



CASE STUDY

Project:	Boyden House
Location:	Lochaline
Completed:	September 2012

This house was the first of twelve to be constructed on a group self-build site on the West Coast of Scotland.

In this case our client commissioned a turnkey home, being very engaged with the design process and visiting site regularly, despite it being almost 500 miles from home!

Roderick James Architects were involved from the beginning, applying for initial planning permission for the site then working with each customer to design a home that works for them and the way they intended to use it. One of the architects was based on site most weeks.

PROJECT DETAILS

Project Type:
Single storey home

Size:
130m²

Thermal Performance:
Ever Green

Build Cost:
£200,000

Build Duration:
8 months

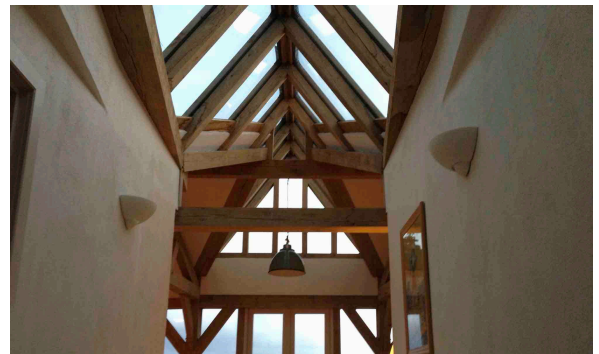
Given site geography, a local builder was appointed as main contractor for the build, overseeing everything from foundations to final decoration.

Sylva liaised with architect, builder and client to design an oak frame wrapped in super-insulated, timber frame panels and cassettes. These were further encased in an External Wall Insulation (EWI) system of wood fibre insulation with a lime render finish.

The site's location created some challenging issues around transport and logistics, with the nearest main town being almost an hour's drive away. Deliveries needed to be carefully coordinated with crane bookings and labour on site.

The roof is a mixture of slate tiles and velux windows on the pitched section and a lightweight sedum roof on the flat front, all intersected by a stunning glass and oak prism that floods the interior with light in all weathers.

Much of the oak is exposed on the interior walls and vaulted ceiling, all of which have been orientated to take advantage of the stunning views across the Sound of Mull towards the Isle itself. There is even an internal window between the main living space and the glazed study to provide truly panoramic views.



In addition to the fabric first approach, the house is fitted with a wet underfloor heating system powered by an air source heat pump. However, despite the local climate, the owners have found that the woodburning stove in the living area provide sufficient heat, even through most of the winter.

The property was envisaged as a holiday home, however the owners are so pleased with it that they have accelerated their plans to make it their primary residence in the next year or two.