HPH367

Ben Adam-Smith 00:00
This is house planning help, episode 367, Hello, I'm Ben Adam Smith, and this is the podcast for you if you're interested in self build or retrofit. I'm exploring what houses we should be building in the 21st century and trying to break down the major roadblocks that may get in our way coming up in this session, my guest is self builder, Lucinda Leech, and we're going to find out how she's been incredibly engaged in her project. You could almost say it's a labour of love, but she does also bring some practical skills to the table, so you're always going to get involved as a furniture maker. This is one that you might have seen on Grand Designs. We haven't featured a massive amount of projects that have been on Grand Designs, but we like this one, and we think it's quite sustainable as well. Lots of the decisions being made treading very lightly on the area where this house is going to be built. So we'll dig into all he details in a few moments. But first on House Planning Help, we're off to Ambridge. That's making me all nostalgic when I heard that theme tune as a kid. That meant suppertime was ready and my mum had finished listening to the Archers. Why am I playing that? Well with good reason, because it's the return of a part time feature here on House Planning Help. This is one that we do when low energy, sustainable buildings break into the mainstream, either in a significant or entertaining way. And get a load of this.

Tony Archer 01:34
Have you ever heard of the passivhaus concept? What? Sorry, the passivhaus concept, I'm not sure. It's a housethat's designed to be incredibly energy efficient, right? Basically, these houses make use of the sun, internal heat sources and heat recovery. It can be a building that already exists, which is retrofitted accordingly, or a brand new building altogether. Sorry. Tony, yeah, why are you talking about this? Oh, it's just, well, I've been day dreaming about building one on Ambridge farmland.

Ben Adam-Smith 02:12
So we could have a fictional Passivhaus in Ambridge. I like it, good work, writers. Let's get going yet.,Tony, if you want a podcast that's going to get you up to speed on how you need to be doing this passivhaus, well, stick around, because I'm just about to chat to Lucinda Leech. So we're off to Herefordshire, and she's got some handy skills, actually up her sleeve. I asked her to explain a little bit about her background.

Lucinda Leech 02:38
So I've always been a woodworker. I had a furniture making business for many years as I was trained as a cabinet maker, so wood seemed a natural material to build with.

Ben Adam-Smith 02:50
And when did you come up with the idea of wanting to build your own house?

Lucinda Leech 02:55
I think I've always wanted to build my own house, but I've done various restorations and renovations, and just the idea of building from scratch was exciting. You have far more challenges in terms of what you're going to do because it's such a blank canvas. But on the other hand, not having the constraints from existing building is great.

Ben Adam-Smith 03:15
And when did the opportunity present itself?

Lucinda Leech 03:18
I always thought that this would be a great place to put another house. The garden's bigger than an acre, so there's plenty of space. But I never thought I'd get permission. And then I happened to get planning permission unexpectedly some years ago, and then it took sort of two or three years to work through how to do it before we actually started. And I've been building now for nearly four years, which is a long time, but that's on purpose.

Ben Adam-Smith 03:48
A labour of love. Maybe you could just describe the site then, including your existing dwelling and where you propose to put the new dwelling.

Lucinda Leech 03:58
The site's just over an acre, and it's sloping with quite a lot of trees on it. Luckily, the existing house is right over in one corner, so that left a certain amount of scope to fit the new house in without them being on top of each other. So we looked, I looked with the architect, at various ways of where to put it and how to put it in terms of access and so forth. And we thought, the further up the slope, the better, because then we'd get more light and more views and so forth.

Ben Adam-Smith 04:27
And what did you want from this new house?

Lucinda Leech 04:30
It was always my plan to retire into it. So I wanted something that was, you know, easy to look after, small. I just wanted to build something big enough for my myself and the occasional visitors, and I wanted it to be an eco build. I wanted it to be primarily wood, modest but beautiful.

Ben Adam-Smith 04:53
You've talked about architects already. So was that actually quite an easy one to sort out?

Lucinda Leech 04:58
Yeah, we're just a few fields away from Architype, who are fantastic practice, who do almost entirely passihaus.They don't usually do domestic dwellings, but I was lucky that they, as you know, we're neighbours, that Ellie Deacon Smith was appointed to be my architect, and she now has her own practice. I just really enjoyed working with her, it was such fun going to and fro with ideas and bouncing ideas off and developing how to make it work.

Ben Adam-Smith 05:28
And you're someone who's very practical. Before we hit record here, you're coming out of your workshop. So how do you go about making it so that it's a project that you can get really hands on.

Lucinda Leech 05:43
I guess it's partly about choosing the team to work with. I didn't want to work with a builder who was just goingto take the whole thing off my hands and I visited once a month. The company that I used were remarkably long suffering with the amount that I stood around and interfered, then handed it over to me once the shell was up, anyway. Obviously, I've had plumbers and electricians, but I've been project managing throughout anyway. And I think even when it's not something I'm going to do myself, it is very helpful to understand how the plumbing and how the wiring works, so you can then make for an efficient construction, what you're asking the other people to do make sense and is logical. And then they feedback as at the same time and say, have you thought of doing this, or have you thought of doing that? And then,through it again, through iteration, you get the most efficient or the best solution to the problems.

Ben Adam-Smith 06:44
And how did you settle upon how much space you'd need and how you're going to work with the budget, what was going to be aportioned to various different things.

Lucinda Leech 06:55
I wrote a very detailed brief before we started, what I consider to be a fairly detailed brief broken down into those different kinds of sections, what sort of space, what sort of budget, what it wanted to look like, what it wanted to feel like. And I think trying to clarify all those things before you begin is really useful. Budget wise, initially, I was just doing a rough how many pounds per square metre, and looking at cost of other people's builds and pitching where I wanted to be within that. However, I was not fortunate in my timing, in that the timber prices pretty much doubled over the first year of the build, so that made a huge difference, and requiredme to make some modifications. For example, with the shingles I just assumed I would order the standard Canadian tapered shingle, which, at the time were about £60- £65, pounds a bundle. And I needed 120 bundlesor something. And by the time I actually came to the order them, it had gone up to £155 pounds a bundle, so nearly tripled. And then I thought, well, you know, can't manage that within the budget. And I ended up then using UK grown, in fact, grown a few miles from here, processed in Shropshire, and brought back again, which actually fitted with the ethos of a build much better. And I hadn't even thought of doing it that way. They're not quite as long lasting, but it looks really good. It looks different to what I'd expect. It's slightly different, but it's worked.

Ben Adam-Smith 08:19
Because you have this connection with timber, and I think that's worth mentioning some of the even early workthat you did in Oxford. So maybe you could tell us about FSC how, how you know your interaction almost as that came about.

Lucinda Leech 08:35
Yes, I mean, when I've been I've been going a very long time, and in the early days, it wasn't even spoken about. And then sustainability became, obviously more and more of an issue, and particularly with regard to timber. And I did a lot of research on that, a lot of traveling. Originally, the focus was largely on tropical timber,and the concerns were around rainforests. Obviously, that's now expanded, and people realised that all timber needs looking after, but yeah, in the early days, it was a lot to do with tropical timber. So there was a lot of people saying, we must boycott. You know, the mahogany is murder campaign, boycott tropical timber, but the effect of that is to make tropical timber worthless. So the people who live in the places where it grows regard it as something to be got rid of as fast as possible so that they can grow cocoa or coffee or something to make money out of. It's sort of backfired as a message, because boycotting the timber made the situation worse, not better. So the approach that myself and a number of friends were taking was that if we could work with individual communities, rather than logging companies, and buy timber from them at a value that was closer to the amount that we were paying for the final product, but cut out all the middlemen, then they would have a reason to look after the forest, to treat it as a harvesting operation, where they had to look after the forest in order to have the harvest in the future. So taking out a few trees from a big area, rather than clear felling the lot.

Ben Adam-Smith 10:08
I've always wondered why that doesn't happen even with the big loggers. Why would you not do that? Because presumably it can recover a bit more easily.

Lucinda Leech 10:16
I guess it's that there was so much forest in the past, so much forest that it wasn't in the interests of the big companies, it's quite difficult to take out individual trees. It's much easier to whack a road through the middle and bring in big machinery. I think that will probably be the main reason. But the other thing is that tropicalforests are much more varied. So in the UK, I think we've got 26/28 native species. Well, when we were working in Ecuador, and we did an inventory on less than a hectare, there was 136 species in that one hectare. And thenwe did a different village, a different inventory, and found another 136, but only about 20 of those species crossed over. So you've then got to extract the timber from the forest in roughly the same ratio. It doesn't work to go and take out every mahogany and leave stuff that nobody's ever heard of, because then you deplete the mahogany, and you therefore alter the balance and so forth. So I think certainly my role was to try and find outwhat people used the individual timbers for, to give some indication as to what use they'd be in the UK, and that was really interesting to see what people used them for locally. And that project led to a lot of people thinking about sustainable timber, and then they sat around our kitchen table and thought about what to do about it, and that eventually became the FSC. But the actual projects we were working on were too idealist. I mean, they say we, a group of a dozen people from different countries, and it was very idealistic, we were a bunch of hippies.

Ben Adam-Smith 11:48
I think it always starts there, though, doesn't it.

Lucinda Leech 11:50
Yes, I mean, I like to think that even though those projects are not I think still functioning, it became the basis for something that, at the time, was very left field, and is now mainstream. And people know what the FSC is. They know what sustainable timber is. It's something that is specified by most people who are specifying timber these days. So I think you'll you know in the long term, it was worth it.

Ben Adam-Smith 12:14
If we fast forward to your project here, how do you know it's sustainable timber, is it the FSC?

Lucinda Leech 12:22
Yes, I mean, there's FSC, there's PEFC, and there's other certification systems. So I would definitely use those, although there's also on a you know, they tend to be for the larger scale operations. Something like the timber merchant who cut my shingles for me, you know, I can go and visit him, see what he does. He can tell me where he cut the timber, who owned it, what they're doing about it. So again, you can, you can actually ask questions yourself, if there isn't a certification in place.

Ben Adam-Smith 12:53
That's interesting, so have you ever traced back any of the timber that you've used on this project?

Lucinda Leech 12:57
Yeah, I know where the shingles grew, with an estate not that far away. That's also nice. That's really nice as well, yes and some of the other timbers in the building as well. Not the I-beam structure that came from Germany

Ben Adam-Smith 13:11
So tell me a little bit about the design process of the house and how it all came together that you were locking in, this is what I'm going to build.

Lucinda Leech 13:21
That's a lot of fun that process actually, because narrowing down your own your ideas and what you want and how it should look, and so forth. So there was a lot of time spent at that stage, just because it was such an enjoyable process. I was using passivhaus principles, I don't think it's going to get certified for two or three reasons to do with the construction and the orientation and the slope of the land, and being able to meet those requirements on overheating and adding heat. But we'll be very close, and the whole PHPP process was enormously useful at the design stage, so that fixed the orientation, the amount of glazing, the details of the structure, to get the sufficient insulation and so forth.

Ben Adam-Smith 14:04
This might be a good point to mention your son and daughter, who were heavily involved in this process. But your son actually learned PHPP, didn't he?

Lucinda Leech 14:12
He did yes, in order to be able to not only predict the energy performance of the building, but also to make changes to improve that. So we were able to run it through a number of times, and if any

changes came up in the course of construction, we could then feed that back into the package and work out what the results were and whether we needed to adjust the structure in any way. So that was that was really very useful indeed.

Ben Adam-Smith 14:40
And how did you find the builders? We talked about architects, but

Lucinda Leech 14:45
I was lucky to have a really lovely team of builders who were very engaged with the process, although they hadn't built passivhuus before, they were really keen to learn, and they developed the design from basically thepictures that were drawn for planning into something that actually could be built really efficiently and in quite an interesting way.

Ben Adam-Smith 15:07
Am I right in saying that some of this was manufactured off site?

Lucinda Leech 15:11
Yes, it's a mixture, because of the constraints of the site in terms of access, I didn't want big machinery up there, not having a crane because of the amount of trees, it would damage the tree roots, if we had big machinery up there. There isn't actually vehicle access to the house, the last 20-25 metres are ultimately a footpath. So they were able to build some panels off site and then transport those onto where it's meant to be. And then the roof, for example, was cut, all components were cut off site, but assembled on site.

Ben Adam-Smith 15:45
And we're probably jumping a couple of steps here, so how was it all prepared then? Because, again, back to your son, he helped you out a little bit with being an engineer, I'm not sure we've actually said that, so we probably should say that in terms of your foundations.

Lucinda Leech 16:00
Yes, so for the foundations, rather than having to excavate and then put a concrete slab down, we just rolled out this fabric that's called concrete canvas. It's an impregnated fabric, impregnated with cement which is about 8mm thick, and you roll it out like carpet and spray it, and it sets hard, and that's pretty much instead of a site cover. And then the building is suspended above that. There's very little concrete in the building, about three and a half cubic meters altogether. And then we've created some columns, we built shuttering octagonal,only octagonal because it's the easiest thing to build with a bit of shattering ply. And those columns are different depths, according to what we found when we dug the holes. They're reinforced and then there's two steels. After that, everything is timber, and between about 200mm and about 800mm off the ground, because the sub level follows the slope.

Ben Adam-Smith 17:00
And then you're using the same way of insulating around the whole building. It's pretty much just I-joist?

Lucinda Leech 17:07
Yeah, it's portal frames, which basically means you've got a series of individual frames that are completely full circle as it were, fixed together with plywood gussets. And then those just stand up and are connected by the racking board, which is just the OSB on the outside and the smart ply on the inside. So that's giving you your airtightness layer on the inside. The Smart ply gives it a continuous air tightness layer, which makes for a very simple structure, lots of tape, but relatively straightforward way of creating the air tightness rigid, so rather than a loose membrane which can get damaged. And then the structure for the internal walls, not that there's very much that connects to the outside walls, but where it does that's all on the inside of the air tightness layer,so it's continuous behind there. And because of the portal frames, the whole thing exists without any internal ties. So you've got the whole of the inside space to play with.

Ben Adam-Smith 18:08
Was there a time when the builders are on site when actually you're making quite a lot of progress? Because, I mean, you got the shell put up, and then it was, it was pretty much over to you.

Lucinda Leech 18:19
Yes, I mean, the builders came and went a bit more than they might have done, but that's fair enough. I was also, you know, holding things up by not taking the right decisions instantly and all that sort of thing.

Ben Adam-Smith 18:30
Like, what, what sort of things?

Lucinda Leech 18:32
I suppose, we did make one or two alterations from the original, for example, the size of the mezzanine inside. When they started to lay it out, I realized that I wanted the double height space at the sides to be a bit wider, and then that had to be, you know, modified. And they were very good about changing, changing things like that as we went, you should never change things as you go along. But we did, or I did, I should say, and they were very long suffering about it.

Ben Adam-Smith 19:00
Well, sometimes there's a ripple effect. It depends what you're changing a little.

Lucinda Leech 19:05
Yes,I have to say, when I changed the double height space at the side, it didn't occur to me that it therefore threw the staircase off. And then I've had to change, basically, the staircase was fairly carefully designed to fit in that space. Because it's now 200mm wider the stack is a shift 200mm over, which has created a useful space for book cases.

Ben Adam-Smith 19:25
So when the builders finished, what did they leave you with?

Lucinda Leech 19:31
An airtight structure, as far as the internal is concerned, and battened externally, so ready for the shingles and the cladding on the outside. But then they came back to help with the cladding, because the pieces were so long, I couldn't manage to do them by myself.

Ben Adam-Smith 19:46
In terms of that fit out that's happening internally, so was this a financial thing that you decided to put on the brakes and do more yourself? Or, you know, how are you balancing all this up?

Lucinda Leech 19:56
I mean, I'd sort of envisaged doing the shingles myself. I hadn't envisaged there being 10 and a half 1000 of them. I couldn't do the roof, we didn't have scaffold for the roof because of the cost. And so I was extremely fortunate that my cousin's son, who's not only an architect but also a rock climber, happened to have a month spare, and he rigged ropes and dangled off a harness for a month putting the shingles on. I could reach the first seven rows, but there's about 25 rows, and so he did all the upper rows, which was very fortunate. And the finances have you know, clearly the budget has been stretched a lot in various places, and that does mean that you do more yourself. And we know that the cost of materials, that was one of the big ones. It's primarily the cost of materials, and then the drainage system cost a lot more than I was expecting. Access, a bit more, then sort of bits and pieces along the way.

Ben Adam-Smith 20:53
Okay, let's talk about some of these. So access, how is that a cost?

Lucinda Leech 20:57
So, it was necessary to put in a new driveway to the new house. And there's a whole saga that hasn't been told here, because there was a burst water main, which came down the drive, and half the drive then started to fall into the stream, so the driveway into the building was impassable, and that slowed things down.

Ben Adam-Smith 21:17
But that was from construction though, that it was damaged?

Lucinda Leech 21:22
It wasn't our fault, no, absolutely, it was totally coincidental. The water main burst in the lane, it poured down the driveway, which cracked the bank between the driveway and the stream, so the driveway started to fall into the stream. We could just about squeeze a car past, but we couldn't get any mixers in. This was in the very early days before the foundations were in, we couldn't get the mixers in or anything. So, that's quite a long saga that possibly we don't want to embark on.

Ben Adam-Smith 21:47
You said, drainage as well being another quite big cost.

Lucinda Leech 21:51
We had to have a bespoke drainage system designed because there's a stream at the bottom of the slope which feeds into the Wye, which has major problems with phosphates. So the Environmental Officer connectedwith the planning, has a very close involvement with how you're going to process, there's no mains drainage here or mains water. There is mains water in the lane, we've had that now brought up to the house, but there's no mains drainage. So I had to have a bespoke system for processing that and the soil is a very heavy clay. Sowhen we did our percolation tests, it was clear that we didn't have the permeability required for the water to soak away in the normal way. So I had to have something different designed.

Ben Adam-Smith 22:32
Maybe you could just describe the timeline a bit so that we get an idea of this time and what is going on. So a few key points.

Lucinda Leech 22:41
We were just about to start. We were in the builder's office finalising the details, when they announced the COVID close down, so that then delayed the start for some time. It did, however, mean that my son and daughter both came back home to work from home for various reasons during that. So I had some extra free labour, and a number of their local friends also came home. And of course, they weren't allowed to meet their friends socially at that time, but if I employed them all to work on the building site, they could all spend the daymoving concrete or digging. So so I I really benefited a lot from COVID, I think, as well as it causing delays. But if you remember that, also around that time was Brexit, and the I-beams have been ordered from Germany due to, mainly the company being much more helpful on the structural engineering side of things than the alternative place. There's one place in Scotland or Europe to get them from, and we, or the builder, had plumped for Europe for various reasons, which I was happy with at the time, but it meant they were very heavily delayed to ever turn up. So by the time they turned up, it was the middle of winter, so we couldn't actually even start work until the following spring. So there was a lot of stopping and starting, and then the actual structure went up quite fast. But then there was a lot of waiting around for other things to happen. We started with the infrastructure, by getting the access in, and that was done. It started in the middle of winter, and then they just couldn't get far enough, so that was one spring, and then it was the next spring before we actually started building. But I haven't been pushing it, I like, you know, I like having builders around. I enjoy theprocess. You know, not everything about it, obviously, but I have no particular need to speed this up.

Ben Adam-Smith 24:24
What does that mean on a day to day basis? What? What sort of things can you take us through the last few months of of what would you do on a typical day? Is a lot of your day still to do with this?

Lucinda Leech 24:33
Yes, it certainly is. We had the air tightness done a month or so ago, so getting ready for that, making sure all the taping was complete. I left off taping the floor because I didn't want people trampling on it, so I did that, you know, the day before they came, that sort of thing. And then after they came, I had to lay a load of protection down to protect the tape so it's now not being damaged. So there's that kind of stuff. And then there's the design side, I'm working out details of the staircase at the moment. On the

construction side, I'm going to go around and ensure that there's a lot of extra baton in place that I'm going to cut and put up beforethe plasterboard goes on, so as to make sure that I've got fixed things everywhere I need them later on. So I'vegot a sort of long list of different aspects. There's a couple more outdoor things I want to do before the winter. And what stage does it need to be at so that you are able to move in? And would you move in? Interesting? Ideally, you don't move in till it's finished, because if you do move in, you'll never finish it. Moving inis going to be relatively straightforward, because I've only got 50 metres to move, but I could move gradually. And I have this rather naive idea that what I'll do is I'll move in the things that I like from the old house to the new house, and then see how it looks, and not move more than I have to, and then I'll just dump everything else. But I don't think it'll work that way.

Ben Adam-Smith 25:58
That sounds like the Marie Kondo, well, I like that idea. Would that give you any advantage? You know? What are your plans for this existing bungalow beside your property?

Lucinda Leech 26:12
Originally, I thought I'd rent it out and live off the rent, but I think actually I'm going to have to sell it to help thebudget. Yeah? I mean, it would be nice if one of the kids wanted to live in it, but I don't think they do. I could beI could be a granny in the garden, but I think that's probably a fantasy as well. So yeah, the property will be split, I will keep the workshop and a big bit of the garden.

Ben Adam-Smith 26:34
It would be nice almost a la Grand Designs to catch up again, because I think, you know, you've got a bit morein this. What I love is the craft side, I think starting to come out again. Is that a temptation as well? Because, I mean, you must be almost coming into your own element.

Lucinda Leech 26:52
Yes, at last, I want to admit that I know what I'm doing. I mean, I can build stud walls and stuff, I've done that. But yes, it's getting onto the more craftsmanship element. And I'm certainly, things like staircase, I'm over complicating the kitchen. I'm over complicating, which is silly, really, but I need to be a bit more sensible, otherwise I'll never move in. But the kids think that it's not about living there at all. They think it's about making it, but I'll fill it out as long as possible.

Ben Adam-Smith 27:18
I've heard this as well. A lot of lovely craft going in, that's what you do, yeah. I mean, is that what you still enjoy doing? Because you obviously retired from this, but yes, still get a kick out of it

Lucinda Leech 27:33
Yes, I think so, I mean, physically, it's harder. And I don't have any employees to wave my arms about and say, sand that, please. So it's hard work, but yeah, there will be a certain amount of that, and that will be fun.

Ben Adam-Smith 27:46
So just a couple more questions before I finish up here. So where are we at today? What's the situation? Because a lot of the real work is actually behind you.

Lucinda Leech 27:59
To a point. Trouble is it looks like that at this stage, and you don't realise how much is ahead. I mean, what I'm doing at the moment is waiting for about six people to do different things. I need the plumber to come back and move a couple of pipes. I need the electrician to bring the last cables in. I need a little bit more wood chip to finish the paths in the garden and the drainage system involves wood chip as well. There's at least two other people I'm waiting for to do things. But meanwhile, you know, there's plenty for me to crack on with as well. I think the next big thing is plasterboarding and plastering.

Ben Adam-Smith 28:30
And as you reflect on the project, is there anything that you would do differently, or anything that you've learned from going through this?

Lucinda Leech 28:37
Oh gosh, yes, I think it'd be better if I put it further down the slope, I'd shift it.

Ben Adam-Smith 28:46
That's interesting. What? Why that one though?

Lucinda Leech 28:47
I think we're a little bit and I know Dan said this at the time, close to the corner of the property, it's too close to the boundary of the property, so you can swing a wheelbarrow around there, but you know, it feels a little bit constrained. I think I've had really nice team of people, I've been very fortunate, but I might have lined up the team a little bit more in advance. Because what I tended to do was wait until I was ready and look for an electrician, and obviously then good electricians are booked. I've known that, and I'm still doing it in that, you know, I think, well, if I find a plasterer today, and then I haven't done the battening, and he happens to have time to make a start, then I'm not ready. So that side of scheduling, project management. On purpose, I'm taking things one step at a time, because it gets very stressful if you're trying to manage five trades at once, and I know that's the proper way to do it.

Ben Adam-Smith 29:36
But you're not just a project manager on this. What do you call yourself?

Lucinda Leech 29:40
Well, yeah, I guess I'm much more hands on than a project manager. And I think, Oh, well, you know, I'm going to get the plasterers in then put the plasterboard up. But actually, then I realise that there's various things about the way I've splayed the windows and the way I want to work around the staircase and so forth. Perhaps it'd be better if I put the plasterboard up and I can get somebody in to give me a hand. So there's that element. And, oh, we didn't talk about the actual plasterboard. So I'm hoping, because it's supposed to be a low carbon build, well, it is a low carbon eco, you know, low impact build. And one of the biggest areas, when you're working primarily with wood, that you generally can't change

unless you've got a very large budget, is the plasterboard and the plaster, both of which involve gypsum, which are very carbon intensive. So Dan is currently working for a company which is making a low carbon alternative to plasterboard, but which performs just like plasterboard, and hopefully is within a similar sort of budget region. And the company also already make a lime based plaster that goes on exactly the same as the gypsum plaster. So I'll certainly be able to use the plaster to reduce the carbon element there. The boarding, I think we're going to become a pilot project, at least in one or two rooms for the board, which is in its early stages of production, to see how it performs. In which case, yes, we'll be involved in putting it up as well.

Ben Adam-Smith 31:02
Well, it's a fantastic house, and as I say, I would love to see the completed home whenever that might be so listen, thank you so much.

Lucinda Leech 31:10
Thank you very much. Please come back. Give me another year, probably, and then reconvene on the balcony the finished house.

Ben Adam-Smith 31:18
Head online to take a look at the show notes that accompany this session, houseplanninghelp.com/ 367, we've got a summary for you. We've got lots of photos to look at so you can check out the project. If you've got a comment or you'd like to ask a question, either do that within the show notes, you'll have to head down to the bottom. Or on social media, we'll give you some links once again, houseplanninghelp.com/ 367. My call to action is to check out the hub, and this is the membership community that I run alongside House Planning Help, giving you further assistance so you can open the vault and head in whether you want to watch one of our in depth video case studies. In fact, behind the scenes, we're thinking whether we might be able to start another one soon. But what we do is we follow projects from start to finish, trying to draw out all the decisions that are being made, so it'll help you ahead of your project. Or maybe you prefer to interact? You can do that in the forum with other self-builders who are all serious, that's why they're in here. Or maybe you want to speak to me during office hours or ask the expert when we bring our experts on. That's the idea of this. It's just lots of either self learning or interaction all in one place, houseplanning.help.com/join. Next time we're talking ecology and landscapes with Toby Diggins. Thanks for listening. The House Planning Help podcast is produced by Regen media content that matters.