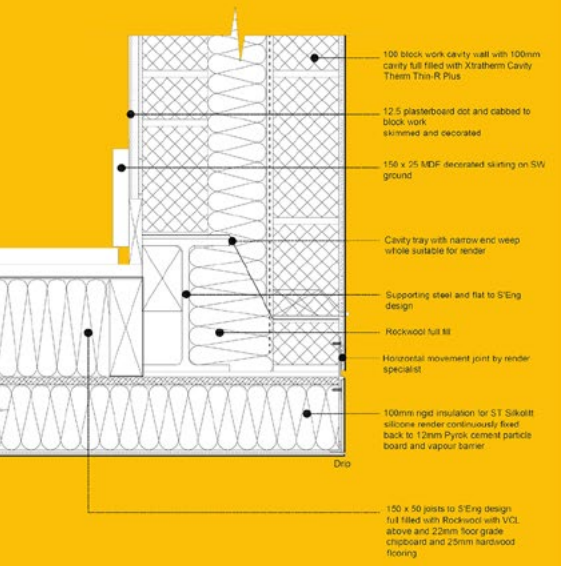

5 Add the details

- Timber frame

Prefabricated timber frame construction gives you the benefit of a dry construction (no wet trade), a thinner structural wall than masonry, reduces mess on site and gives you flexibility in design. CustomBuilt are based in Sheffield and therefore you can, within reason, change your order up until the day before they construct the structure in the warehouse! The performance of timber frame pre-fabricated construction in terms of U-Values and air tightness are really good.

- Masonry

Masonry is a common and well known method of building and can be used for a whole scheme from the foundations up. As it is a common construction method it is relatively cheap and you can usually find a good range of builder who can offer this solution. However, do consider the difference an experienced bricklayer can bring to the quality of your project rather than asking an untrained builder to do their best.
Masonry vs Timber frame: How do you live? If you are at home a lot, masonry walls that soak up the heat and then dissipate it back throughout the day/night may be ideal. If you're out most of the day maybe a light-weight timber framed system that heats up quickly is best.

TIPS AND LINKS

- Hemp – Hemp-Lime Construct – Alex Sparrow - http://www.ukhempcrete.com/
- Timber Frame –CustomBuilt - Pete Shipston – http://custombuiltltd.co.uk/
- Think about building performance, do you want to just meet building regulation standards, or go further? You could consider PassivHaus standards. Note that getting to PassivHaus standards can be expensive as you need someone qualified in order to get the certificate, but you can just use the standards as a guide for the construction.
- For PassivHaus UK information visit http://www.passivhaustrust.org.uk/.
- If you are considering PassivHaus, find an Architect who has experience with this for example Paul Testa Architecture: http://paultestaarchitecture.co.uk/
- Building Regulations - www.planningportal.gov.uk/buildingregulations
- Party Wall Act – www.gov.uk/guidance/party-wall-etc-act-1996-guidance