



05.11
TIMBER

Housing 2011 preview

Hudson Architects

architecture plb

John Pardey Architects

Structural insulated panels

Product directory

Timber costs by RICS



BAVENT HOUSE, SOUTHWOLD HUDSON ARCHITECTS

Specified products

Tongue and groove timber cladding

Iroko, by Vincent Timber

www.vincenttimber.co.uk

Engineered flooring

Unfinished Douglas fir engineered flooring

by Winchester Joinery & Flooring

www.winchesterjoinery.co.uk

I-joists JJI-joists by James Jones & Sons

www.jji-joists.co.uk

Soffit boards 50mm Celotex FR4000

www.celotex.co.uk

Loose fill insulation to engineered timber walls

Warmcell by Excel Fibre Technology

www.excelfibre.com

Vapour control layer and breather membrane

by Klober

www.klober.co.uk

Roof insulation 200mm Rockwool

www.rockwool.co.uk

Door linings EzyJamb by Advantex

www.ezyjamb.com

Standing seam cladding

by VM Zinc cladding

www.v zinc.co.uk

Translucent polycarbonate panels

by Rodeca UK

www.rodeca.co.uk

Martha Armitage hand-printed wallpaper

by Virginia White Interiors

www.white-interiors.co.uk

Ceramic wall tiles for showers

Alpine white satin ceramic tiles

by Fired Earth

www.firedearth.com

Bathroom floor tiles

Spectrum Matt ceramic tiles by Domus

www.domustiles.com



Project data

Client The client prefers to remain anonymous

Architect Hudson Architects

Main contractor Robert Norman Associates

Quantity surveyor Cyril Sweett

Structural engineer JP Chick and Partners

Form of contract JCT IC05 (Intermediate)

GIA 290m²

Total project cost £600,000

Start on site July 2009

Completion July 2010

CAD package used Vectorworks 12.5

Estimated annual CO₂ emissions 13kg/m²

The northeast elevation of this new, four-bedroom family house echoes traditional beach huts. Clad in black zinc, its simple form is distorted by geometry shifts, in places turning to face the views and in others cut away to reveal warmer iroko cladding, creating a U-shaped plan, with rooms surrounding a south-facing courtyard.

At the central, double-height space, the building divides into two wings, a large living room with guest bedrooms above on one side and on the other a kitchen, snug and utility spaces below the main bedrooms.

Internal finishes are simple, with white walls and Douglas fir floors emphasising the double-height space's geometry and focusing external views, framed through carefully positioned picture windows of varying sizes. An overhanging roof on the northwest elevation accentuates the sense of looking down onto the Southwold Marshes.

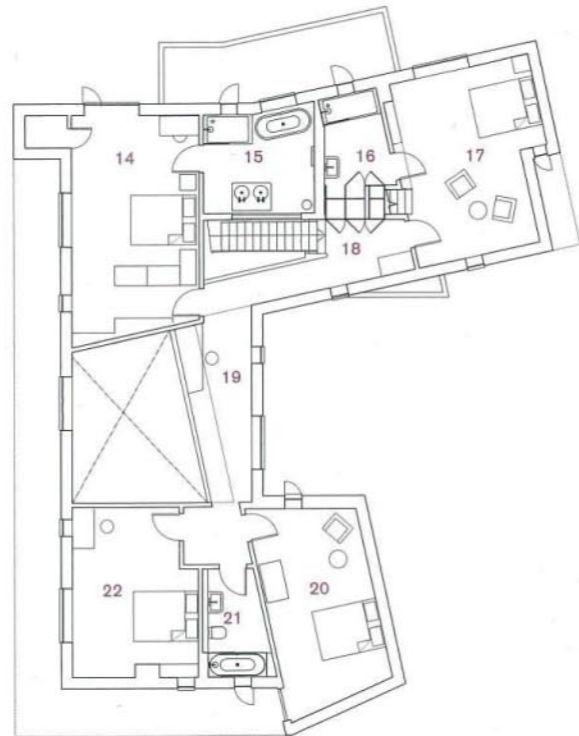
The primary heat source is a ground source heat pump. External walls are insulated with recycled newspaper.

Jonathan Tipper, project architect,
Hudson Architects

Top The northeast elevation is clad in black zinc, cut away in places to reveal warmer iroko cladding
Right The building divides into two wings, a large living room with bedrooms above on one side and on the other a kitchen, snug and utility spaces below the main bedrooms

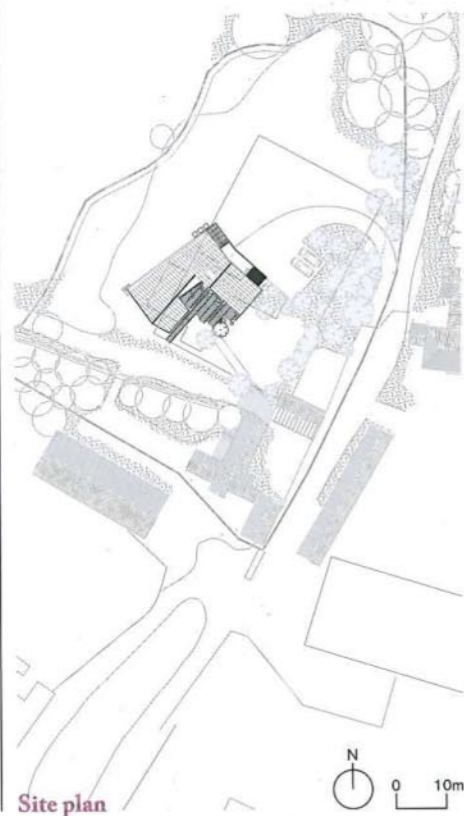


**BAVENT HOUSE,
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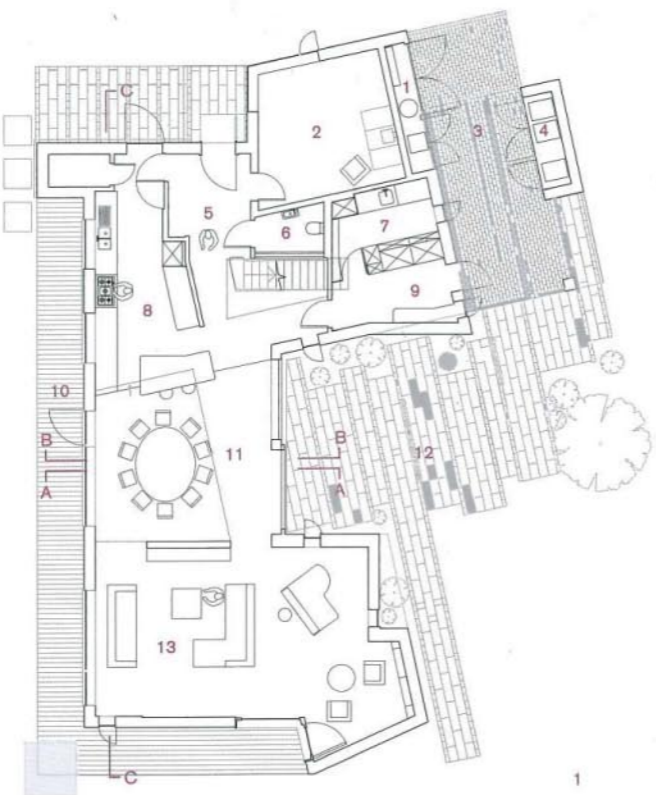


1. Services
2. Snug
3. Carport
4. Dustbins
5. Hallway
6. WC
7. Utility room
8. Kitchen
9. Lobby
10. Decking
11. Dining room
12. Terrace
13. Living room
14. Master bedroom
15. Master en suite
16. En suite
17. Bedroom 2
18. Landing
19. Bridge
20. Bedroom 3
21. Bathroom
22. Bedroom 4

Upper floor plan



Site plan

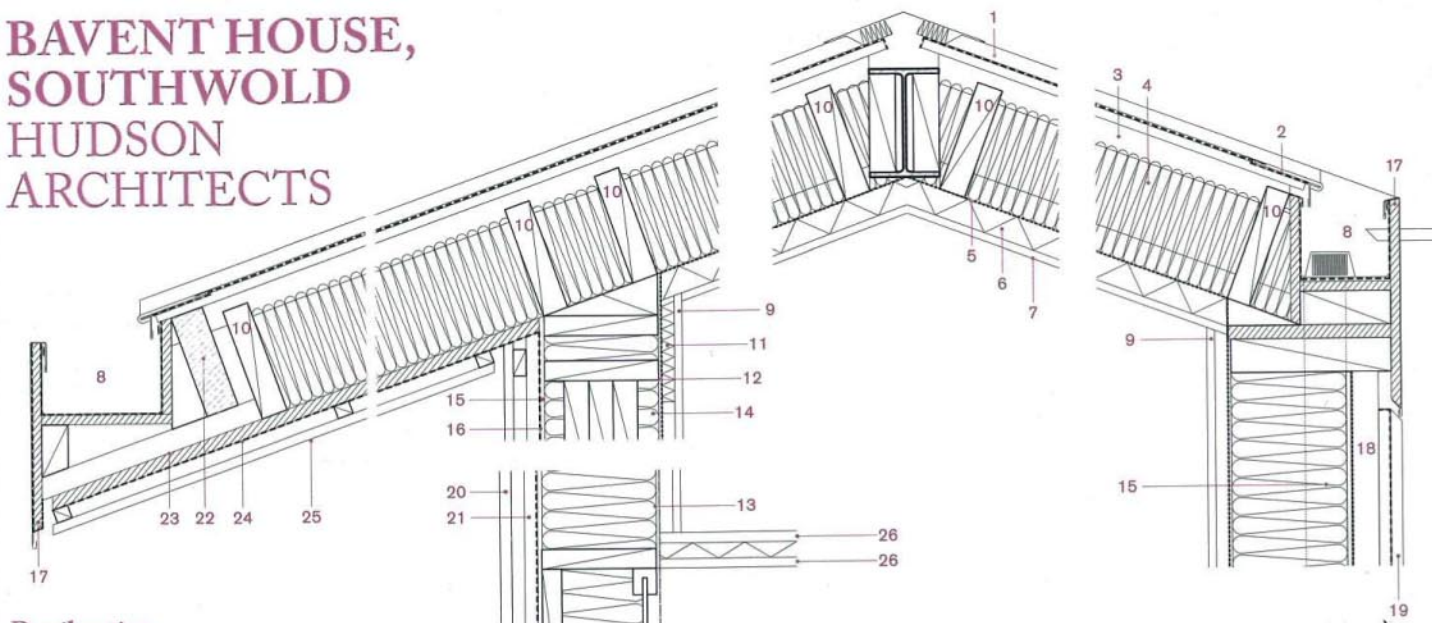


Ground floor plan



Clockwise from top left internal view of kitchen and bridge; the staircase; external view from the west; simple internal finishes offer a setting for the client's furniture collection

BAVENT HOUSE, SOUTHWOLD HUDSON ARCHITECTS



Detail section

- 1. VM Zinc Anthra Zinc Plus standing seam cladding
- 2. 18mm wpb ply deck to timber joists. Edges to gutters routed out 5mm
- 3. 241mm timber I-joist
- 4. 200mm rockwool insulation with 40mm air gap over for ventilation
- 5. Vapour control layer lapped with wall joints.
- 6. 50mm Celotex Tuff R GA3000Z insulation
- 7. 12.5mm plasterboard
- 8. 18mm ply gutter with waterproof sealed zinc. Overflow pipe close to downpipe spigot
- 9. Head plate
- 10. Blocking between joists
- 11. 25mm services void
- 12. 6mm osb with vcl to internal face
- 13. 220mm engineered timber I-beams
- 14. Warmcell recycled newspaper insulation
- 15. 9mm Excel panelvent
- 16. Bauder breather membrane
- 17. 18mm wbp ply fascia with zinc cassette cladding and separating layer
- 18. 50mm vertical sw battens
- 19. 18mm wbp ply cladding with standing seam zinc cladding and underlay
- 20. 22mm vertical timber cladding
- 21. 25x50 treated sw battens/counter-battens to cladding
- 22. 63x200 deep C24 timber support cantilevered edge
- 23. Bottom rail of engineered I-beam continued to carry gutter
- 24. 25mm ply to underside of rafters to act as bracing with breather membrane to face
- 25. 18mm iroko cladding on battens to underside of rafter
- 26. 300mm I-joists with 22mm Kronospan weatherdeck over
- 27. Timber blocking between floors
- 28. Three 63x200 deep C24 timbers to form lintel
- 29. Purpose-made iroko windows with integrated sills
- 30. Ketley Staffordshire blue bricks to form base for timber frame
- 31. 100m rockwool sound insulation

0 100mm



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- 1. Bridge
- 2. Dining room
- 3. Kitchen
- 4. Master bedroom
- 5. Bedroom 4
- 6. Services

Section

0 2m

Below left Internal view looking north from the bridge
Below External view from the northeast



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BAVENT HOUSE, SOUTHWOLD HUDSON ARCHITECTS

01 Translucent polycarbonate panels

20mm-thick polycarbonate translucent panelling by Rodeca UK used as an economical alternative to glass. 5m high by 2.5m wide.
www.rodeca.co.uk

02 Slate flooring

Mountain grey slate, supplied by Stonell, was chosen for its lightly riven texture and subtle, grey-green colour, so as not to conflict with the light colours used elsewhere. The large 600 x 900mm format has a monolithic feel.
www.stonell.com

03 Bathroom floor tiles

Chosen for their neutral appearance and solid colour, Domus Spectrum Matt ceramic tiles were laid in a 600 x 300mm format in a brick pattern on the bathroom floors. Colours: DRS01 and DRS53.
www.domustiles.com

04 Engineered flooring

Unfinished Douglas fir engineered flooring supplied by Winchester Joinery was specified in 270mm-wide boards with a 5mm face. Lye and soap wash was applied to lighten it.
www.winchesterjoinery.co.uk

05 Martha Armitage hand-printed wallpaper

Three different prints selected by client and used in three different bathroom spaces from skirting to ceiling. Supplied by Virginia White Interiors.
www.white-interiors.co.uk

06 Plaster door linings

EzyJamb, supplied by Advantex, was chosen as a cost-effective way to achieve flush door linings. The door frame comprises two interlocking metal plates and acts as a plaster bead that is skimmed.
www.ezyjamb.com

07 Paving to external driveway and base

brickwork for timber stud walls
Staffordshire blue brick, supplied by Ketley Brick.
www.ketley-brick.co.uk

08 Tongue-and-groove timber cladding

Custom-made in iroko wood in 125mm widths, with secret fixings and 5mm rebated joints between boards. Supplied by Vincent Timber, it was chosen for its precise finish and warm colour, which, left untreated, will weather to grey in time.
www.vincenttimber.co.uk

09 Loose fill insulation to engineered timber walls

Warmcell, an ecological alternative to mineral wool, sprayed into voids of 220mm engineered timber wall construction, sheathed to either side with OSB, supplied by Excel Fibre Technology.
www.excellfibre.com

10 Ceramic wall tiles for showers

Neutral background to shower rooms so as not to conflict with wallpaper. Large 600 x 300mm format chosen to minimise grout joints. Alpine white satin ceramic tiles supplied by Fired Earth.
www.firedearth.com

11 Standing seam cladding

VM Zinc cladding generally used in 600mm-wide strips and fixed over Tyvek separating layer on 18mm WBP ply. Black was chosen as a reference to nearby pitch-painted fishermen's huts.
www.vmzinc.co.uk

Architect's choices

Inspired by the locale, which includes barns and beach huts, the design employs robust, economical materials – engineered timber frame, black zinc and iroko timber cladding, which will weather to harmonise with the setting of reeds and grasses. Black zinc provides most of the cladding, while courtyard and entrances are clad in iroko for a softer feel. Neutral interior materials were chosen to complement the client's furniture collection.

Jonathan Tipper, project architect,
Hudson Architects

