

Apple Tree Court – Severn Vale

**Principle contractor:**

Sherborne Homes Ltd

Client:

Severn Vale Housing Association and private owners

Project:

Development of eight units for Severn Vale Housing Association: one, two and three bedroom homes built as a terraced block of units, a pair of semi-detached units and a single detached unit.

Cost of build:

The cost of the build was estimated at £97.50 per square foot, totalling £539,212.81. The total cost of aircrete work was £31,124.45 including all materials and labour costs.

Location:

Northway Lane, Tewkesbury, Gloucestershire, GL20 8JH

Architects:

SBC contracts, Cheltenham

Aircrete contractor:

Sherborne Homes Ltd

Build Time:

Work began on the project in May 2014 and lasted seven months.

Executive summary:

Having used H+H's Thin-Joint System for more than 10 years, Sherborne Homes again opted for this effective build system when working on their very first housing association project. The Thin-Joint System provides the Sherborne Homes contractors with a hassle free building solution and a great support package that allows for fast and effective construction. It is the tendency of Sherborne Homes to steer away from using timber frame and H+H products offer the perfect solution.

Project Description:

In its first project for a housing association, Sherborne Homes in Cheltenham, decided that the Thin-Joint System, provided by H+H, would be the ideal building solution. This was a design and build project for Sherborne Homes who created a bright modern finish using large floor to ceiling windows.

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Sherborne Homes has an established relationship with H+H and has used the H+H Thin-Joint System in previous building projects. Due to previous positive experiences the team at Sherborne Homes were confident of again achieving pleasing results. The Thin-Joint System was specified by Nick Sherborne. Celcon Foundation Blocks were used in conjunction with Celcon Plus Blocks.

Reason for choosing H+H aircrete products:

The rapid rate at which the internal leaf of the building can be constructed using Celcon Plus Blocks and the Thin-Joint System is a large factor in Sherborne Homes' continued use of H+H products. Superb service was provided both prior to construction, and onsite, where H+H demonstrators assisted new staff members with the application process and training.

Products Used / aircrete specification:

H+H Thin-Joint System along with Celfix Mortar, Celcon Foundation Blocks and Celcon Plus Blocks.

Foundations:

The foundations for all eight units were constructed using the trench fill method using H+H Celcon Foundation Blocks with the H+H Thin-Joint System. A narrow trench allows for minimal excavation and allows blocks to be laid safely and effectively.

External Walls:

With a painted plaster finish over the aircrete, a U value of 0.15W/mK was achieved.

Roof:

This project required both dual and mono pitched roofs finished with traditional slate tiles and concrete roof tiles.

Floor:

The floor comprised of a block and beam installation finished with a screed.

"We find H+H's Thin-Joint System is quick, easy, clean on site and all comes together very simply. I am a big believer in H+H and have used the products for the last 10 years. H+H gives us great service and back up for our team and it's because of this that I am loyal to H+H."

**Harry Sherborne,
Sherborne Homes**



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“Having built using H+H products for more than 10 year Sherborne Homes could see that this would be the perfect building material for their very first housing association project. We are always getting comments on the H+H Thin-Joint System saying they appreciate the level of support and technical guidance that is received.”

Andy Williams, Director of Key Accounts at H+H

Product benefits:

- Increased speed of the build due to the ease of application of the Thin-Joint system providing a watertight masonry shell and enabling internal trades to begin work sooner compared to traditional construction methods
- Easily meets or exceeds Part L and Part E of the Building Regulations
- Simplified the construction process
- H+H aircrete products use up to 80% recycled material
- Thin mortar joints allow for faster setting and a faster growing wall

Other benefits include:

- The components for Thin-Joint block-work are all available off the shelf
- Block-work is highly adaptable and flexible – very suit for bespoke design solutions.
- Thin-Joint wall have an airtightness of around $1\text{m}^3/\text{hr}/\text{m}^2$
- Celfix mortar can be stored within the footprint of the building and small quantities can be mixed when required
- Has excellent fire resistance with a Class 0 rating for surface spread of flame

H+H aircrete applications:

- Internal and external leaf in cavity walls
- Solid walls
- Separating / party walls
- Flanking walls
- Partitions
- Multi-storey
- Foundations



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The H+H Thin-Joint System enables a fast, weathertight masonry shell to be built, allowing follow-on trades to start work sooner in a weatherproof environment, whilst retaining the flexibility of on-site construction. Thin-Joint is recognised as a Modern Method of Construction, it is fully adopted as the preferred method of wall construction throughout most of Northern Europe.

Aircrete is an excellent all round commercial and industrial building material. Used in partition and external walls (both solid and cavity), fire walls and as infill to steel and concrete framed buildings it provides durability, fire resistance and superb thermal and acoustic insulation.

H+H aircrete has exceptional sustainability credentials: providing excellent thermal and acoustic insulation and contributes to airtightness but also being manufactured from up to 80% recycled materials, making it sustainable both in manufacture and in use. We also have BES 3001:2008 accreditation for responsible sourcing of materials in addition we have an A+ rating in the BRE green guide on both cavity and solid external walls. Couple this with H+H UK's rigorous approach to pursuing the highest environmental standards throughout the whole of its business and it's easy to see why this innovative and award winning system is now firmly established within the UK.

Contact details

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Further reading

Designing with Aircrete
Building with Aircrete
Thin-Joint as an MMC
Fact sheet 9 Solid wall construction
Building with aircrete

For further information about the subjects covered or the H+H products used in this case study, please visit our website www.hhcelcon.co.uk