

This includes a detailed look at your site which could mean a site visit, a search of the planning history, and a review of the relevant local planning documentation.

► DESIGN BRIEF

A collaborative process to find out your needs and aspirations. You'll learn how to compile a design brief, setting key parameters for your project within a guide cost plan and preferred route to build.

► YOUR BESPOKE ARCHITECTURAL DESIGN

We'll develop your ideas from the design brief, to produce house plans and elevations for the planning application. During this stage, your design will develop over several revisions before a definitive version, suitable for submission to the planners is achieved.

► PLANNING APPLICATION SUBMISSION

Our professional planning consultants will submit and manage your application, acting as your agent throughout until a decision has been received by the local planning authority.

As an architecturally led package company, the services we've developed help simplify the design, planning, engineering, and build process for self-builders.

Design Development

OUR DESIGN DEVELOPMENT PROCESS

VISUALISING YOUR NEW HOME

Developing your architectural design is an exciting stage, where you'll start to see your home take shape. During this phase, you'll gain an understanding of how your home will function, and by working with our architectural designers you'll begin to make decisions to progress the details and specifications.

As the design progresses you'll also have the opportunity to visualise your designs by adding CGI images and 360° virtual tours. This will help you understand how your home could look once built and how each room will 'flow' in position, layout, and relationship to each other.

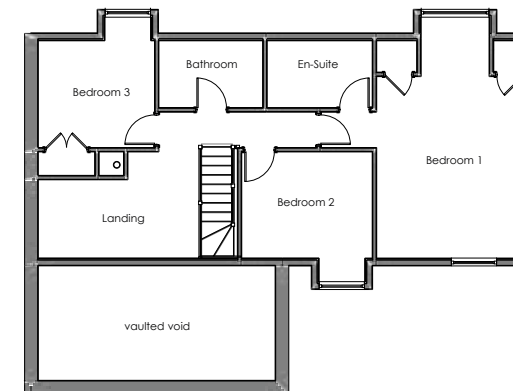
Book an appointment

with a self build consultant to find out more about our architectural design service

call
01480 403 285

“Seems such a journey we've had with Potton by our side. It took a while to agree on a design but we have a son with a disability so we had some considerations we needed to work around. Potton were happy to change the design as much as we needed to get it right, and has worked with us all the way.

Developing your design with floor plans and elevations, and the ability to add CGI images and 360° virtual tours to visualise your new home



Floor plans



Elevations



CGI Image



Completed house

Submitting your designs for the planning process

Planning Process

SUPPORTING YOU THROUGH THE PLANNING PROCESS

SUBMITTING AND VALIDATING YOUR APPLICATION

Once your house design and plans are complete, our professional planning consultants will submit your application to the local planning authority. We usually recommend a full application which is submitted with the necessary supporting documentation. From here your local authority will check the application and either validate it or request additional information.

THE CONSULTATION PERIOD

The application is then publicised and listed on the local authority planning website, and sent out for consultation for 21 days. The planning officer will then review the responses, visit the site and assess the application against the local development plan. From here we will manage and negotiate the application and monitor its progress while liaising with the planning officer to provide information and answer any questions.

PLANNING PERMISSION RECEIVED

After receiving your planning consent we can provide advice on associated matters such as planning conditions and their discharge, so that work on-site can commence.

Find out

how we take your design through the planning stage by speaking with a self build consultant

Book an appointment
01480 403 285

Work began with the demolition of the existing bungalow. The timber frame followed shortly after, much to the delight of Mandy who after seeing the “pile of debris” commented “What are we doing? But this feeling soon passed, once the timber frame was up, our mood quickly turned positive”



A rebuild project to replace an outdated bungalow into this striking family home, in keeping with the local area and Cornish landscape



Case Study A BARN-STYLE BUILD

Isabel and Terry Cross had been thinking about building their own home for some time when the opportunity arose to purchase a 0.5-acre plot in the Cambridgeshire village where they lived.

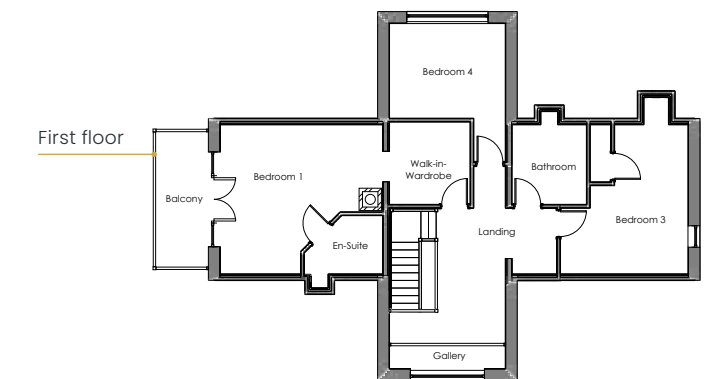
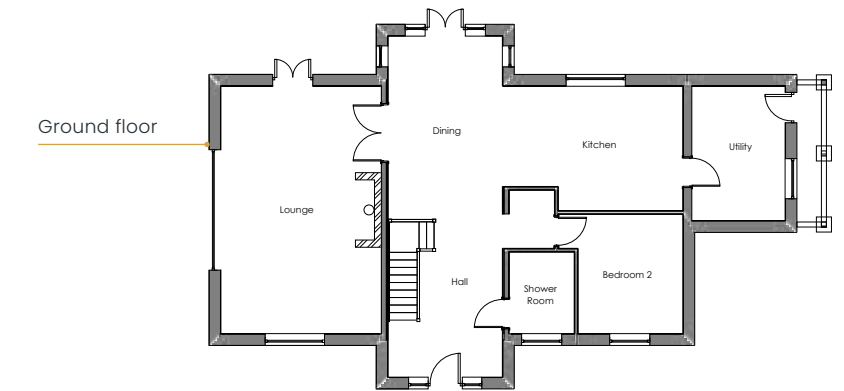
After much research, we were delighted they chose us to be their self-build partner because of our reputation and location. Our architectural design team worked with Isabel and Terry to develop their new home, taking advantage of our expertise to steer them through the planning process and building regulations.

“We were aiming for a contemporary country look. We settled on a barn-style house, which appealed because we wanted an open and spacious feel. We opted to use an existing Potton design which gave us a basic idea to adapt to suit us and fit our social lifestyle.”

Gross internal area: 210m²

4 Bedrooms

Vaulted gallery entrance with floor-to-ceiling windows



Case Study

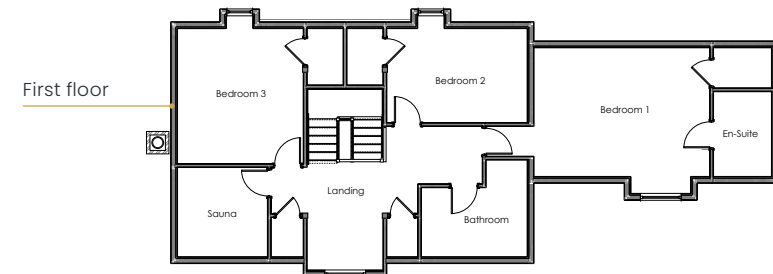
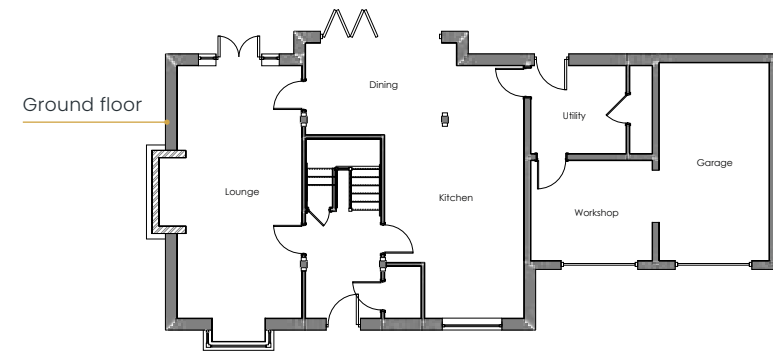
COUNTRY COTTAGE APPEAL

In creating their country cottage, the Hemingways partnered with us on a full range of services: architectural design, planning and building regulations, and the manufacture of their timber frame home. It was their first self-build and the couple found the whole construction process exciting, especially watching the frame go up.

Their country cottage combines a traditional look featuring dormer windows, with modern function to create a home that is unique yet totally at home in its village setting.

For the Hemingways, the collaboration with us enabled them to build their perfect home with the features and design characteristics they were looking for, within their budget and the plot space available. They were extremely pleased with the levels and quality of service provided, as well as with our reassuring approach to the self-build process.

- Gross internal area: 191m²
- 3 Bedrooms including vaulted ceiling in master bedroom
- First floor sauna
- Double garage leading to utility room



Visit a Live Build

event to find out more about the technical side of building a Potton home. Register for our newsletter at potton.co.uk to see the latest events happening near you.

Technical Aspects MANUFACTURING YOUR FRAME

HELPING YOU BUILD A HOME

Once you've received your planning permission and your drawings are approved we're here to take you through the more technical aspects of building a home.

- ▶ We'll also prepare a package of building regulation information for submission, and when work is underway on-site to prepare the foundations of your home we'll be busy manufacturing the superstructure.
- ▶ Our technical team will provide the final specifications of your frame package, ready to move your project through to the manufacturing phase.
- ▶ Our contracts team will be in touch to agree on a date for our work to start on-site and to confirm the construction timescales and your contracts manager will organise a pre-start meeting to ensure your build with us progresses smoothly.



Building your home with our decades of experience

Learn More

HOW WE BUILD YOUR HOME

LEARN MORE ABOUT HOW A POTTON HOME IS BUILT

All our homes are built with closed-panel timber-frame wall systems or structural insulated panel (SIPs) systems which are offsite methods of construction.

Offsite methods of construction mean that most of the components of the finished walls are engineered and manufactured into large sections offsite in our factory. Constructing your home in a quality-controlled factory environment can help keep costs under control as components are pre-cut for an accurate build, and come complete with pre-fitted insulation, membrane layers, and service battens.

Once your build system is manufactured each section is delivered to site and assembled by a team of erectors. Because each section comes as a complete wall panel the build can progress quickly on-site as there is minimal downtime and delay due to adverse weather restrictions – making it an efficient way to build your home!



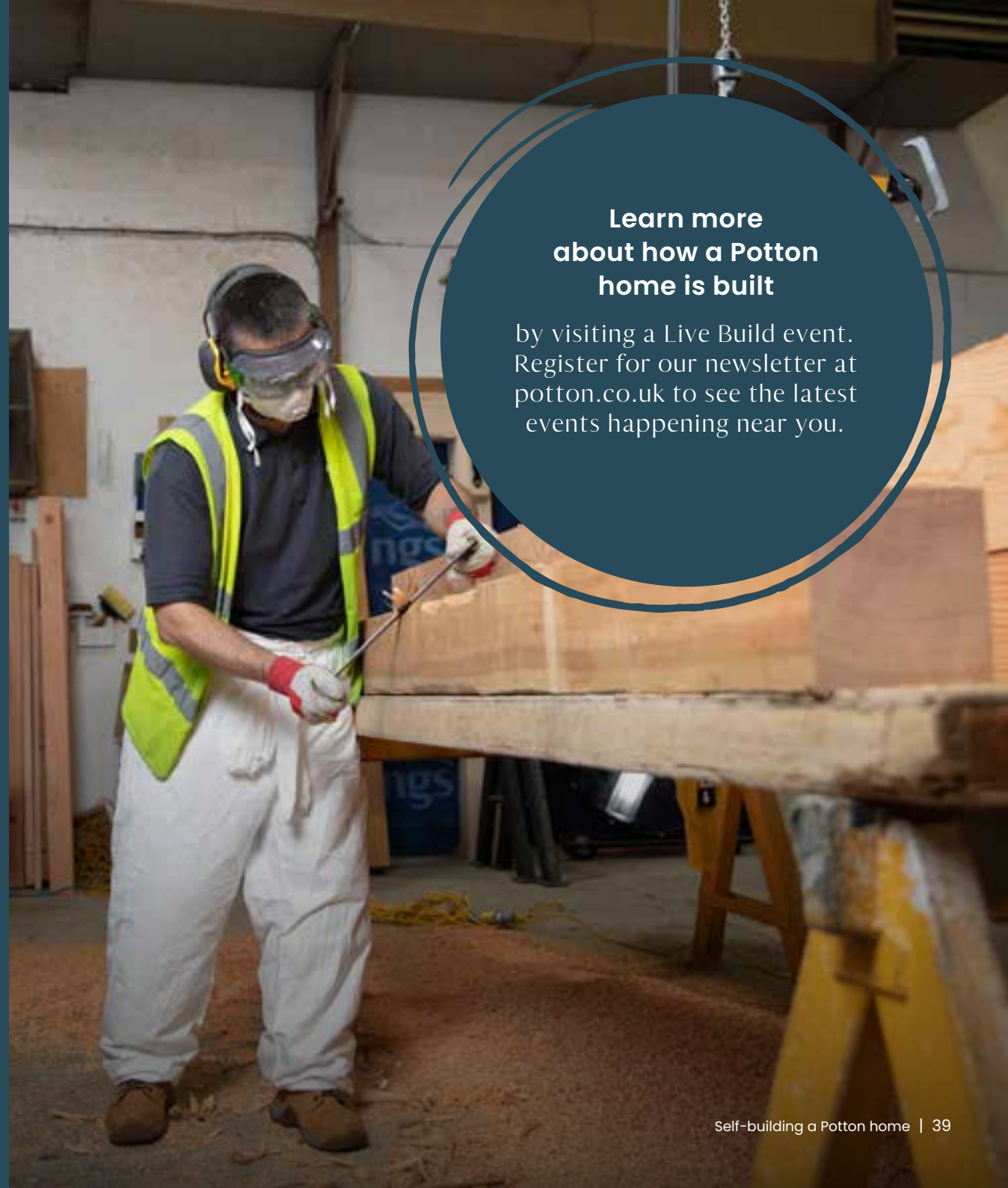
OFFSITE CONSTRUCTION - FOR QUALITY, ACCURACY AND PERFORMANCE

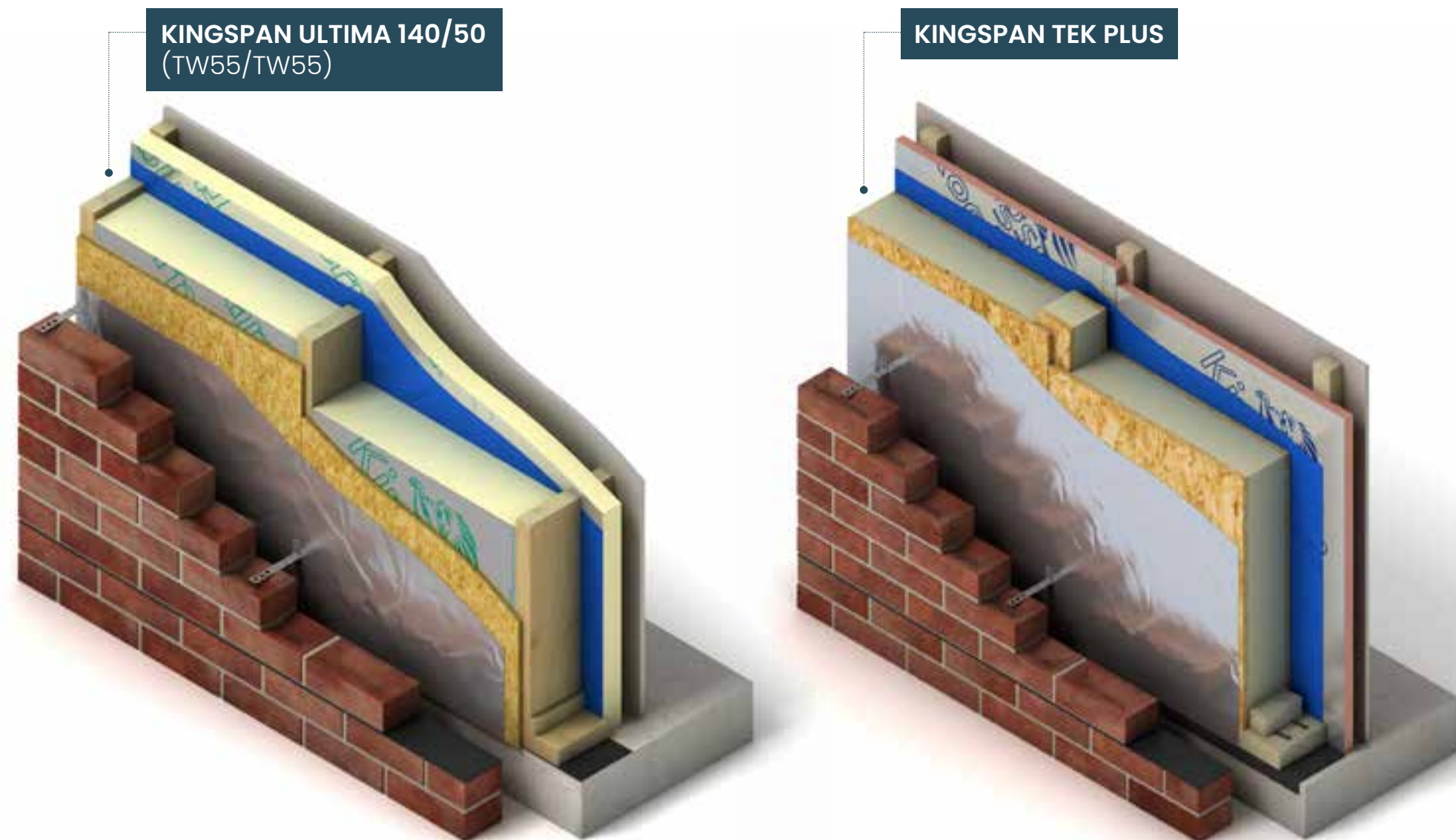
The benefits of offsite construction:

- ▶ **BUILD ACCURACY**
With the components manufactured as complete sections in a quality-controlled factory environment.
- ▶ **REDUCED ON-SITE WASTE**
As each section is engineered and manufactured to your bespoke design, ready to be erected on-site.
- ▶ **MINIMAL DOWNTIME AND DELAY ON-SITE**
Offsite construction is affected less by adverse weather restrictions.
- ▶ **LESS ON-SITE LABOUR**
With components pre-fabricated offsite for an efficient build.

Learn more
about how a Potton
home is built

by visiting a Live Build event.
Register for our newsletter at
potton.co.uk to see the latest
events happening near you.





KINGSPAN ULTIMA 140/50
(TW55/TW55)

KINGSPAN TEK PLUS

Learn more about our build systems and their benefits with our display samples at the Self Build Show Centre.

Energy-Efficient HELPING YOU BUILD TOWARDS AN ENERGY-EFFICIENT HOME

All our homes are built with Kingspan ULTIMA closed-panel timber frame wall systems or Kingspan TEK® structural insulated panels (SIPs).

The Kingspan ULTIMA range has been developed by us, to meet the needs of self-builders and help deliver an energy-efficient home. It's our most popular range with U-values reaching as low as 0.11 W/m²K.

The Kingspan TEK® range is our structural insulated panel (SIP). It is manufactured in a quality-controlled factory and can be used to construct homes that are particularly energy-efficient including those that meet Passivhaus standard. Kingspan TEK® can also be used to create roofs which means you can combine a Kingspan TEK® roof with our Kingspan ULTIMA build system.

HELPING TO MEET BUILDING REGULATIONS

From June 2022, the new requirements documented under Part L1 of the Building Regulations – Conservation of fuel and power, call for a reduction in carbon dioxide emissions of over 30% compared to the previous regulations in force.

What does this mean for your self build?

To meet the new regulations you'll need to focus on the thermal performance of your building fabric. Look for:

- ▶ Low U-values
- ▶ Improved airtightness
- ▶ Reduced thermal bridging

Build your home with a fabric-first approach

All our build systems are designed to reduce heat loss and be effective in meeting Building Regulations. Kingspan ULTIMA and Kingspan TEK® are built with energy-efficiency in mind and a fabric-first approach.

**Speak with a
self build consultant**

to see which system
could work best for you
and your budget.

Having been involved in several building projects Lesley and David were looking for the best support possible to build their dream home. They approached us at one of the self build shows and asked us to take care of the architectural design, planning and building regulations, along with the timber-frame structure.

The design brief included an open plan layout on the ground floor with an impressive entrance lobby and a 'wow factor' staircase.



Case Study

FAMILY LIVING AT ITS BEST

The Burgess McPhail family had several prerequisites for their Somerset home: it had to be spacious, and to suit their love of outdoor activities. We listened to their aspirations, understood their needs, and worked with them to create their perfect home.

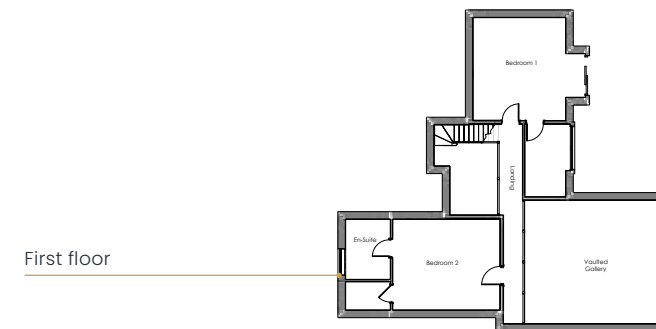
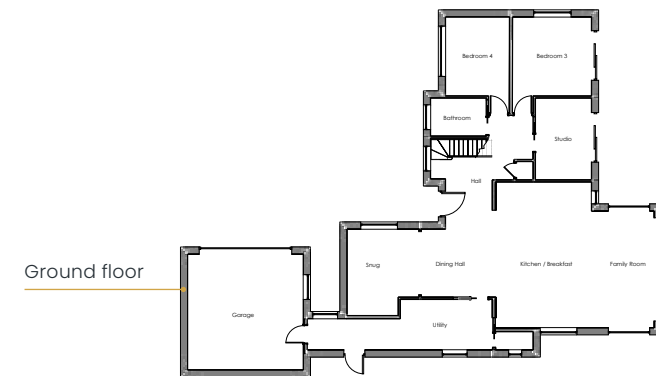
Our expertise and services on this build included architectural design, planning, and technical drawings for building regulations. Final designs made full use of the space available, including connecting the garage to the utility room. This not only provides storage space in the garage for bikes and outdoor gear but importantly, gives them a place to offload muddy kits and shoes to keep the house clean and mud-free.

The installation of a mechanical heat recovery system, air source heat pump, and solar panels were added to maximise energy efficiency, while the open-plan layout through the kitchen, living, and dining areas, creates a generous, light-filled family zone. The result is an inspirational and individual home that realises the family's dreams.

Gross internal area: 231 m²

4 bedrooms

Glazed gable end with timber-clad overhang





Explore our
show homes

Get design
inspiration

Speak to a
self-build
expert

See what it feels
like to live in a
Potton home

Join a workshop

DID YOU KNOW?

Our show houses are designed to inspire your self-build and whilst we can adapt them to your size and style, we have an architectural service that can provide a completely bespoke design from contemporary styles to traditional homes.

Visit The Show Centre VISIT THE SELF BUILD SHOW CENTRE

HOME TO FIVE BEAUTIFUL SHOW HOMES AND EXPERT ADVICE

The Self Build Show Centre is set on a 1.3 acre site with five luxury show homes. It makes a great place to start your self-build journey.

By exploring our show homes you'll be able to experience exactly what it feels like to live in a Potton home and get lots of inspiration to help with your self-build. All our show homes, are individual in style with unique architectural design features and a variety of room layouts to help visualise your future home.

There's plenty to learn at the Self Build Show Centre

1. Understand space – and your plot's potential
2. See which size house could work best for you
3. Look at floor plans for design inspiration
4. Speak to a self build expert
5. Find out about our bespoke architectural design and planning service
6. Sign up for a workshop at the Self Build Academy

So if you're feeling inspired, take the next step and meet us at the show centre.



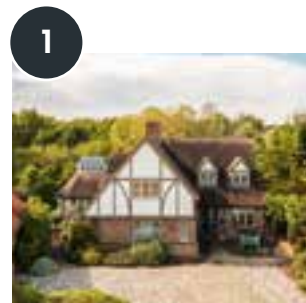
Inspirational

TAKE A TOUR OF OUR INSPIRATIONAL SHOW HOUSES

Register at the Gransden, meet the team, and pick-up a copy of **Our Guide** with helpful information to plan your visit. Once you've viewed the houses inside and out, we're here to give advice about your project and answer any questions to get your self-build project on the move.

“Very helpful and informative team at the Pottton Self Build Show Centre, we highly recommend a visit if you have questions about self-building.

“A great opportunity to visualise a Pottton home and speak to a self build expert about the options available and guidance on product choices and costs.



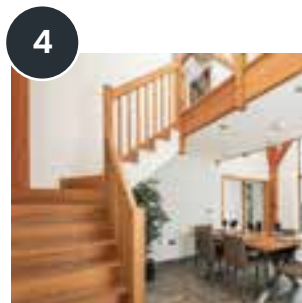
1
GRANDSDEN
A traditional tudor-style home with beautiful features and spacious open-plan living.



2
SELF BUILD ACADEMY & CASE STUDIES
Home to the Self Build Academy with workshops and resources to help your self-build.



3
MILCHESTER
A stylish Rectory-style home with formal elegance and spacious rooms inspired by Georgian architecture.



4
PRODUCT CENTRE
A range of doors, windows and staircases are on show for you to browse.



5
CAXTON
A beautiful country cottage-style home, with an abundance of features including sloping ceilings, posts, and beams.



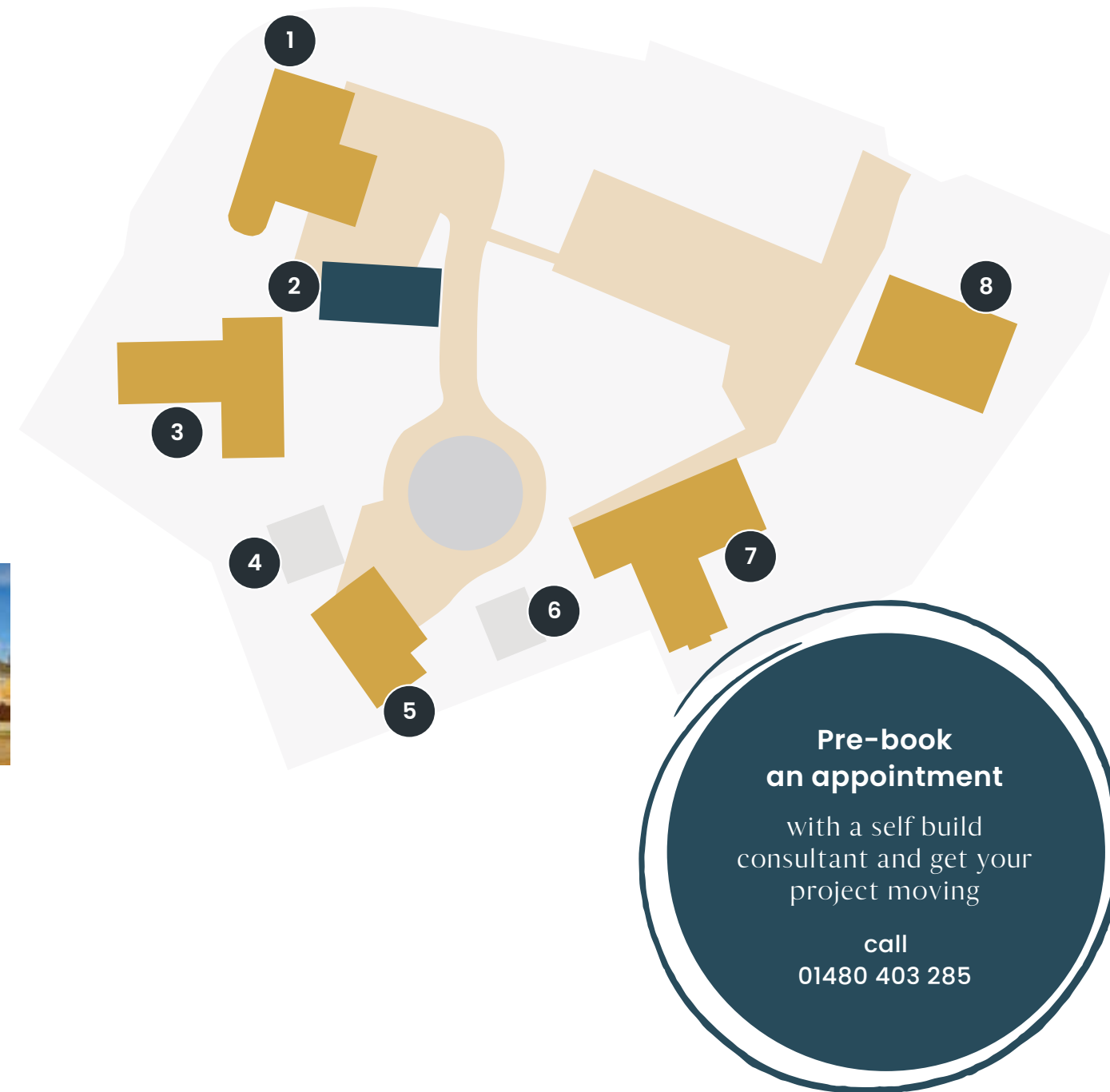
6
BUILD SYSTEMS HUB
Learn more about our timber-frame and SIP build systems and their performance.



7
WICKHAMBROOK
Barn-style spacious modern living areas with rural charm features and exterior.



8
ELSWORTH
Contemporary inspiration from the UK's first show home built to Passivhaus standard using Kingspan TEK® SIPs.



**Pre-book
an appointment**
with a self build
consultant and get your
project moving

call
01480 403 285

Show Centre

A WARM AND FRIENDLY WELCOME INSIDE OUR SHOW HOMES

When you're starting your self-build project there's no better way than talking directly to someone who specialises in that field.

By speaking with one of our self build consultants they will be able to look at your plot and discuss what options could work best for you. After all, getting architectural and planning advice right from the outset could save you time and put you on the right track to building your dream home.

COME AND MEET THE TEAM!

Book in advance or arrive on the day.

We always recommend discussing your project with a self build consultant which you can book in advance. You're also welcome to arrive on the day and have an informal discussion to make sure you're on the road to success.

OPENING TIMES

Tuesday to Friday: 9.00 am - 5.00 pm
Saturday: 10.00 am - 4.00 pm
Sunday and bank holidays - Closed

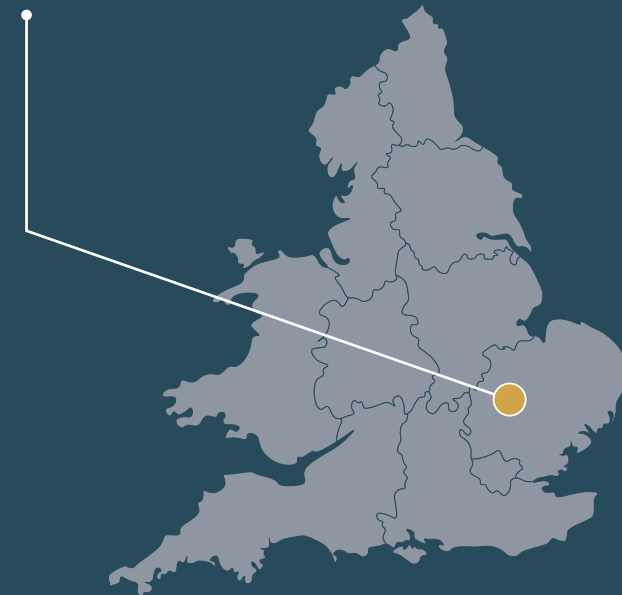
Please note the last admission is 1 hour prior to closing, and we are closed on all bank holidays.

WITH EASY ACCESS FROM THE A1

FIND US AT:

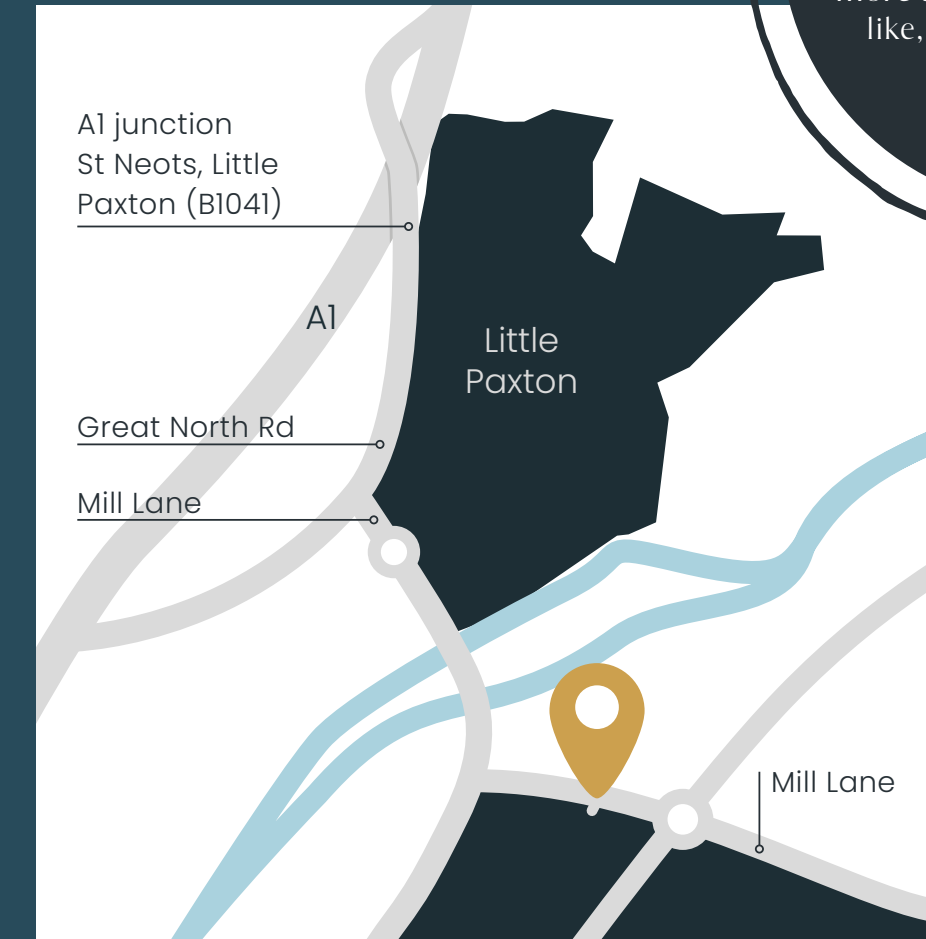
Potton Self Build Show Centre,
Mill Lane, Little Paxton St Neots,
Cambridgeshire, PE19 6EF

///what3words - ethic.mankind.village



DIRECTIONS FROM THE A1 JUNCTION (B1041)

From the A1 take the junction signposted Little Paxton and St Neots (B1041). Continue along the B1041 (Great North Road) turning left into Mill Lane. Keep heading straight, across a roundabout, and over two bridges until you get to a junction with traffic lights. Turn left at this junction and follow the road until you reach the Self Build Show Centre on your right.



Meet the team

The show centre makes an excellent starting point for all self-builders. You'll learn more about what features you like, to help start creating your design brief.

Visit Us

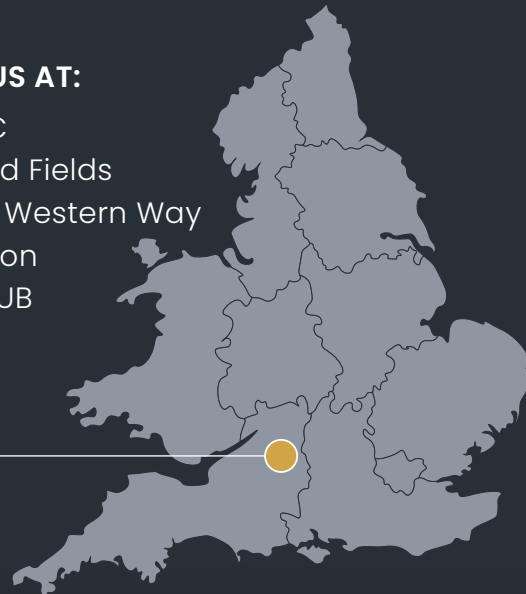
VISIT US AT THE NATIONAL SELF BUILD AND RENOVATION CENTRE

The Ruskin house is based at the National Self Build and Renovation Centre in Swindon, inspired by the Arts and Crafts Movement. The Ruskin is a four-bedroom home celebrating craftsmanship and style from the era with many decorative features and architectural details.

Inside the Ruskin you'll find an exhibition space, with case studies and information to help with your project. If you'd like to meet one of our self-build team to talk about your project, please book an appointment in advance by calling **01480 403 285**.

FIND US AT:

NSBRC
Lydiard Fields
Great Western Way
Swindon
SN5 8UB



Pre-book an appointment

with a self build consultant
at the NSBRC in Swindon to
discuss your project.

Email
sales@potton.co.uk

Case Study

NORTHUMBRIAN BARN DESIGN

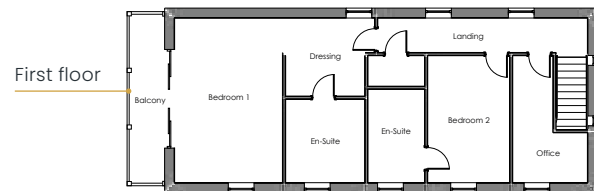
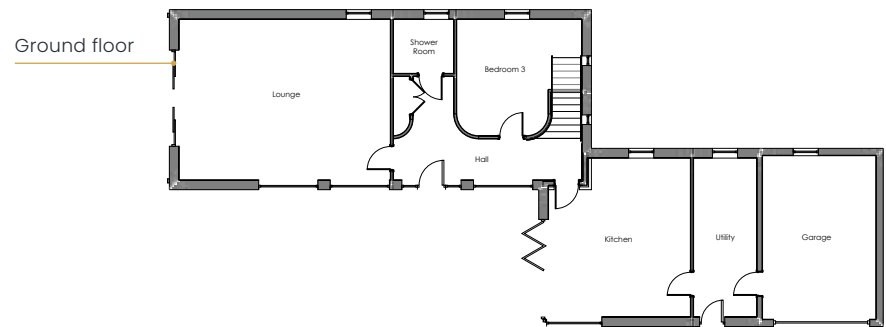
Rod and Trudy Molyneux had been unsuccessfully searching for a new home and hadn't thought about building their own property, until a self-build plot in the beautiful Northumbrian countryside caught their eye.

The plot already had planning permission and CGIs showing the finished house, complete with its five large arched windows. Rod had originally planned a masonry build because of the arches and three curved interior walls. However, after speaking with us he changed his mind "if you want arches we can do arches, if you can do it in stone, we can do it in timber."

Rod decided to project manage the build themselves guided by our expertise and attending our many online tutorials and videos to increase their self-build knowledge.

The completed house is based on a traditional Northumbrian barn design and is everything the couple wished for. "I'm still in awe of how beautiful it looks," says Trudy. Rod agrees. "I would definitely encourage anybody else to do it," he says "we couldn't find the house we wanted, so we built it!"

- Gross internal area: 212 m²
- Completed house is clad in Northumberland sandstone
- 4 bedrooms including one ground floor bedroom,
- Curved interior walls



Roy purchased a half-acre plot that came with existing planning permission for a replacement dwelling. Sitting in a leafy suburb just north of Nottingham city centre, Roy worked with us to build a much-loved Gransden-style home.



The finished house is undoubtedly a Gransden. Dormer windows, overhanging eaves, and exposed posts and beams all make up this characterful property.

“

We strive to support everyone looking to self-build, which is why you'll find us delivering seminars and workshops at many of the big industry shows. Self-building your own home should be an achievable process for almost everyone to work through, which is why we set up the Self Build Academy. Our goal is to make sure you're equipped with the right information you need to build your own home.”

Kelly Moffat-Cohen, Head of Marketing

Learn how

the Self Build Academy can support you. Take a look at our resources

potton.co.uk/sba



Self Build

THE SELF BUILD ACADEMY

Discover the **Self Build Academy** at the Self Build Show Centre and NSBRC in Swindon with our **FREE self-build workshops and events**.

No matter what stage you're at you can access a variety of workshops, webinars, and information on a range of subjects from finding a plot and planning permission advice to creating a design brief and managing your build.



JOIN A WORKSHOP

INTRODUCTION TO SELF BUILD

Essential information for self-builders in the early stages.

FINDING A SELF BUILD PLOT OF LAND

Learn from the experts how to find the perfect plot.

DESIGNING YOUR SELF-BUILD HOME

Develop your design according to your budget and plot potential.

PLANNING APPROVED – TAKING THE NEXT STEPS

This pre-construction guide will give you an overview of what work lies ahead.

MANAGING YOUR BUILD

For those looking to self-manage or appoint a project manager.

SELF-BUILDING AN ENERGY-EFFICIENT HOME

Designing your home with energy efficiency in mind.

Live Build

VISIT A LIVE BUILD EVENT

Alongside our workshops and online knowledge hub we have a variety of events happening throughout the year.

VISIT A LIVE BUILD

This is a unique opportunity to see a Potton home in the construction stage, learn more about the build process and how your home comes together on-site. This event will help you gain confidence in what happens at the building stage of your project, with an opportunity to speak with our experts. You'll also get to see how a site is organised and learn about the structural features and insulation techniques used in a Potton home.



Read what others have to say about our Live Build events

“Go on some of the courses Potton offers, they put you in a good place to understand the various stages, how the house will be built, and the timescales, so you can see how everything falls into a plan and fits together. Working with Potton takes away a lot of the stress”.



“Informative, motivating, and professional throughout. The Potton representatives have really sparked my desire to get my self build project into motion, thank you!”



Register

for our newsletter to stay in touch with the latest Live Build events happening throughout the year



Self Build

DECADES OF KNOWLEDGE AND ADVICE

At the Self Build Academy, we want to educate, inspire and empower you to build your own home. Read what others have to say about our workshops and events, and make sure you're signed up for our newsletters to find out what's happening throughout the year.

“THE BRIEFING WAS INFORMATIVE AND ENTERTAINING

I learned a lot about the pitfalls of building your own dream home, as well as ways of getting around them. Much food for thought and I'd recommend that anyone thinking of undertaking such a venture ask the experts!”

“FANTASTIC AND REALLY INFORMATIVE

The 'Introduction to Self Build' workshop was fantastic and really informative. From start to finish it covered all aspects of the self-builders considerations”

“REALLY ENJOYABLE WORKSHOP

Excellent day, packed with useful info. Great to be able to ask questions directly of people who really know what they're talking about. Essential for anyone considering project managing a self build.”



Self Build

JOIN A SELF BUILD ACADEMY EVENT

SELF BUILD DAY AND ASK A SELF BUILD EXPERT EVENTS

Our Self Build Academy events provide essential information for anyone looking to build their own home.

Whichever stage you're at, our experts are ready to help guide and progress your project. At these events you'll be able to speak with specialists who have expertise in architectural design, planning, energy efficiency, and self-build finance. You'll also have the chance to attend our seminars on the day with talks about helping you find a plot, planning, and architectural design.

Each event is unique and there is always something new to learn. So make sure to register for our newsletter to stay in touch with all the latest self-build events.

Register

for our newsletter
to stay in touch with the
latest events.





Case Study

SELF-BUILD SOLUTION BETTER THAN RENOVATION

Originally, Hannah and Charlie Warboys planned to renovate their Cambridgeshire home before realising that self-building would be a better way to incorporate all of the design and living features they wanted, without having to compromise on anything.

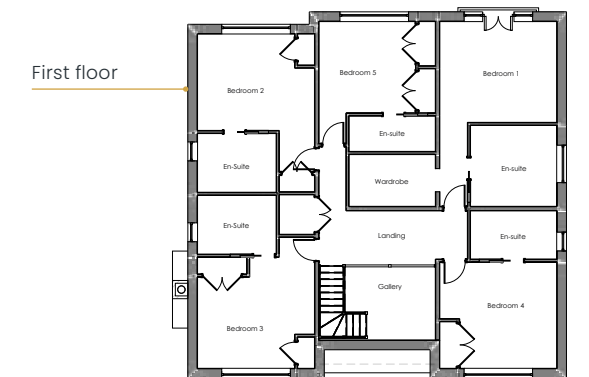
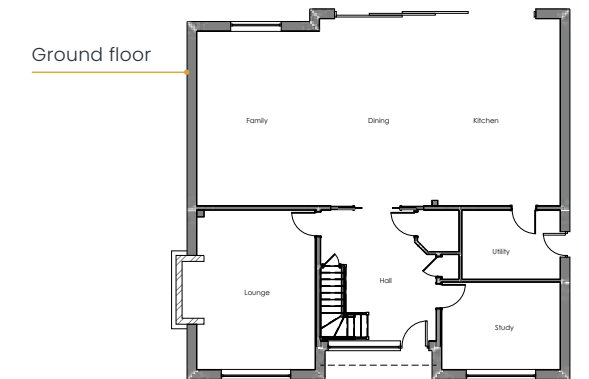
Seeking inspiration, they visited our Show Centre in St Neots and decided to partner with us on their dream home, opting for our comprehensive package service, which included architectural design, planning and building regulations.

The couple decided to self-manage their build, living on-site to enable the build to run smoothly and efficiently. In just over a year their new home was complete. The space incorporates an open-plan kitchen, dining, and living area with a wall of glass that opens to the garden, a glass balcony to the first floor, and a majestic, vaulted ceiling with roof lights, all of which work together to create a light-filled, bespoke home.

Gross internal area: 390 m²

Rebuild project

Master bedroom with vaulted ceiling and Juliet balcony





Case Study SELF-BUILD DREAM ON THE NORFOLK BROADS

Originally, Martin and Rose Church had planned to renovate the bungalow that stood on the plot of land they'd bought on the Norfolk Broads. When that proved impossible they decided to self-build and turned to us.

Having done their research, they knew the services and products we offered were exactly what they were looking for – and we supplied a more complete package than some of the other self-build companies they'd considered.

"You have to consider what you're actually getting with your quote," says Martin. "Make sure you compare like with like. Leave it to a professional who can do the complete job."

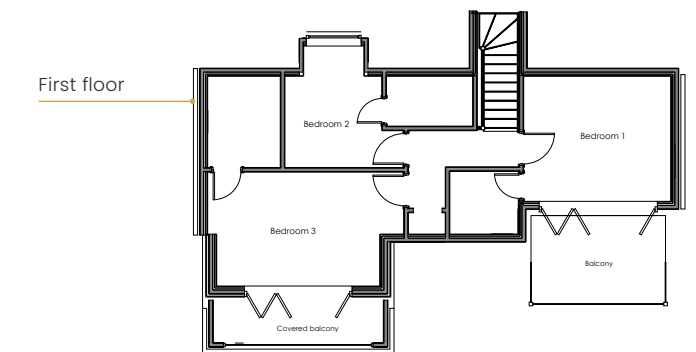
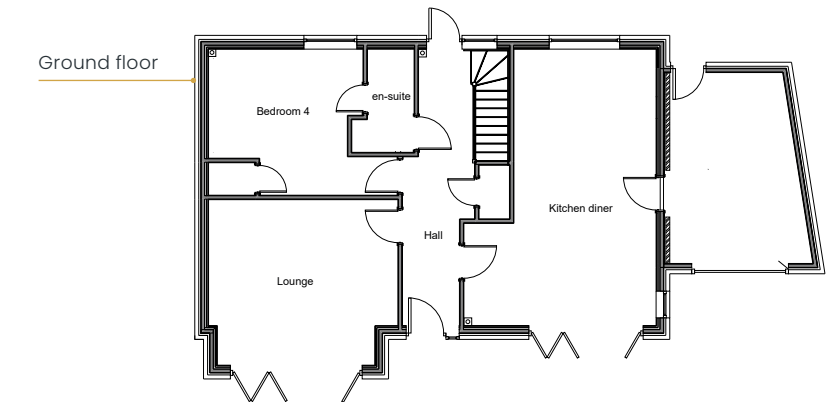
They signed up for several courses at the Self Build Academy and Martin advises others to do the same. "They put you in a good place to understand the various stages, how the house will be built, and the timescales, so you can see how everything falls into a plan and fits together," he says.

The result of their hard work is a beautiful two-storey home that offers far-reaching countryside and river views.

Gross internal area: 150 m²

Rebuild project

3 bedrooms



Heritage

OUR SELF-BUILD HERITAGE

Founded in 1964, we've been manufacturing houses for over 50 years and offer comprehensive architectural design and planning services.

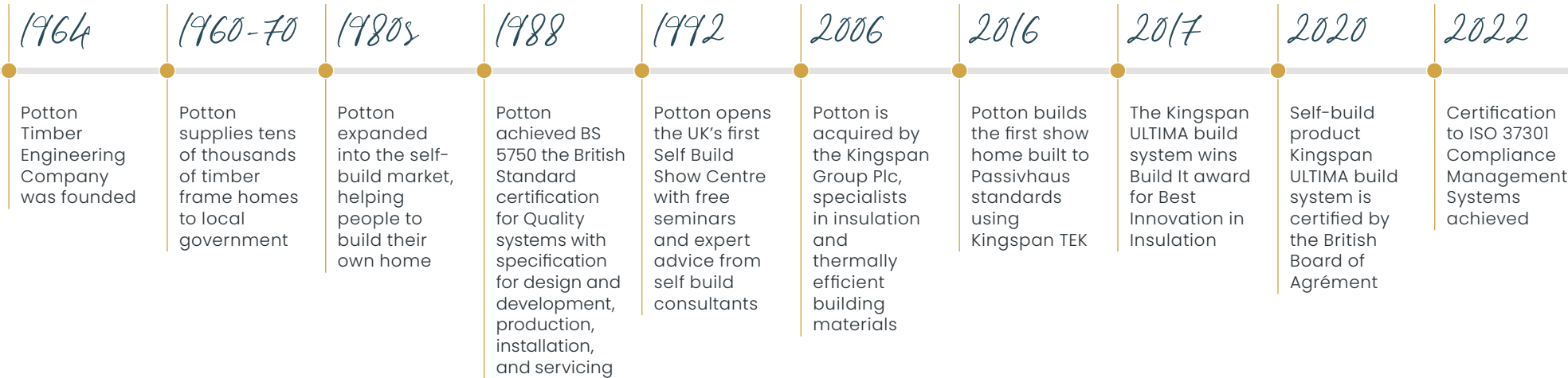
Building a house is a life-changing experience and you'll have the opportunity to benefit from our decades of experience with a reputation for quality and craftsmanship. Alongside our beautiful homes, you'll be supported by our knowledge and resources delivered by our experienced and dedicated team.

PART OF THE KINGSPAN GROUP PLC
Potton became part of the successful Kingspan Group plc in 2006, specialists in building insulation and thermally efficient building materials. This means you'll benefit from working with products that bring performance alongside our traditional ethos of delivering high-quality standards.

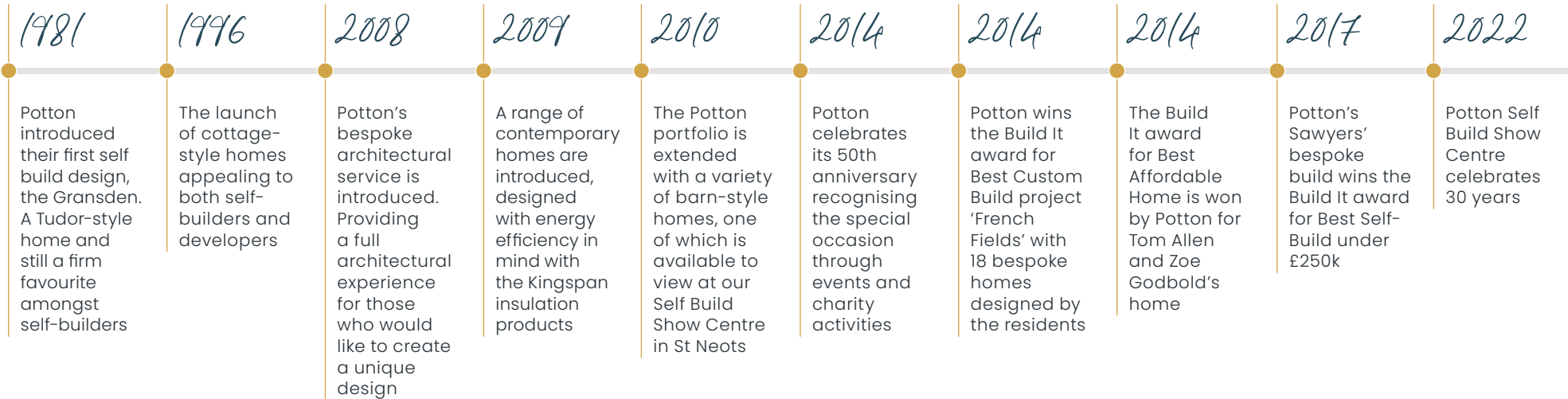
“Our customers have built many beautiful homes over the years’ achieving some incredible results that have a real impact on how they live and enjoy their homes. We’re very proud to be part of their journey and help them through the process,”

Paul Newman, Self Build Director

OVER 50 YEARS OF INNOVATION



OVER 50 YEARS OF BEAUTIFULLY TAILORED DESIGNS



Self Builders

LEADING THE WAY FOR SELF-BUILDERS

MEETING ISO STANDARDS - TO PROVIDE ASSURANCE IN OUR PRODUCTS, SERVICES, AND PROCESSES

We're driven by a constant desire for improvement which is why we independently look to the ISO standards.

OUR MANAGEMENT SYSTEM INCLUDES:

- ▶ ISO 9001 Quality Management Systems
- ▶ ISO 14001 Environmental Management Systems
- ▶ ISO 45001 Occupational Health and Safety Management Systems
- ▶ ISO 37301 Compliance Management Systems

WHAT DOES THIS MEAN FOR YOU?

It means we're assessed to make sure we work efficiently, reduce our environmental impact, and make our factory a safer place to work. We are also proud to be one of the first construction product manufacturers in the UK to achieve the **Compliance Management Systems** standards, meaning that you can trust and have confidence our products and services meet the standards we advertise.

“Our management systems underpin everything we do so that you can have the confidence and peace of mind that our build systems achieve the performance we state.”

Paul Newman, Self Build Director

ACCREDITED MEMBERSHIPS

STA ASSURE GOLD MEMBER – PROVIDING CONFIDENCE AND ASSURANCE

The Structural Timber Associations quality assurance scheme gives sector-wide confidence in the use of structural timber. This demonstrates a further confirmation of our competency and compliance regime and provides you with reassurances that we have met or exceeded the current legislation and regulatory requirements.

NATIONAL CUSTOM AND SELF BUILD ASSOCIATION, GOLD PARTNER

We're delighted to be supporting NaCSBA's mission to make self-building and custom build a mainstream choice for everyone looking to build their own home. As a NaCSBA gold member, it means we are a trusted voice in the sector giving you peace of mind that your self-build is in safe hands.





POTTON

Custom Build

FIND OUT MORE ABOUT CUSTOM BUILD

Looking for a plot? Find out why a custom build plot could be the perfect solution for you.

Custom build sites are becoming a popular option for those who want to self-build but haven't managed to find a plot of land. They can vary from small sites purely dedicated to self-build projects, to schemes that are part of a larger housing development. In both cases, you will have the flexibility to design a home to your style, function, and comfort by working closely with our architectural team.

REASSURANCE TO BUILD YOUR OWN HOME

Custom build gives you the opportunity to buy a plot with planning permission and utilities in place. Our service is designed to help and support you throughout the process, from the initial design ideas, and detailed planning permission to the manufacture and build of your timber frame home.

PLOTS FOR SALE

We have a number of sites with planning permission in place so that you can jump straight in at the design stage. Our custom build plots could be the perfect opportunity for you to have input into the design of your home, built to your tastes and specifications.

Our range of services includes:

- Architectural design flexibility – within the plot passport and design codes
- Detailed planning submission
- Technical drawings and support with submission to building regulations
- Manufacture and assembly of your structural frame

Learn more about our custom build sites by visiting our website at potton.co.uk/self-build-services/plots-for-sale

Don't forget

Register your interest for a custom build plot at potton.co.uk/self-build-services/plots-for-sale



Self Build

START YOUR JOURNEY TODAY!

GET IN TOUCH

The best way to start your self-build is to get expert advice. We have a number of options available depending on what suits you best:

► BOOK A MEETING WITH A SELF BUILD CONSULTANT

Call 01480 403 285 or email sales@potton.co.uk

► ARRANGE AN ONLINE APPOINTMENT VIA TEAMS OR BY PHONE

Visit potton.co.uk/book-an-appointment

► BOOK A PLOT APPRAISAL

Let us help you identify the opportunities available for your plot

► VISIT THE SELF BUILD SHOW CENTRE

You can find us at Mill Lane, Little Paxton St Neots, Cambridgeshire, PE19 6EF

► JOIN A WORKSHOP OR EVENT

Visit our website at potton.co.uk/sba or register for our newsletter to keep up to date with all the latest events

For more information call 01480 403 285
or email sales@potton.co.uk



VISIT THE SELF BUILD SHOW CENTRE

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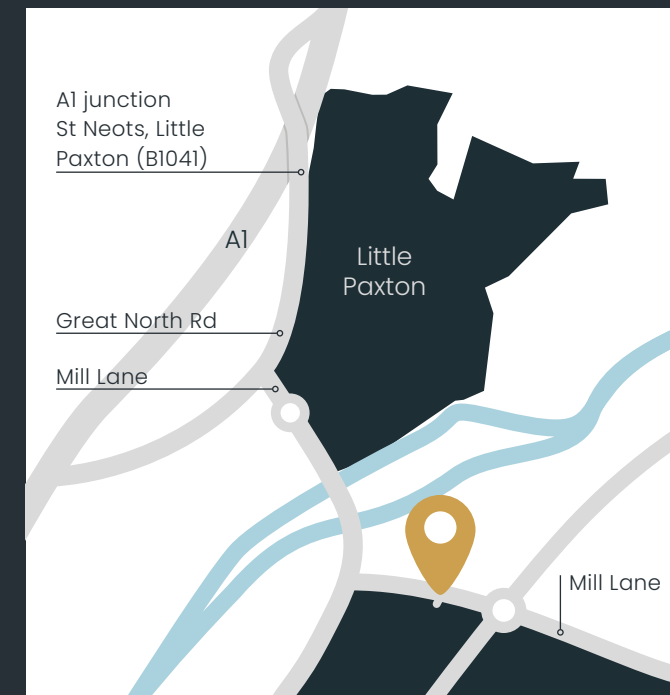
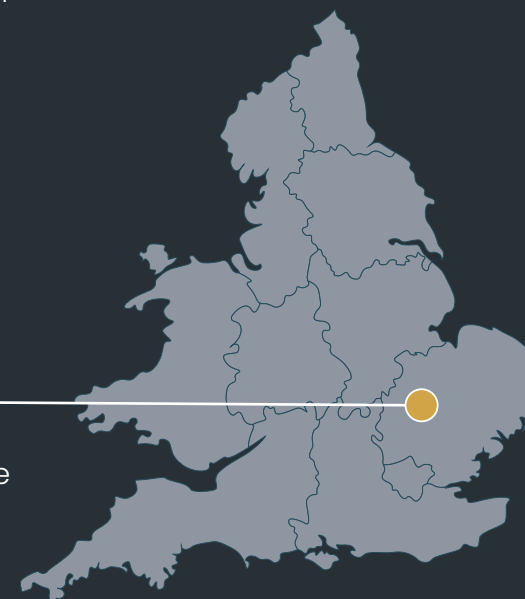
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Contact

CONTACT DETAILS

POTTON SELF BUILD SHOW CENTRE

Mill Lane
Little Paxton, St Neots
Cambridgeshire
PE19 6EF

T: +44 (0) 1480 403 285

E: sales@potton.co.uk

www.potton.co.uk/inspiration/show-centre



POTTON HEAD OFFICE & FACTORY (BY APPOINTMENT ONLY)

Eltisley Road, Great Gransden, Cambridgeshire SG19 3AR

T: +44 (0) 1767 676 400 E: sales@potton.co.uk www.potton.co.uk

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To ensure you are viewing the most recent and accurate product information, please scan the QR code directly above.

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