

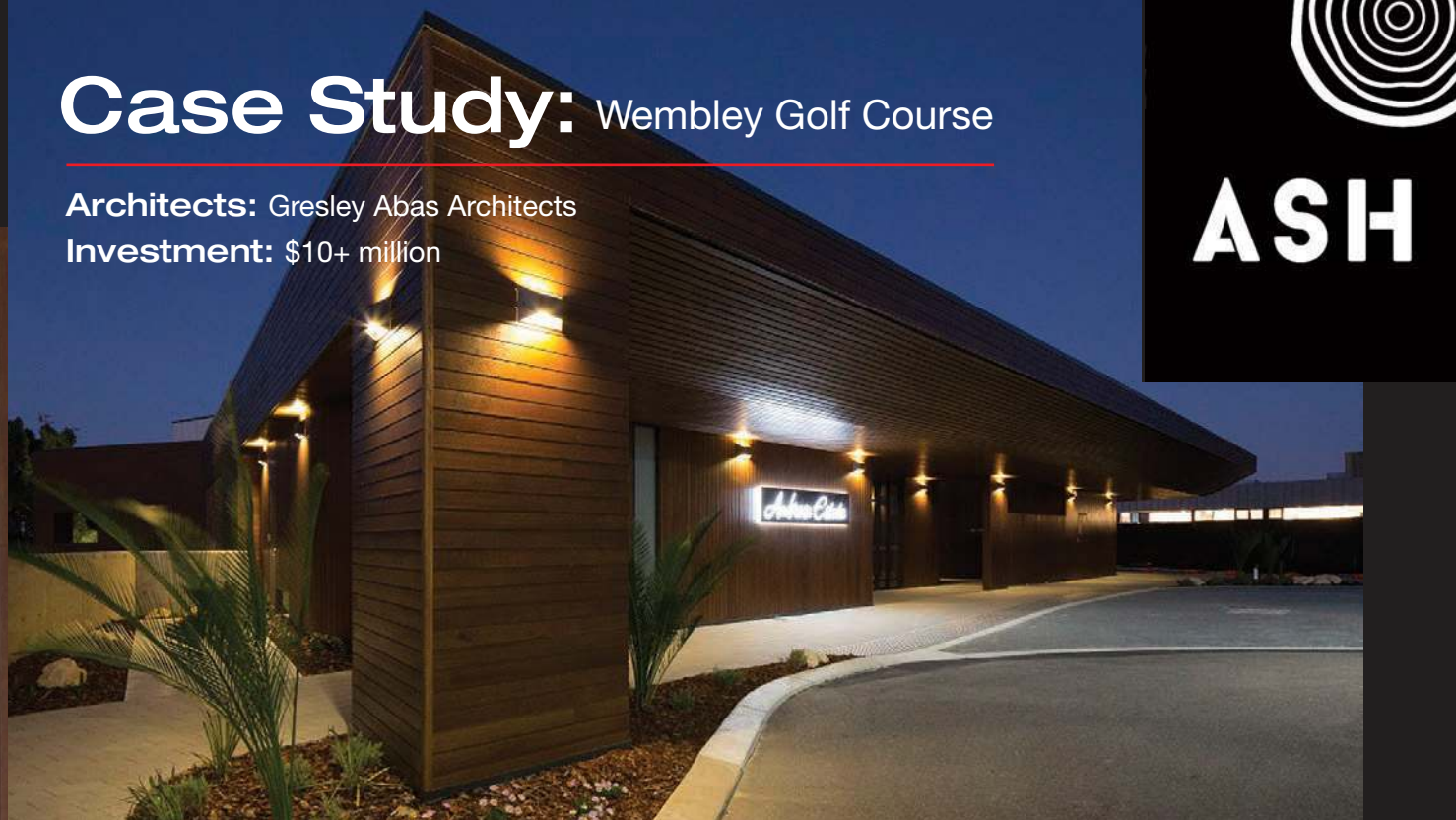
# Case Study: Wembley Golf Course

Architects: Gresley Abas Architects

Investment: \$10+ million



# ASH



## The Project

Less than 20 minutes from the CBD, the publically-owned Wembley Golf Course offers the golfers of Perth, WA, stunning views of the city skyline. Wembley offers two 18-hole public golf courses, as well as Australia's biggest automated driving range and the largest on-course golf shop in Perth. Golfers can even zip around Wembley's 300 acres of parkland using their fleet of 70 golf carts.

But golf isn't all that the Wembley Golf Course offers. In addition to its golfing facilities, Wembley has also recently opened Ambrose Estate, a venue for events such as weddings and corporate retreats. The new complex includes a restaurant, bar, children's playground and 200-seat function room. Ambrose Estate is the end result of a \$24-25 million redevelopment of Wembley Golf Course. The first stage entailed a \$12 million upgrade to the driving range, golf shop and car park, while the second stage involved a \$10-11 million update to Wembley's hospitality facilities.

The contract to design the second stage of the redevelopment was offered through a public tender. After being shortlisted with two other architectural practice firms, the Perth-based Gresley Abas Architects were awarded the contract on the basis of their concept design proposal. The project required that the existing kiosk, tavern and change rooms be replaced, and that new function rooms, change rooms and hospitality facilities be built, along with a flexible retail space.

Several key ideas went into Gresley Abas' design. To begin with, they aimed to improve the entry sequence of the precinct, to give visitors the best first impression possible. Furthermore, Gresley Abas planned to unify the arrangement of the complex's buildings around a central axis, to provide patrons with easy navigation of the development. In addition, Gresley Abas wanted to make sure that their design fully exploited the spectacular views enjoyed at Wembley, both over the course and east to the city. Finally, Gresley Abas intended to integrate their design into the existing topography of the location through the use of simple architectural forms. Overall, Gresley Abas designed a development with a strong identity, but one that didn't clash with the existing facilities.



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### The Use of Timber

Central to Gresley Abas' design was the use of timber. In their words, "the desire to create a simple, elegant timber clad architectural form for the site was driven by a range of simple principles." These principles included "that it did not compete with the cacophony existing structures, use of natural material with the remarkable natural setting and to use a material that spoke directly to the golf term for a type of club, 'wood'." As a natural building material, timber integrates easily into the native bushland which fringes the golf course. The subtle tones of timber also provide a gentle beauty which does not detract from the existing structures.

Timber is used extensively throughout the redevelopment. Both the internal and external walls are dressed with hardwood cladding from the roof to the ground. This symmetry of exterior and interior invites patrons into the open space within, complementing the way in which the extensive area blends the two spaces. The use of timber even extends to the wooden decking which makes up much of the floor.

Gresley Abas are committed to sustainability in architecture, and the use of timber in their design for Wembley Golf Course's redevelopment reflects this commitment. Trees play a major role in reducing atmospheric CO<sub>2</sub>-levels, and the use of timber compliments this process. Trees absorb and store carbon as they grow, forming a natural carbon sink, but only until they are fully grown. By harvesting these trees and replanting the forest, further CO<sub>2</sub> can be captured. By specifying timber, Gresley Abas ensured that the carbon will be stored throughout the life of new building, while providing a commercial incentive for further replanting.





## IRON ASH at Wembley Golf Course

Having selected timber in their design, Gresley Abas were left with a difficult decision: what sort of timber? For assistance with this question, they turned to WA-based timber suppliers Austim. Their recommendation, to which Gresley Abas readily agreed, was IRON ASH, by Australian Sustainable Hardwoods (ASH). IRON ASH is an innovative product which combines ASH's GOODWOOD Victorian Ash with unique water-based additives to create a timber product that is as long-lasting as it is beautiful. This means that Victorian Ash can be used as a durable exterior cladding as well as a stunning interior lining, as is wonderfully demonstrated at Wembley Golf Course.

Gresley Abas pointed to 4 major reasons why they selected IRON ASH, "it's quarter sawn, so it is more tangentially stable and performs better over the long term, it is available in longer lengths meaning less visible joints and construction time, it stains very well which allow the walnut colour to easily be factory applied and the availability of IRON ASH met our construction lead times".

Quarter sawing refers to the way in which timber boards are cut out of a log. Quarter sawn boards stretch from the centre of a log out to its edge. Compared to the other major ways of cutting timber boards, namely crown cut and back sawing, quarter sawn boards are less likely to change in size and shape through cupping, shrinking or splitting. This means that they hold their shape and remain straight longer and are less likely to need to be repaired.

IRON ASH boards and cladding are available in lengths up to 5.4 metres. The long lengths of IRON ASH boards mean that more area can be covered using fewer boards. This makes for walls with fewer visible joints, as well as reduced

construction times, as fewer boards need to be installed. The project builders at Firm Construction stated that IRON ASH is "an undeniably beautiful finished product. The colouring was consistent and the lengths were straight, true and consistent which made it easy to work with."

IRON ASH can be easily stained, which provides a way of affordably achieving many timber aesthetics that would be otherwise out of budget. For Wembley Golf Course, Gresley Abas selected Austim's own Elements Walnut Protector oil. This beautiful, walnut-colour stain was applied in Austim's factory. Alan Parker, Architectural Manager at Austim, noted that "IRON ASH accepted this coating very well, which achieved a uniformed look across all the applications, from the internal ceiling battens to the external cladding." The wonderful results are evident to anyone who views the project.

ASH, through their partners such as Austim, are able to supply their high-quality products for jobs of all different sizes on time, ensuring that costly building delays are avoided. As Alan Parker explains, "ASH and Austim have an ongoing relationship, which aided the effective communication when placing orders and setting deadlines."

Of course, it's not just about the product. Gresley Abas also valued the assistance they received from the team at Austim: "The dedicated professionalism of the team we worked with and quality of the product has proven that timber should continue to be a valuable and sustainable option for architects and designers to consider for major public projects."

As summarised by Alan Parker: "IRON ASH was the obvious choice of timber, taking into consideration the design intent and the varying applications required ... The main reason we chose it was that it gave us options when matching the external and internal timbers in various dimensions and profiles. Being H3 treated against decay and termites, very uniform in colour and available in long finger jointed lengths, the product met all facets of the design and construction criteria."



## IRON ASH by Australian Sustainable Hardwoods (ASH)

Beautiful, strong and durable, IRON ASH from ASH perfectly answers all your exterior timber needs. The secret of IRON ASH is the Tru-Core® treatment process. After years of detailed research, ASH and its partners have developed this unique, responsible combination of water-based, non-noxious additives. Tru-Core® includes insecticides to combat pests and azoles to fight decay. In the US, the Tru-Core® treatment process has over 10 years of proven history of durability for use in applications such as railroad sleepers and cladding. 2 years of development went into combining GOODWOOD Victorian Ash with the Tru-Core® treatment, resulting in IRON ASH. Tru-Core® gets deep into the core of the wood, exceeding the penetration required by Australian Standard AS1604-1. This means that IRON ASH can be cross cut, trimmed and mitred without re-treating, and there's no need for re-drying afterward, making IRON ASH easy to cut on-site. IRON ASH has a hazard classification of H3, making it appropriate for outdoor use, and is invisible, so it won't affect the appearance of the wood. All of this means that, not only does IRON ASH have the beauty and affordability of Victorian Ash, it is also hardy enough for exterior applications, allowing for seamless transitions from inside to out.

Natural Victorian Ash is beautifully blonde in colour. With IRON ASH, architects can either utilise the uniquely warm blonde tones of Victorian Ash, or stain the timber for various brilliant appearances. IRON ASH can be easily stained and, as an affordable product, provides a way of affordably achieving many timber aesthetics that would be otherwise out of budget.

- IRON ASH is also great for **sub-decking**. IRON ASH has a comparative finished price to treated pine, but IRON ASH has a stress grading of F17, compared to only F7 for treated pine. This means that the timber spans further. For example, only 15 stumps would be required for an IRON ASH bearer & joist system for a 4.8m x 7.2m deck, compared to 35 stumps for a treated pine system. The savings in time and money are clear. Furthermore, hardwood joists have double the nail-holding ability of treated pine which ensures the quality of the deck for years to come.

- IRON ASH can also be used to create beautiful **pergolas and sunshades**. IRON ASH provides a stronger, less bulky, longer spanning alternative to other

pergola materials, and can be stained or painted. Laminated pergola material is available from ASH in 90-290mm x 45mm.

- You can also complement your IRON ASH pergola with a blonde, strong and hard wearing IRON ASH **deck**. An IRON ASH deck can offer a seamless transition between inside and outside by matching GOODWOOD Victorian ash floors, architraves, window frames and cabinets.

- IRON ASH allows you to protect your privacy with beautiful wooden **screens** which are a feature in themselves, rather than an imposing fence. IRON ASH screen timber will remain straight for longer, and are available in sizes from 45 x 14mm to 90 x 40mm.

- IRON ASH can also be used to create stunning **window frames**. Timber window frames do not conduct heat, which makes for smaller heating bills and a more environmentally friendly home. IRON ASH window frames will stand the test of time, and are available in profiled sizes.

IRON ASH comes in a wide range of lengths, widths and thicknesses. In addition, it has a 25 year guarantee that it will exceed or meet all Australian H3 standards for exterior timber decay and termites. Furthermore, IRON ASH timber is sustainably sourced, having been certified by the Australian Forest Certification Scheme (AFCS) and the Programme for the Endorsement of Forest Certification (PEFC). This makes IRON ASH a 100% renewable resource, as it is obtained from sustainable regrowth timber. You can specify IRON ASH safe in the knowledge that this sustainably sourced timber will be available for generations to come. Kiln dried, sawn hardwoods like IRON ASH also embodies much less energy than almost all other building materials, including other timber products like plywood and MDF.



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