



*B*UILDINGS REVIEW

LONDON & SOUTH EAST 1998

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# THE BOUNDARY HOUSE

An award-winning house designed by Michael Winter for his own occupation, incorporating many environmentally friendly and low energy principles and using green materials and construction throughout. The building is squeezed onto a woodland site sandwiched between a railway line and public footpath to the North and a County Cricket Ground to the South.



The timber framed building structure, which was engineered by Trada Technology Ltd, is raised up off the ground upon glulam columns resting on deep pad foundations to minimise the environmental impact upon the site and in particular, not to harm the nearby trees. The efficient use of timber framing was based on TRADA Technology specifying a glulam portal frame

between which long spanning, BBA approved, Trus Joist MacMillan I joists were detailed for walls, floors and roof structure. The use of I Joists allowed high levels of insulation and efficient use of timber.

The building orientation, room layout and facade treatment maximise solar gain and views to the south whilst minimising heat loss, lack of privacy and train noise to the north. Insulation values are high using recycled newspaper and the 'breathing wall' concept. Minimal space heating is provided by a wood burning stove and heat pump. Solar panels provide hot water heating and rainwater is collected and stored for everyday use.



*Architect/Client/*

*Main Contractor:*

*Consulting Engineers:*

*Windows & Doors:*

*Intruder Alarms:*

*Michael Winter RIBA*

*TRADA Technology*

*Swedish Window Co. Ltd*

*Robalert Security & Communications*