architectural designers - developers - property enhancers - architectural designers - architectural designers - developers - property enhancers - architectural designers - architectural designers - developers - property enhancers - architectural designers - architectural designers - developers - property enhancers - architectural designers

House Specification
The house has been designed to have a low profile within the landscape on land that has been used for grazing and paddocks for equine pursuits.

The house construction is a mixture of concrete walls to an excavated lower ground floor which opens up to the southern panoramic landscape beyond and a Passiv timber frame constructed upper & outer walls with all partition walls with a 50mm cavity & a masonry external envelope.
The inner-leaf of the walls shall have a minimum of 300mm PIR insulation.
The roof shall have a minimum of 450mm thickness of insulation.
The ground floor areas and the foundations will have Passiv insulated floors & foundations.

Masonry shall be finished with a palette of;
- Grey course stone
- Sto Render with a Rilled textured white finish
- Ibstock Clerkenwell Atlas Dark Grey facing bricks

Large aluminium powder-coated high performance triple glazed thermal performance windows to all elevations in order to provide solar gains and natural daylight.

The roof uses fibre-glass resin as the waterproof seal to the roof which in parts (garage/utility) back of house roof areas shall have sedum green roofs to further lessen the aerial visual impact.

The house is designed to be off-grid in order to be sustainable, therefore careful consideration has been made as to its location and arrangement within the site.

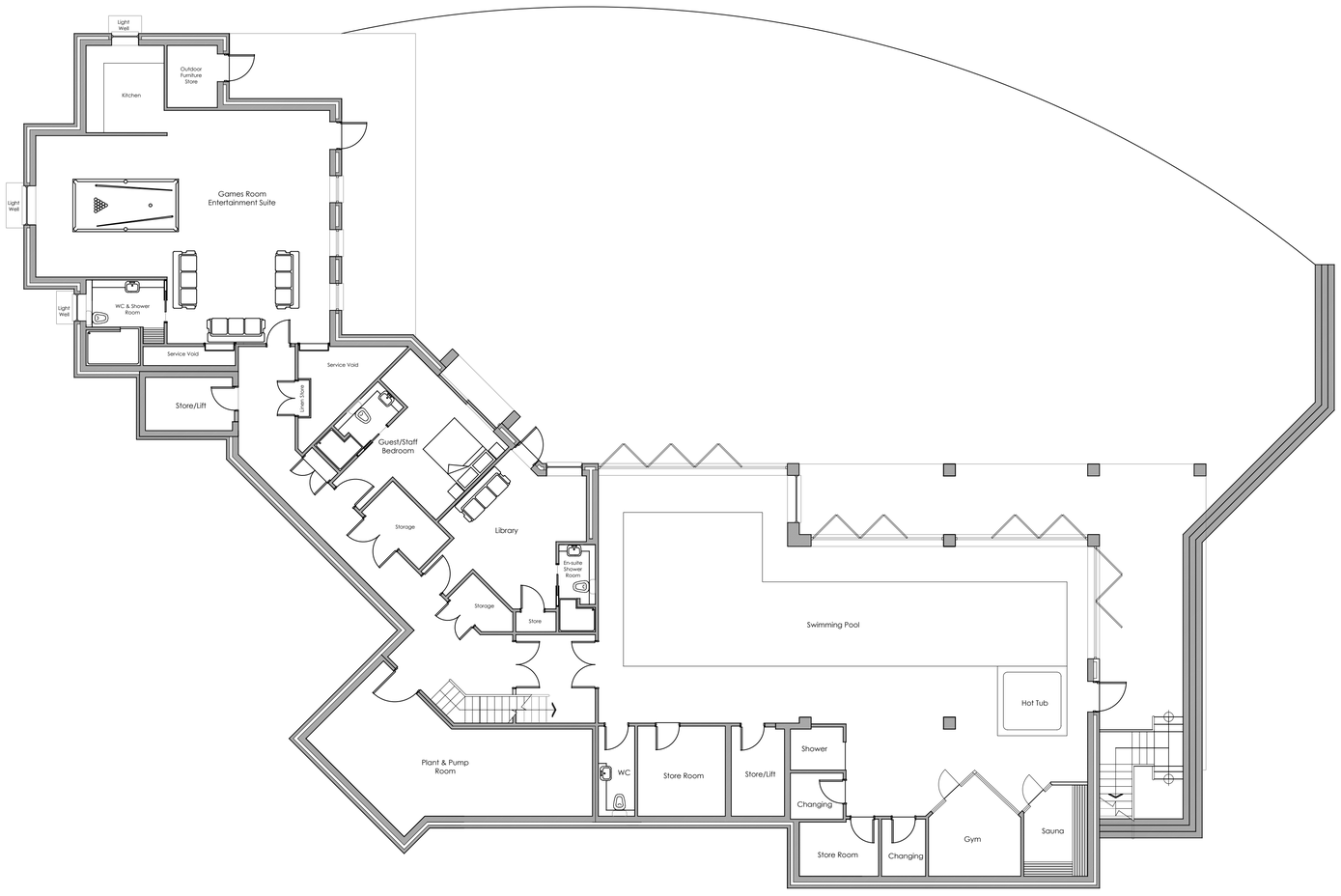
The materials chosen are of low maintenance and high quality with reasonable to excellent carbon credentials.
Heating will be through ground and air source heat pumps.
Power will be through the use of solar array photovoltaic panels & power-wall battery storage units.
A full HVAC system shall be used for heating and cooling throughout the seasons.
Internal waterfall technology shall be used to to keep the internal air clean.

Foul sewerage will be passed through a Klargester BioDisc with naturally over flow to a designated reed-bed and to natural evaporation.

The rainwater shall be to caged soakaways to be a minimum of 5 metres away from the dwelling house.

Grey water system shall be used to harvest rainwater for use in flushing toilets and for use for garden sprinkler system.

The indoor swimming pool shall be a saltwater & UV treated pool system



Proposed Lower Ground Floor Plan
Scale 1:100 @ A1

Scale 1:100 (m)
0 1 2 3 4 5

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client: **Mr & Mrs Cordy**
project: *New House*
drawing title: *Proposed Lower Ground Floor Plan*
site address: *Bosworth Road Wellsborough*

project no.	drawing no.
109	109_03
drawing scale: 1:100 @ A1 & other Scales as indicated	drawing status: **Planning**
date: July 2021	drawn by: acb

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