



Build your own home, with Deeside Timberframe

Self build housetype collection and bespoke service



Making a dream home, a reality...



Donna and Neil Allan had always dreamed of living in a house that ticked all the boxes on their wish list. Deeside offered the whole package.



The couple looked into self-build, subscribing to specialist publications and visiting self-build shows. They compared different construction methods but opted for timber frame because of its traditional appearance and the cost-savings. The Allans chose Deeside Timberframe, which gave not only the most competitive price but also a very detailed specification.



"Deeside offered the whole package and gave us enormous choice in terms of finish, from the skirtings, doors and window frames right down to the door handles. There were no delays whatsoever. They were very organized and made us feel like we were the only people building a new home. Our architect was also impressed!" Donna Allan.

Interested in building your own home?

Contact us for more information and we can through our bespoke solutions to suit your lifestyle needs.

HEAD OFFICE

Deeside Timberframe Ltd

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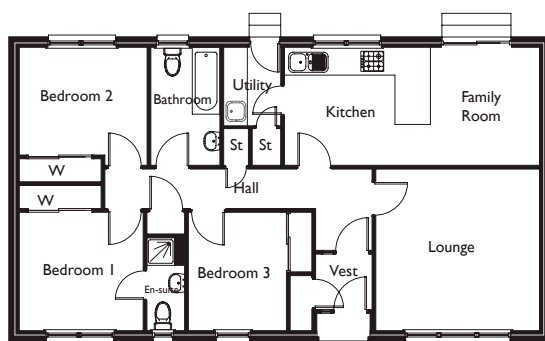
Fax: 01569 767766

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www.deesidetimberframe.com



Corran



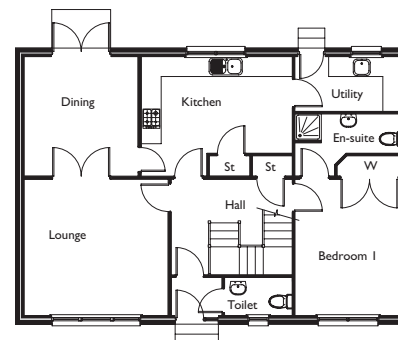
Floor Plan

Lounge	4.15m x 4.10m	Bedroom 2	3.24m x 2.73m
Kitchen	3.70m x 2.99m	Bedroom 3	3.00m x 2.48m
Family	2.99m x 2.76m	Bathroom	2.99m x 1.75m
Bedroom 1	3.14m x 3.00m	Utility	1.99m x 1.45m
En-Suite	2.36m x 0.95m		

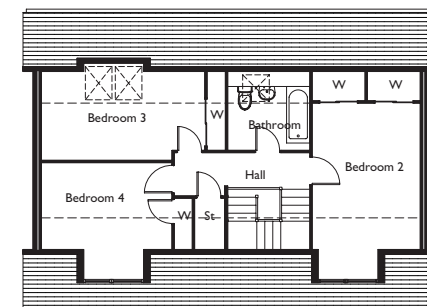
Floor Area: 94.83sqm Frontage - 13.7m Depth - 7.7m

The information and illustration above are intended as a preliminary guide only.

Staffin



Ground Floor Plan



First Floor Plan

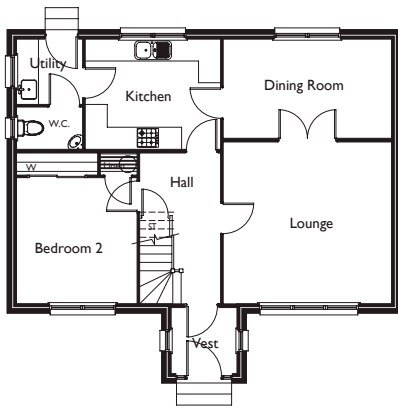
Lounge	4.31m x 4.10m	Bedroom 4	3.90m x 3.50m
Kitchen	4.53m x 3.60m	Bathroom	2.47m x 2.37m
Dining	3.60m x 3.43m	Utility	3.30m x 1.56m
Bedroom 1	4.10m x 3.25m	En-Suite	3.25m x 1.19m
Bedroom 2	5.23m x 3.25m	W.C.	2.04m x 1.15m
Bedroom 3	4.91m x 2.92m		

Floor Area: 153.15sqm Frontage - 11.90m Depth - 8.30m

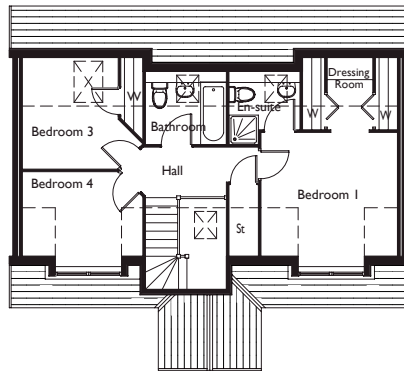
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Dunvegan



Ground Floor Plan



First Floor Plan

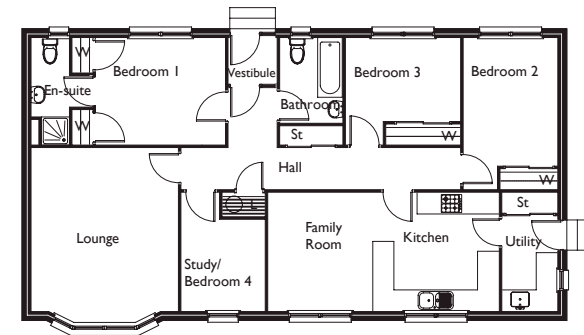
Lounge	4.58m x 4.44m	Bedroom 1	3.71m x 3.75m
Kitchen	3.68m x 3.00m	En-Suite	1.93m x 1.98m
Dining	4.58m x 2.70m	Bedroom 2	3.43m x 3.28m
Utility	1.80m x 1.78m	Bedroom 3	2.55m x 3.03m
W.C.	1.80m x 1.15m	Bedroom 4	3.28m x 2.70m
Vestibule	1.80m x 1.80m	Bathroom	2.20m x 1.97m

Floor Area: 156.62sqm Frontage - 10.70m Depth - 9.6m

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Tobermory



Floor Plan

Lounge	4.67m x 4.20m	Bedroom 4/Study	2.63m x 2.40m
Kitchen/Family	6.59m x 3.40m	Utility	2.73m x 1.60m
Bedroom 1	3.70m x 3.06m	Bathroom	2.44m x 1.80m
Bedroom 2	3.60m x 2.70m	En-Suite	3.06m x 1.10m
Bedroom 3	3.28m x 2.40m		

Floor Area: 117.0sqm Frontage - 15.5m Depth - 8.3m

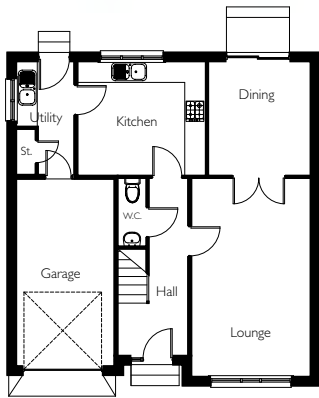
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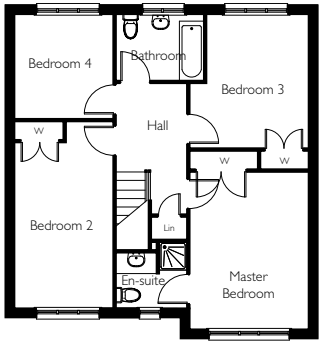
Aboyne



Portree



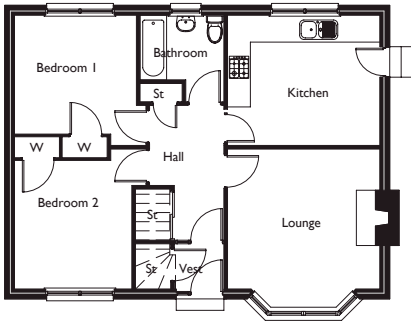
Ground Floor Plan



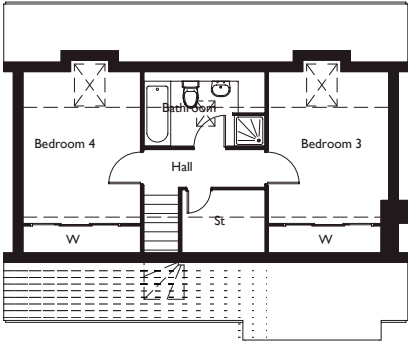
First Floor Plan

Lounge	5.67m x 3.40m	Master Bedroom	4.50m x 3.40m
Kitchen	3.66m x 3.26m	En-Suite	2.03m x 1.90m
Dining	3.26m x 2.92m	Bedroom 2	4.64m x 2.80m
Utility	3.26m x 1.65m	Bedroom 3	3.83m x 3.40m
W.C.	1.92m x 0.82m	Bedroom 4	2.99m x 2.82m
Garage	5.30m x 2.82m	Bathroom	2.50m x 1.90m

Floor Area: 145.9sqm (inc. garage @ 14.97sqm) Frontage - 8.91m Depth - 9.51m



Ground Floor Plan



First Floor Plan

Lounge	4.00m x 4.15m	Bedroom 2	3.40m x 3.10m
Kitchen	4.00m x 3.42m	Bedroom 3	3.90m x 3.15m
Bathroom	2.20m x 1.70m	Bedroom 4	3.90m x 3.10m
Bedroom 1	3.10m x 3.20m	Bathroom	3.17m x 1.95m

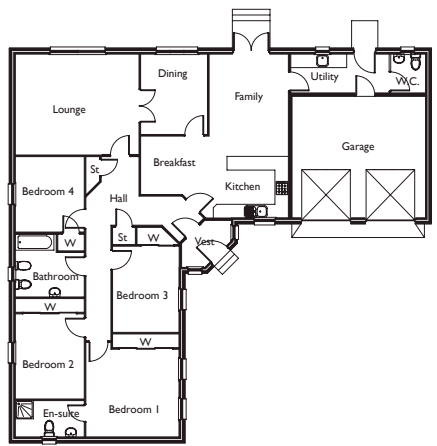
Floor Area: 115.87sqm Frontage - 10.1m Depth - 7.7m

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Lochearn



Floor Plan

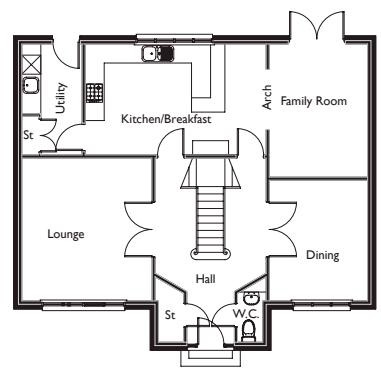
Lounge	5.43m x 4.43m	Bedroom 1	4.10m x 3.85m
Kitchen/Breakfast	6.47m x 3.60m	En-Suite	3.03m x 1.60m
Dining	3.53m x 2.93m	Bedroom 2	3.73m x 3.03m
Family	3.60m x 3.47m	Bedroom 3	3.70m x 2.90m
Utility	4.25m x 1.70m	Bedroom 4	3.30m x 3.03m
Bathroom	3.03m x 2.73m	Garage	5.85m x 5.33m
W.C.	1.70m x 1.53m		

Floor Area: 200.90sqm (inc. garage floor area @ 31.2sqm) Frontage - 18.5m Depth - 17.3m

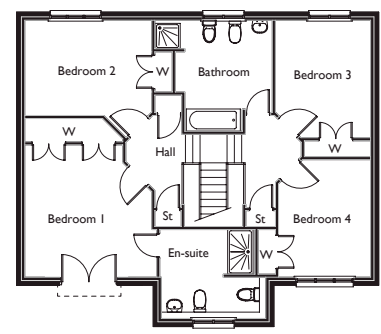
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Balmoral



Ground Floor Plan



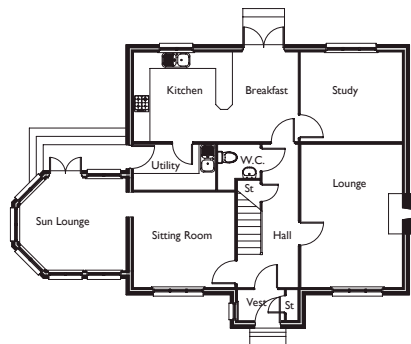
First Floor Plan

Lounge	4.50m x 4.10m	Family	4.19m x 3.10m
Kitchen/Breakfast	5.70m x 3.50m	Dining	3.80m x 3.10m
Bedroom 1	4.16m x 4.00m	Utility	3.50m x 1.90m
Bedroom 2	4.00m x 3.00m	Bathroom	3.50m x 3.05m
Bedroom 3	3.70m x 3.00m	En-Suite	3.29m x 2.80m
Bedroom 4	3.70m x 2.90m	W.C.	1.50m x 0.80m

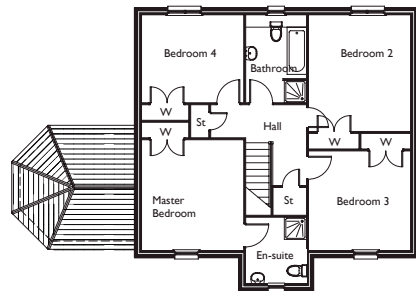
Floor Area: 184.8sqm Frontage - 11.4m Depth - 9.80m

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Abernethy



Ground Floor Plan



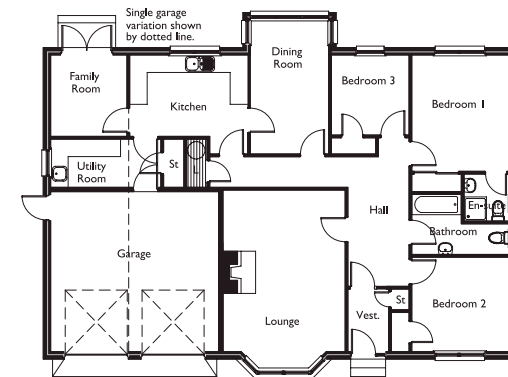
First Floor Plan

Lounge	5.16m x 3.68m	Master Bedroom	3.98m x 3.68m
Kitchen/Breakfast	5.94m x 3.23m	En-Suite	2.40m x 2.19m
Sitting Room	3.65m x 3.44m	Bedroom 2	4.20m x 3.68m
Sun Lounge	3.86m x 3.35m	Bedroom 3	3.59m x 3.68m
Study	3.68m x 3.23m	Bedroom 4	3.68m x 3.17m
Utility	2.97m x 1.65m	Bathroom	3.17m x 2.19m
Vestibule	1.10m x 1.53m	W.C.	1.65m x 1.50m

Floor Area: 182.62sqm (inc. sun lounge @ 11.62 sqm) Frontage - 14.68m Depth - 10.2m

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Lochcarron



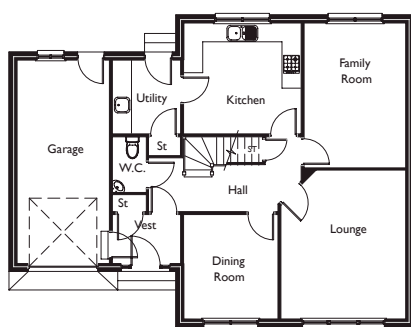
Floor Plan

Lounge	6.11m x 4.19m	Bedroom 2	3.34m x 3.24m
Kitchen	4.05m x 2.80m	Bedroom 3	2.75m x 2.65m
Dining	4.57m x 2.69m	Utility	3.78m x 1.65m
Family	2.79m x 2.62m	Bathroom	3.35m x 2.06m
Bedroom 1	3.99m x 3.34m	En-Suite	1.65m x 1.55m
		Garage	5.49m x 5.77m

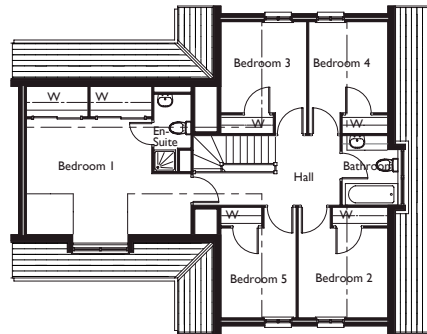
Floor Area: 163.06sqm (inc. garage @ 31.7sqm) Frontage - 16.26m Depth - 12.5m

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Leven



Ground Floor Plan



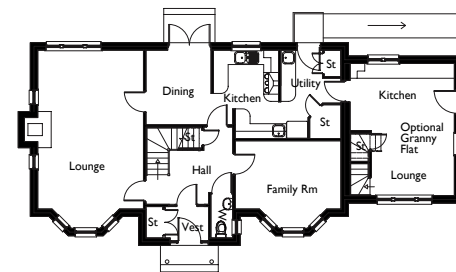
First Floor Plan

Lounge	4.82m x 4.04m	Bedroom 1	5.33m x 4.07m
Kitchen	3.59m x 3.80m	En-Suite	2.50m x 1.20m
Family	4.69m x 3.29m	Bedroom 2	2.90m x 2.90m
Dining	3.38m x 3.05m	Bedroom 3	2.90m x 2.77m
Utility	2.36m x 2.21m	Bedroom 4	2.90m x 2.56m
W.C.	1.80m x 1.10m	Bathroom	2.25m x 1.80m

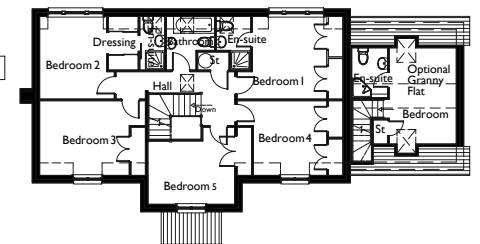
Floor Area: 195.10sqm (inc. garage @ 19.75sqm) Frontage - 13.1m Depth - 10.1m

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Ballater



Ground Floor Plan



First Floor Plan

Lounge	7.34m x 4.39m	Bedroom 4	3.70m x 3.10m
Kitchen/Breakfast	3.67m x 2.70m	Bedroom 5	3.60m x 2.63m
Dining	3.10m x 2.70m	Bathroom	2.22m x 2.00m
Family	4.39m x 3.60m	Optional Granny Flat	
Utility	2.50m x 2.20m	Lounge	3.44m x 2.68m
W.C.	1.80m x 0.90m	Kitchen	4.30m x 2.76m
Bedroom 1	3.76m x 3.43m	Bedroom	4.00m x 2.78m
En-Suite	2.22m x 1.43m	En-Suite	2.07m x 1.48m
Bedroom 2	3.43m x 2.78m	W.C.	1.92m x 0.82m
E/S Dress	2.30m x 2.22m		
Bedroom 3	3.60m x 3.10m		

Floor Area: 183.99sqm (exc. optional Granny flat 39.93sqm)
Frontage - 13.2m (exc. optional Granny flat: 4.655m) Depth - 8.41m

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Rannoch



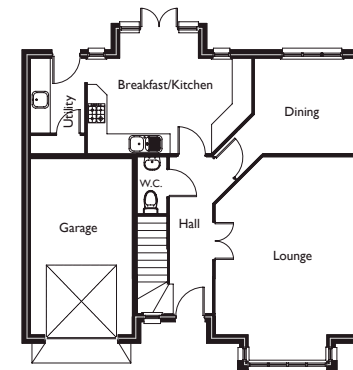
Floor Plan

Lounge	6.60m x 4.00m	Bedroom 4	3.30m x 2.89m
Kitchen/Family	6.48m x 4.19m	Bathroom	2.60m x 1.95m
Dining	3.90m x 3.00m	Utility	3.06m x 1.70m
Bedroom 1	4.39m x 3.23m	En-Suite	3.06m x 1.71m
Bedroom 2	3.90m x 3.07m	W.C.	1.70m x 1.10m
Bedroom 3	3.90m x 2.80m		

Floor Area: 172.12sqm (inc. sun lounge area @ 12.56sqm) Frontage - 18.50m Depth - 14.28m

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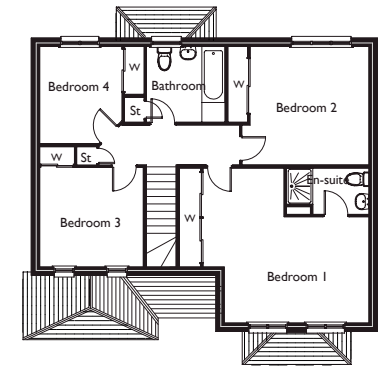
Killin



Ground Floor Plan

Lounge	6.17m x 4.39m	Bedroom 1	5.04m x 4.70m
Kitchen/Family	5.00m x 3.67m	Bedroom 2	3.60m x 3.60m
Dining	3.20m x 2.90m	Bedroom 3	3.02m x 3.14m
Utility	2.27m x 1.65m	Bedroom 4	2.95m x 2.50m
Garage	5.34m x 3.09m	Bathroom	2.40m x 2.30m
W.C.	1.88m x 0.90m	En-Suite	2.50m x 1.40m

Floor Area: 156.62sqm (inc. garage @ 16.50sqm) Frontage - 10.50m Depth - 10.4m



First Floor Plan

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Self build your new home, with our unique designs...

Deeside Timberframe is one of Scotland's top manufacturers and suppliers of timber frame homes for the self build market. We have a comprehensive range of timber frame home styles and designs suitable to provide all the comforts and practicalities of modern life.

Deeside Timberframe's range of beautiful home designs for self build offer all customers high functionality and comfort. Our brochure house plans and more complex bespoke house plan designs give our clients a broad range of options to choose from so that they build a home that suits their specific needs.

At Deeside Timberframe our priority is to meet and exceed customers' expectations, providing them with a high quality of service and the home of their dreams.

That is why we are the supplier of choice for timber frame self build homes in Scotland.

Our experienced team is on hand to guide you through the process of turning your dream home into a reality, from the planning stages all the way through to final construction.

Creating your dream home...

Our objective is to ensure the self build process is successful and enjoyable for our clients. We offer a variety of Timber Frame Home Design plans to suit all our customers' needs, including our innovative eco^{tf} timber frame solution. Choose the approach that which suits you best;

Choose our popular standard house types or develop it to your exact requirement

You may love our existing designs exactly as they are or require changes to meet your precise vision, living requirements or planning requirements. We are happy to work with you and make the appropriate adaptations to our standard drawings.

Working from your own drawings & plans

Some clients may already have their own plans or drawings in place. We are happy to work with you and your chosen architect if this is the case*.

Bespoke Design Architect Service

We also provide a bespoke design & architectural service where we will explore your own ideas in conjunction with our team to develop your proposals into drawings and plans.*
The fees for our bespoke design service depend on the size and complexity of the design brief.

Choose a bespoke

eco timber frame solution



The eco^{tf} wall and roof panel solution is an innovative, bespoke approach to building an environmentally friendly and sustainable home. Discover more at www.ecotf.com

* A design charge may be applicable in the above cases.



Specification

Ground Floor

Concrete Slab	By Others.
DPC	Polythene DPC (to BS 6515)
Soleplate	38 x 89 / 140mm CLS.
Fixings	80mm Hilti Hamma Fixings @ 900mm cts.

First Floor

Floor Joists	45 x 220mm W/W pre-cut to length @ required cts.
Floor Dwangs	45 x 220mm / 45 x 70mm / 38 x 50mm W/W.
Locating Plate	22 x 90 / 140mm W/W.
Flooring	22mm Moisture Resistant T & G Chipboard.
Fixings	Collated Screws & PVA adhesive.

External Wall Panels

Top & Bottom Rail	38 x 140mm CLS
Studs	38 x 140mm CLS @ 600mm cts.
Headbinder	38 x 140mm CLS.
Lintols	As required by design.
Sheathing	9mm OSB (Factory Fitted).
Breather Paper	Protect TF200 Reflective - (Factory Fitted)
Fire Stops	38 x 50mm W/W, supplied in long lengths.

Internal Load Bearing Partitions

Top & Bottom Rail	38 x 89mm CLS
Studs	38 x 89mm CLS @ 600mm cts.
Headbinder	38 x 89mm CLS
Lintols	As required by design.
Dwangs	1no row of 38 x 89mm CLS.

Racking Partitions

As Internal Load Bearers with 9mm OSB sheathing to one side and dwangs omitted.

Internal Non Load Bearing Partitions

Top & Bottom Rail	45 x 70mm W/W.
Studs	45 x 70mm W/W @ 600mm cts.
Dwangs	1no rows of 45 x 70mm W/W.

Roof

Trusses	Pre-fabricated trusses at 600mm cts.
Apex Panels	As per external wall panels.
Gable Ladders	Pre-fabricated c/w 20mm Barge & 9mm ply soffit.
Wind Bracing	22 x 100mm W/W, supplied in long lengths.
Sarking	9mm OSB.
Roofing Felt	Protect Wunderlay & 5U eaves felt
Valley Boards	9 x 200mm OSB.
Counter Battens	12 x 50mm W/W.
Tiling Battens	25 x 50mm W/W.
Fascia	20 x 195mm Redwood c/w 10mm over fascia vents.
Soffit	9mm WBP Ply.
Fixings	All clips, shoes & straps as required by design.
Water Tank Support	Included to DTL standard detail.

Misc Items

Cylinder Stool	Included to DTL standard detail.
Loft Hatch	1no pre-fabricated insulated hatch (562 x 726mm)
Meter Board	1no included to DTL standard detail.

Windows - (Averaged U Value 1.4W/m2K)

High Performance Redwood Fully Reversible, Low E double glazed argon filled units c/w trickle vents, chrome handles, pre-fitted fire stops to jambs & base coat preservative finish.

External Doors - (Averaged U Value 1.4W/m2K)

Front - Nordan “Kensington” door c/w 3 point locking, letter plate, factory finished Teak.

Rear - Nordan “Stirling” door c/w 3 point locking, Cotswold glass & factory finished Teak.
French/ Patio - Redwood, base coat preservative, double glazed c/w chrome handles.

Internal Doorsets

John Carr ‘Camden’ white primed, 2 panel door pre-hung in redwood doorframe c/w stops to match finishing’s, with all associated locks & latches

Feature Doorsets - (to Vestibule)

John Carr ‘Camden’ white primed, pre-glazed 6 pane door pre-hung in redwood doorframe c/w stops to match finishing’s, with all associated locks & latches.

Finishing’s

Skirtings	14 x 95mm agee profile red pine.
Facings	14 x 70mm agee profile red pine.
Window Cills	20 x 195mm red pine.
Aprons	19 x 45mm red pine.

Stairs

Stringers & Hand Rail	Red Pine.
Newels	82mm “Colonial” Turned Red Pine.
Spindles	41mm “Colonial” Turned Red Pine.
Treads & Risers	22m MDF / 9mm ply.

Shelving

Wardrobes	1no MDF shelve c/w pine lip & haffit
Cupboards	3no MDF shelves c/w pine lip.
Cloaks	1no MDF shelve c/w pine lip.
Linen	2no shelves from dressed W/W slats.

Ironmongery

Handles	“Solitaire” chrome Levers on round rose.
Cupboards	Chrome ‘D’ Handles.
Rails	Chrome Rail to each wardrobe & associated fixings.

Plasterboard

External Walls	12.5mm TE Duplex.
Internal Walls	12.5mm TE Plain.
Showers	12.5mm TE Moisture Resistant
Ceilings	12.5mm TE Plain.

Insulation

External Walls	140mm Frametherm Roll 40 - (0.040 W/mK)
Ground Floor	By Others.
Loft	280mm Frametherm Roll 40 (2 x 140mm) - (0.040W/mK)
All Internal Partitions	25mm Acoustic Partition Roll.
Coombes	170mm Kingspan TP10 - (0.023W/mK)
First Floor	100mm Acoustic Roll

Structural Timber

All structural timbers are stress graded and comply with all British Standards and the regulations of the National House Building Council.

Structural Ironmongery

Stainless Steel Wall ties, truss clips, anchor straps, nails, brads & screws.

Note: Deeside Timberframe Limited reserve the right to alter and amend this specification at any time as they deem necessary.

Note: All prices contained within our brochure exclude sun lounges, and glazing bars to windows. Which can be added should they be required.

Note: Deeside Timberframe Ltd can provide architectural planning & warrant drawings for our brochure houses, which may incur an additional cost.

Note: All prices contained within our brochure exclude delivery, costs will be advised once we have a confirmed location for each project.

Note: The designs in this brochure may require to be modified to meet the revised Building Regulations issued in 2010.