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Design & Desire

No half measures in urban regeneration

Timber

Heads up for 2013's new timber regulations

Sustainability in Development

Rural project creates stunning family home

Vernacular spectacular

Standing on its spectacular Suffolk site with views across the salt marshes to the north is Bavent House. Hudson Architects' brief to create a new four bedroom family home has achieved a stunning result!

The building forms a U shaped plan to open up the building and create a south-facing courtyard

The building took as its starting point three key elements. Firstly, the concept of using the form of a traditional beach-hut forms the north east face of the building. This simple form clad in black zinc cladding is then distorted by the shifts in geometry, which turn to face the views and cut away in areas to reveal a warmer timber cladding.

The building forms a U-shaped plan to open up the building and create a south-facing courtyard. Internally this relates to a double height space, which, with an office space on the first floor bridge, and a large dining area on the ground floor, forms the core of the building. From here the building is divided into two wings; with a large living room with guest bedrooms above on one

side. The kitchen, snug and utility spaces serve as the everyday rooms on the other side with the two main bedrooms above.

Simple aesthetic

Views are framed with a mixture of small and large picture windows to give a varied perspective onto the landscape ▼

Sustainability in Development



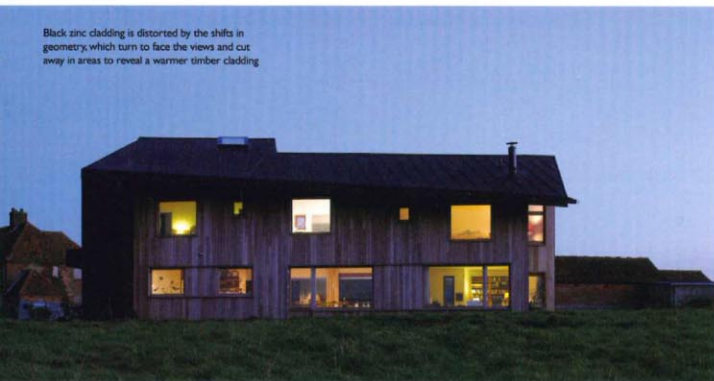
Views are framed with a mixture of small and large picture windows to give a varied perspective onto the landscape below

below. An overhanging roof on the north-west elevation accentuates the sense of looking down onto the marshes as the landscape falls away.

Due to the economic turbulence at the time of construction, it was intended that the house should be designed in such a way that it could be built over a series

of stages, depending on the availability of finances, and the project started on an extremely low budget. It was originally intended that the project be phased, in order that a much smaller part of the building would be initially completed. However, eventually the full project was completed! The fit out of the building is quite sparse as a result, but creates a large family house with a simple, minimal aesthetic, in correspondence with the beach hut concept.

Black zinc cladding is distorted by the shifts in geometry, which turn to face the views and cut away in areas to reveal a warmer timber cladding



The design continues a vernacular tradition in a very unusual way



Few constraints

The site was formerly a farm, and split up into separate house plots; as a consequence, a previous planning application determined the location of the new building. There were few constraints on planning as planning permission already existed for a contemporary house on the site. Similarly, the site was in good condition with very little ground contamination where an agricultural steel framed barn had previously stood.

The local authority planning officers were supportive of the scheme, with discussions focusing mainly on height and the planners' desire to limit development to no more than two storeys with a pitched roof. Planners were also keen to retain the sense of a collection of farm buildings rather than a more scattered distribution.

Naturally weathered

The key feature of the house is its relationship to the layout of the site. It

relates back to the surrounding buildings while also opening up to the views. This also dictates the form of the building. The striking use of the black zinc and Iroko cladding was led by the idea of creating a building that visually resembled a barn with a naturally weathering material that would blend with the landscape of reeds and grasses.

The method of construction is a ground bearing concrete slab with engineered timber 'I' joist construction throughout. The stick built timber frame has Warmcell insulation to walls and KlobberWallint® 50 Vapour Control Layer in the pitched roofs. Zinc and Iroko ventilated rainscreen cladding with a ventilated zinc covered roof form the weathertight building envelope. Douglas Fir engineered flooring continued the natural feel indoors.

Striking silhouette

Zinc was chosen as the architects were keen to mimic the silhouette of a beach hut, such as the black tar-clad huts at nearby Southwold. The dark coloured zinc provides a similarly striking silhouette against the sky and continues a vernacular tradition in a very unusual way.

As the site is very windy, small nooks and crannies are cut into the otherwise rectangular footprint of the building to create small sheltered spots. In these areas, timber is used instead of zinc to clad the building to denote shelter and create a suitably softer backdrop. These cut-ins also provide visual interest to the external appearance of the house.

FACT FILE

Design Team:

JP Chick (Ipswich),
Hudson Architects (London)

Client:

Lucy and Richard Turvill

Building Contractor:

Robert Norman Associates

Structural Engineer:

JP Chick and Partners

Quantity Surveyor:

Cyril Sweett (Norwich)



The creation of a large family house with a simple, minimal aesthetic, is in correspondence with the beach hut concept.

Sustainable aspects

Several sustainable aspects have been incorporated into this project. The house utilises a Kensa 16kW twin compressor ground source heat pump with 150m of ground arrays as the primary means of heating, supplied via underfloor heating on both the ground and first floors, with a wood burning stove included as a secondary means of heating. The house

is engineered timber frame and uses recycled newspaper insulation in the wall construction. Current energy use is 95kWh/m² per year, and carbon dioxide emissions are 4.5 tonnes per year.

For a collection of agricultural buildings with a beach-hut as muse, this is a fabulous result.