

DAVIDSON CRESCENT - PROPOSED PROJECT OUTLINE SPECIFICATION

The materials used in construction will be low toxicity and have a low embodied energy where possible. It is also the intention to source local materials as much as possible. The possibility of using recycled materials will also be investigated. Timber products to be from FSC source.

Ground floor:

- Reinforced concrete ground floor slab with underslab insulation. Insulation to be high performance EPS board made from 100% recycled EPS foam.

Upper floor

- Precast concrete reinforced slabs.

External Walls: construction:

- Render finish on block / 50mm cavity / Celcon Solar wall blocks inner leaf / CFC and HCFC free Kingspan insulation board.
- Facing Brick outer leaf to base courses/ 50mm cavity / Celcon Solar wall blocks inner leaf / CFC and HCFC free Kingspan insulation board.

Refer to Elevations for material locations.

Comparison to be made with Celcon Solar wall block and standard block to determine if increased thermal properties of Celcon outweigh benefits of having a locally sourced block.

Floors:

- Kiln dried timber boarding on underfloor heating system to houses ground floor and upper and to ground floor flats
- Kiln dried timber boarding on underfloor heating system in overlay trays on Proctor Profloor Dynamic battens with mineral fibre insulation between battens. Profloor flanking strip to perimeter

Roof:

- Natural slate or Marley plain tiles (with recycled aggregate content)
- Thermafleec insulation.

Windows:

- Timber double glazed windows by Nordan (or equal and approved) designed to Secured by Design standards.
- Velux roof windows
- Plant or mineral based Paint finish.

Doors:

- Timber insulated doors by Nordan (or equal and approved) designed to Secured by Design standards.
- Plant or mineral based paint finish.

External balustrades to windows:

- Hot dipped galvanised steel with powder coating.

Internal Stairs:

- Pre-cast concrete

Partitions:

- Timber/ stud with insulation around kitchens, bathrooms and toilets. 89mm stud to fire partitions within halls of flats, 63mm stud to remainder.

Doors:

- Prefinished veneered doors (fire doors where required). Boyd's or equal SAA ironmongery. Red pine facings.

Finishes:

- Plasterboard linings (thickness/layers as required) to internal walls.
- Plywood linings to bathroom walls (for installation of grab rails). Ceramic tile splashbacks to kitchens and bathrooms.

Ceiling Finishes:

- Plasterboard linings (thickness/layers as required)

Decorations:

- Plant or mineral based paint finish.

Fixtures:

- Kitchens – Howden's, Moore's or Symphony or equal and approved.
- Timber shelving with wardrobe hanging rails.

Sanitaryware:

- Water efficient sanitary fittings and appliances will be installed where possible.
- Grab rails/ specialist showers to clients requirements

Waste Disposal:

- Upvc/mupvc soil waste pipes. Upvc rainwater downpipes (colour black)

Heating / Hot water:

- Roof mounted solar water heating panels
- Underfloor heating to Service Engineers specification.
- Sedbuk A rated condensing boilers
- Micro CHP to be investigated

Ventilation

- Passivent, passive stack ventilation system

Electrical

- Installation to current IEE Regulations. Low energy light fittings, energy efficient appliances will be specified where possible and an energy efficient information pack will be provided to every home.
- PV roof tiles (linked to National Grid)
- Micro wind turbines fitted along ridge
- Minimise electromagnetic fields, particularly in sleeping areas

Externals:

- Porous paving
- Indigenous species planting