



## Innovative architecture

In the blink of an eye Parkwood Homes has pulled together yet another amazing design

**P**ARKWOOD HOMES provides speedy service without compromising on all the important details. It's late May and another race against time to install five brand-new lodges at the Jindabyne Sport & Recreation Centre before the start of the ski season. The client already has them fully booked for the busy ski season. The children are coming ... they must be finished on time.

"Considering the contract was only in March we're going OK," said Parkwood's sales manager, Kathy Goodhand. "It's the sort of work schedule we're used to. We have a team of tradesmen who understand the deadline and, given most of the construction happens undercover at our factory in Somersby (near Gosford, an hour north of Sydney), weather isn't a consideration and, when the staff need to work that extra yard, I just flick on the lights and ring for takeaway pizza all round."

The client had specific needs and the planning stage was extensive. Sport & Recreation requires a long economic life in a fairly tough environment, so the choice of materials and efficiency in design are paramount.

Internally, Sport & Recreation needed four bedrooms and two three-way bathrooms, a full kitchen, a boot and ski room, laundry facilities and a huge living area opening to a very usable deck. Externally, the lodges are nestled into a bush setting, so a sympathetic architectural appearance was a must.

Building in Jindabyne, at the base of the New South Wales ski fields, the team at Parkwood needed to consider the extremes of weather impacting on the site. A fully insulated structure, including windows, was extremely essential. Cleverly orientated to make the most of the winter sun, the design opens up in summer

under a large but slender zincalume roof that's extended to shade the external walls using 900mm galvanised outriggers.

The hardwood deck carries on the theme with a protruding structure devoid of supporting columns and galvanised balustrade lying slightly forward and supporting a classic timber rail. The design is well suited to the Australian climate and the talented Parkwood designers worked with some new innovative lightweight claddings and smart paint finishes, producing a stunning appearance.

With more than 2000 homes completed in 18 years, Parkwood Homes has acquired a steady full-time workforce of skilled tradesman. As everything is received before the lodges leave the Parkwood plant, the company can achieve efficiencies site builders can only dream of. Parkwood Homes buys in bulk, using forklifts to



lift and unload incoming materials, and provides a secure establishment to protect your home during its construction. Dry storage of materials and a concrete slab underfoot make it much easier to keep the workplace clean and safe.

Once the lodges are complete, with kitchens and bathrooms installed, tiling, shower screens and even vanity mirrors and towel rails fitted, the home is pulled apart into four sections that are held up by integrated galvanised steel floor frames. The frames support the structure during transportation to the site on low loaders and are strong enough to hold the structure as it

is craned onto the concrete foundations. They remain part of the structure after installation and the result is a construction foundation system that is structurally vastly superior to conventional building practice.

Each section is bolted together along the length of the beams and the floors are in turn bolted down to the in-situ concrete foundations. The off-site construction enables the centre to restrict the on-site work duration and therefore the on-site labour cost to a bare minimum.

Parkwood Homes builds more than commercial and school structures. A full range

of residential home plans and prices for homes ranging from one-bedroom cabins to country homes with six bedrooms and three bathrooms can be viewed on the website.

### details

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