

# SKYEHOMES



TIMBER FRAME SPECIFICATION

# Timber Frame Sales Specification

## All planning and building warrant drawings are including in our Timber Frame package

### QUALITY ASSURANCE

Our timber frames are made to the highest quality and are governed by BM Trada Q Mark Scheme for design and manufacture. All timbers are sourced from sustainable forests. All our structural timbers are stress graded to structural engineer's specifications and are all pressure treated to prevent exposure from the elements.

### FLOOR

FLOOR	DESCRIPTION	OPTIONAL FLOORING
Wall Plate	45 x 145mm	<ul style="list-style-type: none"> <li>Chipboard flooring can be added to the ground floor if requested.</li> </ul>
Locating Plate	22 x 145mm regularised	
First Floor 1 ½ storey	22mm T&G moisture resistant chipboard On Truss bottom chord.	
First Floor 1 ¾ storey	22mm T & G moisture resistant chipboard On I-Joist Flooring beams when span > 3m	
Insulation between floors	100mm FrameTherm Roll 44 Earthwool 80% recycled	
Plasterboard-ceilings	GF between 1 ½ storey and 1 ¾ storey 12.5mm Fireline -Other Ceilings: 12.5mm plain	
<b>U VALUE: 0.16W/ m<sup>2</sup> K</b>		

### WALLS

WALLS	DESCRIPTION	OTHER MATERIALS INCLUDED:
External Wall Panels	45 x 145mm	Head Binders Fire Stops Anchor Straps Wall Ties Truss clips and holding down straps Nails and screws for kit erection
Breather Paper	Tyvek Reflex (or close equivalent)	
Internal Wall Panels-load bearing	Top and bottom Rail 45 x 95/145mm	
Internal Wall panels- non load bearing	Top and bottom rail 45 x 95mm	
Lintels	45 x 222mm-load bearing walls (minimum spec)	
External Wall Insulation	140mm FrameTherm Roll 35 Earthwool 80% recycled (or close equivalent)	
Internal Wall Insulation	100mm FrameTherm Roll 44 Earthwool 80% recycled (or close equivalent)	
Insulation in coombed walls	VC Foil and air cavity	
Plasterboard for external and coombed walls	12.5mm TE Duplex	
Plasterboard for internal walls	12.5mm Plain	
Plasterboard for bathroom walls	12.5mm Moisture resistant	
<b>U VALUE: 0.21W/m<sup>2</sup> K</b>		

### ROOF

ROOF	DESCRIPTION	OPTIONAL SOFFITS AND FACIAS
Roof Trusses	Prefabricated Fink or Attic Trusses	<ul style="list-style-type: none"> <li>UPVC Soffits and Fascias in a range of white, black or wood effect.</li> <li>Dummy Chimneys are quoted as an extra over.</li> </ul> Please ask for a price guide for this option
Gable Ladders	20 x 145mm barge with 9mm ext soffit	
Roof Truss Bracing	25 x 100mm	
Sarking	22mm	
Roofing Membrane	Proctor Roofshield	
Fascia Boards	20 x 220m dressed redwood	
Soffit	9mm Exterior Plywood	
Plasterboard Dwangs	38 x 50mm pre-cut	
Attic Insulation	400mm FrameTherm Loft Roll 44 Earthwool	
Coombed Ceilings Insulation	160mm Kingspan Rigid Insulation and VC foil	
<b>U VALUE: 0.17W/m<sup>2</sup> K</b>		

## OPTIONAL INSULATION UPGRADE

INSULATION	DESCRIPTION	ADVANTAGE
SKYEHOMES THERMAL WALL	25mm Kingspan Rigid insulation backed plasterboard	An economic insulation upgrade that significantly improves thermal- efficiency without any further installation costs.
<b>U VALUE: 0.19 W/ m<sup>2</sup> K</b>		

## WINDOWS & DOORS

WINDOWS	DESCRIPTION	OPTIONAL
<p>Timber-red wood fully factory finished to RAL colour choice or UPVC.</p> <p>Velux roof windows.</p>	<p>Traditional single sash windows perfectly proportioned to suit our designs. Double glazed and fully reversible for easy cleaning.</p> <p>Low E glazing and argon filled.</p> <p>All timber windows can be either stained or painted with any RAL colour.</p> <p>UPVC windows can be either white or a wood effect in cherry-wood, mahogany, dark green or grey.</p>	<ul style="list-style-type: none"> <li>All windows can be triple glazed as an optional extra.</li> <li>Aluminium clad windows either double or triple glazed</li> <li>Transoms and astragals can be added to create a traditional window pane effect.</li> <li>Dual paint -finish showing a different colour inside from outside.</li> </ul> <p>Please ask for a price guide for these options</p>
DOORS	DESCRIPTION	OPTIONAL
Timber, UPVC or Composite	In a selection of different styles and colours to suit design.	<ul style="list-style-type: none"> <li>Various glazing options available including stained glass.</li> </ul>
<b>WINDOW U VALUE: 1.4W/ m<sup>2</sup> K</b>		

## INTERNAL FINISHINGS

INTERNAL FINISHING	DESCRIPTION	OPTIONAL
Interior Doors	Classic four- panel clear pine doors pre-hung in red wood door frames, complete with latches, locks and door stops.	<ul style="list-style-type: none"> <li>Oak- option to have all finishing in white oak.</li> <li>Stairs-we can supply stairs to be open redwood or oak</li> <li>Stairs- we can supply a staircase design of your choice, more options available.</li> <li>Ironmongery- we can supply ironmongery of your own choice.</li> <li>Cornicing-please ask if you would to remove cornicing from the kit.</li> <li>Internal doors- we can supply any door style you wish. There are many options to choose from.</li> <li>Cornicing to the ground floor</li> </ul> <p>Please ask for a price guide for these options</p>
Door Facings	Traditional ogee and bead profile in red wood.	
Skirtings	Elegant 145mm ogee profile skirting in red wood with matching skirting blocks.	
Window cills	21 x 195mm redwood	
Stair	Stylish traditional stair case with redwood stringers, white wood treads and MDF risers. 41mm redwood chamfered spindles and 90mm newels with square bevelled newel caps.	
Shelving	MDF shelving with a redwood edge with fixings supplied for wardrobes, cloaks, linen and other cupboards.	
Ironmongery	Satin chrome or brass door handles or knobs in a range of styles.	

*The specification given is for guidance only and is not intended to form any part of any contract and can be subject to change without notice.*

## ITEMS TO BE SUPPLIED BY CLIENT/ BUILDER

Foundations, drainage and other services, block work, roughcast, roofing slates, DPC materials, concrete lintels, concrete steps, ramp, all plumbing materials, kitchen fitments, sanitary ware, rainwater goods, chimneys and fireplaces, electrical materials, taping & filing materials and decoration materials. This is not an exhaustive list and is for guidance only.

## TIMBER FRAME ERECTION AND HOUSE CONSTRUCTION

SkyeHomes can now offer a timber frame kit erection service pending your location. If you decide to use this service your VAT will be zero rated. We will be happy to supply you with contact details for builders in your local area.

### VAT

All prices are shown exclusive of VAT. VAT can be reclaimed by the self builder at the end of the project or excluded from all payments by using a main contractor who is vat registered. Contact HM Revenue & Customs for further information by visiting their website [www.hmrc.gov.uk](http://www.hmrc.gov.uk) or calling 0845 010 9000.

### DELIVERY CHARGES

Delivery charges are not included in the above prices. Delivery prices are dependent upon the site location and will be confirmed with our written quotation.

### ROOFING SLATES

Our timber frame system is supplied with 22mm treated sarking and a breathable under-slating membrane ready for slates to be fitted. SkyeHomes can provide you with competitive prices for high quality slates.

# SKYEHOMES

...traditional homes designed for modern living



WEB: [www.skyehomes.co.uk](http://www.skyehomes.co.uk)  
EMAIL: [info@skyehomes.co.uk](mailto:info@skyehomes.co.uk)  
TEL: 01478 611 211