Hackney: Timber First

The London Trend Toward Tall Timber Projects: Bridport House, Stadthaus and Whitmore from a Planning Commission Perspective

Presented on November 6th 2014 by Vincent Stops

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Hackney
- North East London
- 7 square miles
- Property prices up 20% in the last year
- Prices 4% above London average
Hackney: Wood First Conference

- Hackney has put wood first

- Hackney Council is the first local authority in England to promote timber construction

- Wood for Good, a campaign to promote the suitability and sustainability of using wood in construction, sponsored the event which examined the benefits and limitations of building with timber as well as explaining its place within local and national planning policy
Timber Buildings in Hackney
**DENSITY** 2,400 kg/m³
**WEIGHT** 1,200 tons
**PROGRAMME** 72 weeks

**DENSITY** 480 kg/m³
**WEIGHT** 300 tons
**PROGRAMME** 49 weeks
WOOD STORES CO2

1m³ = TIMBER

1 TON = CO2
Stadthaus Murray Grove
Honeycomb
CLT Structure

Rotated
Plans

Load-bearing
walls, floors, cores

- 9 storeys
- Tallest CLT structure at the time of completion
- CLT constructed in 27 days
- 5 months faster than equivalent concrete frame construction
MAKING A 9 STOREY CONCRETE BUILDING EMITS 500^T OF CO^2
MAKING A 9 STOREY TIMBER BUILDING SEQUESTERS 760$^T$ OF CO$_2$
A NET DIFFERENCE OF

1,260 $^T$ CO$_2$

= 25 years of use
Hackney accepted the embodied CO2 as the carbon reduction requirement.
Whitmore Road
- 7 storeys
- 23m x 9m of column free space
- 1.5m cantilever over canal
Kielder Forest

- Northumberland, England
- Largest man-made woodland in England
- 475,000 cubic metres of timber harvested annually