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NEW

Rural Homes Collection



designs for
the countryside

Inverurie | Cumbernauld | Inverness | Dundee | Paignton | West Sussex

2016

the natural choice

The overall aim should be to ensure that your new home is carefully located, worthy of its setting, and is the result of an **imaginative, responsive and sensitive** design process.



Design

High quality design must be integral to new development and local area differences must be respected. Traditionally, local climate and available materials have had a profound influence on the design of houses and have helped to create local area characteristics.

Likewise, features and finishes can help connect, or disconnect, a house to its surroundings. Increasingly, however, design has been standardised across the countryside.

Landscape

It is essential that the proposed location and siting of new housing considers the impact on the landscape, in terms of both immediate and wider surroundings. If a proper fit in the landscape is not achieved, then even a well designed building can fail.

Overall, a well designed house must reflect the landscape in which it is set. It must be informed by and respond to it, rather than being a house which is designed without regard to the context and place within a site.

Where you should locate and site your house and what it should look like

The location and siting of your house is just as important as what it looks like. To help you, the broad meanings of location, siting and design have been set out below. This is followed by a table which provides detailed information on the key design considerations relating to each term.


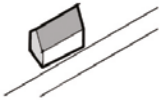

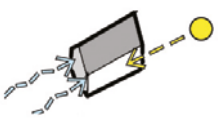

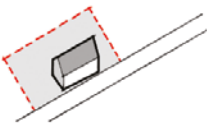


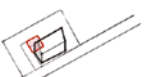





Location: Careful positioning within the wider landscape. New build should try to fit into the landscape and respect traditional settlement patterns. Consideration should also be given to constraints on locations such as local development plan policies, the potential for flooding and proximity to utilities.

Siting: Responding to the character of your site to achieve a well designed layout. This is important because a poor layout can detract from good design. Layout considerations relate particularly to topography and site levels, and how best to use these to create an attractive and practical site. Creating a well designed site, with careful consideration of where and how the house is placed on site can also save money - from extensive site preparation works to running costs. For example, orientating the house to enhance shelter and solar gain can help retain heat and reduce energy consumption. Consideration must also be given to access (driveways), drainage and hard surfacing (parking), as well as to landscaping which can be used to integrate your house into its surroundings.

Design: What your house looks like. This can be described as the choice of building materials and colours. It also includes details such as the style of windows, doors, dormers, chimneys, porches and conservatories.

The Scottish Government strongly supports good rural house design. In November 2011, it published a document called **Rural Design: Future Landscapes**. This brings together a range of rural design initiatives which have been carried out by the Government in conjunction with two rural local authorities. In particular, there was collaboration between **Scotframe**, Proctor & Matthews Architects and Comhairle nan Eilean Siar on a kit house re-design exercise. The idea behind the project was to create a new portfolio of houses, more in-keeping with Scotland's rural vernacular.

location, siting and design considerations

Category	Key Consideration	Main Aim	How To Achieve
Location Careful positioning in the wider landscape	Landscape 	Nestle into the landscape	Site the house in the natural lie of the land. Avoid dominating the skyline or the waterline.
	Orientation Roads 	Assess proximity and relationship to the road	Build close to the road if this has been established as the traditional pattern. Build either parallel or perpendicular to the road following the established pattern.
	Buildings 	Look at the orientation of surrounding buildings	Follow the established building lines – look at the direction the front door and main elevation face on existing houses.
	Climate 	Maximise sunshine and minimise wind	Following the traditional lines for the positioning of your house in relationship to roads and buildings will often maximise solar gain and minimise wind-chill. If you wish to build on a more isolated site, you will need to orientate the house in response to the climate.
Siting Respond to the character of your site	Slope This refers to the ground levels 	Use sloping sites to create a difference in level for the house	Avoid mounding your site i.e. creating an over engineered platform. Balance cutting into and filling the site, if groundworks are essential. Avoid any excessive or uneven block underbuild.
	Size The size of your house in relation to your site 	Ensure your house fits well within your plot	Ensure your house does not dominate the plot, leaving no space around it. Sufficient open garden space should be considered as an integral part of your development. Carefully consider the siting and design of garages and outbuildings so as not to be as prominent as the house.
	Shape The form and shape of the house's footprint 	Create the right shape and proportions	Break up the mass of your house to create the right footprint.
	Access 	Create an access from existing entrance points	Consider using an access that already exists. Ensure safe and sufficient access is provided to the development.
	Parking 	Ensure safe and low profile parking	Lower the visual impact of car parking by allowing for it to be positioned at the rear of the house. Avoid hard surfaces dominating the plot.
Design Create the right style and features for your house	Roof 	Use strong plain roof pitches	Use a pitch of 40-45 degrees, where possible, with a simple layout. Opt for dual pitch roofs with gables. Try to have all the pitches in the roof structures the same pitch. Generally avoid mono pitch, mansard and complex roof structures. Only use a hipped roof if it works with the proportions of the house.
	Windows 	Keep windows vertical	Ensure that windows generally have a vertical emphasis and a simple design. Consider using dormer windows that are of the same style, proportion and roof pitch as the main house design. Ensure that window proportions are consistent throughout the house. Have a definite lintel so that windows are clear of the eaves.
	Materials 	Use natural materials	Allow for finishes, like natural stone, wet dash render and slate. Timber, artificial slates, profile sheeting or turf roofs are alternatives. Try to use sustainable building materials.
	Ornamentation 	Avoid excess decoration and embellishments	Avoid complex porch designs; set out or slender chimney stacks; feature panels; quoins and arches.
	Boundaries 	Ensure sensitive and in-keeping	Avoid high fences or concrete block walls where a simpler approach would work better.

Blackbird

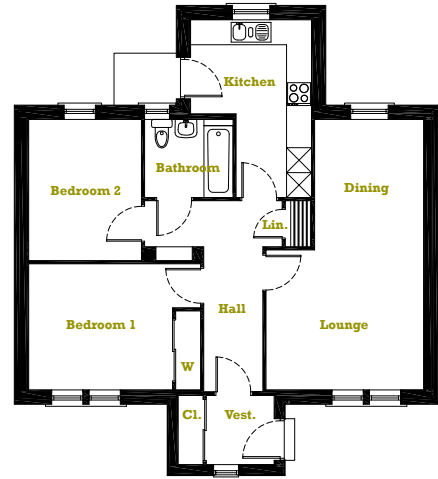
Bedrooms: 2

Floor Area: 74.88m²

Frontage: 10.20m

Ridge Height: 5.908m

BUNGALOW



Room	Metres	Feet
Lounge	3.765 x 3.340	12'4" x 10'11"
Dining	2.595 x 3.140	8'6" x 10'4"
Kitchen (Widest)	2.880 x 4.250	9'5" x 13'11"

Room	Metres	Feet
Bedroom 1	3.435 x 3.005	11'3" x 9'10"
Bedroom 2	2.685 x 3.370	8'10" x 11'1"
Bathroom	2.100 x 1.850	6'11" x 6'1"

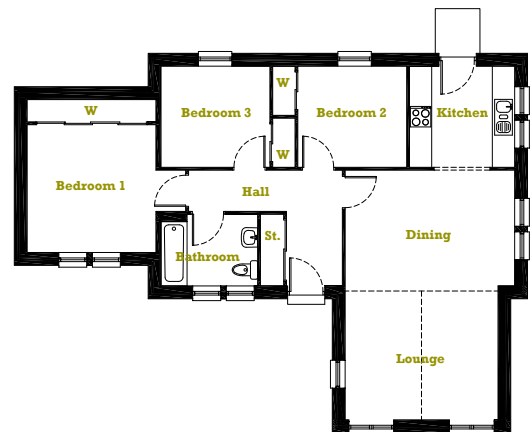
Goldcrest

Bedrooms: 3

Floor Area: 87.84m²

Frontage: 13.80m

Ridge Height: 5.656m



Room	Metres	Feet
Lounge	4.080 x 3.600	13'5" x 11'10"
Dining	4.530 x 3.085	14'10" x 10'1"
Kitchen	2.800 x 2.690	9'2" x 8'10"
Bedroom 1	3.435 x 3.405	11'3" x 11'2"

Room	Metres	Feet
Bedroom 2	2.897 x 2.690	9'6" x 8'10"
Bedroom 3	2.897 x 2.690	9'6" x 8'10"
Bathroom	2.570 x 1.900	8'5" x 6'3"

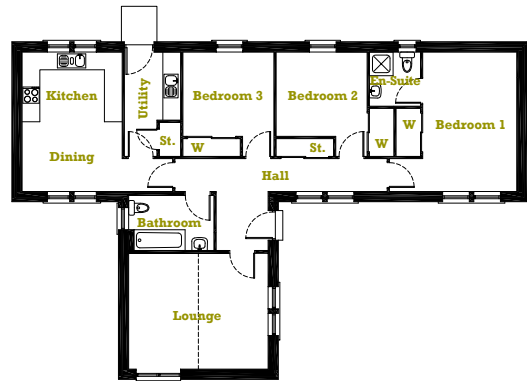
Greenfinch

Bedrooms: 3

Floor Area: 109.44m²

Frontage: 17.40m

Ridge Height: 5.152m



Room	Metres	Feet
Lounge	4.680 x 3.885	15'4" x 12'9"
Kitchen/Dining	3.350 x 4.680	11'0" x 15'4"
Utility	1.870 x 2.270	6'2" x 7'5"
Bedroom 1	3.150 x 4.680	10'4" x 15'4"

Room	Metres	Feet
En-Suite	1.695 x 1.800	5'7" x 5'11"
Bedroom 2	3.045 x 2.820	10'0" x 9'3"
Bedroom 3	3.045 x 2.820	10'0" x 9'3"
Bathroom	2.850 x 1.830	9'4" x 6'0"

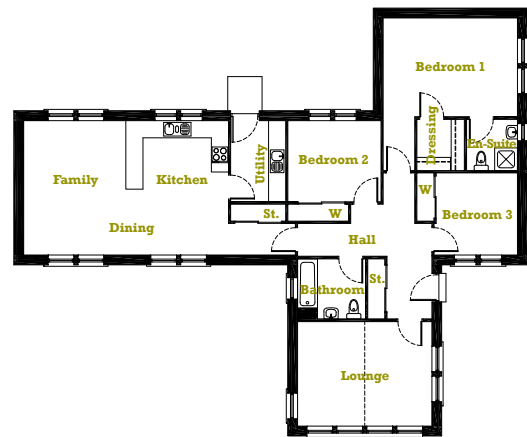
Robin

Bedrooms: 3

Floor Area: 129.60m²

Frontage: 18.00m

Ridge Height: 5.152m



Room	Metres	Feet
Lounge	4.680 x 3.635	15'4" x 11'11"
Kitchen/Dining/Family	7.150 x 4.680	23'5" x 15'4"
Utility	1.900 x 2.820	6'3" x 9'3"
Bedroom 1	4.680 x 3.435	15'4" x 11'3"
Dressing	1.635 x 1.770	5'4" x 5'10"
En-Suite	1.755 x 1.770	5'9" x 5'10"

Room	Metres	Feet
Bedroom 2	3.235 x 2.820	10'7" x 9'3"
Bedroom 3	2.820 x 2.850	9'3" x 9'4"
Bathroom	2.355 x 2.080	7'9" x 6'10"

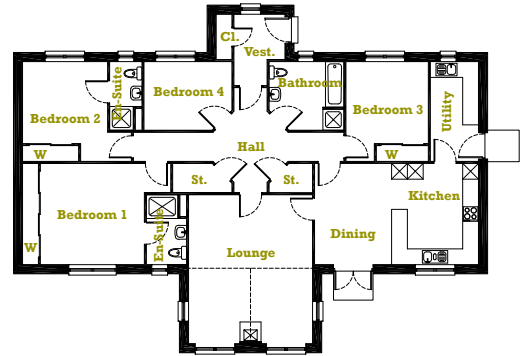
Starling

Bedrooms: 4

Floor Area: 154.98m²

Frontage: 18.00m

Ridge Height: 5.814m



Room	Metres	Feet
Lounge	4.680 x 5.625	15'4" x 18'5"
Kitchen/Dining	6.195 x 3.815	20'4" x 12'6"
Utility	1.800 x 3.760	5'11" x 12'4"
Bathroom	2.810 x 2.575	9'3" x 8'5"
Bedroom 1	3.920 x 3.815	12'10" x 12'6"
En-Suite	1.495 x 2.625	4'11" x 8'7"

Room	Metres	Feet
Bedroom 2	3.200 x 3.085	10'6" x 10'1"
En-Suite	1.200 x 2.575	3'11" x 8'5"
Bedroom 3	3.100 x 3.085	10'2" x 10'1"
Bedroom 4	3.310 x 2.575	10'10" x 8'5"

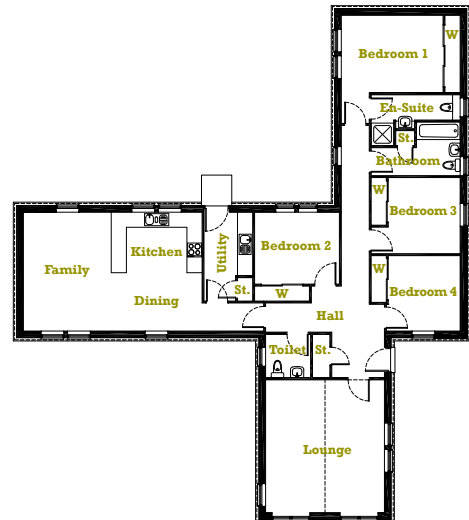
Wren

Bedrooms: 4

Floor Area: 155.52m²

Frontage: 18.00m

Ridge Height: 5.137m



Room	Metres	Feet
Lounge	4.680 x 5.235	15'4" x 17'2"
Kitchen/Dining/Family	7.055 x 4.680	23'2" x 15'4"
Utility	1.900 x 2.490	6'3" x 8'2"
Toilet	1.755 x 1.680	5'9" x 5'6"
Bedroom 1	4.005 x 3.045	13'2" x 10'0"
En-Suite (Excl. Recesses)	3.495 x 0.970	11'6" x 3'2"

Room	Metres	Feet
Bedroom 2	3.330 x 2.820	10'11" x 9'3"
Bedroom 3	2.820 x 2.990	9'3" x 9'10"
Bedroom 4	2.820 x 2.955	9'3" x 9'8"
Bathroom (Widest)	3.495 x 2.100	11'6" x 6'11"

Capercaillie

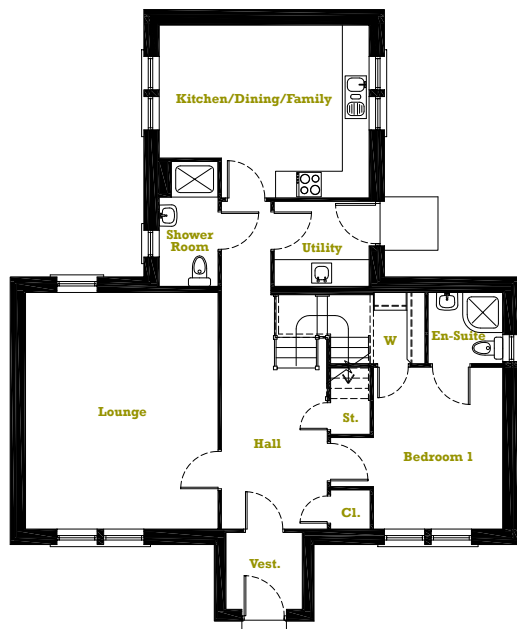
Bedrooms: 3

Floor Area: 135.90m²

Frontage: 11.40m

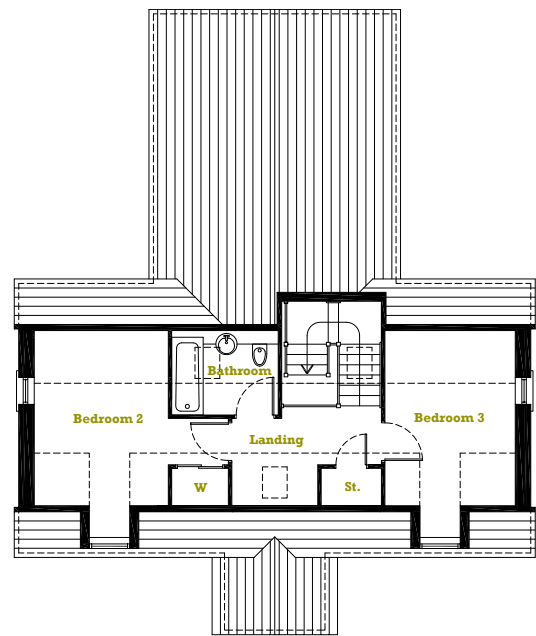
Ridge Height: 6.523m

1.5 STOREY



Ground Floor

Room	Metres	Feet
Lounge	4.290 x 5.280	14'1" x 17'4"
Kitchen/Dining/Family	4.680 x 3.850	15'4" x 12'8"
Utility (Widest)	2.100 x 1.880	6'11" x 6'2"
Shower Room	1.290 x 2.775	4'3" x 9'1"
Bedroom 1	2.874 x 3.605	9'5" x 11'10"
En-Suite	1.645 x 1.570	5'5" x 5'2"



First Floor

Room	Metres	Feet
Bedroom 2	2.955 x 3.870	9'8" x 12'8"
Bedroom 3	2.874 x 3.870	9'5" x 12'8"
Bathroom	2.343 x 1.850	7'8" x 6'1"

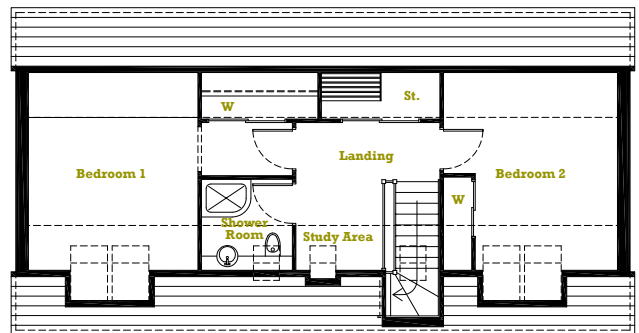
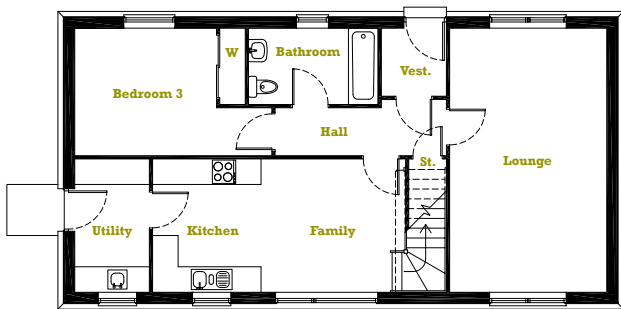
Grouse

Bedrooms: 3

Floor Area: 136.62m²

Frontage: 13.20m

Ridge Height: 6.852m



Ground Floor

Room	Metres	Feet
Lounge	3.665 x 6.180	12'0" x 20'3"
Kitchen/Family	5.920 x 3.105	19'5" x 10'2"
Utility	1.725 x 3.105	5'8" x 10'2"
Bedroom 3	3.305 x 2.970	10'10" x 9'9"
Bathroom	3.020 x 1.765	9'11" x 5'9"

First Floor

Room	Metres	Feet
Bedroom 1	3.570 x 4.170	11'9" x 13'8"
Bedroom 2	3.665 x 4.170	12'0" x 13'8"
Shower Room	1.900 x 1.902	6'3" x 6'3"

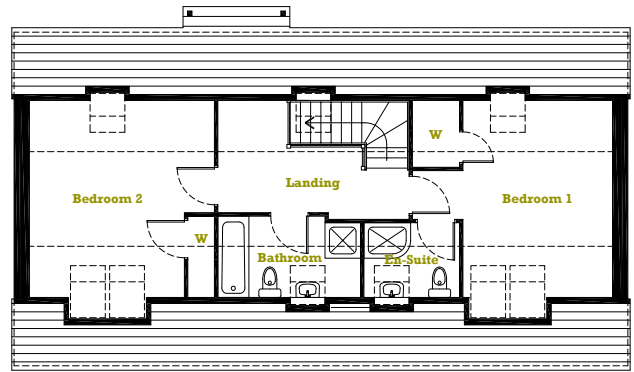
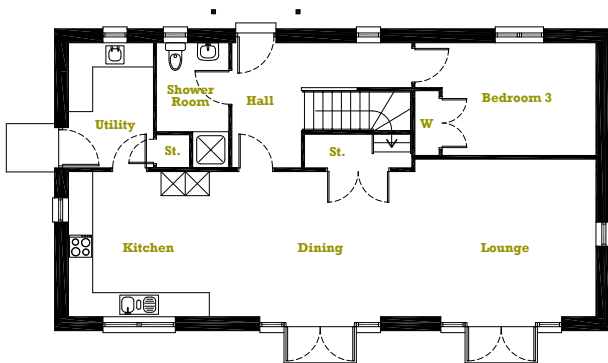
Partridge

Bedrooms: 3

Floor Area: 152.88m²

Frontage: 13.80m

Ridge Height: 6.810m



Ground Floor

Room	Metres	Feet
Lounge	4.470 x 3.890	14'8" x 12'9"
Kitchen/Dining	8.610 x 3.580	28'3" x 11'9"
Utility	2.080 x 3.080	6'10" x 10'1"
Shower Room (Excl. Shower Recess)	1.770 x 2.180	5'10" x 7'2"
Bedroom 3	3.795 x 2.770	12'5" x 9'1"

First Floor

Room	Metres	Feet
Bedroom 1	3.335 x 4.400	10'11" x 14'5"
En-Suite	2.120 x 1.652	6'11" x 5'5"
Bedroom 2	4.130 x 4.400	13'7" x 14'5"
Bathroom	3.180 x 1.800	10'5" x 5'11"

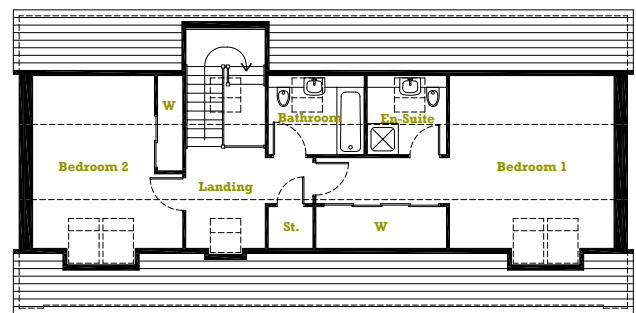
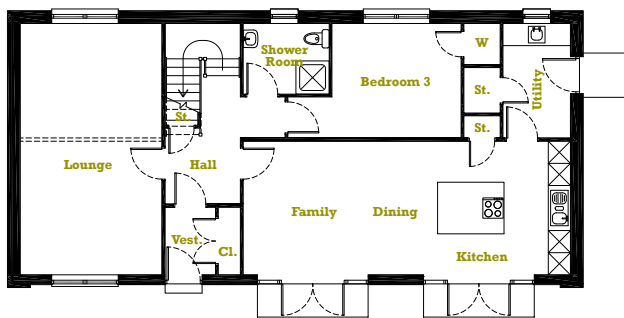
Pheasant

Bedrooms: 3

Floor Area: 175.07m²

Frontage: 15.60m

Ridge Height: 6.693m



Ground Floor

Room	Metres	Feet
Lounge	3.807 x 6.780	12'6" x 22'3"
Kitchen/Dining/Family	8.838 x 3.590	29'0" x 11'9"
Utility	1.800 x 3.070	5'11" x 10'1"
Shower Room	2.300 x 1.885	7'7" x 6'2"
Bedroom 3	3.470 x 3.070	11'5" x 10'1"

First Floor

Room	Metres	Feet
Bedroom 1	4.191 x 4.400	13'9" x 14'5"
En-Suite	2.005 x 2.000	6'7" x 6'7"
Bedroom 2	3.097 x 4.400	10'2" x 14'5"
Bathroom	2.431 x 2.000	8'0" x 6'7"

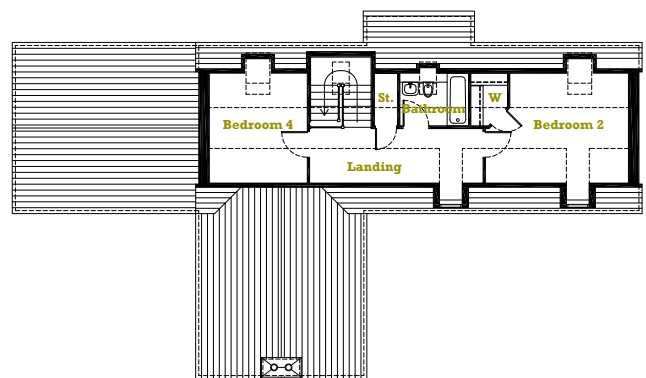
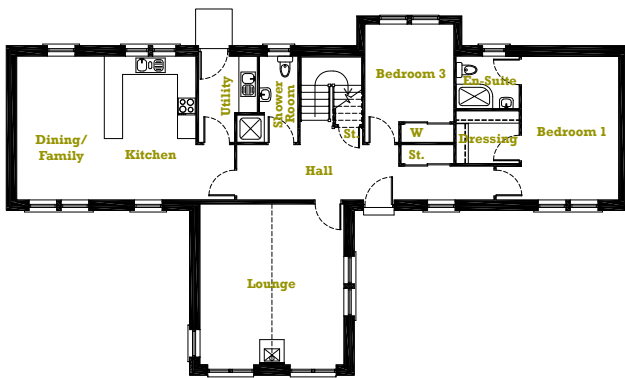
Ptarmigan

Bedrooms: 4

Floor Area: 177.68m²

Frontage: 20.40m

Ridge Height: 6.414m



Ground Floor

Room	Metres	Feet
Lounge	4.680 x 5.235	15'4" x 17'2"
Kitchen/Dining/Family	5.835 x 4.680	19'2" x 15'4"
Utility	1.890 x 1.820	6'2" x 6'0"
Shower Room (Excl. Shower Recess)	1.224 x 2.795	4'0" x 9'2"
Bedroom 1	3.155 x 4.680	10'4" x 15'4"
Dressing	2.035 x 1.700	6'8" x 5'7"
En-Suite	2.035 x 1.690	6'8" x 5'7"
Bedroom 3	2.880 x 3.170	9'5" x 10'5"

First Floor

Room	Metres	Feet
Bedroom 2	4.650 x 3.570	15'3" x 11'9"
Bedroom 4	3.174 x 3.570	10'5" x 11'9"
Bathroom	2.215 x 1.700	7'3" x 5'7"

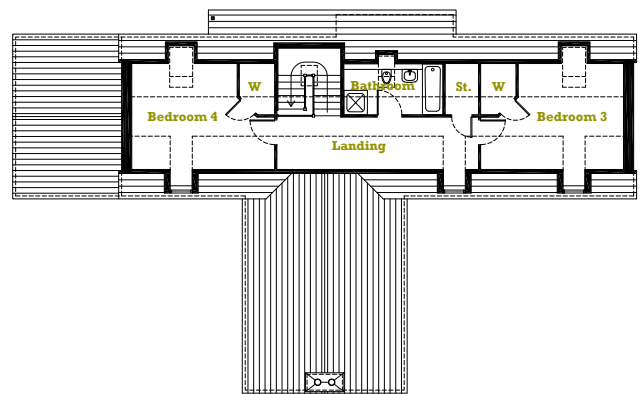
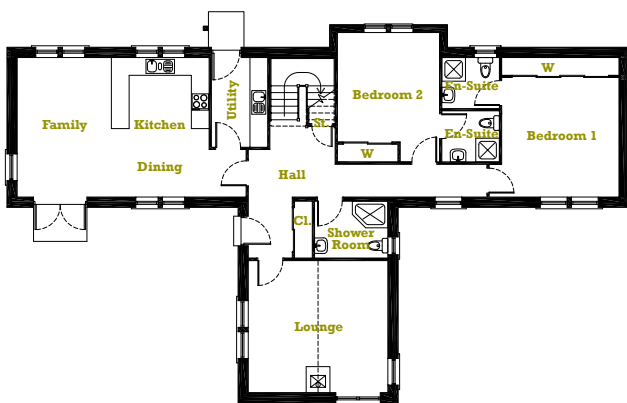
Snipe

Bedrooms: 4

Floor Area: 197.98m²

Frontage: 21.00m

Ridge Height: 6.223m



Ground Floor

Room	Metres	Feet
Lounge	4.680 x 4.425	15'4" x 14'6"
Kitchen/Dining/Family	6.450 x 4.680	21'2" x 15'4"
Utility	1.870 x 3.000	6'2" x 9'10"
Shower Room	2.445 x 1.890	8'0" x 6'2"
Bedroom 1	3.930 x 4.005	12'11" x 13'2"
En-Suite	1.915 x 1.695	6'3" x 5'7"
Bedroom 2	3.419 x 3.662	11'3" x 12'0"
En-Suite	1.915 x 1.695	6'3" x 5'7"

First Floor

Room	Metres	Feet
Bedroom 3	4.825 x 3.570	15'10" x 11'9"
Bedroom 4	4.825 x 3.570	15'10" x 11'9"
Bathroom	3.339 x 1.700	10'11" x 5'7"

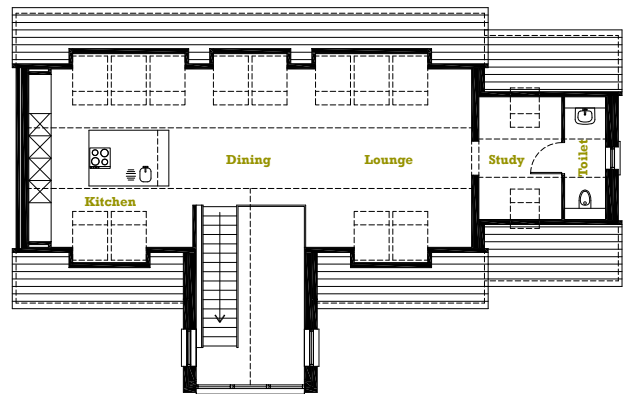
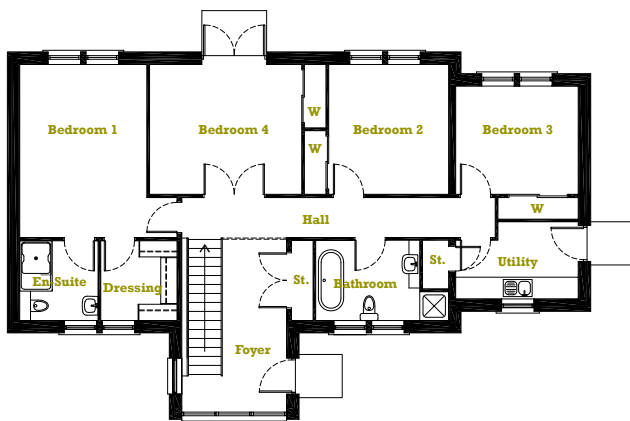
Quail

Bedrooms: 4

Floor Area: 201.39m²

Frontage: 16.20m

Ridge Height: 6.869m



Ground Floor

Room	Metres	Feet
Bedroom 1	3.500 x 4.775	11'6" x 15'8"
Dressing	2.085 x 2.185	6'10" x 7'2"
En-Suite	2.145 x 2.185	7'0" x 7'2"
Bedroom 2	3.300 x 3.575	10'10" x 11'9"
Bedroom 3	3.375 x 2.975	11'1" x 9'9"
Bedroom 4	4.195 x 3.575	13'9" x 11'9"
Utility	3.375 x 2.110	11'1" x 6'11"
Bathroom (Excl. Shower Recess)	2.860 x 2.200	9'5" x 7'3"

First Floor

Room	Metres	Feet
Lounge/Dining/Kitchen	11.880 x 4.770	39'0" x 15'8"
Study	2.200 x 3.270	7'3" x 10'9"
Toilet	1.070 x 3.270	3'6" x 10'9"

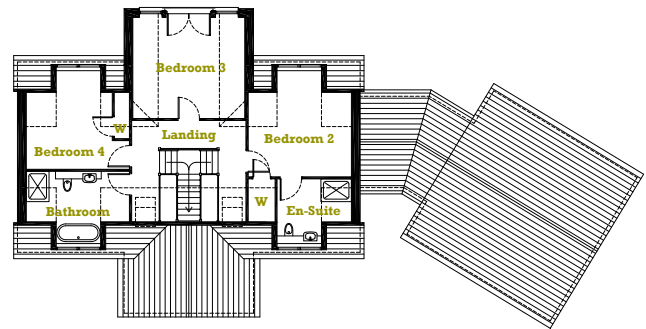
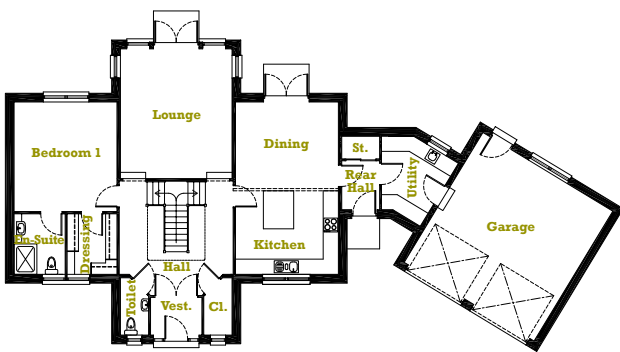
Woodcock

Bedrooms: 4

Floor Area: 208.05m²

Frontage: 24.41m

Ridge Height: 6.724m



Ground Floor

Room	Metres	Feet
Lounge	4.380 x 5.100	14'4" x 16'9"
Kitchen/Dining	4.035 x 6.780	13'3" x 22'3"
Utility (Widest)	3.008 x 2.880	9'10" x 9'5"
Toilet	1.085 x 2.235	3'7" x 7'4"
Bedroom 1	4.035 x 4.300	13'3" x 14'1"
Dressing	1.942 x 2.360	6'4" x 7'9"
En-Suite	1.987 x 2.360	6'6" x 7'9"
Garage	5.970 x 5.970	19'7" x 19'7"

First Floor

Room	Metres	Feet
Bedroom 2	4.035 x 3.300	13'3" x 10'10"
En-Suite (Incl. Dormer)	2.901 x 2.520	9'6" x 8'3"
Bedroom 3	4.380 x 3.955	14'4" x 13'0"
Bedroom 4	3.360 x 3.000	11'0" x 9'10"
Bathroom (Incl. Dormer)	4.035 x 2.820	13'3" x 9'3"

Buzzard

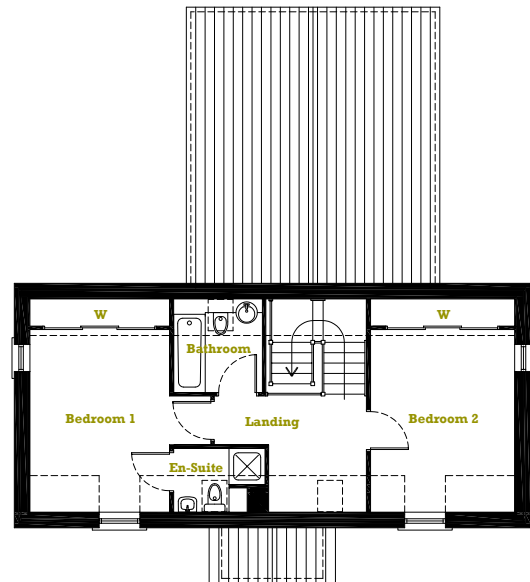
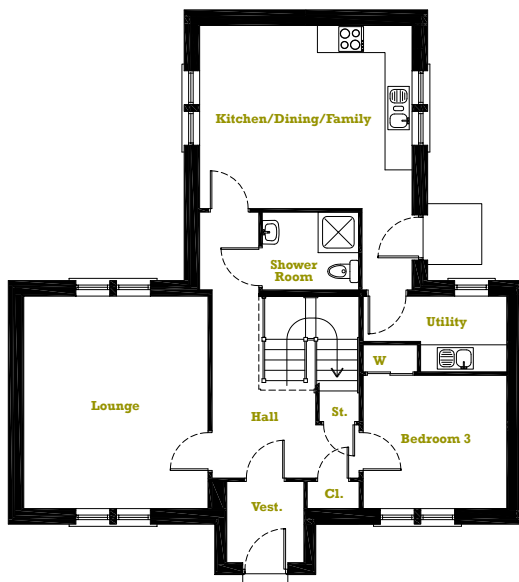
Bedrooms: 3

Floor Area: 134.64m²

Frontage: 11.40m

Ridge Height: 7.272m

1.75 STOREY



Ground Floor

Room	Metres	Feet
Lounge	4.055 x 4.680	13'4" x 15'4"
Kitchen/Dining/Family	4.680 x 4.030	15'4" x 13'3"
Utility	1.880 x 1.650	6'2" x 5'5"
Shower Room	2.108 x 1.700	6'11" x 5'7"
Bedroom 3	3.155 x 2.925	10'4" x 9'7"

First Floor

Room	Metres	Feet
Bedroom 1	3.055 x 4.005	10'0" x 13'2"
En-Suite	1.995 x 1.381	6'7" x 4'6"
Bedroom 2	3.155 x 4.005	10'4" x 13'2"
Bathroom	1.932 x 2.038	6'4" x 6'8"

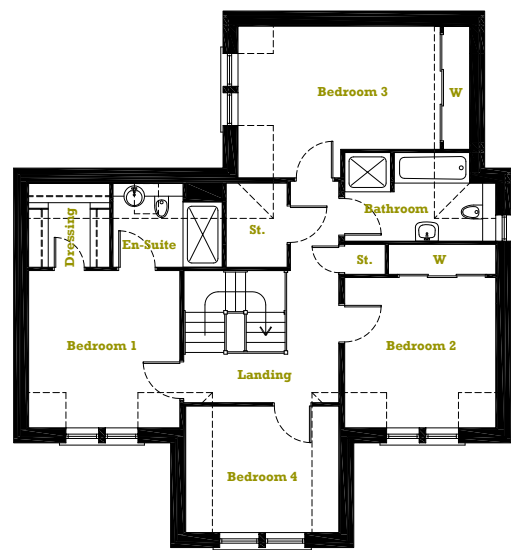
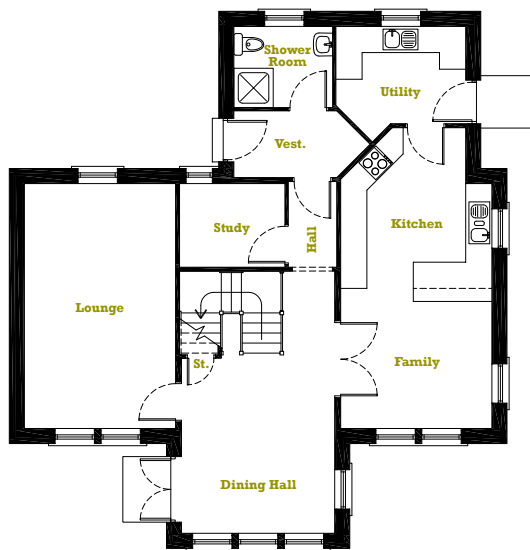
Kestrel

Bedrooms: 4

Floor Area: 179.28m²

Frontage: 11.40m

Ridge Height: 7.737m



Ground Floor

Room	Metres	Feet
Lounge	3.435 x 5.580	11'3" x 18'4"
Dining	3.480 x 3.981	11'5" x 13'1"
Kitchen/Family (Widest)	3.435 x 6.860	11'3" x 22'6"
Utility	2.944 x 2.200	9'8" x 7'3"
Shower Room	2.231 x 1.830	7'4" x 6'0"
Study	2.385 x 1.885	7'10" x 6'2"

First Floor

Room	Metres	Feet
Bedroom 1	3.435 x 3.575	11'3" x 11'9"
Dressing	1.830 x 1.900	6'0" x 6'3"
En-Suite	2.475 x 1.900	8'1" x 6'3"
Bedroom 2	3.435 x 3.415	11'3" x 11'2"
Bedroom 3	4.605 x 3.450	15'1" x 11'4"
Bedroom 4	3.480 x 2.870	11'5" x 9'5"
Bathroom	3.435 x 2.000	11'3" x 6'7"

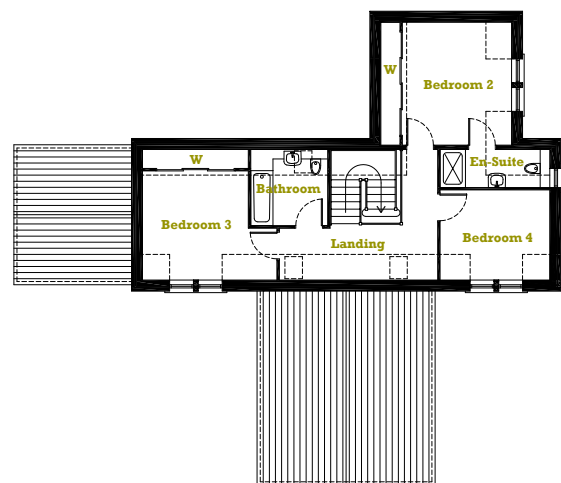
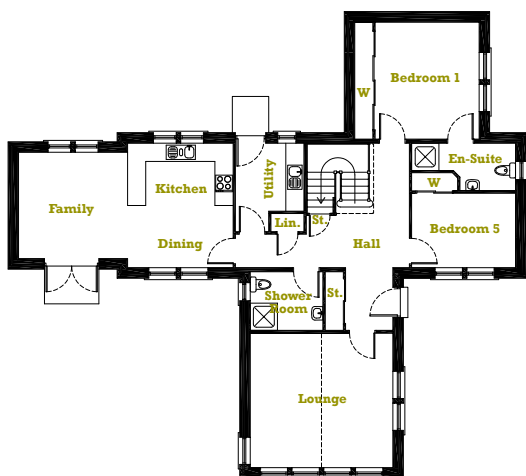
Merlin

Bedrooms: 5

Floor Area: 186.60m²

Frontage: 17.10m

Ridge Height: 6.987m



Ground Floor

Room	Metres	Feet
Lounge	4.680 x 4.410	15'4" x 14'6"
Family	3.600 x 3.480	11'10" x 11'5"
Kitchen/Dining	3.455 x 4.080	11'4" x 13'5"
Utility	2.235 x 2.215	7'4" x 7'3"
Shower Room	2.370 x 1.905	7'9" x 6'3"
Bedroom 1	3.405 x 3.835	11'2" x 12'7"
En-Suite	3.400 x 1.545	11'2" x 5'1"
Bedroom 5	3.400 x 2.430	11'2" x 8'0"

First Floor

Room	Metres	Feet
Bedroom 2	3.405 x 3.835	11'2" x 12'7"
En-Suite	3.420 x 1.170	11'3" x 3'10"
Bedroom 3	3.300 x 3.405	10'10" x 11'2"
Bedroom 4	3.420 x 2.805	11'3" x 9'2"
Bathroom	2.390 x 2.370	7'10" x 7'9"

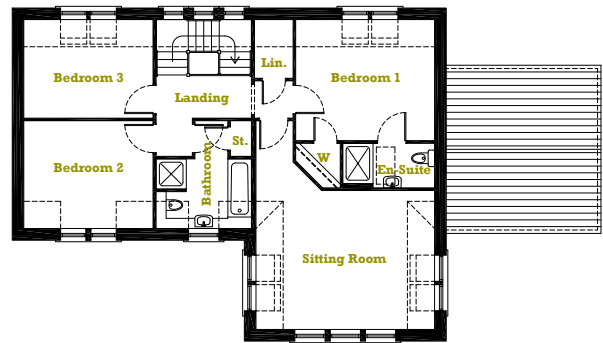
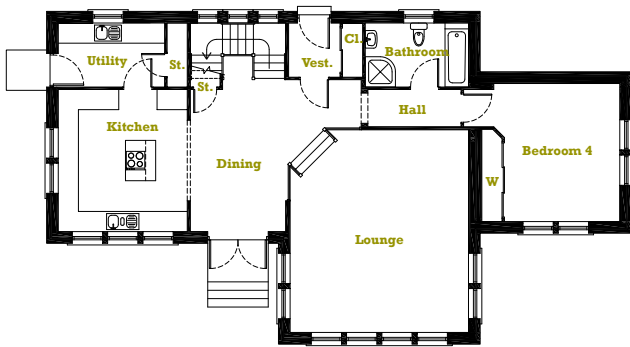
Peregrine

Bedrooms: 4

Floor Area: 206.28m²

Frontage: 17.40m

Ridge Height: 8.047m



Ground Floor

Room	Metres	Feet
Lounge	5.280 x 6.000	17'4" x 19'8"
Kitchen	3.810 x 4.200	12'6" x 13'9"
Dining	2.805 x 4.200	9'2" x 13'9"
Utility	3.135 x 1.875	10'3" x 6'2"
Bathroom	3.045 x 1.875	10'0" x 6'2"
Bedroom 4	3.400 x 4.080	11'2" x 13'5"

First Floor

Room	Metres	Feet
Sitting Room	5.280 x 4.100	17'4" x 13'5"
Bedroom 1	4.100 x 3.570	13'5" x 11'9"
En-Suite	2.700 x 1.300	8'10" x 4'3"
Bedroom 2	3.810 x 3.175	12'6" x 10'5"
Bedroom 3	3.810 x 2.900	12'6" x 9'6"
Bathroom	2.805 x 2.040	9'2" x 6'8"

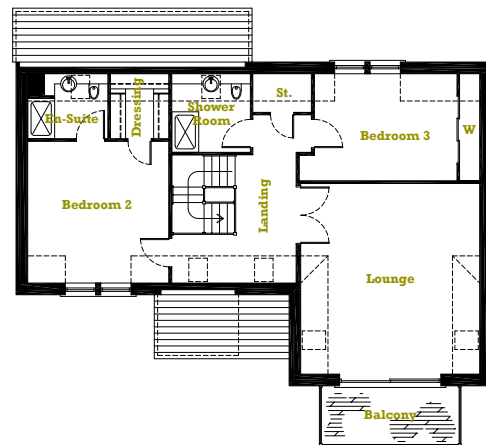
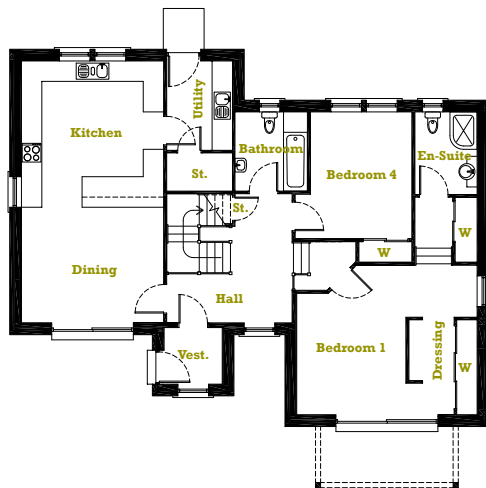
Red Kite

Bedrooms: 4

Floor Area: 211.95m²

Frontage: 14.10m

Ridge Height: 8.047m



Ground Floor

Room	Metres	Feet
Kitchen/Dining	4.155 x 7.680	13'8" x 25'2"
Bedroom 1/Dressing (Incl. Wardrobe)	5.280 x 4.370	17'4" x 14'4"
En-Suite	1.800 x 2.400	5'11" x 7'10"
Bedroom 4	2.955 x 3.700	9'8" x 12'2"
Utility	1.905 x 2.600	6'3" x 8'6"
Bathroom	2.100 x 2.300	6'11" x 7'7"

First Floor

Room	Metres	Feet
Lounge	5.280 x 5.625	17'4" x 18'5"
Bedroom 2	4.155 x 4.175	13'8" x 13'8"
Dressing	1.700 x 1.900	5'7" x 6'3"
En-Suite	2.350 x 1.900	7'9" x 6'3"
Bedroom 3	4.200 x 3.150	13'9" x 10'4"
Shower Room	2.300 x 2.300	7'7" x 7'7"

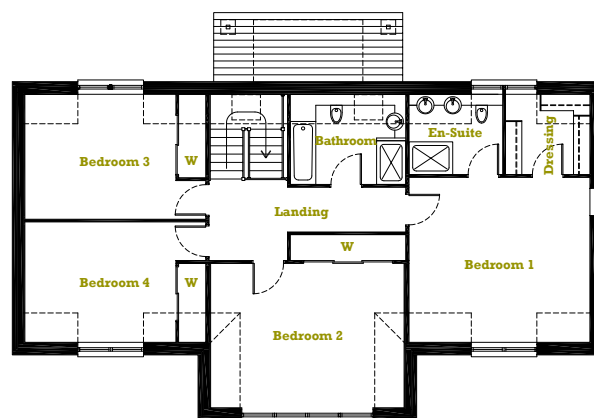
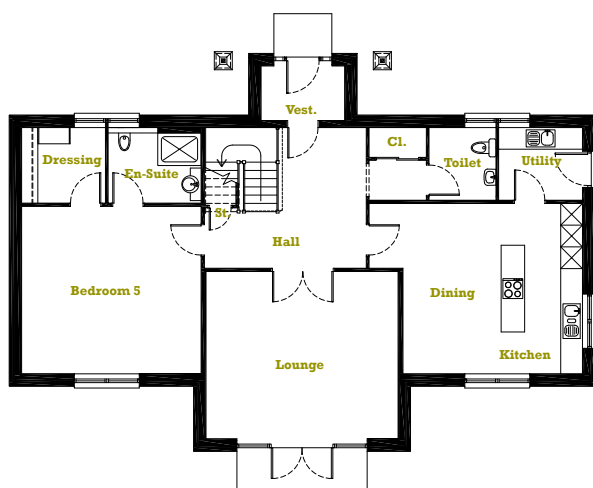
Sparrow Hawk

Bedrooms: 5

Floor Area: 238.81m²

Frontage: 16.20m

Ridge Height: 8.442m



Ground Floor

Room	Metres	Feet
Lounge	5.280 x 4.600	17'4" x 15'1"
Kitchen/Dining	4.935 x 4.680	16'2" x 15'4"
Utility	2.287 x 1.980	7'6" x 6'6"
Toilet	1.820 x 1.980	6'0" x 6'6"
Bedroom 5	4.935 x 4.600	16'2" x 15'1"
Dressing	2.287 x 2.060	7'6" x 6'9"
En-Suite	2.542 x 2.060	8'4" x 6'9"

First Floor

Room	Metres	Feet
Bedroom 1	4.935 x 4.500	16'2" x 14'9"
Dressing	2.287 x 2.175	7'6" x 7'2"
En-Suite	2.542 x 2.175	8'4" x 7'2"
Bedroom 2	5.280 x 3.940	17'4" x 12'11"
Bedroom 3	4.115 x 3.400	13'6" x 11'2"
Bedroom 4	4.115 x 3.275	13'6" x 10'9"
Bathroom	3.139 x 2.445	10'4" x 8'0"

Eider

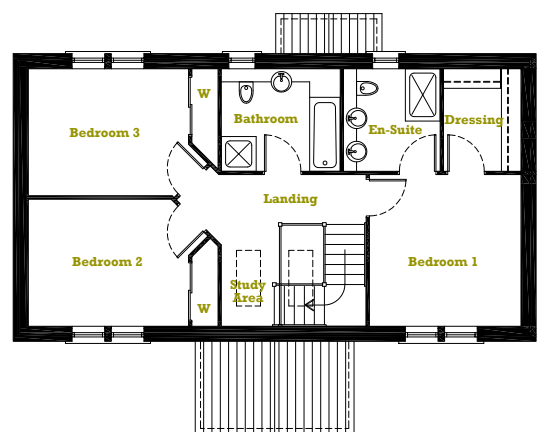
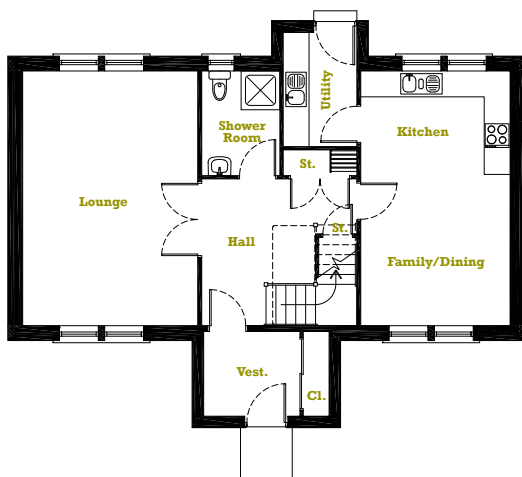
Bedrooms: 3

Floor Area: 144.72m²

Frontage: 12.00m

Ridge Height: 8.316m

2 STOREY



Ground Floor

Room	Metres	Feet
Lounge	4.035 x 5.880	13'3" x 19'3"
Kitchen/Dining/Family	3.435 x 5.880	11'3" x 19'3"
Utility	1.680 x 2.625	5'6" x 8'7"
Shower Room	1.785 x 2.400	5'10" x 7'10"

First Floor

Room	Metres	Feet
Bedroom 1	3.450 x 3.450	11'4" x 11'4"
Dressing	1.750 x 2.325	5'9" x 7'8"
En-Suite	2.190 x 2.325	7'2" x 7'8"
Bedroom 2	3.650 x 2.888	12'0" x 9'6"
Bedroom 3	3.650 x 2.887	12'0" x 9'6"
Bathroom	2.700 x 2.325	8'10" x 7'8"

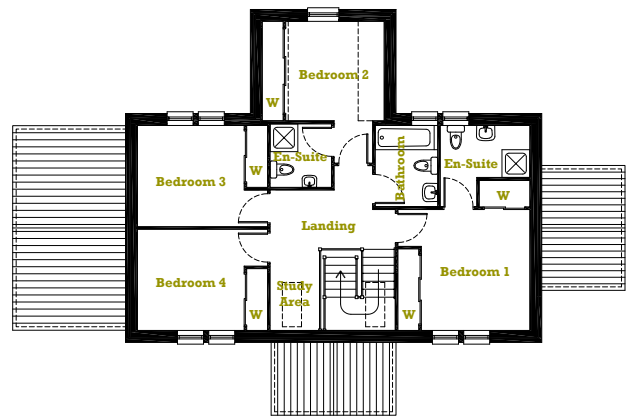
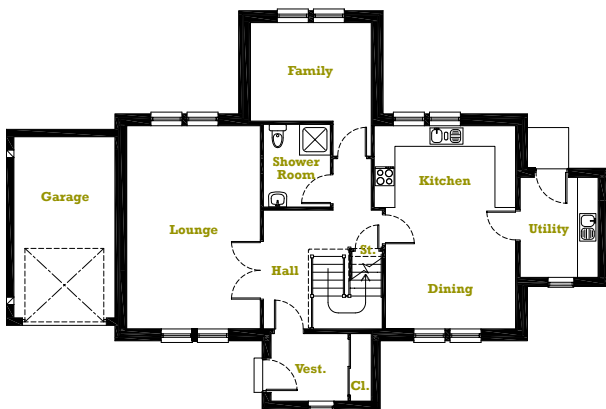
Fulmar

Bedrooms: 4

Floor Area: 171.90m²

Frontage: 17.47m

Ridge Height: 8.331m



Ground Floor

Room	Metres	Feet
Lounge	3.855 x 5.880	12'8" x 19'3"
Kitchen	4.080 x 2.350	13'5" x 7'9"
Dining	3.755 x 3.530	12'4" x 11'7"
Family	3.480 x 2.835	11'5" x 9'4"
Utility	2.235 x 2.880	7'4" x 9'5"
Shower Room	1.920 x 2.380	6'4" x 7'10"
Garage	2.935 x 5.270	9'8" x 17'3"

First Floor

Room	Metres	Feet
Bedroom 1	3.095 x 3.455	10'2" x 11'4"
En-Suite	2.550 x 1.470	8'4" x 4'10"
Bedroom 2	2.805 x 2.835	9'2" x 9'4"
En-Suite	1.740 x 1.800	5'9" x 5'11"
Bedroom 3	3.045 x 2.890	10'0" x 9'6"
Bedroom 4	3.045 x 2.885	10'0" x 9'6"
Bathroom	1.770 x 2.320	5'10" x 7'7"

Introducing Scotframe's unique family of advanced, closed panel, factory insulated, high thermal performance wall, roof and floor systems.

Val-U-Therm® is based on timber frame - the most widely used structural building method in the world.

The benefits come from a smart integrated building envelope, manufactured in a factory quality controlled environment that minimises waste and provides a cost effective solution.

By using a Fabric First approach, an investment in Val-U-Therm® wall, roof and floor panels will last for the life of the building, durable for a minimum 60 years - unlike renewables that need continual control by the occupants as well as frequent maintenance and certain replacement during the lifetime of the property. The Val-U-Therm® system gives warm, draught-proof homes with a high comfort factor - **Fit & Forget**

- ➔ **Improved Thermal Performance - circa 40%**
- ➔ **Improved Buildability**
- ➔ **Improved Environmental Credentials**
- ➔ **Better Detailing - circa 10% less CO² emissions**

Val-U-Therm® will contribute towards providing solutions for whatever specification is required, be it 'A' rated Energy Performance Certificates and PassivHaus. With ever changing Building Regulations you can have future proofing at the level you desire. Val-U-Therm® offers a practical cost-effective solution to not only meet but surpass these new regulations now.

It is suitable for all types of domestic and commercial architecture, design, external treatment and internal finish.

Thermal Performance Benefits



U Values

From extensive testing both internally and using an independent third party, the lambda declared value of the Val-U-Therm® insulation is 0.025 W/m²K.

Factory quality controlled Val-U-Therm® injected polyurethane insulation fills every millimetre of every void in the panel.

Val-U-Therm® brings significant reductions in space heating energy costs.

Specially developed microcellular technology giving smaller cell size in an improved cell structure - the insulation contains literally billions of bubbles.

Thermal Bridging

Approximately 25% of heat loss can be through thermal bridging. Our thermally modelled energy saving details can give up to a 10% reduction in CO² emissions compared to "standard" timber frame details.

Third party accredited thermal bridging details / psi values to give Y values of circa 0.03 W/m²K are available.

Thermal Solutions Options

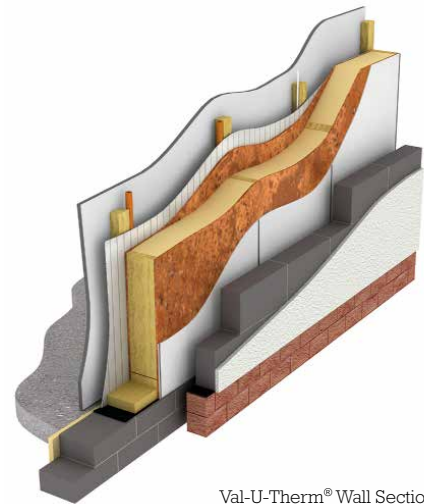
The Val-U-Therm® product range is uniquely designed and manufactured for the entire building envelope:

Val-U-Therm® - Wall, Floor and Roof Panels

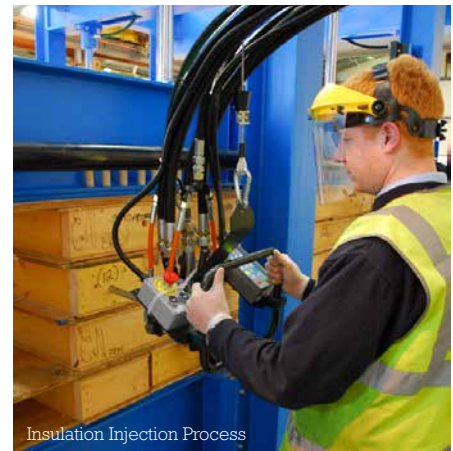
Wall panels are available in 90mm, 140mm, 184mm and 235mm stud sizes and provide an array of thermal performance options which achieve U values ranging from 0.09 to 0.23 depending on final wall specification and individual customer requirements.



Val-U-Therm®



Val-U-Therm® Wall Section



Insulation Injection Process



Significant reductions in space heating energy costs



Building in timber frame offer many advantages and is now regarded as the most environmentally friendly and truly sustainable method of construction.



Our sales manufacturing facilities based at Inverurie in Aberdeenshire and Cumbernauld near Glasgow enable us to supply to customers right across the UK.

Inverurie

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e-mail: inverurie@scotframe.co.uk

Cumbernauld

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