



StoraEnso

Partner of Stora
Enso

Bourne Lane

Tonbridge, UK

EURBAN

Nash Baker Architects' Bourne Lane house is an early of a domestic dwelling made with a Sylva CLT kit of parts. Located in Tonbridge, Kent, this house was designed for a couple nearing retirement who wanted a modern, sustainable, and accessible home. The house is constructed using Sylva™ CLT Floors and Roofs, Sylva™ CLT Walls

Design

The house features two barn-like wings clad in blackened timber, a material choice that helps the structure blend seamlessly with the surrounding landscape. [This black timber cladding is typical of Kentish barn buildings, providing a rustic yet modern aesthetic.](#)

The house's design is also influenced by the client's previous home, a 19th-century facility used for drying hops. The architects aimed to create a home that complements the heritage while providing a contemporary living space. The use of timber, both inside and out, creates a warm and inviting atmosphere, celebrating wood as both a structural and visual material.

Sustainable

Sustainability is at the core of the Bourne Lane house. The use of Sylva™ not only provides structural integrity but also reduces the building's carbon footprint. The house is designed to meet the Code for Sustainable Homes (level 4) and Lifetime Homes standards, ensuring it is both low-carbon and accessible.

The house features a sedum roof, which not only enhances its aesthetic appeal but also provides insulation. The green roof helps the building blend into its surroundings and supports local wildlife by creating new habitats. Additionally, the house's orientation and design maximize natural light and ventilation, reducing the need for artificial lighting and climate control.

Layout

The interior of the Bourne Lane house is designed to be flexible and functional, for the occupants as they age.

The living wing features a double-height kitchen and living area, which opens onto the garden through a large glazed wall. This space is designed for relaxation and entertainment, with a wood-burning fire adding to the cozy atmosphere. A mezzanine level above the living area serves as a study, offering views over the garden and the main living space.

The sleeping wing is designed with accessibility in mind, featuring two bedrooms and bathrooms that are easily navigable for individuals with mobility issues. The use of timber continues throughout the interior, with the wood left visible on the ceilings, adding to the home's warm and natural feel.

Read more [about this project in Dezeen](#)



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General

Delivery year

2013

Building type

1-2 Family Dwellings

Area (m²)

120

Storeys

2



Photo credit: Nash Baker Architects/©Will Layzell Photography

Products

Products and Services

Sylva™ CLT Floors and Roofs,
Sylva™ CLT Walls

Product volume (m³)

50



Photo credit: Will Layzell Photography

Team

Partner of Stora Enso

Eurban

Architect

Nash Baker Architects

Structural Engineer

Eurban

Main contractor

Stephens and James
Construction Services

Specialist Timber Subcontractor

Eurban