

Indicative Specification:

Renewable Technologies:

- Ground source heat pump (dependant on plot dimensions).
- Solar panels (dependant on orientation of building).
- Rainwater recycling (to flush toilets).
- Specify insulation to exceed current building regulations (throughout).

Ground Floor Construction:

- Concrete floor slab with integral under floor heating system.

Wall Construction:

- Sustainable timber framed kit and roof trusses.
- Blockwork outer leaf with a dry-dashed finish (to certain walls).
- Orkney stone (built as a feature at the entrance wall).
- Siberian larch (low maintenance timber finish).
- Double glazed aluminium windows, doors and curtain walling systems.
- Specify low maintenance / durable external finishes (throughout).

Roof Construction:

- Turf roofing system (to mono-pitch roofs).
- Welsh slate (to main pitched roof).
- Lead sheet (to flat roofs).
- Specify low maintenance / durable / natural finishes (throughout).

Internal Layout:

- Design inviting spaces and views for the various community users.
- Provide flexible rooms for the various community users.
- Utilise different floor to ceiling heights to form different spaces.
- Floor plan can be extended for future use (various options).
- Create a simple circulation flow through the building.
- Allow the main spaces / rooms to have good natural day lighting.

Internal Finishes & Fittings:

- To be confirmed with the Shapinsay Development Trust.
- Easy to clean finishes where possible (for maintenance purposes).
- Specify good lighting and signage for the various community users.