

## Balscote

*The building envelope was delivered in 2011 and up and running a few months afterwards. The Timberworks Europe involvement stopped short of the fit out as this was carried out on a voluntary basis to save costs.*

### DESIGN

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The building has a footprint of 132 sq m. The design incorporated a large vaulted hall. The kitchen also had a vaulted ceiling to reduce the heat during use. The wc's have a flat roof over for storage. The design included an overhang at the entrance and decking to the side. The building was constructed off site in factory conditions and in panels. This included floor cassettes. The building complies with building regs and the DDA. All windows and the majority of the doors were pre fitted in the factory.

### MATERIALS

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We used cedar shingles on the roof and each shingle tile required a copper nail. The external cladding was larch, the insulation was 190mm of wood fibre and the internal boarding was 12.5mm of Fermacell - a durable product consisting of recycled gypsum and paper which is well suited for public buildings. All of our materials are sustainable including the pro Clima breather membrane. Our timber is sourced in the Baltics and is all FSC accredited.

### COST

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The building envelope came in at £554 psm.

