

selfbuilder & homemaker

March/April 2013

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Timber Products Showcase
Living Room Showcase

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news

National Self Build Week launches to help millions turn their self build dreams into a reality



The first ever **National Self Build Week (NSBW)** will take from 4 - 12 May 2013 with a wide-ranging programme of events planned to help millions of Britons turn their self build dreams into a reality.

The news of the initiative coincides with the results of an exclusive Ipsos MORI poll, which shows that around six million people in Britain are currently planning or researching how to build a home for themselves and want to start their new home in the next year or so. The survey also suggests that one million people have already moved from the 'researching' to the 'action' stage, and are currently in the process of acquiring a building plot, obtaining planning permission or expect to start construction in the next 12 months.

One of the key aims of the initiative is to help more people understand the many ways it is now possible to get a home built. For example the Week will help explain what a Custom Build Home is; it will showcase some of the more innovative ways local authorities, specialist developers/enablers and others have been pioneering the delivery of self build homes; and it will provide lots of practical advice for would-be selfbuilders.

NSBW is being organised by the **National Self Build Association (NaSBA)** and Grand Designs Live, and is supported by the Department for Communities and Local Government (DCLG). It will coincide with the huge Grand Designs Live exhibition that takes place at Excel in London.

Businesses from across the sector will be involved in supporting the Week, and individual selfbuilders or groups are expected to arrange a programme of local events

nationwide. More information will be available via the Grand Designs Live and NaSBA websites: granddesignslive.com/national-selfbuildweek and nasba.org.uk/nsbw. This will include suggestions for events for those active in the sector to organise, and guidance on how to get publicity.

Welcoming the launch of the Week, self build industry champion, Grand Designs presenter and live show host Kevin McCloud said: "The great news is that six million people are looking into the feasibility of undertaking a self build project. But we also know that nowhere near this number currently manage to build a home for themselves every year – in 2012 only around 12,000 people managed to do it. So one of the key aims of the Week is to help would-be selfbuilders climb the learning curve so they really can turn their projects from a dream to a reality. The options out there, from full-on self-build to custom-build and even self-finish homes make it possible for nigh-on everybody."

"The Ipsos MORI survey shows that there is a huge appetite to build a home in the UK and we are really determined to help more of them achieve it. When you build a house for yourself you get the home you really want, designed to precisely fit your needs. It's often more affordable too. If we were able to build more homes this way we'd also help the wider economy – every new self build home safeguards seven jobs in the construction industry for a year, and it injects tens of thousands of pounds into the local economy. And selfbuilders usually make their homes much greener than others."

More information will be available on www.nasba.org.uk/nsbw.

news

Have you seen the SBH news and product blogs?

The Selfbuilder & Homemaker blogs are accessible from your Mac or PC, smartphone or tablet at any time of day. They're interactive nature allows readers to comment and engage in discussions and social network sharing. The blogs links to relevant articles and comment pieces from the national press, and the latest innovative products, so there is no need to go hunting the internet; it's already

been gathered and is regularly updated. Following the blogs is now even easier when you subscribe to our daily digest email, a summary of the day's blogs straight to your inbox. This is free invaluable information so visit the blogs now and stay up to date with what's happening in the self build industry every day. News: sbh-news.blogspot.co.uk, products: sbh-products.blogspot.co.uk.

'Right to Light' planning law explained

Following the recent announcement that historic laws, which guarantee homeowners the right to enjoy light that comes into their homes could be changed, Steve Sadler, land manager at **Waterfords Land** explains what the law is and what changes could mean for homeowners. He comments: "As the current law stands, as a property owner you can acquire a legal right to a certain amount of daylight and within a home, just over half the room should be lit by natural light. Broadly speaking, the minimum standard is equivalent to the light from one candle, one foot away. Issues can arise when developments, including neighbour extensions, take

place and threaten the entitled amount of light entering a home.

"House extensions are a common cause of 'right to light' disputes, as homeowners may employ a local building firm to extend their property without knowing the development could affect their neighbours. The most common problem that we find is where the neighbour has a window to the side of their house to which the light is blocked by a high wall."

In revising the laws, Steve confirms that it could leave homeowners in more doubt over their rights to enjoy light, 'which is very important to people'.

Ideal Home Show

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www.idealhomeshow.co.uk

National Self Build & Renovation Show

12-14 April, National

Self Build & Renovation Centre, Swindon

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Grand Designs Live

4-12 May, ExCeL, London

The event will be packed with over 500 exhibitors, across six different sections, covering interiors, gardens, home improvement, self-build, renovations, technology and shopping.

www.granddesignslive.com

Eco Technology Show

14-15 June, The

Brighton Centre, Brighton

The UK's premier event for trade, building owners, occupiers, and the general public covering sustainable build, energy, transport and technology.

www.ecotechnologyshow.co.uk

World's first Quiet House at Ideal Home Show

The Ideal Home Show joins the Quiet Revolution this week with the World's first Quiet House; a showcase of the quietest technology for everyday living. The Quiet House will offer solutions to those looking for a peaceful life. Visit the Selfbuilder & Homemaker news blog, sbh-news.blogspot.co.uk, and enter the reference number below to view more information.

Ref: 36663



TrustMark's top tips for selfbuilders employing tradesmen

When undertaking a self build, one of the most important decisions you need to consider is taking on skilled and specialist tradesmen to help carry out the building work. With so many rogue traders out there, it's important that you find the right tradesmen, are clear about what you need them to do and develop a good relationship with them. **TrustMark**, the government endorsed quality mark signposting people to reputable tradesmen, has put together some top tips on how to deal with tradesmen:

- **Always use reputable tradesmen** who have been recommended to you, by friends, family or industry professionals and always check the quality of work they have had done. Make sure you're using a firm or tradesman that is registered for the particular trade you require – TrustMark's website has the largest database of accredited tradesmen.
- **Be wary of a tradesman who say they can start work the next day** or within a few days. A good tradesman is usually busy and will have work booked in advance.
- **Where possible, source materials yourself**, as tradesmen can sometimes introduce mark-ups. But if materials need to be bought in advance by the tradesman, it is reasonable that the customer is asked to pay a fair percentage of these costs as the job progresses.
- **Always use a written contract** as it offers you protection if anything does go wrong and agree in writing any changes to the agreed contract value and ensure these are agreed in writing before the work is done.
- **Ask for a guarantee and proof that the tradesman has liability insurance** to work in your home and ensure the tradesman belongs to a professional accredited scheme that supports the guarantee he or she offers you.
- **Ensure you receive a full written estimate or quotation**, including a full job specification, which is broken down and fully understood by you. Remember a quote is the only way to obtain a fixed price for your job.
- **Agree a time scale** for the start of a job and duration and establish who will be working in your home, such as how many workmen or labourers will be included.
- **Ensure you communicate** with your tradesman even if you are happy, but especially if you are not. You should be very clear about what you need them to do, and what you expect, and they should tell you what they can do. Always keep two-way communication with your tradesmen to ensure they are on schedule and happy with everything.
- **Check the tradesman's work** at regular intervals. Unless you are very confident, it's always a good idea to check on their progress and the quality of work to make sure it is what you agreed.
- **Do not pay more than 25 per cent of the job value if you have paid a deposit** to allow your tradesman to purchase materials for your job in advance, and ensure that your deposit is protected and underwritten by the organisation they belong to. If you have agreed staged payment ensure you have established at what stage the payments are to be made and do not make any payment if you are not happy that the stage or the standards you require have been achieved.
- **All good tradesmen will operate a sign off procedure** by checking with you on-site that you are happy with the completed work before final payment is made. This is the final control you will have over your job and should form part of the finalising of your guarantee.
- **Do your homework!** Learn some of the key trades that you need, perhaps by reading a book or by taking a short course, to become more familiar with some of the technical aspects of each trade and the jargon. That way, when you are talking with a tradesman, you have an understanding and are less likely to get smarted by a rogue trader.
- **Develop a good working relationship** with your tradesman – it's very important. You need them to do a good job and they need to protect their reputation, so work together.

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The Green Deal is missing a trick

The UK pump industry is stepping up its attempts to have circulator pumps included in the government's flagship Green Deal programme, says Gary Wilde of **Lowara Applied Water Systems UK**.

The government's Green Deal is potentially revolutionary for the UK's housing stock and while the programme covers a host of technologies, A-rated circulator pumps have been excluded due to the use of inaccurate SAP ratings from the BRE that are being used to judge the merits of this product.

The decision to exclude circulator pumps from such a significant legislative change is raising eyebrows among key players in the pump industry, who are working together through the British Pump Manufacturers Association (BPMA) circulator group to advise the government on the positive

impact energy efficient circulators could make to the UK carbon reduction targets.

Circulator pumps in buildings are used primarily for pumping water in central heating systems and they range in size from 25W – 2500W. Based on this information, if every UK household was to replace an inefficient 120W circulator with a high efficiency model we could afford to close an entire coal-fired power station. It is clear therefore that the replacement of inefficient circulator pumps offers a great opportunity for domestic energy saving.

What's more, the inclusion of circulator pumps achieves many other key Green Deal criteria. It would help deliver the Golden Rule that estimated savings on bills must always equal or exceed the cost of the work and they can be readily fitted by the UK's



Gary Wilde

installer base.

Evidence is available that utilisation of modern circulator pump technology can make a very significant contribution to domestic energy saving and the Green Deal. Its exclusion on the basis of inaccurate SAP ratings could potentially cause damage to the British pump industry.

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advice



© Jeremy Phillips

Leading property expert shares his top tips on how to beat the housing shortage by building your own home on a small urban plot

The UK's housing shortage is worsening with experts reporting that around 240,000 homes a year need to be built to meet demand. In response, the government called for a 'self build revolution' promising to ease red tape and make self build more accessible. However, there are still not enough self builds going up. Michael Holmes, spokesperson for **The National Homebuilding & Renovating Show**, is encouraging keen self-builders to take their own initiative to get onto the property ladder by offering his expert advice when building on small urban sites.

Take Tom and Emily Hunt, a couple who spotted a brilliant self build opportunity when they purchased their house for £135,000 boasting a large driveway at the end of a traditional terrace. The couple decided to build a three bedroom modern eco home in its place with a modest budget of £140,000. The new property was designed to complement the streetscape without emulating neighbouring houses by matching the red brickwork of surrounding properties and incorporating thermal efficient technology and a carbon neutral log burner as their main heat source. Tom and Emily are now enjoying their modern urban home and renting out their existing property creating additional housing in their area. (See *Selfbuilder & Homemaker* October/November 2012, page 62).

Michael Holmes top tips on building on small urban sites:

1. Maximise the number of storeys

Copy the Georgians and build a basement and use the attic space. The more storeys you create the more floor space you will have regardless of how tiny the plot might be. You can build two or three storey basements if necessary.

2. Create privacy

When the outside world is hostile, go for a courtyard design like the Romans that looks inwards rather than out, so the house creates its own privacy. Build hard on neighbouring boundaries wherever possible.

3. Maximise glazed area

Where you can't have clear windows on a boundary, consider high-level windows or use translucent glass that will bring in light without compromising privacy for you or neighbours. Bring light in from above too, via rooflights.

4. Use borrowed light

Avoid a tall, deep or narrow floor plan resulting in dark windowless rooms by maximising use of borrowed light and going for an open plan layout, and double height spaces. Features like open tread staircases with glass handrails will also help.

5. Jetty out upper storeys like the Tudor's

On upper storeys (first floor or above), you may be able to overhang the pavement (or road) in some situations when you have built hard up to the edge of the plot. The Tudor's mastered this with jettied first floors on their oak frame homes.

6. Get your neighbours onboard

A tight urban site usually means building on boundaries with neighbours and this can prove complicated, with 'right of light' and 'right of support' agreements, and Party Wall settlements to arrange. Neighbours can rarely stop development, but fights can prove very costly so tread gently.

7. Try and create off-road parking

The mews house is a classic design for a right urban plot, with a house typically built over a garage. Parking is usually difficult in a tight urban environment, and so off road spaces and garages can be worth a fortune.

8. Create a roof garden

Outdoor space is an essential part of successful home design, and very precious too in an urban environment. A balcony or roof garden is the perfect solution, and can often have an amazing view of the urban roofscape too. Privacy of neighbours can be a big issue, so clever design and planning tactics might be required.



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Editor's focus

JETMASTER

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FLAMEWAVE FIRES

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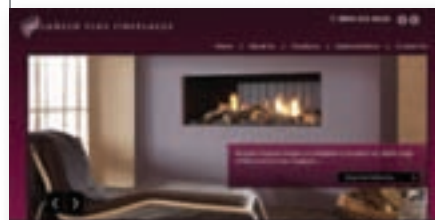
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BESPOKE FIREPLACE DESIGNS

BALANCEDFLUEFIREPLACES.CO.UK is a new website launched by Bespoke Fireplace Designs, dedicated exclusively to their range of high efficiency, high output Trimline balanced flue fires. The new website allows you to scroll through the entire Trimline range effortlessly, with links to the various configurations and optional extras. Detailed dimensional sketches and videos allow you to choose the ideal fireplace for your living area, or for further information on the extensive range please do not hesitate to contact Bespoke Fireplace Designs.

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Time for selfbuilders to construct a better future

The time for selfbuilders has finally arrived. Maybe that's slightly optimistic, but there have been a number of recent developments that suggest it's never been a better time for people to build their own homes.

This has led to greater confidence within the sector. A recent survey [March], commissioned by the National Self Build Association (NaSBA), found that one in eight people expect to research how to build their own homes in the next 12 months. Around one in 50 expect to buy a building plot, obtain detailed planning consent or start building their own home over the same period.

One reason for this shift in attitude is the change at regulatory level. For instance, the new National Planning Policy Framework (NPPF) requires local planning authorities, for the first time ever, to factor self build into their housing development strategies. All local authorities now have to assess the demand for self build within their area, make provision for selfbuilders where demand exists, and encourage it if it doesn't.

In another document, *Laying the Foundations: A Housing Strategy for England*, the government sets out its Custom Build Homes programme designed to encourage more individuals and communities to build their own homes.

Aspirations and strategies are one thing; backing them up with action is another. To that end, the National Self Build Association's (NaSBA) guide to NPPF, published at the end of last year, suggests a number of ways in which planning authorities could allow it to be implemented locally.

These include encouraging larger scale self build communities such as those underway in Europe, making public land available to facilitate self build projects, and setting targets for a proportion of new homes to be self builds within planning applications for housing developments.

Housing Minister, Mark Prisk MP, said in his statement welcoming the launch of NaSBA's guide last November, that the government "is committed to expanding the sector", showing there's support for self build at the highest political level.

And, at the time of going to press, Policy Exchange was due to publish a report suggesting ways in which councils could release plots of land for selfbuilders.

"There's never been a better time to self build," says Ted Stevens, chair of NaSBA. "It's on the planning radar for the first time ever, there are more lenders offering finance and land is



being released for construction. It's really good news for the sector."

At the same time, there is also a growing interest in building energy efficient homes – driven by regulation and by people keen to reduce expenditure on ever-increasing energy bills.

So where can selfbuilders find out about green building? One excellent option is The Eco Technology Show 2013, which presents a wealth of information and networking opportunities over its two-day exhibition on 14 and 15 June – the Friday is for trade, the Saturday is aimed at members of the public.

After a successful debut last year, which saw more than 4,000 visitors interact with 115 exhibitors, this year's show has switched to a central Brighton venue with a host of new features.

The Advisory Hub is one such innovation. This is a series of bookable meetings allowing selfbuilders to question architects about, say, how to start designing a self build home from scratch, or to find out from suppliers which energy efficiency products would be suitable for their development. Or just to get the latest update on building regs.

Through its conference and two-day seminar programme, The Eco Technology Show gives legislative, regulatory and market context to the

products and services on offer. The 2013 seminar programme is still being finalised, but confirmed topics include: *Householders – Demystifying the Green Deal: why it's a good deal*; *Eco Open Houses case study: The benefits of retrofitting a Victorian house*; and *Renewable Energy: What are the latest incentives and how you can benefit from the solar feed-in-tariff, the renewable heat incentive, wind and anaerobic digestion*.

"The 'Ecobuild' sector has never been stronger, with many factors in the new build and renovation sectors driving innovation and pushing the construction industry towards ever more sustainable practices and solutions," says Nicola Gunstone, commercial director of The Eco Technology Show.

"There has never been a better time for selfbuilders to get their projects under way, and there is no better place than the Eco Technology Show for people to discover what they need to build their own homes, and for suppliers and architects to offer their expertise, products and services to potential buyers."

To get your free ticket to the show, register at www.ecotechnologyshow.co.uk and quote the Selfbuilder and Homemaker promotional code: SBHMO3.

The Eco Technology Show 2013 takes place at The Brighton Centre on 14-15 June. See www.ecotechnologyshow.co.uk for more details

¹ http://www.nasba.org.uk/images/press-releases/nasbapresser_20130312mori.pdf

² <http://www.nasba.org.uk/images/downloads/planning-guide-nasba-press-release-final.pdf>



Interior inspiration: Living room showcase

When you're restyling or choosing furniture for your new living room, be inspired by our choice of the latest designs. This month we have chosen a traditional look with a bright, modern twist in anticipation of spring's late arrival

It can be a difficult job to select the right furniture when refurbishing a room or decorating your new home, especially with the different ranges and quality available. This month we're showcasing an inspiring collection – furniture from Whitehead Designs, cushions from Bemz and wallpaper designs from JAB Anstoetz.

Whitehead Designs (www.whiteheaddesigns.com) has been creating bespoke furniture for over three decades. Seventy per cent of customer orders have unique specifications, which means the end result is an individual, hand crafted piece that will last a lifetime. All sofas and chairs are built using solid wood and the finest materials. As Whitehead produce their own frames they have the flexibility to alter

the tiniest detail or create a brand new sofa from a drawing. Some standard pieces are featured above and these can be made to specific sizes or finishes.

Bemz (www.bemz.com), which makes fabulous slipcovers for IKEA furniture, has launched new three-packs of cushion covers in a variety of combinations. Specially hand-picked by the Bemz design team, the colours and patterns are selected to coordinate with and complement your sofa or chair cover. All cushion covers are 50x50 cm.

JAB Anstoetz (www.jab-uk.co.uk) has launched FINCA, the first wallpaper range from the Soleil Bleu par Wellmann DEL CAMPO fabric and upholstery collection. Each wallpaper

boasts individual design motifs including irregular stripes, large graphic designs and jacquard inspired prints. This range of pastel shades mixed with lush green, deep blue, bright fuchsia and fruity tangerine Soleil Bleu offers the perfect wallpaper collection, creating a relaxed and charming atmosphere for the home.

1. From JAB Anstoetz, Rica comes in three different colourways. £77.60 per roll. Mina comes in four colours. £58.90 per roll. Sencilla comes in five colours. £94.70 per roll. These 100 per cent non-woven, printed wallcoverings comes in widths of 70cm/28". The repeat pattern heights are 64cm/25".

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2. The new three-pack cushion covers from Bemz include Playground no.1, a playful and peppy trio of orange, fuchsia and lime green will make your white or neutral sofa pop. Bohemian Chic no.1 is a mixture of reds, an easy match for almost any sofa. This is the perfect trio for a warm injection of colour. Simple Life no.1 gives your furniture a splash of seaside chic with this modern interpretation of the classic blue and beige combination. All £45 per set.
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3. Whitehead Designs' Banquette Stool is a footstool has a luxurious cushion top and ample storage space. Customers can choose between a fixed lid or lift lid, and valanced

base or contemporary legs. The foot stool is very practical as it can also be used as a seat and of course is ideal storage. £480 (with lift lid), excluding fabric.

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4. Fresh, chic and contemporary, Whitehead Designs' Oxford Corner is a new group and can be made to fit any room size. Customers measure their rooms and the Oxford is made to fit their space or they can select from the standard pieces which include a one, two and three seat section, a corner section and footstool. Two and Three seat sections and corner section £4,910, excluding fabric.

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5. The Capri by Whitehead Designs is a footstool, a coffee table, a seat and has significant storage space. It is a very versatile piece of furniture that can be finished with or without deep buttoning. The polished square legs can be finished with brass or chrome castors. £980, excluding fabric.

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6. This fifties style 'Jive' chair from Whitehead designs, upholstered in a dramatic purple fabric, is also available as a sofa and features soft foam with dacron wrap seat cushions and polished tapered wood legs. £1,150, excluding fabric.

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Bespoke design

Stuart Andrews hired an architectural design company to help him achieve his individual home in Huddersfield.

Words & Pictures By Heather Dixon

The biggest impact would be inside. I wanted to build a house which was completely bespoke and full of great design ideas

– Stuart Andrews

Stuart Andrews was completely unfazed by the awkward shape and steep slope of his corner plot in Huddersfield.

By employing local architect and designer One 17 Design, he knew he could build a one-off house, which would take full advantage of the plot's quirky nature and peaceful cul-de-sac location.

"I wanted to make the house quite striking and individual at the back but traditional at the front to complement the neighbouring houses," said Stuart. "But the biggest impact would be inside. I wanted to build a house which was completely bespoke and full of great design ideas."

Stuart had self-built before and had a basic wish-list that included plenty of natural light, an open plan feel with well defined spaces and strong architectural details, which would give it the wow factor.

"I had previously employed One 17 Design, and knew they would come up with something forward thinking and original," said Stuart. "By involving them from the outset and I knew they would achieve an individual design without losing sight of what I wanted from a home."

The third-of-an-acre wedge of land, which cost £300,000, presented its own set of challenges. The corner plot sloped steeply away at the back leaving about half of the land at road level – more than enough to accommodate the 4,500 sq ft design, but only if it was built at angles to follow the contours of the slope. This would also make best use of the south and west facing aspects of the garden and draw maximum natural light into the main rooms of the house.

"I liked the idea of having a sloping garden because it opens up the views from the house,

Continued on page 15...



THE HOUSE LOOKS TRADITIONAL FROM THE ROAD BUT IS FULL OF DESIGN SURPRISES INSIDE



ONE 17 DESIGN'S STRIKING CEILING DESIGN ECHOES THE SHAPE OF THE DINING TABLE, WHILE NATURAL LIGHT POURS IN THROUGH FLOOR TO CEILING WINDOWS

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LIGHT FLOODS INTO THE LIVING ROOM, WHICH IS SEPARATED FROM THE KITCHEN BY A SHALLOW STEP AND PART-WALLS AND INCLUDES SIGHT LINES BETWEEN THE TWO ROOMS



but it meant I had to work with the land rather than make the land work around the property," said Stuart.

For One 17 Design, the unusual plot had an added bonus.

"It allowed us to create slightly split levels in the house, resulting in an amazing 3.3-metre high ceiling in the dining and sitting rooms," said architect and interior designer Mark Lee. "Plots which are slightly unusual might put some people off but in my view they offer amazing

possibilities in terms of design and character."

The build itself was relatively straight forward, although it was delayed by a few weeks due to the excessive rains of early 2012, which left the plot like a quagmire.

"The land round here is heavy clay so there was a lot of ground water, which had no-where to go," said Stuart. "I just had to be patient and wait for it to soak away."

Once the ground had dried sufficiently to take the weight of heavy machinery the standard

Continued overleaf...

The excessive rains of early 2012 left the plot like a quagmire



THE BED AREA OF THE MASTER SUITE STANDS BETWEEN THE RAISED BATH AND A WALK-IN SHOWER. SHELVES ARE BUILT INTO THE DIVIDING WALL TO CREATE EVEN MORE STORAGE SPACE



I like the fact that there is a direct link between the architecture of the house and the way it has evolved inside. One influences the other

– Stuart Andrews

concrete foundations were built, at last creating a solid platform for the block and local sandstone walls.

The main groundworks took about a month followed by two months building the shell to watertight level, including windows. The house is built in coursed local natural stone with areas of through colour render and a red clay tile roof, which complement other properties in the area. There are natural ashlar stone details to the heads and cills to windows and doors, and aluminium powder coated manually operated rooflights.

Stuart was particularly keen to combine a wide range of natural materials into the build inside and out, including stone, marble, glass, steel, slate and timber in its many forms. The result is hardwood stained panelled external



THE PLUMBING FOR THE UNUSUAL BATHROOM IS HIDDEN UNDER THE PLATFORM AND CARRIED INTO THE WALL SPACE. A ROW OF ROOF LIGHTS BRING MASSES OF LIGHT INTO THE ROOM AND LEAVE AN ENTIRE WALL FREE FOR STORAGE.

I like the sense of light and space, but it also has to be a home and therefore comfortable and practical

– Stuart Andrews

through the creative use of artificial light and the way that light is controlled."

It then took Stuart a further six weeks to furnish and decorate the property – again with the input of One 17 Design who knew where to source the kind of modern, streamlined furniture Stuart wanted to complement the design of the house.

"I was in the fortunate position of being able to start with very little and build up the interior design in a style which suited the house, rather than bringing in a random assortment of furniture and trying to make it fit," said Stuart. "One of the great things about One 17 Design is that they will take a project from start to finish, right down to the last decorating detail, if that's what you want."

Stuart was adamant that he didn't want a completely open-plan home.

"I like the sense of light and space, but it also has to be a home and therefore comfortable and practical. I wanted to keep the living areas separate yet for the house to work as a whole."

Stuart is particularly pleased with the design details introduced by One 17 Design into the build, including sight lines to take the eye right through the building, clever storage ideas, vari-

Continued overleaf...

doors and aluminium powder coated folding sliding screens; electrically remote operated Hormann panelled garage doors, and seamless aluminium profiled gutters and rainwater pipes.

"In my view the exterior and interior have to work together," said Stuart. "I like the fact that there is a direct link between the architecture of the house and the way it has evolved inside. One influences the other."

Once the shell was completed, a further six months were spent on first and second phase fixings, plastering and fit-out, including wooden and tiled floors in the stylish modern kitchen and the bathrooms. Heating and hot water is supplied via a high efficiency gas fired boiler with a Class 'A' SEDBUK rating of 90 per cent+ efficiency, which serves underfloor heating to

the ground floor and panel radiators to the first and second floors.

Lighting played a major role in the latter stages of the build. Although the ground floor is semi open plan and the rooms flow together as a whole, Stuart wanted to create an independent look to each living area. One 17 Design built in mood and feature lighting systems which focus on specific areas, including pendant lights over the kitchen work surfaces to create an element of loft-style living, and inset low level lighting to illuminate the main thoroughfares.

"As architects we deal, as a matter of course, with the influence of natural light in buildings, but artificial lighting can also make or break an interior," said Mark. "There are so many opportunities to transform interiors



ONE 17 DESIGN'S STRIKING CEILING DESIGN ECHOES THE SHAPE OF THE DINING TABLE, WHILE NATURAL LIGHT POURS IN THROUGH FLOOR TO CEILING WINDOWS



project costs

Overall cost of land: £300,000

Overall cost of project: £750,000

Value of property now: £1.25 million

What was the high point of the project?

"Seeing the results of the ceiling design in the dining and sitting rooms – the stepped detailing creates a fantastic effect and defines the main area of each room."

The low point was: "Waiting for the land to drain so we could start the foundations."

Contacts

- Interior design, architecture and build:
One 17 Design
www.one17design.com
01484 668 000
- Windows: Lockwood Windows
www.lockwoodwindows.co.uk
01484 519677
- Furniture: Bo Concept;
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0161 798 4800

able floor levels and high stepped ceilings, which define the contours of the main living rooms.

"We approached the interior design of the house like a big jigsaw in which every piece had to fit," said Mark. "It isn't a good idea to design a house with plans which are too rigid. The details should be built up and developed as you go along and get a feel for the house. You have to view a house in 3D, take into account the movement around a building, the different views inside and out, the atmosphere and purpose of individual spaces and how the

property works as a whole. Stuart was very keen to create a hotel feel to the house, especially in the main bedroom suite where we got particularly creative by raising the bath on a four-poster platform."

Stuart particularly wanted to link the outside and inside so he included bi-fold doors leading into the garden and masses of natural light streaming through the tall windows.

He fitted engineered oak floors throughout the ground floor to link the rooms, and glazed doors in other areas to draw light from one

living space to another.

"I believed the house should flow as a whole, not just be a series of boxy rooms joined together by corridors," said Stuart. "From the roadside I wanted the house to blend in naturally with surrounding properties, but to have a really strong wow factor inside. Something really unexpected, that you wouldn't guess just from viewing it from the road. One 17 Design not only helped me to achieve that, but they also took it to another level that I would never have achieved on my own."

Small bathroom, big statement

Barbara Osborne, product manager at Deva by Methven discusses the options when improving a bathroom

Over recent years, the rapid rise of renovation programmes on our TV screens has reflected the UK's financial and housing market – reinforcing the message that improving your current property is more important now than ever before.

With the financial climate making it practical to invest in current property, adding long term value as opposed to relocating, the continuing 'improve, don't move' ethos is reaching the top of many homeowners' priorities.

As the bathroom market evolves and industry leaders introduce innovative and cutting edge shower technology, this is prompting homeowners to reassess their bathroom space and how it can be improved.

This year will see many homeowners make small, cost-effective improvements such as replacing brassware, decorating or accessorising, rather than complete bathroom refurbishments or replacements – a relatively straightforward process to update the overall style of a bathroom.

The small bathroom

As modern homes continue a trend towards smaller bathrooms, manufacturers are extending their portfolio and designing products, which offer both high aesthetics and first-class performance.

A large number of homeowners are undertaking loft conversions and renovating the downstairs cloakroom to create a fully-functioning extra shower room. Utilising the corners of larger bedrooms and establishing an en-suite has also made use of excess space, adding extra functionality and value to their property.

When it comes to design, it's important to remember that traditionally-sized products will dwarf smaller rooms and, aside from making them difficult to navigate, create a cluttered look. Everything needs to be neater and smaller in order to make the most of the space.

Choosing products for small bathrooms requires skill and originality. Clear structuring is essential in order to make use of every last inch of space, so considering petite showers and

tapware specifically designed for small bathrooms will make the planning process much easier and create a great look.

In order to improve aesthetics and create a stylish look within the small bathroom, choosing products from manufacturers who offer 'pic n mix' shower ranges can be useful. One design does not suit all and customising the shower to specific tastes will create the sleek look homeowners crave.

In addition, the introduction of mini mono basin mixers has been a highlight for the small

bathroom. Approximately 20 per cent smaller than the standard bathroom tap, these offer a neat and tasteful solution for the most compact of spaces. Mini monos form part of a wider range of complementary products, including showers, enabling homeowners to create a uniform, stylish look within small spaces. The desire for choice in the sector is high, but the need for products which maximise style and performance, while fitting neatly into those tighter spaces, is of equal priority.





Going green

According to Waterwise, showering, bathing and using taps equates to more than a third of our daily water consumption, which currently stands at around 150 litres per person.

Furthermore, recent research has shown some power showers can consume more water and energy than filling the average size bath, highlighting the need for more education and awareness of water efficiency.

Improving efficiency does play an intrinsic role in being green and this can be achieved

through installing eco-friendly showers and tapware. According to the Energy Saving Trust, approximately 23 per cent of an average home's energy bills are attributed to heating hot water – or around £160 per year, whilst water use in the home contributes to around a quarter of domestic carbon emissions.

As the eco message moves further up the agenda and energy prices continue to rise, homeowners should not only look for the latest bathroom gadgets to revolutionise the bathroom. Installing high-end design and

eco-friendly shower and tapware products will modernise the home while decreasing water and energy bills.

For homeowners wanting to benefit from water-efficiency in new bathrooms, installing showers and tapware with eco technology already installed saves time and expense in the long term. Eco devices such as shower pre-timers, water trackers, water-saving flow restrictors and low flow shower aerators control water consumption effectively.



Installing showers and tapware with eco technology already installed saves time and expense in the long term

New technology and eco-friendly bathroom appliances certainly don't compromise style, with new designs offering the 'wow' factor while still encompassing convenience, performance and functionality.

With the voluntary Water Label scheme now gaining ground, providing easy access to a database of bathroom products which will use less water, save energy and save money, homeowners will find it much easier to make an informed choice on eco-friendly products. Products, which conform to the standards of the scheme, can be found online.

Enq. 112

Ellis Furniture



The Bathroom Styler App, developed for both iPad and web browsers, takes all the hassle out of bathroom design making it easy and fun! This innovative and completely free new program allows you to play with thousands of different bathroom design combinations from the comfort of your own home before speaking to a bathroom retailer and making your final decision. With Bathroom Styler you can visualise the bathroom of your dreams using life like images that give a true indication

of exactly how your new bathroom will look. You really can let your imagination run wild!

Tel: 01484 514 212 www.bathroomstyler.co.uk

Enq. 113

Hultafors



For measuring, marking, levelling, striking, prying, wrecking – it has to be Hultafors, one of the names on the world's leading hand tools. Check out www.hultaforstools.com/uk for the latest information on the complete and extensive range of hand tools and accessories for discerning tradesmen and women. It's a really user-friendly site with all the product information you'll need to select precisely the right hand tool to get your job done correctly – wherever you are on-site and whatever your trade might be. There are all kinds of hammers, spirit levels, measuring tapes, multi-purpose tools and craftsmen's knives, there is hundreds of different products to choose from.

Enq. 114

MX Group



MX Group has one of the largest range of shower trays of any manufacturer in the UK. Manufacturing 100s of different tray sizes, in six main product types, means that MX can cater for the individual needs of any customer. Its latest range of DuraStone shower trays, at 60 per cent lighter than a traditional stone resin tray, complies with the HSE regulations for a one-man lift. Manufactured to BS EN14527:2006 these trays are made using VWRAS approved Phthalate free materials. In addition, MX produces the widest range of shower accessories in the UK.

Tel: 01684 293311 www.mx-group.com

Enq. 115

Triton Systems



A twin waterproofing system was specified for the habitable basement in a high spec new build dwelling in view of the known high water table and the planned use of the basement as a home cinema. The watertight concrete structure comprised Triton's TT Super Admix, which conforms to BS 8102 2009 as a type B integral waterproofing system, and Triton's construction joint sealing products, TT Waterstop and TT Swellseal Mastic.

Triton's fully maintainable and BBA certified Platon cavity drained membrane system, conforming to BS 8102 2009 type C, was then installed to walls and floors.

Enq. 116

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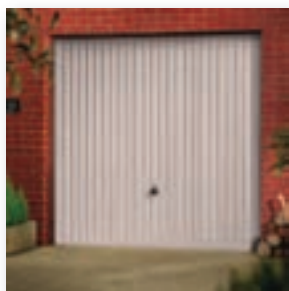
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Range encompasses the redesigned Carlton and Horizon doors." For more information about Garador:

Tel: 01935 443722 www.garador.co.uk

Enq. 121

Schueco UK Limited



With the delayed publication of the new Part L of the Building Regulations now due in April, architects, specifiers and main contractors will be reassured to know that the Schueco ASS 70 FD – a tried-and-tested, thermally insulated folding/sliding door system from Schueco UK Limited – will meet the increased insulation standards expected. The system is ideal for commercial and residential use and offers a variety of fold and slide opening combinations, thus giving complete

flexibility. Leaf sizes up to a maximum width of 1,200mm and a maximum height of 3,000mm are possible.

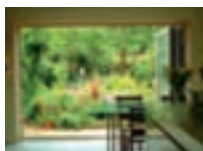
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Videx Security



The new compact 6000 Series Videophone from Videx Security is designed for use in conjunction with the established VX2200 digital door entry system and has been created to bridge the price gap between audio and video installations. Suitable for one to one installations through to high rise installations making this a good all round choice for video door entry installations. The videophone, finished in brilliant white, includes a 2.4 inch high definition colour LCD TFT video screen as well as a number of user friendly function buttons. These include two service push buttons, a door open push button, a camera recall push button, a call tone volume switch with mute position and brightness control.

Enq. 126

Quickslide



In what has become one of the most competitive sectors of the replacement window industry – traditional vertical sliding sash windows – Quickslide has remained a market leader despite a continuous assault on the niche that it was instrumental in developing. Now Quickslide is applying its manufacturing and logistics expertise to Bi-Folding and In-Line Patio doors in aluminium so installers may now enjoy the same confidence and trouble-free purchasing experience as for Quickslide's established products. Quickslide offers the renowned Smart Visifold Folding Sliding Door System, acknowledged as one of the best products of its type. The doors may be specified to provide the widest choice of options.

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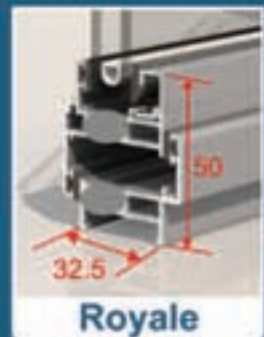
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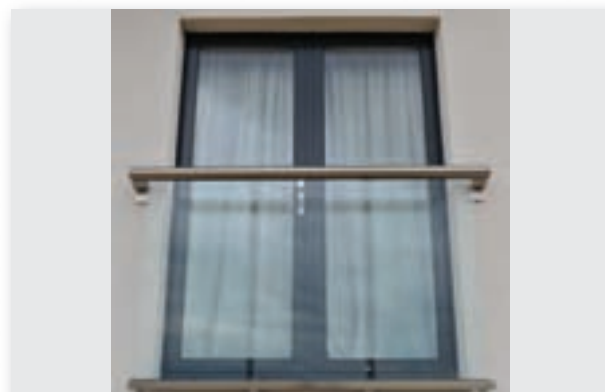
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Enq. 130



Balcony Systems

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Enq. 133

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But that's not all, because it delivers lower costs, provides independence from large energy companies, and is as near carbon neutral as you can get.

Enq. 301



Polypipe, a leading manufacturer of plastic piping systems, has announced the launch of its new Shower Heat Recovery Unit as part of the Home Solutions range of energy efficient systems. The system is the first Shower Heat Recovery Unit to be launched in the UK that uses plastic piping, paving the way for sustainability and efficiency at a far more affordable price. Polypipe's Shower Heat Recovery Unit is a heat-efficient piping system that uses discharged warm water from the shower to help heat the cold incoming shower water by up to 50 per cent. This means the hot water boiler does not have to work as hard and homeowners can enjoy longer showers while also saving energy. The new system has been specially designed to meet the needs of a low energy, new build or renovation project.

Enq. 302



Eco ICID, the twin wall stainless steel flue system specifically designed for stoves, is now available, from **Schiedel**, in two finishes: stainless steel and now a black painted finish.

The black finish matches the black Prima Smooth and ventilated fire stop, creating an attractive black flue right up to the ceiling.

To perform at optimum efficiency an energy efficient stove requires an effectively insulated flue like ICID.

Eco ICID has easy to install twist lock connections and is available in 125mm, 150mm and 200mm internal diameters.

The system has all the required accessories including round & rectangular ventilated fire stop plates in a range of colours.

What's more this is all available at a very competitive price.

Enq. 303



Meadowmat wild flower matting makes landscaping easy and brings colour and wildlife into your garden.

Launched in 2012, Meadowmat has proved extremely popular with environmentally aware house-builders and developers as well as with garden designers and professional landscapers.

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Read about the differences between Meadowmat and wild flower seed in Angela's blog; or phone Meadowmat to request a product-guide.

Enq. 304



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Enq. 304

Granite Transformations



In the kitchen, black is the new black for worktops, according to makeover specialist, Granite Transformations. Although earthen tones seemed to be gaining in popularity last year, black worktops have had a strong renaissance, with recycled glass worktop Black Star now clocking up 23 per cent of all Granite Transformations' sales. What's more, black worktops in general represent 54 per cent of installations, its granite finishes Nero Stella and Nero Galaxy also proving particularly popular. Granite Transformations markets its high quality, durable worktops direct to consumers, through its network of showrooms.

Tel: 0800 822 3410 www.granitetransformations.co.uk

Enq. 305

T-T Pumps



Sign up today to be one of the first to get your hands on T-T's new product catalogue.

Revealing new products in their ranges the catalogue will also include more detailed product information, making selection even easier for you – many products being unique to T-T!

Tel: 01630 647200 www.ttpumps.com

Enq. 306

Formica Group



Formica Group launched its new Axiom® by Formica Group worktop and accessories range. Inspired by European residential trends, it offers traditional stone or woodgrain designs for classic look; for a more contemporary twist worktops can be complemented with a splash of bright colour using bold accessories. Axiom® range offers 24 matching splashbacks, there are also nine complementary splashbacks in bright High Gloss colours and metallic effects. The Axiom® worktops

incorporate Formica Group's commitment to sustainable principles and practices; they carry the Carbon Trust's Carbon Reduction Label.

Tel: 0191 259 3478 www.axiomworktops.com

Enq. 307

Electrorad



Electrorad supplies an innovative range of electric radiators. There is no need for any pipework or plumbing; each radiator just needs a 13 amp power supply. The radiators look just like regular central heating radiators and supply the same quality of heat. No maintenance or inspections are required. Each radiator has its own room thermostat and programming system ensuring that energy usage is always kept to a minimum and every room is exactly the temperature required. The radiators are

rated 100 per cent energy efficient. Being electric, this heating system is fully compatible with all micro-generation and renewable technologies.

Tel: 0844 479 0055 www.electrorad.co.uk

Enq. 308



Wykeham Mature Plants

transform your landscape, mature trees, hedges & shrubs

Screening and Instant Hedging



Do you have a client who requires screening for immediate privacy or security?



After 1 day planting!

Wykeham Mature plants grow a range of mature screened hedging plants in a range of species to suit most sites and aspects. Our instant hedging offers:

- Immediate screening and privacy
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- Solutions to planting issues
- A range of varieties to suit all pockets and growing situations

The difference between Wykeham instant hedging and plants supplied by other nurseries is clear to see.



Where a hedge or fence of a more usual height just isn't enough, such as where privacy has become a real problem or where there is an unsightly view, there is a range of evergreen or deciduous screening available to provide cover at higher levels.



www.wykehammatureplants.co.uk
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Enq. 309



EVERYBODY NEEDS ONE
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Enq. 310



Supplying the trade and public for over 30 years, **Wykeham Mature Plants** has an extensive range of trees, shrubs, hedging and conifers in large sizes for instant effect.

Staff at Wykeham are experts in providing customers with instant screening for privacy and security, whether the job requires carefully selected trees, mature hedging, or plants clipped or trained in some way specifically to address the issues on-site, and their professionally executed design and planting services are available to both private and commercial clients.

Enq. 309



Imagine a toilet that has no need for water, sewage systems, miles of plumbing, septic tanks, cess pits etc and has the freedom to be put almost anywhere you can put a conventional W/C.

There is such a product. Offered by **Ecotoilets**, a dry separating toilet that works on the design of the human body.

Urine is directed one way and solids the other, the solids will in time produce marvellous compost and the urine, which is sterile can be used on the compost heap, soaked or drained away.

There is no smell, no waste, and no expensive problems... Simplicity at its best.

Enq. 310



Imerys Roof Tiles has been producing natural clay roof tiles for just over 200 years. More recently in the last fifteen years they have become a leading producer of integrated photovoltaic solar panels. Rodney Hogg, national specification manager, said, "The combination of PV and roof tiles on a roof is a relatively new concept. Imerys has developed an economical integrated MCS certified roof system for new build and re-roofing projects. Designed to be installed by roofers or the MCS installer. The Imerys PV panels are quick and easy install, replacing the roof tiles while still using the same tiling batten, giving an indistinguishable appearance and increasing the inherent value of the property, unlike the bolt on after thoughts."

Enq. 323



Total Home Environment:

Electrolux Central Vacuums are quiet, quick and easy to use with no heavy kit to lug about, as the main unit is hidden away in a utility room, cupboard or garage.

This location ensures that they have more suction power than a portable to remove dustmites, dirt, pollen and pet hair with no recirculation of dust thanks to the permanent self-cleaning GORETEX filter. Pipe is routed to wall inlets in the hall or landing where you plug in the hose and vacuum. Using less electricity than a portable they perform effectively for 20 years+ and only need emptying annually. From £628!

Enq. 312

STUCK IN A RUT?

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- Pedestrian walkways
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Enq. 311

Q: What's one of the most important things in your life that you can't see?
A: the AIR you breathe

Ensure the air in your home is kept healthy, clean & sustainable with an award winning product.

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Central Vacuum Systems

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Enq. 312



Envirovent

Introducing the 'installer friendly' energiSava 380. When it comes to heat recovery, good installation is the key to getting it right, even the most energy efficient appliance will fail to perform if it has been poorly fitted. EnviroVent has developed the energiSava 380, a whole house heat recovery system, designed as an easy one man installation. This lightweight and compact system has been developed in a unique modular format, which allows it to fit through a standard loft hatch. In addition, this practical unit also incorporates simple push-button commissioning – making life easier for the installer. The energiSava 380 can also be rotated to enable both right and left configurations, depending on the type of installation required. Furthermore, the system also performs to the highest efficiency on SAP Appendix Q, achieving a low Specific Fan Power (SPF) of 0.40 W/l/s and thermal efficiency of 93 per cent. No user intervention is required, the intelligent humidity tracking controls constantly monitor the levels of humidity in the home, enabling the energiSava 380 to provide a healthy indoor environment all year round.

Tel: 0845 27 27 810 www.envirovent.com

Enq. 313

Dow Insulation



A retired couple from Northumberland, who built a house of their own to be efficient to run, comfortable and carbon neutral, have turned to STYROFOAM-A extruded polystyrene insulation to help them achieve their dream. STYROFOAM-A material FLOORMATE 500-A was specified thanks to its high compressive strength and moisture resistance. The Owen's structural engineer recommended a thickness of 100mm to achieve the desired U-value at the same time as meeting mechanical strength requirements. STYROFOAM-A extruded polystyrene materials are highly durable with proven moisture-resistance and compressive strength.

Enq. 314

McArthur Group



McArthur Group's range of 'Scheme Green' products, created to comply with the Code for Sustainable Homes. Credits are awarded under 34 categories for performance targets, which contribute positively to environmental issues. Scheme Green enables 'easy additional points' as a sure way of getting builders those all important credits, with little effort. McArthur offers a full range of scheme green products including; bicycle racks/storage, garden sheds, recycling solutions, internal and external airing, drying lines and racks. Scheme Green products which also carry the all important credits, are bird and mammal nesting boxes.

Tel: 0117 943 0500 www.mcarthur-group.com

Enq. 315

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Enq. 316

Oak Designs Co. **THE ACORN RANGE**
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**Oak Frame garages Ideal for Self Assembly
or by our Expert Team**

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- Optional extras

Prices include oak posts, eave & tie beams, braces, softwood soleplates studwork, rafters, weatherboarding & staddle stones.

*(subject to conditions)

Contact our Sales Team on 01273 400411

Enq. 317



Large crowds gathered at Ecobuild 2013 to learn more about the unique TETRIS® flooring system, designed to replace traditional concrete blocks with eco-friendly insulated TETRIS® panels. Visitors watched the on-stand installation and were given the chance to walk on the system themselves to prove its structural integrity on-site. TETRIS® is frequently specified for the super low U-values it can achieve, the system's A+ Green Guide rated accreditation and its lightweight, versatile and easy to install blocks which significantly reduce the overall build time. The new 2013 TETRIS® brochure was also unveiled at the exhibition, get your hands on a copy by contacting **Collecta®**.

Enq. 320



Ice Energy: Embracing renewable energy now could pay dividends in the future...

With Ofgem warning the UK is on the brink of an energy crisis and British Gas posting huge profits following large price increases, renewable energy systems such as heat pumps are becoming increasingly more attractive.

With potential savings of over 50 per cent on running costs, installing heat pumps could also provide you with substantial annual payments via the Renewable Heat Incentive this summer, so there has never been a better time to embrace renewables and protect yourself from spiralling energy costs.

Enq. 322



Sensible Heat believe that HVAC should be controlled properly.

Using Hometronic, manufactured by Honeywell, and their own products, they can make sure each room is at the right temperature, at the time you need it.

Who said you can't save energy, and be more comfortable too?!

Sensible heat can also control many other items within the house, all brought together in an easy-to-use package. Sensible Heat offers a design, supply and commission service, covering the UK and Ireland.

If you're using a custom installer for your home entertainment systems, we'll work with them to deliver an integrated solution.

Enq. 324



Energy efficient heating is never one size fits all.

Designed or sized incorrectly and you could be left with a heating system that simply doesn't give you the heat you need.

So, how can you be sure you have the best system for your property and the way you want to use it?

EnergyMyWay gives you independent, expert advice on integrating renewable energy to your build.

They have local experts across the UK who will give you free advice on the benefits of air source and ground source heat pumps, hot water heat pumps and biomass boilers as well as providing accredited installations of a complete range of renewable energy technologies.

Enq. 325

Mitsubishi Electric



In a move that demonstrates his complete confidence in Mitsubishi Electric's air source heat pump technology, renewables specialist Warren Gray has installed an Ecodan® and Hydrobox heating system in his own home. Mr Gray, owner of Northumberland-based Northburn Solar, a company specialising in renewable technology has chosen an 8.5kW Ecodan unit to provide heating and hot water to his three bedroom home in Cramlington, Northumberland. The house was previously fitted with a 10-year-old gas system, which was proving to be both inefficient and costly to run. With many years' experience in the industry Mr Gray had a wealth of knowledge to draw on to select the best product for the job.

Enq. 318

Lindab



Outperforming plastic gutter systems in every respect – Rainline steel gutters and downpipes from Lindab offer minimal movement and UV stability, they will not crack, fade or leak, are highly resistant to corrosion and virtually maintenance free.

Quick and easy to install, Rainline simply clicks together for a perfect watertight fit – no special tools are required.

Available in 10 high build polyester colours the finish of which is guaranteed for 15 years, Rainline is also available in natural copper and Aluzinc.

Rainline is available from all leading builders' merchants. For further information, visit the company website.

Enq. 319

The eco-friendly insulated alternative to traditional concrete block and beam systems.

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- ✓ Faster floor construction than concrete blocks
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New 2013 Brochure Now Available

Enq. 320

Can a heat pump reduce costs and help meet planning legislation?

The Renewable Solutions Provider
Making a World of Difference

The Code for Sustainable Homes is just one of the challenges that new technologies need to overcome.

The Ecodan air source heat pump helps you to achieve your environmental, legal and economic targets.

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Enq. 321



HEAT PUMPS - SIMPLY THE PERFECT PLAN FOR HEATING YOUR DREAM HOME

If you're building your dream home, choosing the wrong heating system could cost you thousands.

However, installing a **Heat Pump** can complete your home by providing a total heating and hot water solution which matches your aspirations and your planning requirements.

With over a decade of experience **Ice Energy Technologies** offers access to a market leading product range from **Mitsubishi Electric**. Together, we can ensure you benefit from warmth and comfort whatever the weather as well as offering protection from the constant cycle of energy price rises. You could even benefit from **substantial new grants** which will reward you for your foresight.

You have the power to choose and the power to choose is renewables.

Call us now on **0808 145 2340** quoting **REF SBH MAR** to see how heat pumps could benefit you or visit www.iceenergy.co.uk



Enq. 322

Purchasing a wood burning stove

To help you make an informed decision, Tony Ingram, technical service manager at Morsø, offers a few pointers on what to consider when purchasing a wood burning stove

Installing a multi-fuel or wood burning stove in your home can inject sentiments of warmth and timeless style in addition to creating a focal point in any room. Benefitting from an array of both practical and aesthetic qualities, wood burning stoves are a convenient and safe heating source that allows you to be in total control of the fuel burning and heat output. However, with so many options on the market and the array of technical specifications to decipher, it can be a minefield of information if you are not armed with the correct details.

Opting to burn wood is not just an atmospheric and cost effective form of heating but is also referred to as being 'carbon-neutral'. This means that burning wood produces the same amount of carbon as if it were left to rot naturally on the forest floor; plus it is a renewable energy unlike fossil fuels, which are a finite resource that will eventually run out. Before purchasing a stove you must first consider the area you live in and confirm whether you are in a smoke controlled area. This is due to the restrictions on wood burning in towns and cities, which has been determined by criteria given in the Clean Air Act 1993. You will need to check with your local authority before purchasing a wood-burning stove to ascertain if your property falls within a smoke control area. A wood burning stove can only be installed in a restricted zone if it has been approved with DEFRA* (Department for Environment Food and Rural Affairs) as an exempt product. Achieved by advanced air systems and refined combustion technology, smoke exempt stoves will improve the burning process and reduce emission of particles to an absolute minimum.

Essential for optimum performance, another major consideration before selecting a stove is the heat requirement for the intended location. To calculate the heating demand of a particular space, simply work out the volume of the room in cubic metres and divide by 14. For example, a room 6m long by 5m wide and 2.4m high equals 72 cu m. Dividing this figure by 14 equals 5.14; therefore the stove should have a

Continued on page 39...





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Heat the house not just the room!







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- Burns wood logs.
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- 25% of stored heat still released after 12hrs [model 678 shown above].
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Enq. 134



It's all about the fire!

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90% efficiency	90% efficiency	91% efficiency	Stainless Steel
Flue 10 x 125mm	Flue 100 x 125mm	Flue 100 x 125mm	5 year guarantee
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Jetmaster

Enq. 135



Highlander 5 Enviro-burn Solo Slimline Pedestal



The Highlander 5 Enviro-burn Solo Slimline Pedestal has been designed to be the freestanding focal point of your home. It includes all of the features of the standard Enviro-burn model and a large window for uninterrupted viewing of the flames.

All Dunsley Enviro-burn Models are smoke exempt.

CLEAN & CLEAR: Enviro-burn clean combustion with tertiary and airwash air supply means a clear view of the flames.

HEAT OUTPUTS 5kW

Hearth Temps		Burning Efficiencies	
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Enq. 136


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Enq. 137



rated output of approximately 5kW. Buying the wrong size stove will prove problematic due to over firing, or more commonly under running the appliance, which is potentially more damaging to the stove, flue and the environment.

Once these key factors have been measured you can then sort stoves by method of the heat delivery into a room; radiant and convector. Radiant stoves emit straight line heat and are ideally suited to an inset installation in an existing traditional chimney breast and where the heating requirement is primarily for a single room. Convector stoves give optimum performance

when in a free standing installation. The appliance utilises the natural air movement present around any heat source, drawing cool air from floor level into the stove, where it is heated before passing back into the room. The current of warm air gives a more even and comfortable heat to larger living spaces or where there is a desire to heat secondary rooms.

To further filter your design choice, wood burning stoves are available in two types of body form; iron and steel. Cast iron is at the heart of stove design due to its unique properties of thermal tension, which allows the material to

endure the common reactions to heat, such as expanding or twisting. The thickness of cast iron can retain and distribute heat extremely efficiently, meaning that you can comfortably enjoy the heat from your stove for a long period of time. Additionally recent technological advances in the production of steel has allowed for stoves to now be created in this versatile and modern material. Able to heat up faster and engineered to give precise lines and defined shapes, steel stoves are ideal for quality and contemporary design.

Once a chosen design, size and position



[All types of wood logs can be used in a wood-burning stove; however the wood must be untreated and well seasoned]

have been selected, a stove must be fitted by either a suitably qualified engineer such as a HETAS registered installer who is authorised to commission and sign off the installation. Another option is for it to be installed by a competent person with the installation then approved by your local building control inspector. It has to be said the first of these options is usually the simplest and most cost effective. The installation of your stove must also comply with the requirements of Building Regulation Approved Document J 2010.

All types of wood logs can be used in a wood-burning stove; however the wood must be untreated and well seasoned (the process of slitting and drying wood so it's ready to burn). The maximum moisture content of a log ready to burn is 20 per cent, although ideally it should be closer to 15 per cent. This is easily determined with the use of a moisture meter, which are widely available from stove dealers and are an essential piece of kit to ensure the best performance from the stove.

Enq. 138




By appointment to The Royal Danish Court
morsø

THE NEW S RANGE FROM MORSØ.
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WITH A CAST IRON PEDIGREE.**



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Reader
Enquiry
139



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Specflue

Specflue is delighted to announce an upgraded version of one of its award winning range of Danish TermaTech wood burning stoves – namely the TT40w.

The clever and robust modern design measures 900mm x 900mm square and can be wall mounted or sit inside a chamber in a fireplace.

The graceful smooth lines enhance any interior location and the large curved glass door of the TermaTech gives full focus to the glowing and soothing flame, which can be seen and enjoyed.

Technically talking, this is notable precision engineering for total consumer satisfaction and safety.

All of the steel plates are 3-6mm thick and the firebox is lined with high-insulating vermiculite and is designed so that the temperature rapidly reaches optimum effect with clean and efficient combustion.

The bottom of the firebox and door is constructed of high quality cast iron to ensure they can withstand the high temperatures in the stove.

Specflue is also proud that the comprehensive TermaTech range has been awarded the Nordic Eco Label and with an output of 5.0kW the stoves offer 80 per cent efficiency, which is typically four times that of an open fire and no air vent is required.

The RRP is £998 with free delivery throughout the UK.

Enq. 140

Connect with Selfbuilder & Homemaker online

The newly redesigned Selfbuilder & Homemaker website is an online provider of past and present products and news items for selfbuilders.

Regularly updated with hundreds of press releases, sbhonline.eu is a one-stop source for all the latest self build information.

It is also a gateway to our other online assets, from our archives of digital issues and newsletters to our social media outlets on Facebook, Twitter and Pinterest.

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Enq. 141

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. Our current Standard Variable Rate is 4.90%. The overall cost for comparison is 5.1% APR. Rates correct at date of going to print (31 January 2013). An early repayment charge may be payable if you repay all or part of your mortgage within the first two years. Authorised and regulated by the Financial Services Authority (registration number 162090).

Ecology Building Society, 7 Belton Road, Silsden, Keighley, West Yorkshire BD20 0EE

Enq. 142

Choosing the right timber floor for your self build

Experts from the British Wood Flooring Association (BWFA) offer their advice on choosing the right timber floor for your project

Choosing the right timber floor for your home is important to the success of the installation. The British Wood Flooring Association (BWFA) would advise people to use a professional floor layer trained and qualified in the installation of wood flooring. Choose someone who is a member of the BWFA or a recognised Trade Association. These guys are trained to look at all the elements that will make up your home; the heating, the ventilation, the use of the areas, the type of subfloor, how you live, whether it be unoccupied for periods of time and proximity to the coast or rivers and lakes. These can all influence the limitations of the type of floor that will work within your home environment. For example, if you are lucky enough to be building your dream home with those far reaching sea views, and want to have underfloor heating to give you clear expanses of wall and windows, then an engineered wood floor will be a better choice.

To expand on this, we are moving to more ecologically efficient homes and as the Building Regulations change to higher levels of sustainable codes of construction our homes will become warmer and drier environments when compared to the solid brick walled homes built pre-1950s. We will have air tight buildings with mechanical ventilation to control the air volume changes and recover the heat from the extraction circuit and use it to preheat the incoming air. What we must not lose sight of is that timber is a hygroscopic material. This means that it will absorb or lose moisture from the environment. When it absorbs moisture the timber increases in dimension and when it loses moisture it decreases in dimension. This happens throughout the year and the internal environment will be drier in the winter but higher in humidity during the summer and autumn.

Engineered wood flooring is designed and 'engineered' in a method that uses the natural strength of timber against the natural tendencies of timber to expand and contract, known as movement. We have all seen the TV programmes and read manufacturers instructions



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that stipulate leaving an expansion gap around the entire floor and any fixed points, especially water pipe work. There have been many occasions where a timber floor has been installed beautifully, cut and fitted tightly to a radiator pipe, only for the floor to start moving when the humidity rises and disturbs the pipe. This causes the radiator valve joint to leak more, which has then caused the floor to move more and for the leak to get worse. Floors have been seen to move so much as to cause pipes to break,

Heating, ventilation and even proximity to the coast can have an influence on the type of floor you can have

Timber floors have been seen to move so much as to cause the pipes to break when wrongly installed, resulting in flood damage

resulting in a flood that wrecks the floor and many other personal items and furnishings.

Underfloor heating is very popular now and is used on the vast majority of self build projects. As we also start to use more low temperature heat sources, such as solar thermal, air source heat pumps and ground source heat pumps, the water flow temperatures are now considerably lower than they were even ten years ago. Most wood floor manufacturers will say that the maximum top surface temperature of the wood flooring should not exceed 27°C and this will suit most underfloor heating systems. However, there are some points that must be considered. In the UK we usually do heating design based on an external temperature of -1°C up to 18/20°C. Over recent years we have seen outside temperature considerably lower than this. Whilst wood is not adversely affected by temperature at these levels, the relative humidity, which causes timber to move, will fall as the temperature increases. This will cause the wood boards to shrink and for gaps to open between the boards. Whilst solid wood moves in its width and thickness and very little in its length, engineered floors are said to have half the movement of solid wood but will move in all directions. Underfloor heating is usually set within a screed that acts as a heat distributor to even out the heat emission but with timber flooring over the top, the heat output has to be built up gradually over several days. Underfloor heating is therefore best used as a background heat with a second form of more instantaneous heat being used to cover those really cold days in winter or even the sudden cold evening in autumn we sometimes experience.

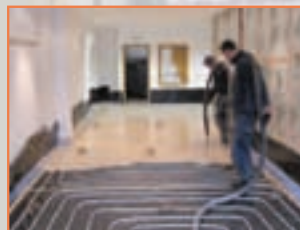
Over recent years we have seen the use of anhydrite screed installation move from large commercial projects to even the smallest domestic property. This is even the preferred screed system of many underfloor heating system manufacturers. It flows well and, if installed correctly, can be done in a day and results in a very flat surface. However, when over an underfloor heating system its thickness will often be over 40mm and has similar dry rates to conventional sand and cement screed. It also dries differently to a conventional screed making it important for the moisture testing to be carried out by a trained and qualified installer, and that the timber floor is not installed until the conditions are correct. Most selfbuilders will not have the equipment to carry this out. With these types of screeds there are other factors that will affect the installation of a timber floor, especially if the plan is for the timber boards to be fully bonded to the screed surface.

Another consideration with a timber floor is the type of finishing coats and colour you want to achieve. Talk to people that have lived with timber floors, and look at what you will have to do, and the amount of time you have available to carry out the daily routine and long term maintenance of your floor. The finishing coats on a floor are the wear layer and require being topped up periodically to meet your expectations. So look at how you live, whether you have children or animals, you like to wear stiletto heels around the house, or you come onto the floor from the sandy beach or muddy fields etc, and chose a finish that best suits your conditions and not the picture you saw a glossy magazine staged for a photo shoot.

We find that many selfbuilders want to lay the floor themselves. But even if you are well-versed in the construction industry, it is worth keeping in mind that there are areas of a build where the skill, knowledge and expertise of professionals ensures the final results are to the highest standard.

Enq. 143

Flowing Screed and Underfloor Heating Specialists



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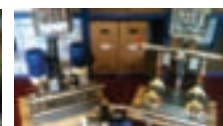
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domestic pump stations

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Enq. 145



Schlüter Systems

Andrew Curry, along with wife Beverley and children Alexander and Francesca have had an extension built to their house near Ashby, which not only provides additional living space but also now allows access from the kitchen straight through to the garden. Andrew comments, "Our extension has given us more space to relax at home and a link between the kitchen, often considered by many as the social hub of the household, and the garden, making it easier when friends and family come to visit. While some may rely on radiators to heat a new space such as this, I really liked the idea of having underfloor heating installed. Having had a look at the options available we chose the Schlüter®BEKOTEC-THERM system. It provides many benefits including a quick and even distribution of heat, low supply temperature and therefore low heating costs, means we will be able to make use of this new room all year round." Schlüter®BEKOTEC-THERM is quick to install due to less material being used. It is highly durable and has proven suitability, with damage free practical application for several years as certified by a number of independent institutes.

Tel: 01530 813396 www.schluter.co.uk

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Trend Group



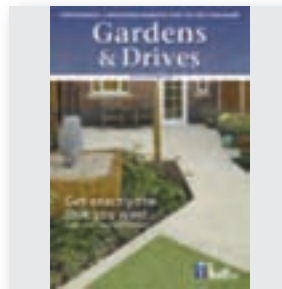
The peacock, a favourite artistic motif, which dates back to ancient Greek and Roman mosaics and was popularised again by the Art Nouveau and Art Deco movements, is the inspiration behind artist Veronica Tommasin's latest designs for Trend's inimitable glass mosaic 'Best Collection'. Composed of thousands of micro mosaic tesserae, in the classic tradition, Tommasin's designs are translated by Italian tile-maker Trend into decorative mosaic modules, using digital technology.

Trend's new Best Collection 'artistic decorations' comprise Peacock, a Peacock White variation, and an equally favoured floral motif, Gardenia.

Tel: 01892 509690 www.trend-group.com

Enq. 147

Brett Landscaping



Consumer choice in sustainability, convenience and installation are at the heart of the new Brett Landscaping 2013 Gardens & Drives catalogue, which showcases the company's range of solutions for long-lasting, beautifully paved patios and drives. The new catalogue sees the launch of Textitone ECO, which contains a minimum of 65 per cent recycled natural Welsh slate aggregate. Not only does this provide environmentally-conscious consumers with greater choice, but the

material's unique aesthetic enhances the visual impact of this hard-wearing, non-slip flag paving.

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Enq. 148



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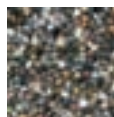
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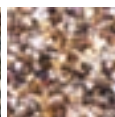


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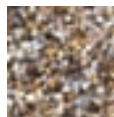
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Enq. 155

Freefoam Building Products



Freefoam Building Products is delighted to report that the Fortex Cladding product is offering considerable benefits to selfbuilders. Experienced property renovator Mr Vic Drake recently used the Fortex Weatherboard in pale gold to create a stunning thermally efficient home. Located near Sevenoaks in Kent the property is situated within a designated area of outstanding natural beauty. The land was previously occupied by a one bedroom bungalow on

a steep sloping site offering the developer an opportunity to create his first completely new build property.

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Enq. 157



Lessons in sustainable roofing – from the Vikings

Angela Lambert, Q Lawns, discusses the uses and importance of green roofing

[A green roof is an intentionally planted layer of vegetation that sits on top of a conventional roof surface and brings a wealth of benefits]

To combat rising energy bills, meet government targets to reduce carbon emissions, and halt the decline in populations of once-common birds and insects; it is essential that 21st century homes balance the needs of the buildings' occupants with minimum impact on the environment around it.

Global populations are rising and so housing and all the other trappings of modern living, such as roads and retail parks, are gradually infringing onto land that half a century ago would have supported food production as well as complex ecosystems such as hedgerows, wild flower meadows and even gardens. The common denominator here is plants, which produce the oxygen that we all rely on to support life itself.

As plots get smaller and lifestyles busier, landscape features, such as natural lawns, hedges and flower beds, in decline, yet these are the things that wildlife – and humans – need for survival. So how can we strike a compromise between supporting biodiversity, keeping costs

down and accommodating our lifestyle choices?

The Vikings had the ultimate sustainable solution to all of these problems – and they didn't even realise how important it would become! I don't know the Norse word for it, but 21st century builders call it 'green roofing'.

A green roof is an intentionally planted layer of vegetation that sits on top of a conventional roof surface and brings a wealth of benefits to the building's occupiers, to the environment and to wildlife. According to the *Green Roof Developer's Guide*, downloadable from www.greenroofcentre.co.uk, a living roof can also increase the value of a property.

Benefits of a green roof

The Vikings probably thought they were using locally sourced, easily obtained, renewable materials to build their green-roofed homes. They also probably knew that a living green roof is a fabulous insulator when it comes to retaining heat in the winter and cooling the interior of a building in the summer. Vikings, of

Continued on page 49...

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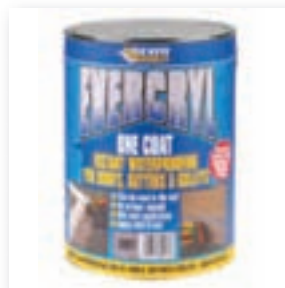


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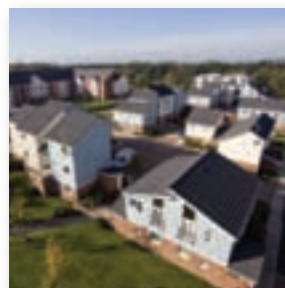
Evercryl One Coat by Everbuild Building Products has been a staple product for the company ever since its launch over 10 years ago. Now the waterproofing range is even bigger and better than ever thanks to two exciting new range additions: Evercryl One Coat is a resin based, fibre re-enforced roof repair compound, which is effective on all common roofing surfaces giving instant roof repairs even in wet and frosty conditions.

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Metrotile's roof profiles are pressed from the highest quality steel, tested against the most extreme weather conditions and offer unsurpassed security benefits. Metrotile is very proud of the level of security achieved against the elements and takes vandal-proofing just as seriously. Metrotile's standard 450mm thick system is one of the most secure roofing systems around, however they also offer the double-thick 900mm Metrotile Secure Solution for rooftops that are in areas prone to vandalism, or where heavy rooftop foot traffic is unavoidable. A 'highest-quality' ethos is echoed throughout the entire product line.

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Enq. 162



course, didn't have sophisticated heating and air conditioning which reminds me that green roofs are not just beneficial for human habitations... they're a great asset on stables, kennels, garden buildings, even rabbit hutches.

Another benefit to green roofing is that it helps with rainwater management and can even reduce the risk of flooding. Nature's way of coping with storm water is to let it filter slowly through the soil and eventually find its way in to ditches, streams and rivers. We humans have disrupted nature by putting up buildings and diverting rainwater into drainage systems that quite frankly, can't always cope with a sudden deluge. Green roofs have been scientifically proven to slow rainwater runoff from a roof by up to 89 per cent. The water is absorbed by the growing medium and any excess drips steadily off the roof rather than gushing into drains that may already be overwhelmed.

Designing a green roof

So how does one incorporate a green roof into the design of a building, or even go about retrofitting into an existing construction?

It's not difficult, but for the modern builder



there is more to creating a green roof than just putting a layer of turf on the roof. Attention to structural loading, angle of pitch, aspect and exposure, waterproofing and drainage is essential and so is careful plant selection. A successful green roof may need to meet the requirements of the local biodiversity action plan; it certainly needs to meet the householders' needs in terms of annual maintenance requirements, appearance, speed of establishment and budget, and it definitely needs to thrive in the long term, which means choosing the right plants for the situation and ensuring they can be cared for.

Designing a green roof sometimes involves compromise, but whatever the final plan, it will be well worth the effort. For example, putting a wild flower meadow on the roof would create the ultimate in wildlife habitat. But a wild flower meadow needs 10-15cm depth of specialised growing medium (not topsoil) weighing upwards of 250Kg/m². This may mean that the building needs reinforcing pushing the cost of the project above budget. The compromise could be to change the planting to mainly sedums or succulents that are happy in a shallow layer of growing medium. Thus the weight of the green roof build up is reduced and so are installation costs. A typical extensive flat green roof installed using sedum matting, for example, needs the building to have a weight bearing capacity of around 120Kg/m² although this may vary according to the supplier.

There is a wealth of information on the internet for anyone wanting advice on designing and installing a living green roof. The important thing is to do your homework carefully before starting the project. Speak to the experts, compare different planting plans, and look at case studies. But above all – do it! You won't regret it.

There is a wealth of information on the internet for anyone wanting advice on designing and installing a living green roof

timber products showcase



1 GBS Joinery has earned a reputation as a leading supplier and installer of timber windows and doors, serving the whole of the UK providing home owners, renovators and builders with a reliable and dedicated service. GBS prides itself on the quality of products and a thorough understanding of its customers needs, whether the work is replacement or renovation GBS combines the use of traditional skills with the latest advanced technology to provide the best advice and a product of the highest quality.
Enq. 164

2 Totali Timber Solutions Ltd manufactures a number of high end, luxury and innovative timber windows, doors, conservatories and Orangeries. These beautiful products have been designed, engineered and manufactured in the UK, unlike some other timber products. Totali employs time served joiners, along with modern manufacturing tools and processes to manufacture what the customers believe are some of the finest timber products available in the home improvement sector.
Enq. 165



3 The 'Pitldown' two bay oak framed garage with logstore and doors is on a 'special offer' price of £4,900 + VAT from their Acorn Range of quality Garage Kits. Ideal for self assembly or by their team of Carpenters. The 'special offer' price includes oak posts, eave & tie beams, braces, softwood soleplates, rafters, weatherboarding, doors, partition and staddlestones. The Oak Designs Co. Acorn Range offers over 480 standard designs and represent great value while not compromising on quality.
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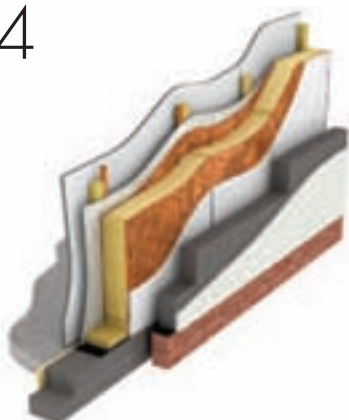
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Timber Windows

Enq. 168

4



4 **Scotframe** has recently brought to the market place an innovative new injected PU closed panel timber frame system called Val-U-Therm. Val-U-Therm panels are factory injected with a high performance PU material, which fills every void, making it exceptionally thermally efficient, achieves extremely low U values and is virtually airtight. In short, the fabric of the building and the way it is put together means homes built using Val-U-Therm can be heated up very quickly.

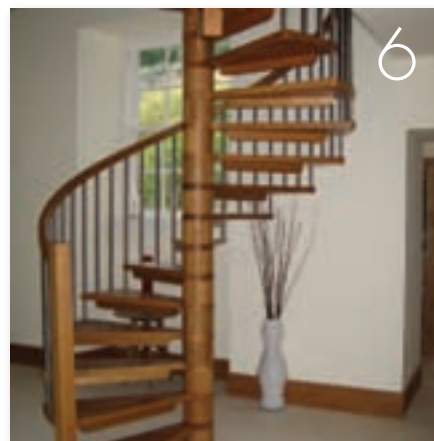
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5 **Old Manor Cottages** design and manufacture traditional windows and doors for modern living in listed buildings and homes situated within conservation areas. Richard Smith, the owner, explained: "Old Manor Cottages came about due to the lack of traditional windows being made. We decided it was time to design and manufacture a range of windows very traditional in style while incorporating modern technology." Matching windows and doors are built in traditional, stylish designs.

Enq. 170



6



6 **Bill Pitt Manufacturing Joinery Ltd** is a small friendly business located in Kirriemuir in the heart of Angus – celebrating its 15 year anniversary this year. Bill Pitt specialises in bespoke items ranging from the very contemporary staircases combining oak handrails with glass and stainless steel, through to sash and case windows, panelled doors and mouldings for period properties. As a small business with specialised trained staff they take time to find out what the customers' requirements are.

Enq. 171

Continued on page 53...

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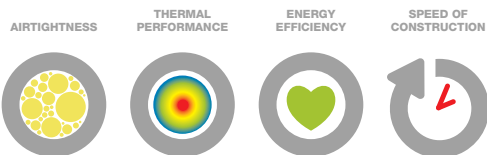
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Val-U-Therm

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Remmers



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Howarth Timber



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Tel: 0844 801 3036 www.howarth-timber.co.uk

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James Latham

Timber importer and distributor James Latham, is seeing sales soar of its engineered hardwood and softwood, WoodEx® as the versatile timber product is specified in more and more joinery projects. WoodEx®, which is made from laminated Oak, Sapele and European Redwood, offers numerous features and benefits. It has two high quality, clear faces for use in joinery applications and is ideally suitable for use in timber doors and windows as the product offers greater dimensional stability. In addition, WoodEx® is made from finger jointed lamells, which are glued together, and Lathams can supply the product either as finger jointed or as one piece. James Latham's group product sales & development manager for WoodEx, Paul Leach, commented: "We introduced WoodEx® to the market last year and have had a fantastic reaction from the joinery sector due to the options it offers. "In line with growing demand, our stock now covers a wide range of sizes and species and provides a versatile addition to our already extensive timber range." WoodEx® hardwood timbers (Oak and Sapele) are available ex-stock in lengths of 0.8m to 3m and in sizes ranging from 48mm x 95mm to 72mm x 120mm. European Redwood is available in 6.0m lengths with a smaller percentage of clear faced material also available. Special sizes and lengths can also be supplied to order.

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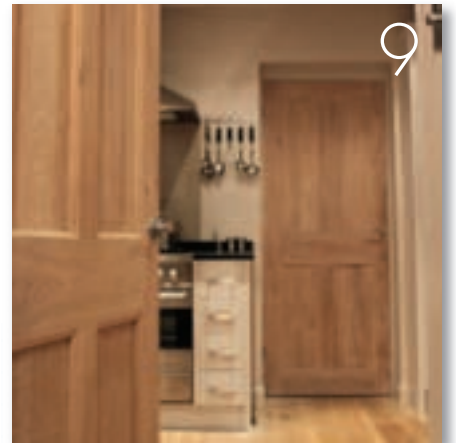


7 Selfbuild Solutions has structured their service so that it can be tailored to your own personal requirements. Unlike many other companies, they have not supplied the same house tens or hundreds of times over. Why compromise and accept a stock design when you can create your own bespoke design to meet your individual needs? In addition to new build projects, selfbuild solutions undertakes all aspects of building work, including extensions and alterations in both timber frame and brick and block.

Enq. 179

8 Since the 1980's True Northlog Homes' vision has always been to provide the most efficient log home packages in the industry. They are now the first log home manufacturer to produce a finished product in Ontario, certified by the Forest Stewardship Council (FSC). Continued development places them as the most technologically advanced log home manufacturer in the world. The award winning plan book gives an insight into just some of the creations or clients can opt for a custom design.

Enq. 180



9 UK Oak Doors specialises in high quality solid oak doors and accessories at extremely competitive prices. All property styles are catered for: contemporary, period, rustic or traditional, whatever style home you have there will be oak doors to suit. Doors are a critical part of every home's appearance so you need to consider your options carefully. Oak is durable and ages well, when you buy oak doors you are making an investment in your home. All UK Oak Doors' solid oak doors are built to last using traditional methods..

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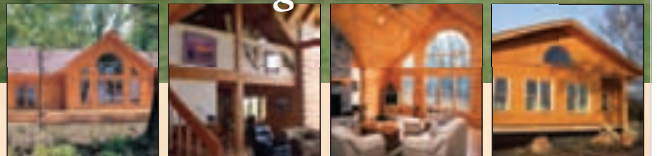


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Basement waterproofing guidance

By Alan Tovey, executive director of
The Basement Information Centre (TBIC)

Risk associated with water table	Water table classification	Types of water-resisting construction		
		Type A	Type B	Type C
<div style="text-align: center;"> Low ↑ ↓ High </div>	Low	Acceptable	Acceptable	Acceptable
	Variable	Acceptable if "variable" classification is due to surface water: seek manufactures advice.	Acceptable	Acceptable
	High	Acceptable where: a) an appropriate cementitious multi-coat render or cementitious coatings is used, or b) the wall is of concrete to BS EN 1992.	Acceptable	Acceptable

Type A (barrier) protection relies primarily on the membrane where the structure is permeable, and defects in the membrane pose more of a problem above a low risk, which is why there are conditions on its use with a variable and high risk situations.

Type B (structural) protection utilises the water-resistance of a reinforced concrete to BS EN 1992 (or piled) walls and floor. Because the structure is designed to be non-permeable defects such as cracking can be pressure grouted.

Type C (drained) protection controls ingress by the provision of an internal drained cavity system, which relies on float activated pumps (generally one or two mains operated and a battery backup pump) to discharge any water finding its way through the external structural wall or floor. This system requires a maintenance procedure for the pumps.

Measures to reduce risk include:

- Combined protection
- Incorporate appropriately designed sub-surface drainage and ensure that this is maintained
- Use a fully bonded waterproofing barrier
- Lower the permeability of the main structural wall
- Use concrete with a waterproofing admixture, e.g. to BS EN 934
- Ensure that discharge systems, e.g. pumps, are maintained so that the system remains effective.

It is important that the selfbuilder understands the measures that need to be considered in obtaining appropriate water-resistance for domestic basement constructions, and which would be expected to be assessed by a specialist company undertaking the design and installation of the waterproofing measures. This is not an activity that should be undertaken by a selfbuilder.

The general principle is to assess the risk of water reaching the structure and the nature of the structural options with respect to water resistance and then to select a waterproofing system appropriate to achieving the required basement internal environment.

Before starting any design or construction work, a site investigation, including a desk study, should be made to establish the ground conditions (including the type of subsoil), the level of the water table (including the provision for natural drainage), the potential for future variations in the water table level, and the location of any existing drains or other services. In addition to matters relating to water-resistance, assessment should also be made for the presence of contaminants and whether there is a risk from radon.

There are three environmental grades (1-3), which essentially define how dry a space must be for a given usage and in turn this dictates the required performance of the waterproofing. Habitable space is defined as grade 3 where no water penetration is acceptable, and heating/ventilation is necessary to prevent condensation. Grade 2, also has no water penetration but omits heating, and condensation related dampness is therefore tolerable. Grade 2 is the minimum required for garages, and as no water penetration is acceptable (as with grade 3); this allows future flexibility in converting to habitable space.

Figure 1 (page 56) outlines the principle factors and stages that need to be addressed in order to produce a robust waterproofing design for a basement. The directional arrows indicate that some matters are interrelated, and that a

Continued overleaf...

TABLE 1
USE OF DIFFERENT PROTECTION TYPES BASED ON WATER TABLE CLASSIFICATION

degree of iteration might result from a need to also address suitability, buildability and reparability. It is worth accentuating that, at design stage, the design team should anticipate defects in the system, some groundwater pressure, and how leakage could be remedied if unacceptable (often given very little consideration).

The principle issues to developing a robust design are:

- the position of the water table, the drainage characteristics of the soil and other site-specific properties and the implications of constructing a basement on the likely groundwater characteristics. The type of soil can greatly influence the quantity of water reaching the basement wall. Free-draining soils not subject to variability in water tables generally present fewer problems than clays (which tend to be impermeable), but can still become saturated in prolonged and heavy rainfall. It is important, therefore, to determine the soil type and, in particular, its drainage characteristics. The ground characteristics give rise to three general levels of risk:

High – where the water table or perched water table is assessed to be permanently above the underside of the base slab.

Low – where the water table or perched water table is assessed to be permanently below the underside of the base slab. This only applies to free draining soil.

Variable – where the water table fluctuates.

In certain ground conditions, external drainage systems can be used to convert the high and variable water tables to the low condition, but would require provisions for maintainable subground drainage. Regardless of soil conditions, it must be anticipated that some water pressure will come to bear at some point in the structures life, because of soils (even well drained soils) becoming saturated during periods of persistent rainfall;

- the need for continuity in waterproofing protection, taking into account the proposed type of foundations;

Before starting any design or construction work, a site investigation, including a desk study, should be made to establish the ground conditions

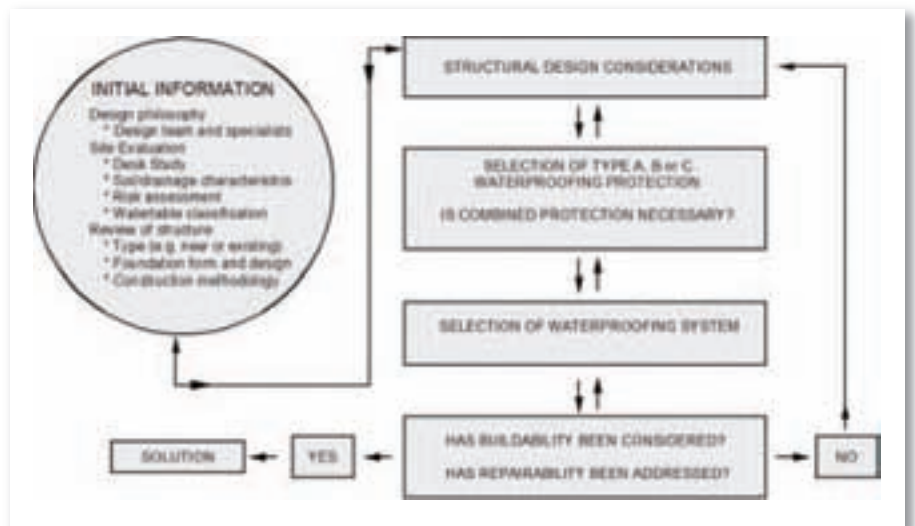


FIGURE 1
WATERPROOFING DESIGN FLOWCHART

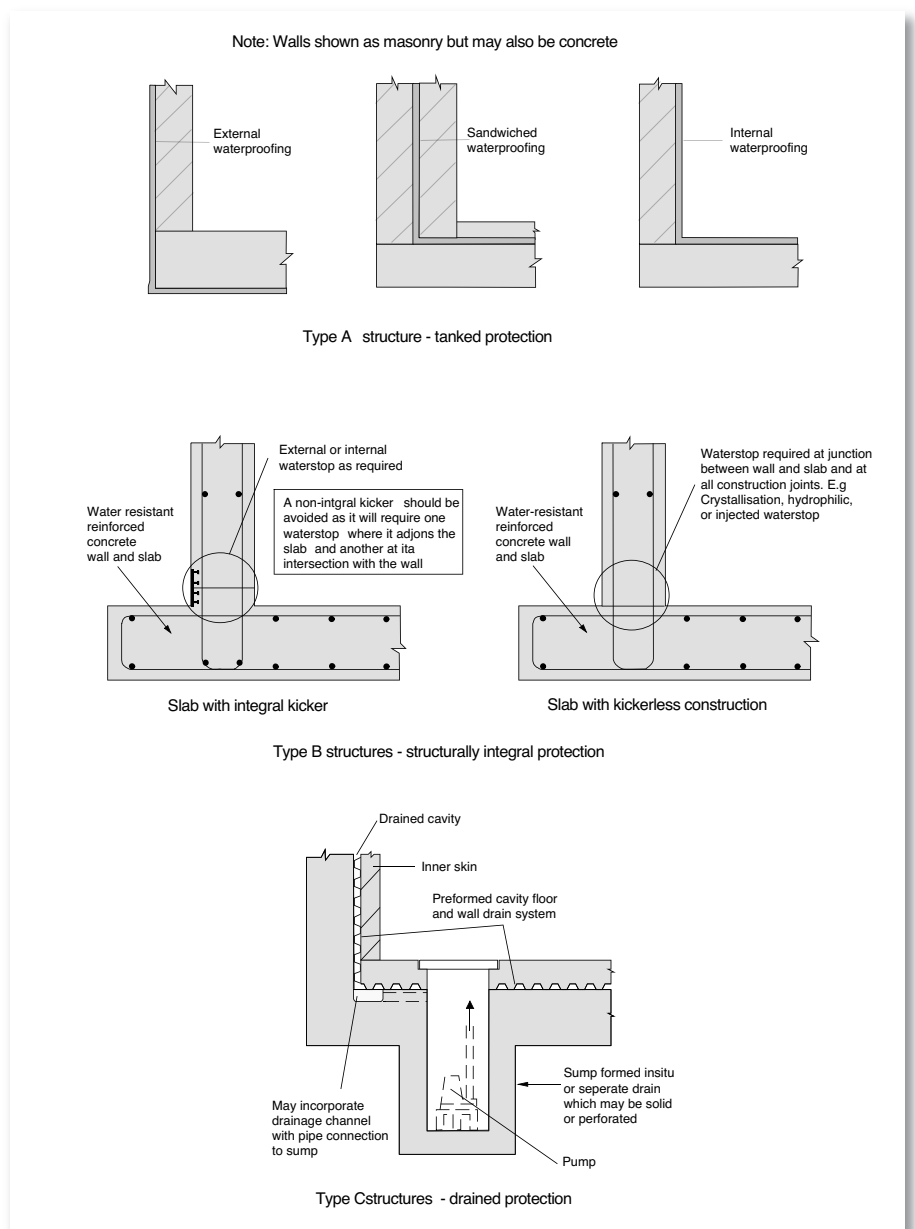


FIGURE 2
SCHEMATIC ILLUSTRATIONS OF TYPE A, TYPE B AND TYPE C PROTECTION

Material categories

- Bonded sheet membranes
- Cavity drain membranes
- Bentonite clay active membranes
- Liquid-applied membranes
- Mastic asphalt membranes
- Cementitious crystallisation active systems
- Proprietary cementitious multi-coat renders, toppings and coatings.

TABLE 2
CATEGORIES OF WATERPROOFING MATERIALS

- the appropriate type of waterproofing protection, i.e. Type A, B or C (see Table 1 on page 55);
- the appropriate type of primary waterproofing system that needs to take account, of both the water and any aggressive materials in the soil and/or ground water, and predicted cracking (in accordance with structural design codes) from the structure, which is why the waterproofing (barrier materials) and the structure need to be considered together. The typical range of barrier materials and cavity drain membranes is given in BS 8102, which separates them into seven distinct categories according to product type, form and application (see Table 2 above);
- the type of foundation and its suitability for providing continuity of waterproofing;
- the need to ensure that adequate waterproofing details are provided for the system in general (e.g. wall base details, laps in membrane, etc.) and at changes in the level of the slab, at the head of the wall where it adjoins the superstructure, and at window openings that go below ground level. A three dimensional review of structure should also be undertaken so as to identify any complex geometries;
- and the structural, building services*, overall building weatherproofing design & basement waterproofing designs, which should be considered together, as they will normally interact.

It is important to determine the soil type and, in particular, its drainage characteristics

The wide range of materials and other factors previously mentioned is why specialist advice should be sought in order to produce a robust design. This is a fundamental change introduced into BS 8102.

More detailed guidance may be found in Basements: Waterproofing – General guidance to BS8102:2009 (TBIC/005) published by The Basement Information Centre.

* Drainage services are best pumped up and over the basement walls rather than directly discharging to a sewer in order avoid the complexities of passing services through the basement walls as well as problems with backflow.

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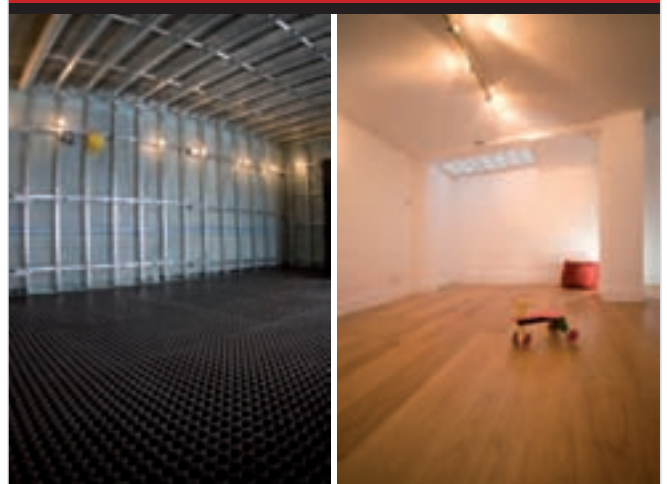
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