

Aspirational Timber Homes



» Sustainable, modular and locally appropriate

Discover everything you need to know about building your perfect home using locally grown timber

Four unique designs have been created by a highly experienced architectural practice skilled in creating homes in timber. All maximise the use of locally grown, sustainable south-east timber by featuring a green, primary load bearing post and beam construction.

A flexible solution

To maximise the potential for you to customise your home, the secondary structure can use the Structurally Insulated Panel system (SIPs) or traditional studwork. This construction model allows you, along with your architectural professional, to move the internal walls to

- » Four free flexible designs, designed to make the best use of local timber
- » Add features such as solar panels, wood burners and rainwater harvesters for a truly sustainable home
- » Substantial price discounts for work required to make designs compliant with building regulations, available from Roderick James Architects LLP
www.roderickjamesarchitects.co.uk
- » Lots more information at:
www.forestry.gov.uk/newforest-ruralhomes

create your perfect living space.

The modular designs also allow easy extension either to the plans or later to the finished property, meaning your home can grow with you.

Two of the four homes, Birch and Elm, are intended for use (but not exclusively) within protected landscapes such as National Parks and AONBs that have special planning criteria. The Beech and

Hazel are suitable for use within the wider rural landscape.

Douglas fir has been the timber of choice but you could easily use oak or any other structurally suitable timber. You can also use local sourced cladding for the exterior. A wide range of local timber – such as larch, Douglas fir and chestnut to name but a few – can be used to create your perfect timber home.



Why use local timber?

- It's good for wildlife
- It offers job opportunities
- It brings wealth to the region
- It improves woodland for recreation
- It reduces transport miles
- One cubic metre of timber saves two tonnes of CO₂. It takes 12 times as much energy to make a steel girder that is functionally equivalent to a finished wood beam

The Birch House

This design is for a detached house that will provide 105m² of internal floor area. It is a double-fronted house with traditional entrance porch and a simple, single-storey addition to one side. The design is aimed at sites within protected landscapes but of course this can be used in any rural landscape.

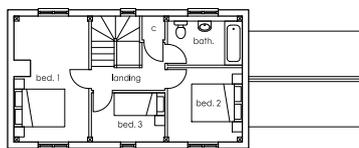
All designs can be easily extended or modified to suit your needs

This home offers a double aspect sitting room with kitchen diner, home office and utility room, with shower room and toilet on the spacious ground floor.

The first floor has 3 bedrooms and a family bathroom. The internal layout can be customised to meet your own requirements and easily extended if required.

3 Bed. 105m² Detached House (Protected Landscape)

Design agreed in principle with New Forest National Park Authority

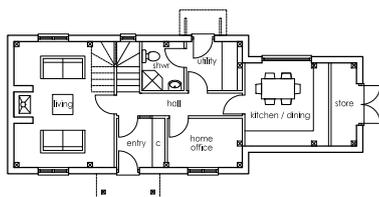


FIRST FLOOR PLAN 1:100



FRONT ELEVATION 1:100

SIDE ELEVATION 1:100



GROUND FLOOR PLAN 1:100



SIDE ELEVATION 1:100

REAR ELEVATION 1:100

Roderick James Architects LLP
 DISCOVERY HOUSE - STEAMER QUAY ROAD - TOTNES - DEVON - TQ9 5AL
 TEL: 01803 848000 Fax: 01803 844475 email: totnes@rjaarchitects.co.uk

Project	Aspirational Rural Housing	Client	3 Bed Detached House (Protected Landscape)
Client	Forestry Commission	Architect	Roderick James Architects LLP
Scale	1:100	Date	09 Feb 08
			BIRCH HOUSE

Detached design offering 105m² internal floor area

The Elm House

The Elm is a semi-detached house design which will provide 90m² of internal floor area. It is double-fronted, and benefits from a cottage style appearance which is highly suitable for a site within a protected landscape.

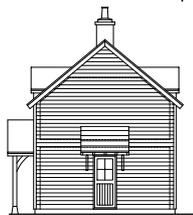
The exterior, with its locally sourced timber cladding and traditional timber windows and doors, offers the classic cottage style home.

The Elm design offers a double aspect living room. The spacious kitchen diner offers family living with windows to the front and French doors to the rear garden. A cloakroom completes the ground floor.

With 3 bedrooms and family bathroom on the first floor, the Elm design offers superb family living. But remember the internal layout can very easily be redesigned to suit you.

3 Bed. 90m² Semi-detached House (Protected Landscape)

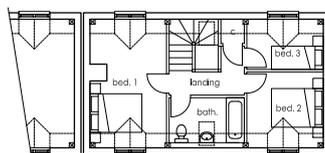
Design agreed in principle with New Forest National Park Authority



SIDE ELEVATION 1:100



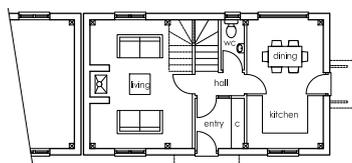
FRONT ELEVATION 1:100



FIRST FLOOR PLAN 1:100



REAR ELEVATION 1:100



GROUND FLOOR PLAN 1:100

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Client	Forestry Commission	Architect	Roderick James Architects LLP
Scale	1:100	Date	09 Feb 08
			ELM HOUSE

Semi detached design offering 3 bedrooms and 90m² of internal floor area

The Beech House

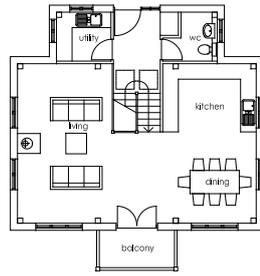
The Beech is a detached home that provides 120m² of internal floor area. A particular feature of this design is that it can easily be used on a sloping site or adapted for a level site. The Beech proposes a split-level approach, with an upside-down internal arrangement of living rooms upstairs and bedrooms downstairs.

The Beech offers contemporary living at its best

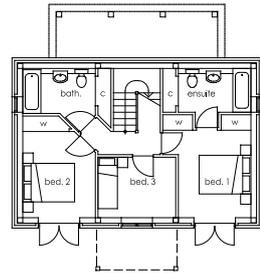
The construction of the house is based on a masonry ground floor (with retaining walls and loadbearing walls where necessary) and a structural timber frame and timber clad section at first floor level. The timber frame could be used on both levels if the house is situated on a level site.

The ground floor offers a master bedroom with en-suite, and French doors giving access to the garden. There are two further

3 Bed. 120m² Detached House (Unprotected Landscape)



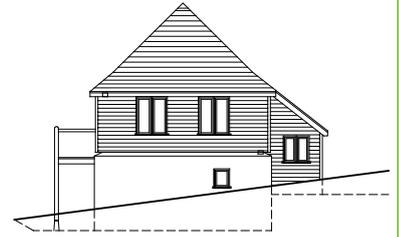
FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100



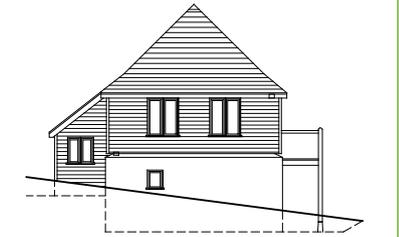
FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100

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tel: 01803 868000 fax: 01803 864475 email: totnes@rjaarchitects.co.uk

project Aspirational Rural Housing	client 3 Bed Detached House (Unprotected Landscape)
client Forestry Commission	date 1:100 02/19 Feb 18
BEECH HOUSE	

Detached design providing 120m² of internal floor area.

bedrooms and a family bathroom. The first floor is planned as a dual aspect living space open to the

rafters with French doors onto a balcony. Also on this floor are a cloakroom and utility room.

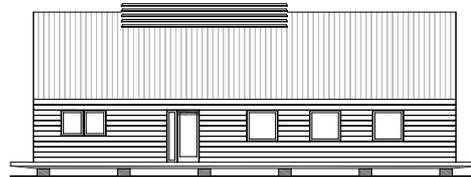
The Hazel House

The Hazel offers a wonderfully contemporary, single-storey design providing 114m² of internal floor area. Designed using a modular bay approach, The Hazel gives maximum design flexibility.

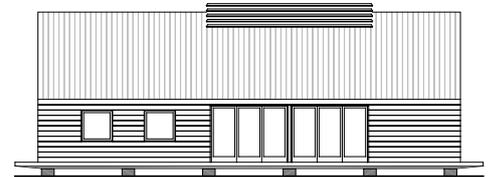
Along with the other designs, internal walls can easily be moved. The Hazel truly offers you the opportunity to design your perfect layout.

The Hazel has a kitchen/diner with a french door offering a superb opportunity to create a light, bright space and spacious living room with two sets of French doors leading onto a deck to take advantage of those rural views. A master suite with two further bedrooms, family bathroom, and utility room complete this breathtaking blueprint for rural living.

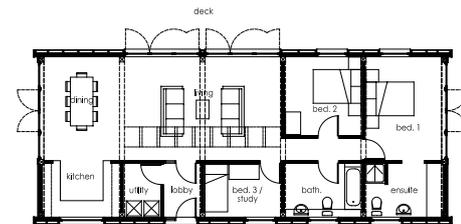
3 Bed. 114m² Detached House (Unprotected Landscape)



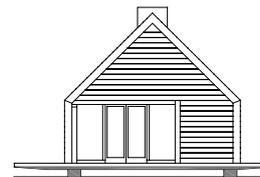
FRONT ELEVATION 1:100



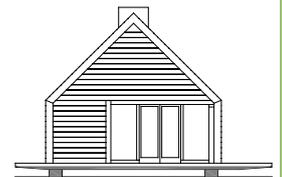
REAR ELEVATION 1:100



GROUND FLOOR PLAN 1:100



SIDE ELEVATION 1:100



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HAZEL HOUSE	

Detached contemporary, single-storey design providing 114m² of internal floor area

Where do I start?

The basic steps you'll need to take to turn your home into reality

Step 1: Select design

There are four basic designs to choose from. Each uses sustainably sourced local timber for the primary structural frame and cladding with either traditional studwork or SIPs (Structurally Insulated Panel system) for the secondary structure. Select the most appropriate for your situation and with your architectural consultant you will find it simple to extend or to move the internal walls to create your ideal living space.

Step 2: Planning permission

You will need to obtain planning permission.

Useful sites to help you here are:

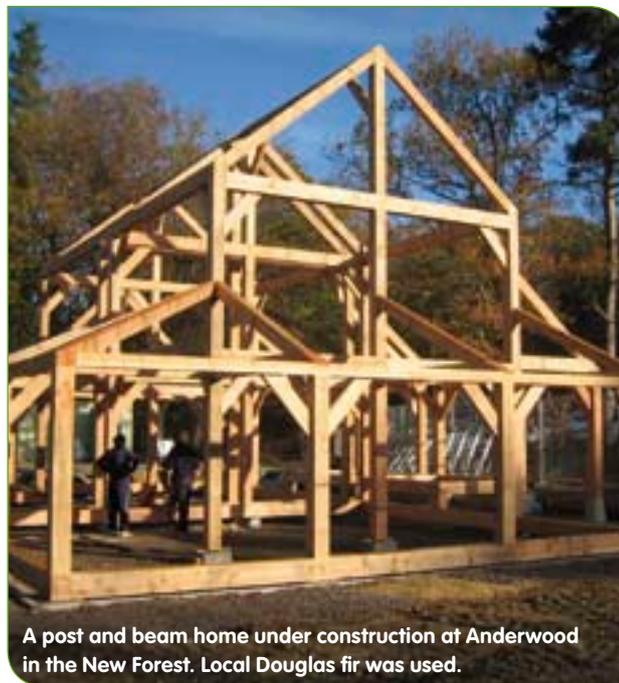
www.planningportal.gov.uk

www.architecture.com

www.ciat.org.uk

Step 3: Building control

Detailed plans will be needed for building control, showing all constructional details. It is these drawings you will need for the sawmill and/or framing company to quote for the work. Roderick James Architects LLP are offering discounts of around 50% for plans worked up as full planning applications to comply with building regulations.



A post and beam home under construction at Anderwood in the New Forest. Local Douglas fir was used.

Step 4: Source local timber

Visit www.forestry.gov.uk/newforest-ruralhomes for advice, lists of sawmills and framing companies who can supply local timber.

Step 5: Construction: Brief guidance

There is also a section on the website offering construction guidance which will help you and your architect/architectural technician and building contractor.

Step 6: General contractor

The best way to find a general building contractor is by recommendation.

Sourcing local timber

It is perfectly possible to buy both locally grown soft and hardwoods here in the south-east of England.

Much more information is provided on the website. However, very few builders merchants or timber merchants in the south-east stock locally grown timber.

Where to go

The list of sawmills provided on the website can supply appropriate, locally sourced timber for frames of the post and beam style used in this design. They could use your own timber, if available, or supply to your specification.

Alternatively you could contact a framing company who could manufacture the entire frame as specified in these designs. Most of these companies also offer

an erection service. Use the list on the website.

Local sawmills also provide a large range of the other timber products you may require.

Finally, remember to leave enough lead time for purchasing local timber and products.

Find out more >>

For advice on sourcing local timber, construction guidance, and help finding sawmills and framing companies, visit: www.forestry.gov.uk/newforest-ruralhomes

Project partners

