

## 22, The Kench - Cladding

### Original construction and cladding

The bungalow is a brick-built structure, using a construction method where rather than laying bricks in the normal way they were laid on their side. This approach was used on several bungalows in the Kench as it reduced the number of bricks required but a downside being the wall thickness is reduced compared with a traditional brick construction. Originally the brick work was painted, and this would have been the exterior. Later, the bungalow was clad, not particularly well, in some of the early white plastic cladding. The cladding went directly onto battens secured to the original brick walls using steel nails, with no form of waterproofing between the cladding and the original brick work.

The cladding had become brittle and dis-coloured due to UV exposure and had multiple repairs and cracks. Due to lack of membrane and exposed position, the interior of the bungalow smelt of damp and in certain places there was evidence of water penetrating to the interior.



Photo 1: Looking south, original cladding showing poor quality of installation, repairs, and dis-colouration



Photo 2: West elevation showing original brickwork and old battens, lack of membrane and state of the original cladding as it was removed.

### New Cladding

To deal with the state of the original cladding and the interior dampness the existing cladding and battens were removed and replaced it with two layers of breathable membrane onto battens which were clad in modified, sustainable wood called Lignia, held in place using stainless steel screws. As with all wood finishes, Lignia will fade and silver up with time (this process has already started). Apart from re-instatement of the original locker (separate document), the building shape has not changed.

Note: LIGNIA® is a modified, sustainable timber. It is FSC®-certified Radiata Pine softwood which is impregnated with resin, kiln dried and cured under high temperature and pressure). It extremely durable, dimensionally stable, and ideal for harsh marine environments.



Photo 3: West elevation showing new wood cladding soon after fitting



Photo 4: East elevation showing new wood cladding several months after installation. Wood is already fading and going silver. This process continues.



Photo 5: Looking south showing new wood cladding several months after installation showing how cladding has blended in with surrounding beach, slip and sea wall.

#### Cladding within and adjacent areas to The Kench

The exterior finishes of the properties within the Kench and in adjacent area are extremely varied. Some of the finishes observed are listed below. In some cases, there are multiple finishes on the same property.

- 1) All brick
- 2) Smooth render
- 3) Pebble-dashed render
- 4) Plastic cladding (various kinds)
- 5) Wood cladding (vertically and horizontally laid)
- 6) Marley board cladding (wood effect / non wood effect)
- 7) Smooth modern cladding
- 8) Steel
- 9) GRP
- 10) Frosted glass
- 11) Asbestos / cement cladding (past)