



Design Guide

Timber Framed Homes



HERITAGE DESIGNS is a partnership run by Dave Scott and Chris Bradley.



Started in early 1998 HERITAGE DESIGNS has successfully manufactured, supplied, erected and in some cases completed the entire build works for private individuals, developers and local authorities. We can provide references from clients, which will show our quality and commitment to you, the customer, if required.

Both partners have spent their entire working life in the building industry and are capable of supplying technical guidance and advice on all stages of your build from planning concerns or information through to the completed build. From the initial enquiry through to FREE sketch drawings and our own in house architectural service, we try to ensure that any problems, which could occur on site, are minimised, and our proven after sales service means we are on hand to help with any difficulties which may occur.

The prefabrication of timber frame houses began about 60 years ago. It became apparent that a higher standard of construction could be achieved in the controlled environment of a factory than on the open building site. By doing so much of the work under cover, it reduced the time the new building was exposed to the weather and also as a bonus reduced the actual build costs due to the length of time taken to manufacture.

The shell of a HERITAGE DESIGNS timber framed structure can normally be erected and weatherproofed within a 10-day period from delivery to your site. This allows a much earlier start on installing plumbing, electric's and other services. At the same time the bricklaying can be going on outside. The end result is that the entire project can be completed in far less time than when using the brick and block "wet" system of building.

To help get you started on the road to designing and building your dream home we offer several services, which we hope, will benefit you. Firstly we offer a telephone consultation service, where you can call and discuss your basic requirements and we will give any advice we feel may be beneficial to you. We also offer a site visit, where we will call at your home or your plot and discuss things in more detail, and advise you of what it might be possible to build and even an approximate cost. And finally we will be more than pleased to meet you in our offices between the hours of 8-00am and 5-30pm Monday to Friday. If these times are not convenient to you please phone and we will make arrangements to meet you at a time to suit your own needs, either during the evenings or at weekends.

We as a company do not work from a fixed catalogue of designs. Instead we supply you with a set of basic styles to enable you to compare our pricing structure with others (but please be careful when comparing prices, because specifications and the actual items supplied by different companies can vary greatly). You are welcome to use or adapt any of our own designs or alternatively send us your plans or even a sketch of your proposed dwelling and we will draw the design using CAD at 1:100 scale, showing the front elevation and proposed floor plans, we may have to adapt your design at this stage to ensure it will work for the Building Regulation approval which is required prior to starting the build.

When you receive our design drawing you are welcome to amend it in any way you feel will be more beneficial to your own needs, then return it to us and we will be happy to redraw it. When you are satisfied with your chosen design we will be able to supply you a full quotation to your own specification, or our own basic kit and erect spec. If our price is then acceptable we will then take care of all your planning and building regulation drawings and supply you with a full set of working drawings. **THIS SERVICE IS FREE OF CHARGE.** (Please note you will need to pay for the Local Authority planning and building regulations fees).

WHAT SPECIFICATION DO I NEED?

HERITAGE DESIGNS can supply your kit to any specification that you require. Below we have listed our basic specification, which are the items required to supply and erect the timber frame kit leaving it ready for roofing and external finishes.

We are able to supply and if required fit further items such as those detailed below:

Insulation

Fascia and soffitt

Felt and batten

Windows and external doors

Timber frame lintels

Timber frame wall ties

OUR STANDARD TIMBER FRAME PACKAGE.

DAMP PROOF COURSES, SOLE PLATES AND FIXING STRAPS.

Damp proof courses to all timber frame walls. Preservative treated soleplates fit under the ground floor panels to act as a secondary barrier against the damp. Galvanised kit straps fix the external soleplates to the external cladding and prevent lateral movement. Galvanised vertical restraint straps provide extra stability where our engineer requires it.

90mm, 140mm or 200mm EXTERNAL TIMBER FRAME WALL PANELS.

Studs are generally at 600mm centres unless otherwise required for structural purposes. Panels arrive on site sheathed in 9mm OSB3 BBA Sterling board, they are ready to erect with “Frameshield” breather paper already fixed. We can also supply reflective breather membranes to improve energy efficiency if required (additional cost)

90mm INTERNAL TIMBER FRAME WALL PARTITIONS.

We provide ready-made internal partitions for erection on site, with half height noggins for additional strength. Our external and internal wall panels are manufactured assuming a finished floor to ceiling height of 2.4m. We can also manufacture to alternative room heights as required.

HEADBINDERS.

200/140/89mmx38mm timbers which run along the tops of external and internal wall panels to provide extra strength and tie the panels together.

FIRST FLOOR STRUCTURE.

Nominally 47mm x 200mm treated timber joists at 400mm or 600mm centres, cut to size ready for site fixing. Alternative flooring such as “Posi” joists or “Easy web” can be supplied if required, or will be used if clear spans exceed those for standard timber joisting. Trimmers for stairwells, joist hangers and strutting are all included as required.

Waterproof tongued and grooved flooring sheets are supplied which allows the structure to be constructed during periods of bad weather and still retain the necessary structural strength.

ROOF CONSTRUCTION.

Manufactured roof trusses (standard type raised tie or attic) are used where possible. All beams and bracing as required for the roof structure. Our truss suppliers can design roof timbers to suit just about any style of roof. Alternatively we can provide a “cut” roof, “A” frames (barn style roof) as per your design.

CAVITY FIRESTOPPING AND CAVITY CLOSERS.

Timber fire stops (47mmx50mm) covered with polymer DPC to fix around windows and door openings. 65mmx65mm Plastic sleeved mineral wool insulation/fire stop, for fixing to the eaves of the building

GENERAL ITEMS:

All steel or “Glulam” beams (if required by design) in the timber frame needed for weight loading is included.

ERECTION SPECIFICATION (If Required)

Our erection team will be on site to receive and off load Lorries etc at the time of delivery. The provision of secure storage is the responsibility of the client. Our team will also check levels and foundation dimensions before work commences. It is the customer’s responsibility to ensure that the foundations are prepared in accordance with dimensioned plans provided as part of the package, and level to tolerances detailed in those drawings (plus or minus 5mm). Additional or remedial works necessary where the foundations have not been prepared within those tolerances or as a result of poor workmanship by others will unfortunately be subject to an extra charge.

Heritage Designs’ erection team will fix the following items where supplied as part of a Heritage Designs’ timber frame package:

Damp proof course

Soleplates and fixing straps, cavity barriers and firestops where required.

External wall panels, gable panels and all bracing

Internal load bearing walls and all bracing

Internal non-load bearing walls

Floor joists, trimmers, blocking and floor decking

Roof trusses, dormers, hips, purlins bracing gable ladders etc

The erection sequence will normally take three men ten days. A supply of electricity and water on site, welfare facilities, scaffold/crane required for the erection and the provision of hard standing/access for vehicles are the responsibility of the client. The details in this schedule are for your guidance only.

With so many choices, and the flexibility we offer, you may want to discuss your requirements with us. We will gladly advise you on the appropriate specification to meet your needs.

The prices detailed in our brochure are for all items as listed in our standard specification. You must remember to allow for all finishing works when you prepare your overall budget.

FULL BUILD OPTION.

HERITAGE DESIGNS offers you the chance of having your dream home fully built from a “field to a finish” for you using our qualified tradesmen; this allows you to take the stress out of your build, leaving you free just to choose the kitchens, bathrooms, and preferred internal finishes.

You have no worries about finding local tradesmen, ensuring the quality of their work; ordering and ensuring deliveries arrive, sorting out problems, and the hassle of running the project. We take care of all of this for you, and liaise with you throughout the duration of the build to ensure you are happy with everything, and at times to offer guidance about certain stages where we may feel you could either save money or improve “the look”.

We realise that for a lot of people the actual running of the build, and in some cases an actual hands on approach is part of the thrill of building, plus of course the more work you do yourself the more money you save on the project. All we as a company will say is please beware, there is a lot the true “self builder” can undertake themselves, but there are key areas where a little knowledge can be dangerous and can end up costing a lot more than it should have done. The most important areas of the build are the initial setting out on site (this has to follow the plans submitted to the local authority exactly) the foundations and below ground works (if you get this wrong it can be a very expensive fix) drainage and of course the timber frame kit installation as this forms the entire basis of the house structure.

This is where we offer our “Part Build Package” which will take care of the items listed above, basically you give us your plot and we undertake the setting out, groundwork’s, drainage and kit erection, leaving you a safe, level and correctly positioned property to finish off. We also offer a service to extend beyond this level of build if required where we can also undertake external clad (brick, block, render etc) windows and doors, roof works completed and guttering. This leaves you a completely built and finished structure with just first and second fix works to undertake inside to complete the build.

Please feel free to contact us for an individual quotation based on your personal requirements and needs.

HERITAGE DESIGNS
GUIDE TO DESIGNING
YOUR OWN HOME

Some points to consider

DIFFERENT FACTORS WILL AFFECT THE DECISION YOU MAKE ABOUT THE TYPE OF HOME YOU BUILD. THE LIST BELOW MAY GIVE YOU SOME IDEAS, BUT IT IS NOT EXHAUSTIVE.

BUDGET.

Your home will probably cost around £60 - £80 per square foot to build in addition to the cost of the land. The lower cost option would be achieved if you undertook a lot of the work yourself, such as organisation, using sub contractors, fixing items yourself such as insulation, plasterboard and decorating. The higher end cost is a guide if you hand the whole build over to a builder, architect or project manager, but if you are in employment yourself or have only a little knowledge then this is probably the best option. You would be surprised at the amount of work “behind the scenes” that a build project requires, material choice, ordering, ensuring delivery, ensuring the trades arrive etc, and of course most of this work is required between the hours of 8.00am and 5.00pm when the work is being undertaken.

It is also worth considering whether you want to keep costs down initially by having a budget kitchen for the first few years, or whether you can forgo some floor area to pay for beautiful joinery work. Items such as conservatories can be added later, and extra bedrooms can go into the roof (subject to allowing for this contingency in the initial design) as the family and budget grows.

STYLE.

You will of course have your own ideas about what you want your house to look like, and the styles of houses that you don't want. But before you set your heart on a particular look, visit the local planning office for an informal chat about what they will let you have. Often it pays to look at the houses around your plot, as the planning officer will probably want your home to fit in with the local architecture. But this does not mean that you can't negotiate certain details.

The cheapest style of house to build is a square box, to make it more interesting you can add a porch structure, bay windows if this is acceptable to planners, or even maybe a sunroom to enhance the lounge and break up the line of the house.

Designs that incorporate lots of different “wings” and roof level changes do look good, but it can increase the build cost due to the additional length of walls, which don't necessarily increase the floor area pro rata.

SIZE.

Often this is a chicken and egg situation; how can you decide what size of home your budget will allow? Use the rule of thumb square foot price above to estimate the size, and then look at what your requirements are. You will probably have some idea from the home you live in now, as well as from plans in magazines and brochures, what you would like in terms of room sizes and arrangements.

DETAILS.

Please use the enclosed graph paper to sketch your ideas. The following guidelines should help you balance a pleasant design with an affordable budget.

Remember that rooms over 4.5m (about 15ft) wide cost more because the joists need to be closer together or beams need to be used. Dormer windows, hipped roofs and attic trusses all add to the cost. Roof spans over about 8m (24ft) for a dormer bungalow start to get expensive. Remember to put a supporting wall in downstairs for the truss to sit on. For a raised tie cottage, where the first floor external walls are about 1.2m/4ft high and the dormers sit on this wall, remember to have supporting walls upstairs lining up with supporting walls downstairs. Again spans over about 8m are more expensive, Attic trusses are more costly than a standard 'fink' or 'w' truss, but consider the advantage in having a clear useful loft space, even if this is set aside for future use, the additional cost of installing them at the time of the build is minimal, especially compared with trying to convert the roof at a later date.

Doors and windows are cheaper if they are in standard sizes and styles. Look at the brochures of any large joinery firm if you are unsure. It is easiest to start with windows at 600mm, 1200mm or 1800mm wide, but there are of course lots of other sizes. If you are planning on using UPVC windows, these can be of non standard sizes as they are all made to measure, but check with the local authority that they allow UPVC in your area, certain conservation areas insist on timber painted windows.

Remember that a window over a worktop will need to be high enough to allow the worktop to fit underneath usually 1050mm deep. In rooms where you want to sit and look out, a lower windowsill is better (maybe as deep as 1200mm or even 1350mm) but cills lower than 800mm above the floor need toughened glass and these costs more than ordinary glass.

Maybe you could consider a set of French or patio doors (these can even be incorporated upstairs by using a "Juliet Balcony" as a safety barrier when the doors are open.

To design a building correctly it is always advisable to have the particulars on the plot you intend to build on, as you need to be sure the design fits on the plot and allows for car parking and turning areas. If you have the OS map of the site it is always helpful if you can forward us a copy when we design your house to ensure it works.

Finally, don't worry about the standard of your design. We can produce a finished house design from as little as a outline sketch with some dimensions on it, and will always work with you to ensure your ideas are taken.

Use this graph paper to help work out your design. Scale 1:100 or 1cm= 1 metre.
 If you would like an estimated cost for building your house, send us the whole sheet
 (or copy) and we will provide you with a budget price and specification. Filling in the
 details below will help us give you the best service.

Name.	Do you have a plot of land? Yes/No
Address.	Where did you find out about us?
	Any other information, which you think, might be helpful?
	Telephone No.



