



Forest Haven HYOTANYAMA, remodeled apartment complex
Renovation of Historic Homes, Living in a Post Office
Ultra-low Floor Solid S Construction Method

Awarded the Good Design Award 2014

Applying the Group's knowledge and technology to offer safe and comfortable living spaces that connect with the next generation

Sumitomo Forestry Co., Ltd. announced that the Sumitomo Forestry Group received awards for three products at the Good Design Award 2014, which is sponsored by the Japan Institute of Design Promotion.

The three products that received commendations were: (1) the *Forest Haven HYOTANYAMA* remodeled apartment complex, where people can rest and build bonds with each other in the lush green courtyard; (2) the *Renovation of Historic Homes, Living in a Post Office*, in which a building that had been used as a post office from around the 1930s was restored as a place to live by Group company Sumitomo Forestry Home Tech Co., Ltd. (President: Kunihiko Takagiri; Head Office: Chiyoda-ku, Tokyo; wholly-owned subsidiary of Sumitomo Forestry Co., Ltd.); and (3) the *Ultra-low Floor Solid S Construction Method*, which enables the renovation of solid flooring in condominiums in which floors have been constructed using the direct application construction method. This is the fifth consecutive year that the Sumitomo Forestry Group has received an award.

By applying the Group's knowledge and new technology to existing buildings, the Sumitomo Forestry Group will continue to offer safe and comfortable living spaces that connect with the next generation.

Overview of products that received awards

(1) *Forest Haven HYOTANYAMA, remodeled apartment complex* / Sumitomo Forestry Co., Ltd.

Two buildings that had been constructed as a company-owned apartment complex were completely renovated together with the surrounding grounds, and subdivided and sold. More than just improving the performance and design of communal and private areas, the project sought to revisit the question of how communities should be, and to recreate the community value that Japan's urban housing used to have, namely of "watching over, and being watched over." Planning and design of the project was undertaken in cooperation with Blue Studio (President: Hiroshi Ochiyama; Head Office: Nakano-ku, Tokyo), a firm with vast expertise in the reuse and renovation of real estate.



Features

(i) Makeover of parking lot into the *Hagukumi* garden, a courtyard to nurture communication

By incorporating the *Hagukumi* garden¹ (a design proposal for the development of the five senses and motor coordination in children) into the courtyard area based on knowledge provided by the Sumitomo Forestry Tsukuba Research Institute, Sumitomo Forestry proposes a space where children can play freely and securely. The design incorporates mechanisms to facilitate communication among residents, such as benches where parents can gather and relax while watching their children at play, and a barbeque space to be enjoyed by all tenants.

¹ *Hagukumi* garden

The name *Hagukumi* is a portmanteau on the Japanese words *hagu* (“hug”) and *hagukumi* (to nurture or raise a child). The key design concept behind *Hagukumi* garden is the theory, espoused by Kobe University Emeritus Professor Katsuyuki Hiroki, that the development of the five senses plus motor coordination forms the basis for all subsequent development. Sales were launched from November 2012. Twelve different design elements are offered, to encourage curiosity and creativity in children and to promote their healthy physical growth.

(ii) Homes with an abundant feeling of wood, and which maximize the potential of the existing structure

In the exclusively owned areas, new loft spaces combining practicality with a sense of space have been created by removing the ceiling on the top-floor units and taking advantage of the hipped roof feature of the existing condominium structure. Plans for ground-floor units have been designed to include private yards, creating a connection with the interior. Materials have been used generously for the interior finishing which will add richness with age. The exclusively owned areas have been rejuvenated to give a feeling of warmth and tenderness, such as by using solid pieces of natural birch wood flooring, a product of Sumitomo Forestry Crest Co., Ltd., and wallpaper created from natural materials.

(iii) Provision of good-quality and safe renovated homes

Large-scale renovations were undertaken after first selecting a good quality existing structure, and getting third-party surveyors to confirm the building’s safety by inspecting the structure and identifying any problems, such as for earthquake resistance and degradation. Sumitomo Forestry provides assurance for any vague uncertainties customers may have over previously owned condominiums. In addition to securing all A’s in the housing performance indication system for existing homes, and in conjunction with insuring homes with existing housing home buyer’s defect warranty insurance, Sumitomo Forestry has also established its own support system, including inspection visits and the issuance of guarantee certificates that incorporate extensive warranties.

Excerpt from release comment

Renovating the condominium was more than just an interior makeover. Establishing a courtyard while reducing the number of parking spaces has been extremely effective in the sense of improving the living environment, and will be well appreciated. Also, the way that the spacious area on the top floor has been used lends an attractiveness only possible through renovation. Furthermore, the willingness to take on challenges can also be felt in setting the selling price at 90–96% of the market price of new condominiums in the surrounding area.

(2) Renovation of historic homes, living in a post office / Sumitomo Forestry Home Tech Co., Ltd.

This project involved taking a structure, which had been built as a residence around the 1870s and then modified into a local privately-owned post office around the 1930s, and restoring it into a safe and comfortable home again while preserving the building's exterior from those times. Having concluded its mission as a post office, consideration had been given to rebuilding, but given its value as a structure with memories for the local people, renovating it allowed its vestiges of history to be preserved for posterity as symbol of the town.



Features

(i) Restoration preserving the exterior

Given the importance of this structure as the first Western-style wooden building constructed in this area, it was renovated in a way to preserve its exterior view. The dentilled eaves, one of the art deco elements, have been preserved in the style of the time, and the post office relief has also been kept as a symbol.

(ii) Restoration into a safe and comfortable home with improved basic performance

The building constructed using traditional methods was restored into a safe and comfortable home by utilizing the technologies fostered by Sumitomo Forestry Home Tech in renovating historic homes. In addition to reinforcing the structure and enhancing seismic resistance, work was also undertaken to improve insulation efficiency. The proposal also included a future-proof room plan and barrier-free design. By adopting a creative lighting design that brightens up whole rooms and allows light to reach the inner rooms, the design also eliminated the characteristic drawback of old homes of being cold and dark.

Reference

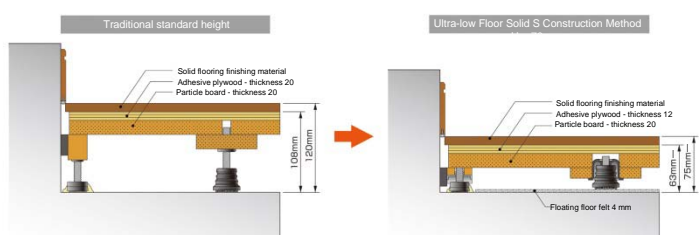
- Property overview Location: Aisai City, Aichi Prefecture; Age of building: approximately 140 years; Building type: Traditional construction methods; Area of renovation: 92 m²

Excerpt from release comment

The proposal was valued for its significance in taking a building, which, although not necessarily recognized as having historical value in the same class as a cultural treasure, has continued to be a landmark in the town space and has been familiar to locals for many years, and using it again as a home. The company's track record in undertaking several renovation works in the past was also a consideration.

(3) Ultra-low Floor Solid S Construction Method / Sumitomo Forestry Home Tech Co., Ltd.

A construction method developed for the purpose of enabling the use of solid flooring during renovations of condominiums with floors constructed using the "direct application construction method." This latter method previously meant it was difficult to use solid flooring because of insulation factors of preventing sound from intruding to lower floors. In condominiums where the conventional direct application construction method was used, there was no way of laying a solid flooring which achieved both sound insulation² and a greater ceiling height. However, the Ultra-low Floor Solid S Construction Method has been



Happiness Grows from Trees

developed as a dry-type double-floor construction method whereby solid flooring is laid while keeping the floor height as low as possible in order to achieve a greater ceiling height. Doing so has realized a construction method which combines low floor height, sound insulation properties and installability. This construction method has been a joint development between Awaji Giken Co., Ltd. (President: Teruhiro Kakehashi, Head Office: Ushiku City, Ibaraki Prefecture), Sumitomo Forestry Tsukuba Research Institute, and Sumitomo Forestry Crest Co., Ltd. (President and Representative Director: Yoshihiro Yoshioka; Head Office: Nagoya City, Aichi Prefecture).

² Conventional construction methods achieve sound insulation by raising the floor height

Features

(i) Enables greater ceiling height by keeping the finished floor height low

With traditional vibration-damping adjusters, the height of the adjuster and the thickness of the base particle board meant that the floor was always at a certain height. However, the new construction method has realized a revolutionary low floor, by developing a new configuration whereby the entire adjuster is covered by an iron cup which is sunk into the base.

(ii) Improves sound insulation by laying floating floor felt

In order to minimize any decline in sound insulation caused by the floor height being lowered, a 4 mm acoustic floating floor felt is laid on the concrete slab. It has been confirmed that, as a consequence, performance could be raised to about the same as estimated L grade LL45 equivalent (Δ LL (II)-3), the same as when constructed with a floor height of 120 mm using the conventional dry-type sound insulation double-floor construction method.

(iii) Improves ease of installation

When using the developed vibration-damping adjuster, ordinarily, the iron cup on the adjuster would poke into the particle board stuck to the base, and so it would require work to cut off the corner of the particle board. However, when installing the flooring using the new construction method, a gap of 39 mm is left between the particle boards, avoiding the iron cup. Therefore, ease of installation is improved remarkably, and it is now possible to provide the flooring at a low cost.

Excerpt from release comment

The finish generally used for floors in condominiums is flooring, but a drawback if stuck directly to the slab is the sound insulation between upper and lower floors. In contrast, this product, while premised on the use of solid natural wood, has been recognized for successfully securing sound insulation properties with as thin a fit as possible.

■ Overview of the Good Design Award

The Good Design Award took over the mission that was first embarked upon by the Good Design Product Selection Program, established by the Ministry of International Trade and Industry in 1957. From 1998, the Japan Industrial Design Promotion Organization (currently known as the Japan Institute of Design Promotion) assumed sponsorship and began managing the program. It is Japan's only program that comprehensively evaluates and advocates design. For more than 50 years, the organization has aimed to develop a culture and lifestyle designed for a new age by serving as a guiding force to a richer lifestyle and good business practices. Today, many companies and organizations in Japan and abroad participate in the program.

About Sumitomo Forestry

Founded in 1691, Sumitomo Forestry Co., Ltd. and its Group companies have broadened business activities focused on wood. Based on its corporate philosophy—“utilize timber as a renewable, healthy and environmentally friendly natural resource, and contributes to a prosperous society through all types of housing-related services”—and with its approximately 250,000 hectares of owned and managed forest, the global network that spans more than 20 countries and expertise and technology in housing-related businesses, Sumitomo Forestry Group is developing the Forestry and Environment Business, the Timber and Building Materials Business, the Housing Business, the Overseas Business, the Lifestyle Service Business and other businesses both in Japan and abroad. Adding such businesses as wooden biomass power generation and Timber Solution, it will continue to pursue the potential of timber.

President and Representative Director: Akira Ichikawa

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