

05.11  
TIMBER

Housing 2011 preview

Hudson Architects

architecture plb

John Pardey Architects

Structural insulated panels

Product directory

Timber costs by RICS

# THE POOLEY HOUSE, SANDY POINT, HAYLING ISLAND JOHN PARDEY ARCHITECTS

## Selected products

### Windows

Rationel

[www.rationel.co.uk](http://www.rationel.co.uk)

### Floor posi-joists

MiTek

[www.mii.com](http://www.mii.com)

### Timber flooring

Dinesen

[www.dinesen.com](http://www.dinesen.com)

### Sliding glazed screens

SkyFrame

[www.sky-frame.com](http://www.sky-frame.com)

### Frameless Glazing

Clear Living

[www.clear-living.co.uk](http://www.clear-living.co.uk)

### Tapered rigid insulation

Kingspan Therमतaper

[www.insulation.kingspan.com](http://www.insulation.kingspan.com)

### External wall insulation

200mm Kingspan Kooltherm

[www.insulation.kingspan.com](http://www.insulation.kingspan.com)

### Insulated render system

Alsecco

[www.alsecco.co.uk](http://www.alsecco.co.uk)

### Building board

9mm Promat Supalux

[www.promat.co.uk](http://www.promat.co.uk)

### Steel Frame

Able Steel Fabrications

[www.ablesteelfab.com](http://www.ablesteelfab.com)

### Tiled flooring

Caesar Ceramiche

[www.caesar.it](http://www.caesar.it)

### Kitchen

Kraftwork

[www.kraftwork.co.uk](http://www.kraftwork.co.uk)

ALL PHOTOGRAPHY BY JAMES MORRIS





**Clockwise from top left** Harbour views to the east; west elevation first-floor timber cantilevered

box clad in cedar; Italian tiled flooring; staircase enclosed in frameless glazing; east elevation

**Project data**

- .....
- Start on site** December 2009
- .....
- Completion** July 2010
- .....
- Gross internal floor area** 230m<sup>2</sup>
- .....
- Procurement** Client project managed
- .....
- Total cost** £455,000
- .....
- Cost/m<sup>2</sup>** £1,978
- .....
- Client** Jonathan + Dawn Pooley
- .....
- Architect** John Pardey Architects
- .....
- Structural engineer** Ramboll UK
- .....
- Project manager** Dawn Reid Projects
- .....
- Main contractor** Andrews Building Services
- .....
- Approved building inspector** Regional Building Control
- .....

The house is designed to indulge the client's passion for windsurfing and entertaining and therefore caters for wetsuit-clad users on the ground floor, which is easy to mop, while living spaces are provided at first floor level which enjoy the harbour views, with space for outdoor entertaining.

Located on Sandy Point in the south-eastern corner of Hayling Island, Havant, in Hampshire, the site sits on the shore with fabulous views eastwards to Chichester harbour. It lies within a tidal flood plain and predicted one in 100-year flood events meant the ground floor level had to be raised 1.1m metres above the existing ground level.

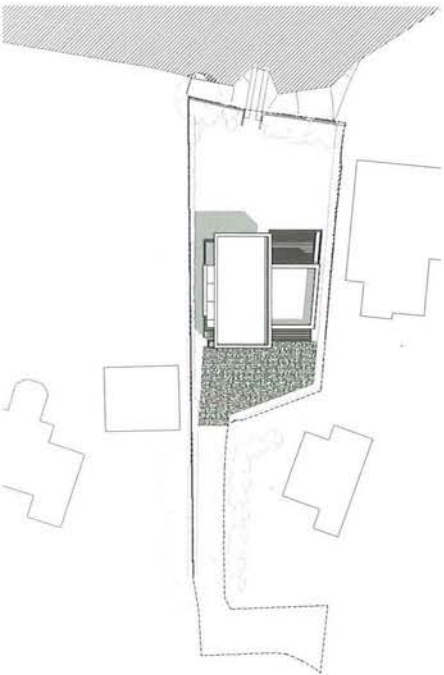
The design employs an externally insulated, acrylic rendered masonry base traversing the site, supporting a light, transversely arranged timber cantilevered box, clad in western red cedar. A staircase slides up the outside of the building and is enclosed within frameless glazing to act as a lantern.

The western end of the timber box contains a small study and WC, but faces onto the main entrance. The design retains the idea of a timber 'sleeve', which opens up to harbour views to the east, but infills this with a glazed assembly with powder-coated panels and this is in turn veiled by a series of full-height timber slats.

.....  
**John Pardey**, founding director,  
 John Pardey Architects  
 .....



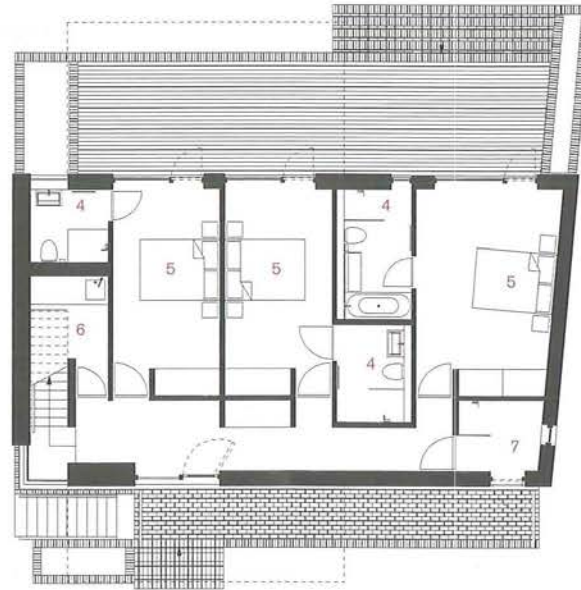
# THE POOLEY HOUSE, SANDY POINT, HAYLING ISLAND, JOHN PARDEY ARCHITECTS



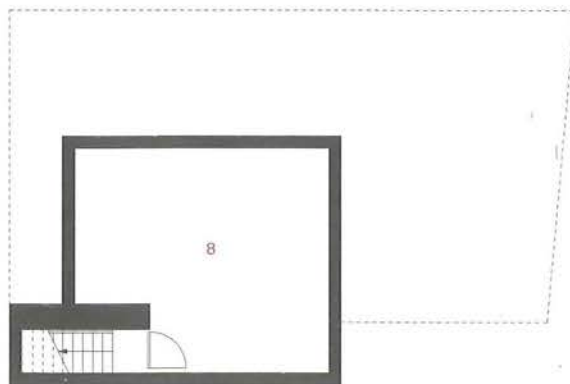
Site plan



First-floor plan



Ground floor plan



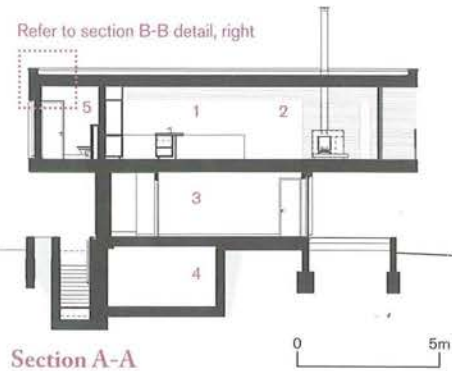
Basement

1. Living room
2. Kitchen
3. Study
4. En suite
5. Bedroom
6. Utility room
7. Wet room
8. Plant/storage

**Far left** External view. The Pooley House is designed to indulge the client's passion for windsurfing and entertaining

# THE POOLEY HOUSE, SANDY POINT, HAYLING ISLAND, JOHN PARDEY ARCHITECTS

Refer to section B-B detail, right



Section A-A



## Section

1. Kitchen
2. Living room
3. Bedroom
4. Plant/storage
5. WC

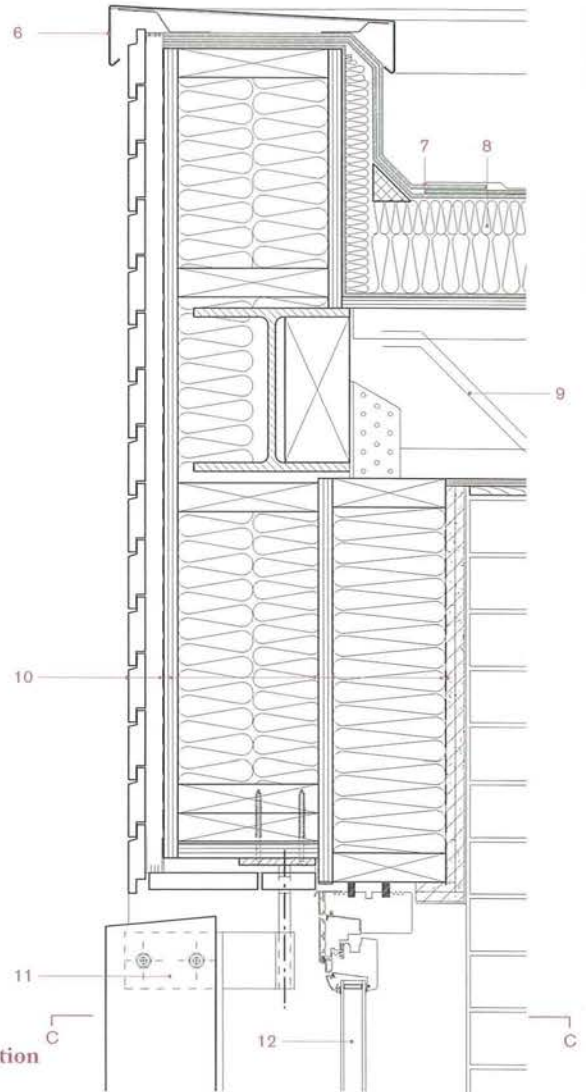
## Section detail

6. Aluminium coping
7. Waterproof membrane
8. Kingspan Thermotaper tapered rigid insulation
9. Posi-joists
10. Cedar weatherboard, breather membrane, 18mm wbp plywood, 190mm treated softwood, 200mm Kingspan Kooltherm, vapour barrier, skimmed plasterboard
11. Hardwood slatted screen hinged to provide escape route
12. Window

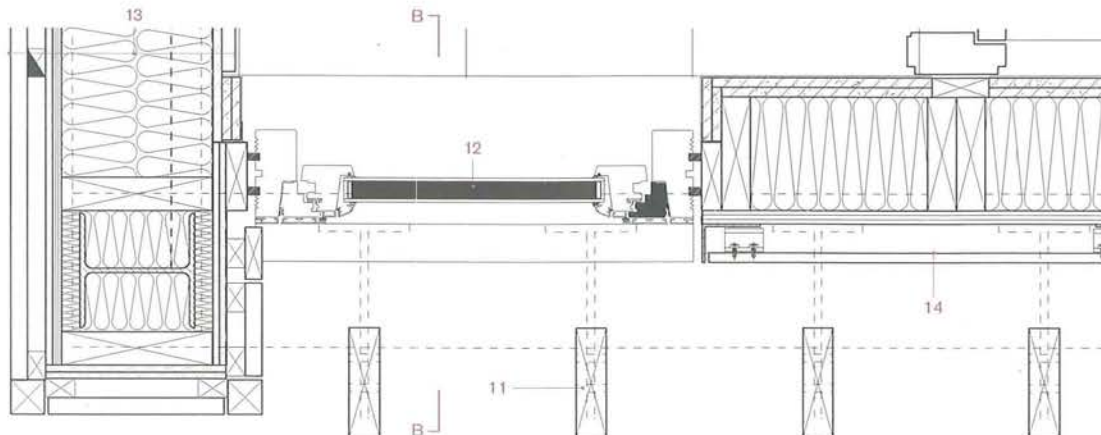
## Plan detail

13. Cedar weatherboard, breather membrane, 9mm Promat Supalux, 12mm wbp plywood, 200mm treated softwood, 200mm Kingspan Kooltherm, vapour barrier, 9mm Promat Supalux, cedar cladding internally
14. Trespa Meteor rainscreen cladding system

Left The transversely arranged upper storey box is clad in western red cedar



Vertical section detail B-B



Horizontal section detail C-C