

# Case Study

## The Baile Geamhraidh-Isle of Lismore



*As an architect and ex CEO of the Royal Incorporation of Architects in Scotland, one would expect Sebastian Tombs to build a house that could not be described as ordinary.*

Choosing the Isle of Lismore, off the west coast of Scotland near Oban, was the first decision that has culminated in a spectacular house constructed using a frame of glulam beams and JJI-Joists.

Sebastian took this route as he wanted a home that would achieve high levels of thermal efficiency and have a low carbon footprint; naturally he chose timber.

The structure is relatively simple and uses JJI-Joists for the walls, floors and roof, allowing for maximum insulation. For the roof, the JJIs sit on top of curved glulam beams that span the width of the building, the whole being capped with a grass roof. The external walls are clad in locally sourced cedar.

Whilst Sebastian has described the self-build process as a “new learning experience every day” in fact one of the hardest parts of the process was getting the materials delivered to site.

Talking of the JJI-Joists, which were supplied through ISD Ltd from Elgin, Sebastian said “I visited the JJI-Joist factory a decade or so ago and was impressed then. Having used them in this project, my enthusiasm was well-founded as they are easy to work with and are a great basis for a highly insulated environmentally sound house.”



Unloading the 12m long JJI packages onto the foundations of the lower floor



Constructing the main 400C JJI-Joist floor over the undercroft

**-5711 kg CO<sub>2</sub>** is the amount of CO<sub>2</sub> saved using JJI-Joists. Find out more at: [jamesjones.co.uk/pas-2050](http://jamesjones.co.uk/pas-2050)

CLIENT	EVA & SEBASTIAN TOMBS
ENGINEERED WOOD SUPPLIER	R STEVENSON & J JOHNSTONE - ISD LTD
ENGINEER - Timber frame element	NATHAN D MURRAY - GRIFFEN DESIGN LTD
ENGINEER - Site works	JOHN PEDEN ASSOCIATES
JJI-JOISTS	220A+, 245A+, 245B+, 300A+, 400C      1646LM
CONTRACTOR	MAPLE JOINERS & SEBASTIAN TOMBS
ARCHITECT + EXECUTIVE ARCHITECT	SEBASTIAN TOMBS & GRIGOR MITCHELL



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JJI-Joists are the UK's market-leading I-Joist and the brand most specified by architects. JJI-Joists are the only UK manufactured I-Joist with FSC Certification and a carbon negative impact figure to PAS:2050 standards



400C JJI purlins start on north side, over curved Glulam beams



Main floor and western gable erected using 300A+ JJI-Joists, lower floor using 400C JJIs



Lower floor commences with 400C JJIs

JJI-Joists are capable of large spans. They are light-weight, long and strong. Suitable for floors, walls and roof projects

The JJI-Joist system relies on a unique combination of engineered products designed to complement each other and deliver outstanding performance



Maple Joiners fixing ply to 400C JJI purlins



View from South East; July 2015