

## **NEW HOUSE DESIGN**

*(some suggestions for you to consider when designing your new house)*

1. Making the main room(s) orientation face north for maximum solar gain which may in turn help towards reducing heating bills.  
Where plot width is limited, consider north/south orientation of building to improve space between buildings.
2. Including internal vestibule/lobby at entrance doors within main structure (i.e. no added-on porches but remember a glazed porch or conservatory does give solar gain).
3. Designing a hipped roof to limit pressure from wind and lower height of end walls which reduces extent of high level decoration (but note: more expensive to construct).
4. Where the plot width allows, attach a garage with a 30 minute fire separation from the house. Doing this will provide a reduction in heat loss and also provides protected access from the dwelling.
5. Ensuring the provision of thermostatic valves to each radiator also a programmable wall thermostat to control the heating boiler/pump and/or boiler for best economy of heating costs.
6. Close siting of stove/boiler with hot appliances (bath, shower, wash basin, sink, washing machine and dishwasher) to avoid dead-legs of heated water left in pipes when tap turned off (ignore little used appliances such as wash hand basin in cloakroom).
7. Even if gas selected for cooking, installing correct-sized electrical service cable from fuse box in conduit to cooker point in case of future need to change option.
8. Ensuring more electrical power socket outlets than seems enough to each room and one or more in circulation spaces to avoid need for future (expensive) increased installation costs.
9. Providing coving to ceilings for good finish and no cracking at wall/ceiling junctions.
10. Fitting special eaves vent closure units between roof trusses to ensure insulation quilt laid on top of ceiling is not disturbed by movement of wind in roof void.
11. Reducing amount of ventilation at eaves to suit local conditions (2 sides only for cross ventilation), and equivalent to 6mm continuous strip rather than UK standard of 10mm. Also consider over fascia vents in lieu of soffit vents to reduce the chance of wind-driven snow being introduced to the roof void.

12. Specifying insulated plasterboard for internal lining to external walls and the ceiling reduces the “cold-bridge” effect of timber wall studs and ceiling joists (note this to has a cost implication both for purchase and fixing but does reduce heat-loss and, it is considered gives quicker ‘warm-up’ when heating is turned on).
13. Installing a sealed water storage-tank – this stores hot water and supplies it under mains pressure (good for showers – no pumps necessary) or a combi-boiler which also eliminates need for cold water header tank and pipework in roof void so avoiding risk from frost action.
14. Including provision of in-line isolating valves in water service pipework below appliances – allows work on washers to taps etc without having to turn off main supply.
15. Providing smoke alarms in the roof void, additional to those inside the dwelling. In so doing the first sign of fire in the loft is detected (electrical fans are now often partly installed in the loft. Also timbers of modern trusses are usually slim therefore less timber to burn before collapse). Ideally they should be linked in to the alarms below.
16. Mounting electrical cables in roof void on boards fixed to trusses some 150mm above ceiling joists to allow for future insulation upgrade (thickening of quilt) without covering cables, which can cause over-heating.
17. Positioning of rainwater down pipes away from building corners where they vibrate in strong winds, transmitting noise within dwelling.
18. Providing two strip lights in the kitchen to spread lighting area and reduce shadows.
19. Including more TV aerial outlets than in just the living room. Suggest kitchen and bedrooms also. This may avoid further works later on (but watch out for the need then to install a booster unit due to drop in signal strength).
20. Considering additional telephone sockets to be installed such as within bedroom(s) and lounge to avoid retrospective work.
21. Providing a main light in the roof void and with switch incorporating a neon indicator located on wall below trap hatch.
22. Applying oil lubricant to copper clips on copper water pipes before covering which limits “pipe-squeak” when pipework expands and contracts (use silicon grease when plastic units incorporated).
23. Installing a garage door which is both translucent to admit light and is of generous height and width to suit a Land Rover with roof-rack fitted.

A sectional door also has the benefit of not being affected by wind when being opened and closed.

24. Including the provision of external lights with PIR (security) detector at entrance doors.
25. Arranging for a “bath pop-up waste” to be installed in lieu of plug and chain.
26. Insulating all pipework inside or out of building envelope to reduce heat loss/frost risk.
27. Specifying use of uPVC material for wall skirting, door architraves and window boards (cills) – no initial decoration or redecoration to consider.
28. Providing a loft access ladder also walkways in loft area (raised above insulation quilt on ceiling) for ease of maintenance if water storage tank(s) are installed or any other need for subsequent inspection of the roof void. Insulate and draught-proof the loft hatch.
29. Specifying an external water tap for garden irrigation and/or vehicle washing.
30. Specifying an external weatherproof electrical power socket (or sockets) outlet for garden appliances.
31. Specifying telephone and power cables to be placed underground where possible.

## **NEW HOUSE BUILDING COSTS**

*(some of the obvious and some less obvious charges to be faced)*

Purchase cost of (a) house kit from manufacturer or (b) building components locally/overseas.

Freight cost plus insurance cover of shipping kit or components to the Falklands.

Erection costs (if erected by contractor)

Rock-pecking (if necessary) to form bench for foundations

Foundations, excavations and construction

Plumbing installation of pipework and fittings (note here liability to pay Water Charge – currently £175 p.a. (50% for pensioners) – when water supply available on site

Installation of electrical cables and fittings

Roof and wall cladding if not supplied with the kit

Taping and filling of plasterboard joints and fixings, also ceiling texturing if that finish chosen.

Base for fuel tank

Fuel tank, supply pipe and sight gauge (sometimes included within the kit)

Excavations for drain and water service pipes as well as electrical cable if to be placed below ground.

Pipes and fittings for foul and surface water drains plus installation.

Stone (crushed aggregate) surround for protection to drainage pipes

Oversite preparation if it is not deemed sufficient to just have a reduced level dig. In other words a concrete or road-stone layer may be required to prevent the collection of water beneath the building

Charge for inspection/test of electrical installation by Power Station staff

Purchase of kitchen cooker, and copper pipe with regulator plus cylinder charges (fuel plus deposit) to service installation if gas unit chosen

Bathroom suite and kitchen cabinets if not within kit

Concrete floor for garage if included within scheme of works

Paint (walls, ceiling and timber surrounds – skirting, architrave etc)

Wall tiling (kitchen, bathroom etc)

Fence enclosure (but not on East Stanley Development as this is provided by the developer)

Pathways to dwelling/garage

Telephone installation charge, with extra for any extension(s)

Land purchase including Crown Grant registration fee

Insurance cover – life, building and contents

Legal (solicitor) and loan/mortgage fees

*Please note that further advice and information can be obtained on the manufacturers of most of the materials and appliances mentioned in this list by enquiring at the Environmental Planning Department, Malvina House Gardens, St Mary's Walk, Stanley.*