

selfbuilder & homemaker

May/June 2013

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Groundworks & Sewage Treatment
Heating, Plumbing & Renewable Energy
Kitchens & Appliances
Sustainable Homes/Materials
Outdoor Living Showcase
Bedrooms Showcase
The Northern Home Show Preview
The Eco Technology Show Preview

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Minister challenges councils to find land for self-builders

Councils were challenged to step-up to help boost housebuilding by finding land for local people to build their 'grand design' by Planning Minister, Nick Boles recently.

The minister said he was determined to help families who aspire to self-build and create their dream home.

Speaking at Grand Designs Live during National Self-build week, the minister praised councils such as Bristol Council, who have already taken significant steps to identify suitable pieces of land for self-builders in the city.

The government is already making it easier for people to build their own home by exempting self-builders from paying thousands of pounds on a levy charge that must be paid for all new buildings over a certain size. See related story on page 6.

The UK has the lowest level of self-build homes in Europe, where more than 80 per cent of homes are self-build in Austria and more than 50 per cent are in Scandinavia, Germany and Belgium.

Nick Boles said: "We urgently need to build more homes and now is the time for councils to act and earmark areas that encourage people to buy a plot of land and get a builder to build them a home.

"We are determined to help families fulfil their dream of building their own home and are keen to work with the industry to showcase those councils leading the way in making specific sites available for self-build, so aspiring homeowners can turn their plans into a reality."

The self-build industry turns over approximately £3.6 billion a year, protects and creates thousands of new construction jobs and boosts local economies.

The following local authorities are a few which are leading the way on identifying specific sites for self-build:

- **Bristol City Council** – Bristol have pledged to make public land available for self-build and called for architects to come up with ideas on how self-build could improve housing supply in the city.



- **Cornwall** – Local organisations are helping self-build groups bring forward schemes in the county.
- **Cherwell** – The council have established the 'Build!' initiative, which will provide 250 homes across the district.
- **Newcastle** – The council's Fairer Housing Unit is exploring options for using an element of the Council's £25 million Future Homes Fund to assist the delivery of self-build and co-operative housing across the city.
- **Cambridgeshire** – Self-build is being brought forward as part of the first phase of the new town of Northstowe, located just north east of Cambridge. The current proposals indicate plans for 150 self-build units. 'K1 Cohousing Project' at Orchard Park, will also provide around 40 new self-build homes for local families.
- **Teignbridge** – The council is taking action to support self-build by requiring a proportion of self-build plots to be provided in all large developments, supporting Neighbourhood Plans seeking to deliver multiple self-build plots and working with affordable housing providers to provide affordable eco-friendly self-build plots for local people in housing need.
- **Shropshire** – Shropshire has adopted 'Build Your Own Affordable Home' policies, where people in need of housing are able to apply to build a house. The policy has created 10 per cent of the affordable housing in the area.

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We have tickets to The Northern Home Show to give away to our readers saving £8 per person. To get your free tickets, simply visit:

<http://northernhomeshow.eventbrite.co.uk/?discount=SBH#>

The Northern Home Show is on from 14 to 16 June at EventCity, next to the Trafford Centre, Manchester. See pages 14 & 22 for more information.

Build-it-Yourself report calls for government backing on self-build sector growth

With the UK currently having the smallest self-build sector in Europe at only 10 per cent of its overall housing supply, a team from the Centre for Housing Policy at the University of York has released a *Build-it-Yourself* report, in partnership with Lloyd's Banking Group, outlining the need for self-build backing by the government.

The report calls for lenders to bring in some self-build mortgages to help increase the sector. It discusses how multiple choices, each designed with a different risk assessment, could be taken into consideration, as self-builds can vary greatly. The report also recommends that local councils should learn from each other to pass on the self-build support around the country. Not only that but the report also toys with the idea that perhaps self-building could be considered as a type of affordable housing by the government, while also suggesting a build cost benefit analysis so others can learn from previous success stories within the self-build sector.

Housing Minister Mark Prisk mentioned the report in the House of Commons recently when he spoke about the challenges that many people come face-to-face with when

embarking on a self-build project. Much of which is seemingly funding based, but also how hundreds of new self-build projects are on the way, showing that progress is being made.

The report, commissioned by Lloyds Bank, states that many potential self-builders see finding and securing a plot of land much easier than actually finding the funding for it. "Access to land and planning permission were less difficult than previously reported, with most respondents finding planning straightforward, even if onerous and potentially costly conditions were occasionally imposed", the report says.

The report also mentions that self-builders who need finance in the form of a mortgage are still finding it largely difficult. "There were few lenders in the market, significant deposits were required, decision-making was slow and the narrow range of products failed to recognise the different risks associated with different forms of self-build. Development finance was tightly constrained, particularly for group projects," it says.

Stephen Noakes, mortgage director at Lloyds Banking Group, said: "The recent government-led initiatives have been

encouraging, but they need time to work and if the outcomes are to be successful then these activities need long-term support.

"If the sector is to grow and become part of the mainstream market then more work needs to be done in terms of sharing information and standardising practices. We need to see more coordination between both national and local government and the lending industry if we are to achieve this.

"On top of this, a finance industry-wide working group would help generate a greater understanding of the risks and could encourage more lenders to enter the market. This would then increase the supply of accessible products, which can be tailored to the needs of self-builders and the different models of self-building, boosting financial support for the sector."

If listened to by the government, the University of York's report could influence the future of funding access for self-builds, and even turn it into a viable option for affordable housing. This would help many potential self-builders leap into the sector in which they may have otherwise avoided due to funding complications.

Getting your supporting documents right for online planning application submission

This post from the Planning Portal director's blog; www.portaldirector.wordpress.com, was written by Robin Vaissiere, one of the account managers helping both LPAs and applicants with electronic submission.

We often hear from customers who want to submit online but need to include reports, surveys and drawings in differing formats, provided to them by third parties each with their own way of preparing documents without regard to the requirements of e-publishing.

As a result many are subsequently left with no option but to print and submit the application by post, on CD or DVD shifting the problem down the line to the LPA who may inherit the problem of publishing large or complex files for public inspection. It may even be impossible to publish via the online register, which can prove frustrating to consultees or members of the public who may need to access the information.

Also consider that anything submitted on paper will subsequently need to be scanned by the LPA in order to publish it online. High-quality, perfect-bound supporting documents, which may impress the client, will have to be separated and manually scanned, leading to problems such as misalignment, fading, loss of detail

and even surveys that are upside down!

Getting it right first time

We recommend that if you have paper documents from a third party then you ought to consider scanning it yourself and then submit it online. This way you have control over the quality of the reproduction.

Better still; ask your collaborator to provide all documentation in a format suitable for online submission in the first place. Ultimately it will get the application into the LPA system more quickly and with less opportunity for error.

We've provided a few important principles for preparing electronic supporting documents:

- Individual files: 5MB maximum file size, use descriptive file names (e.g. 'Environmental Impact Assessment – Public Rights of Way')
 - All documents and drawings: Use PDF format in A4 or A3 size whenever possible.
- For large volume surveys and statements:
- Consider whether they are necessary
 - Reduce the resolution of photographs
 - Separate sections into individual files
 - Place large format drawings into separate annex files containing sheets of the same size
 - Provide a clear index of sections.

www.planningportal.gov.uk

Property industry extension of flood agreement

The British Property Federation (BPF) has welcomed confirmation from the Association of British Insurers (ABI) that its members will continue to offer flood insurance for an extra month beyond the end of the current agreement with the government, which expires on 30 June.

Since 2000, the Statement of Principles has ensured householders can access insurance against flood in exchange for state investment in flood defences, but with this agreement extended for a month from its 30 June expiry date, the BPF has reminded the government that property without insurance is essentially worthless.



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



Southern Homebuilding and Renovating Show

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www.surrey.homebuildingshow.co.uk



Energy Efficiency & Renewables Awards

12 September, Ricoh Arena, Coventry
Designed to inspire industry to greater heights, the Energy Efficiency & Renewables Awards are returning to the Ricoh Arena this September. Previously known as the Renewables Awards, this year's show, which will be introduced by

the Minister of State for Climate Change, Greg Barker, will benefit businesses that are looking to advance their credentials in the energy efficiency & renewables sector.
www.energyefficiencyexhibitions.co.uk/awards

Levy charge exemption for self-builders could save thousands of pounds

Proposed changes could save self-builders thousands of pounds by ensuring they are exempt from paying a levy charge that must be paid for all new buildings over a certain size.

The government is committed to helping more people achieve their aspirations of owning a home and wants to help boost housing supply by making self-build housing a mainstream option.

The proposed relief from paying the Community Infrastructure Levy would cover homes built or commissioned by individuals, families or groups of individuals for their own use and that will be owner-occupied.

Planning Minister Nick Boles said: "For too long, self-build homes have been seen as an option for only a privileged few and we are determined to change that with proposals that have the potential to save self-builders thousands of pounds."

"Our proposals would ensure that self-build homes are exempt from this levy and will make an enormous difference to people looking to realise their dream of buying a plot of land and getting a builder to build them a home."

"We urgently need to build more homes and the proposed

changes to the levy will help increase housing supply and help those businesses keen to grow."

Housing Minister Mark Prisk said: "I am determined that anyone who wants to build their own home should have the opportunity to do so."

"That's why on top of the £44 million funding we're making available to help aspiring self-builders and local community groups to get their projects off the ground, the proposals will ensure these small and bespoke projects do not incur large infrastructure bills through the levy."

"This package of support, combined with the advice available from leading self-build organisations, will ensure those looking to build will have all the information and help they could need at their fingertips."

Single build homes have far less impact on infrastructure, whereas larger developments are likely to have more of an impact on an area from the cumulative effect of their building. Along with helping people build their own home other proposed changes to improve the levy system will also benefit councils and developers.

The Community Infrastructure Levy allows councils to raise

funds from developers undertaking new building projects in their area. The money raised is used to fund the infrastructure needed to support the development and to support local communities.

Consultation

A consultation, issued on 15 April 2013, proposed changes that would boost development and the building of new homes and businesses. The changes make the levy fairer, faster, more certain and more transparent. The levy already provided developers and landowners with more certainty 'up front' of how much money they will have to contribute towards infrastructure.

New proposals include: changes that will ensure councils provide greater clarity on how they have set the proposed level of levy and more transparency about what developers will be charged. This allows councils to accept levy payments in kind from developers, which provide infrastructure instead of cash or land to ensure timely delivery of infrastructure ensuring that where planning permission is phased, levy payments are also phased to help get development underway as soon as possible. This



enables councils to make discount market sale housing exempt from levy charges. Removing the current vacancy test means the levy will not generally be payable on buildings that have been vacant for a certain amount of time, but are being refurbished or redeveloped to bring them back into productive use. The levy would still be payable on abandoned buildings or vacant buildings being redeveloped with an increase in floorspace. Therefore allowing councils that have not adopted the levy to continue to pool contributions from different planning obligations for an extra year. This will now give councils who have not started the process of adopting the levy until April 2015 to take on board any regulatory changes that arise from this consultation.

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Simple video guide to air source heat pumps from Mitsubishi

Anyone considering an air source heat pump should take time to visit the FAQ section of a new website that Mitsubishi Electric has just launched.

www.homeownerportal.mitsubishielectric.co.uk/faqs has helpful short videos covering basic questions such as 'how do heat pumps work?', 'how hot should radiators be?', 'will it work when it is cold outside?', and 'how noisy are heat pumps?' The videos provide an excellent overview for anyone looking for reliable, renewable heating with low running costs.

Mitsubishi Electric has set up the site to guide users of its Ecodan® heating system around the basics of set-up and operation. The FAQ section serves as a useful overview of modern air source heat pumps.

The company has led the air source heat pump market for over five years now and has a manufacturing plant in Scotland providing both outdoor units and hot water cylinders.

"We have installed Ecodan in both new-build and renovated properties all over the country," explained John Kellett, general manager of the company's heating systems division. "Key to getting high efficiency and low running costs is



understanding how to get the best out of the system.

"The videos will help new owners become accustomed to the Ecodan system, and provide a useful refresher to existing households."

Mitsubishi Electric's Ecodan will reliably provide a home's heating and hot water, all year round and is suitable for a wide range of properties. Further details on the range are available on the website: www.heating.mitsubishielectric.co.uk.

Enq. 601

Top ten: applying for planning permission

Channel 5 presenter Michael Holmes' tips:

1. Approach the neighbours before submitting your application so notice from the local authority does not come as a surprise.
2. Remember, planning is politics, so you need to campaign for your cause.
3. Take pre-application advice from the planning department early on to avoid aborted design fees.
4. Applications for listed building consent should always involve professional planning advice.
5. It can pay to apply for a little more than you really want or expect to build.
6. Don't make any contentious applications around the time of any local or national elections.
7. If your scheme is recommended by the planning officers for refusal, withdrawing the application and making some amendments can be a better tactic than allowing it to be refused and then trying to appeal.
8. Take a tactical approach. If one or two aspects of the design are contentious, remove them, get approval for the main scheme, and then re-apply for the more controversial aspects later.
9. Consider combining what you can achieve using the Permitted Development Rights.
10. If the application is contentious, get advice from a professional consultant.

Three million consumers tune into TrustMark

TrustMark has reached more than 3.4 million consumers during April's 'home improvement month', providing them with help and advice on how to source a local trustworthy tradesman and how to avoid falling foul of a fraudulent trader.

From Scotland down to Kent, 27 radio stations across the UK broadcast interviews with TrustMark, generating more than two hours of air-time on both breakfast and drive time shows. The stations, which included seven BBC regional stations and a host of large commercial radio stations, also gave their listeners the opportunity to call in and share their experiences when

dealing with rogue traders.

Liz Male, chairman of TrustMark, said: "The radio interviews have been a great way for us to communicate with consumers up and down the country and to raise awareness of TrustMark and our tradesmen. We need to put a stop to the rogue traders who continue to take advantage of unsuspecting and vulnerable people so it is vital that we continue to signpost consumers to the good firms and become a dependable source of advice for homeowners looking to have work carried out inside and outside of their properties."

TrustMark registered firms also played an important role in

the radio interviews as they provided their view of what Trustmark means to them and the advantages that it offers to the consumer.

Mark Gregory of Landform Consultants said: "TrustMark is another vital tool to give consumers confidence. The scheme looks at everything – your financials, insurance, management systems and health and safety, basically giving you a clean bill of health. It's fantastic to know you are meeting TrustMark standards."

Annabelle Webster of South East Timber and Damp, added: "TrustMark demonstrates quality. It is government backed, checks you are trustworthy and rep-

utable, which takes out the worry for the consumer as they are able to choose a firm they know has been assessed and audited regularly."

Sam Whiting of 3W Developments Ltd said: "It is good to have TrustMark on our website so when people do a search they can see you are a reputable builder. TrustMark vets you, looks at past work and checks that you are what you say you are. It is important for consumers to get builders through a recommendation and ask for references to ensure they are taking on a good and reputable tradesman." For further information on TrustMark go to:

www.trustmark.org.uk

Enq. 602



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LEFT: FRANK & EDWINA DAVIES.
BELOW: THE EXTERIOR ROOFTOP VERANDER

“We wanted to build an environmentally-friendly home but by the time the planners had finished with us, we just couldn’t afford any of it.”

– Frank Davies



Ambition achieved... at last



The Davies were scheming to build their own home back in the 1960s, when they got married. And four decades later, they've finally got there
Words and pictures: Mark Williams

More than 40 years have passed since Frank and Edwina Davies got married and first dreamed of building their own house.

Back in 1965, council housing was in great demand, and the couple faced an 11-year wait if they were to follow in their parents' footsteps and become renters. The alternative was to share a home with their parents but, even at the tender age of 18, Edwina aspired to better things: "We just wanted a place of our own," she says.

"We'd looked around at other rented homes but they were rubbish, and so expensive." But there were some hurdles to ownership. In the first place, the age of majority back then was 21 so Edwina was not able to have a mortgage. Additionally, Frank's dad was worried that home ownership might be an expensive mistake for the couple. But that didn't stop them.

Their first house was a new one in Hitchin, which they shared for four years before they decided that rising property prices made a move prudent: "We could see that property prices further north were lower, so sold our Hitchin home and moved to Stotfold," says Edwina. The migration continued with a move to Shefford then near the pretty village of Ickwell, into a five-bed house, then to Elstow.

But throughout, the couple's dream of a self-build persisted; at one point they were on the verge of putting their money down on cottage ruin on a riverside plot, until a chance encounter with a local revealed that the site was prone to flooding. For one reason or another, Frank and Edwina never quite realised their dream.

Frank, an engineer, and Edwina a district catering manager retired in 2002. Then, with the aim of moving again in 2009 to provide space for visits from their growing family of grandchildren, Edwina and Frank went to see a property on a new development, and during their journey, passed a 'Plot for sale' sign on the A1 near Peterborough: "We found ourselves getting drawn into self-building again," says Edwina.

This time, the dream was to become reality. The plot was one of 13 on the Hampton development south of Peterborough – a huge disused brick-works which has been landscaped with canals and lakes to completely hide its brownfield origins. One factor which swayed the Davies' to sell up and get building was that the plots overlook a nature reserve which has one of Europe's biggest colonies of rare great crested newts –

Continued on page 13...

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“We laid the floor insulation and installed the roof insulation and saved thousands on the cost of labour.”

– Frank Davies

ironically the amphibian which has halted a great many building developments.

“We were the first people to buy one of the plots,” says Frank. “We had sold our house and moved into a rented house in Hampton.

The Davies engaged Design & Materials to provide a package build service and very quickly realised what a great decision they’d made: “They were brilliant from the start,” says Edwina.

“We were certainly pleased to have them on our side from the start of the whole process, but once the house was watertight and Edwina and I took control of finishing the house, they were only a phone call away,” Frank adds.

Design & Materials not only translated the Davies’ ideas for their perfect home into detailed plans, and dealt with the initial planning application, but helped the Davies’ engage a project manager and source building

materials. That isn’t to say the planning was without its problems.

Frank had always insisted on just one ‘must have’ in the new home; a log-burner and a lovely fireplace. But the planning department blocked the original plans with a chimney stack on an outside wall, for no reason the Davies could understand apart from it not being to their taste: “The planners were awful,” says Frank. “We changed the design several times but they were, frankly, bloody-minded.”

Eventually the whole chimney stack had to be brought inside, encroaching on the living room space. But that wasn’t the end of the planning hassle. The planners insisted on the Davies having a slate roof, despite the fact that other properties around them did not, and even specified metal guttering and drainpipes on an estate characterised by plastic guttering. Their decisions added thousands more to the Davies’ build.

Continued on page 15...

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VIEW FROM THE TOP FLOOR THROUGH TO THE MASTER BEDROOM

"When we started the project, we'd wanted to build an environmentally-friendly home but by the time the planners had finished with us, we just couldn't afford any of it, especially the photovoltaic solar panels and water harvester we'd wanted," said Frank. "The whole process also delayed the build such that, after buying the plot, 12 months passed before we could start."

Laying the foundations was never going to be simple. The Hampton development is built on clay spoil, which leaves it open to subsidence, so the house is supported on pilings, which drive seven metres below the surface. In addition to costing £17,000, the construction created spoil, which cost a further £7,000 to dispose of.

The house itself is block-built and rendered with a 300mm insulation gap. All the windows are engineered wood and double-glazed and the underfloor heating is powered by a gas

boiler. The initial build to first fix was undertaken by Design & Materials' builder, appointed by tender. But the Davies were on-site every day, both labouring and, more often than not, disposing of waste.

"We made umpteen trips to the tip, and were on hand for all the material deliveries," says Frank. "We didn't miss a single day on-site. We laid the floor insulation and installed the roof insulation and saved thousands on the cost of labour."

Rendering the house proved more of a trial than they expected. The company they'd contracted at what the Davies' thought was a fixed price sent a team to do the job: "They were nice lads," says Frank. "But they ran out of render and the company then demanded more money from us. The price went up from £8,500 to £12,000. Sure enough, the small print allowed them to do this."

Continued overleaf...

It's a dream which has taken 45 years to come to fruition

The Davies put themselves under pressure to finish the build by Christmas so they could have their family get-together. After first fix, Frank and Edwina worked 18-hour days, fitting doors and painting, while the kitchen was fitted by a well-known local supplier. By then, with the heating working, Frank and Edwina had moved in.

Their problems were by no means over. One night, they were awoken by an almighty crash which, on investigation, turned out to be an entire kitchen wall cupboard falling to the floor, smashing floor tiles and causing other damage: "In the morning I took a proper look," said Frank. "I discovered the kitchen fitters had hung this large wall cabinet with just two plasterboard fixings with two screws in fixing.

"They didn't want to know when I contacted them," says Frank. "The senior staff at the company were never available to deal with the problem. Eventually they did turn up but even

then I had to suggest that they install the cupboard with wall anchors."

They were 80 per cent of the way to a complete home when the festive season was upon them. The family celebration took place, but in the limited rooms which had been completed. It was a further two months before the last lick of paint went on the interior.

Outside, Frank had quickly discovered that the plot had no real soil – just a layer of thick, grey clay. To begin a garden – one of the couple's main interests – they had to import 102 tonnes of topsoil. Since then, they've had the lawn turfed and created raised beds for the veg patch, planted a large number of shrubs and were, when Selfbuilder & Homemaker visited, looking forward to the first shoots of spring to confirm they'd chosen well.

The house looks superb, from the lovely gated drive past the bin cupboard imaginatively



THE KITCHEN'S BREAKFAST ISLAND AND DOORS LEADING OUT TO THE GARDEN ROOM

MASTER EN-SUITE WITH WALK IN SHOWER



planted with a living, sedum roof, to the house itself. Inside, the standard of finish is testament to the Davies' hard work; highlights are the couple's fantastic fireplace, which forms as a great focal point in the living room, and the interesting kitchen with its extensive island, connected to the airy dining room. Upstairs, two of the the four bedrooms have en-suite bathrooms, the master bedroom overlooks the nature reserve with a private balcony built over the dining room.

It's a dream which has taken 45 years to come to fruition and at a stage in the Davies' lives when they'd fully expected to be putting their feet up. Edwina is still as positive as she was at the start, despite the barriers the couple faced throughout the build. Frank – whose practical skills were put to the test throughout – is glad he has, at last, got time put his feet up and enjoy his retirement...

The Davies put themselves under pressure to finish the build by Christmas so they could have their family gettogether

THE ROOFTOP VERRANDER LOOKING OUT OVER THE NATURE RESERVE



project costs

Overall cost of land: £155,000

Overall cost of project: £425,000

Value of property now: About £425,000

What was the high point of the project?

"The high point was that we have finally done it, and achieved our ambition."

The low point was: "Jumping through hoops for the planning, and having to pay extra to complete the rendering; we implore other self-builders not to fall into the same trap of not reading the small print..."

Suppliers

- Design & Materials
www.designandmaterials.uk.com
- Jewson
www.jewson.co.uk

Friday talks for self-builders & renovators

Seminar area 1

10.00-10.30

Case study Brighton and Hove City Council & South Downs National Park.

11.30-12.00

An overview of the Green Deal – the government's flagship energy efficiency programme.

12.15-12.45

Case Study Worthing Homes: Maximise on the opportunities from retrofitting your housing stock.

14.30-15.15

Report Launch: Community Impact Assessment – Rushenden Retrofit.

Seminar area 2

10.45-11.15

Energy efficiency & renewable energy: Increasing success ratios on planning applications.

13.00-13.30

The Renewable Heat Incentive: how does it work?

16.00-16.30

Avoid rogue traders and reap the rewards from working with vetted and reputable tradesmen.

Saturday talks

Seminar area 1

10.15 – 10.45

The Green Deal – what is it & what can it do for you?

11.45-12.30

Case Study: Retrofitting a Victorian house.

12.30-13.00

Energy Efficiency Financing outside of Green Deal – alternative financing options.

13.15-13.45

The Renewable Heat Incentive – how does it work?

14.00-14.30

Why self-build your home?

14.45-15.15

What can a green roof do for you?

15.30-16.00

Case study: 'Eco-transforming' a 1960s house.

16.15-16.45

Avoid rogue traders and reap the rewards.

Seminar area 2

15.30-16.00

Smart power controller: maximising customer return from solar PV.



The Eco Technology Show 2013, the UK's premier event for trade, building owners, occupiers and the general public, places education and networking at the heart of its two-day exhibition (14-15 June). The Friday is for trade, the Saturday is open to 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 Eco Technology Show is a 'must attend' event for anyone interested in the latest eco technologies, energy efficiency and saving money. The energy-packed event showcases low carbon products and services including self-build and renovation, energy, transport and technology, and will unveil the latest eco technology innovations.

The Eco Technology Show has over 100 exhibitors already confirmed and will span three exciting exploration zones encompassing: Eco Build, Renewable Energy, Office, and Home, Transport, Technology and Innovation zones. The Build, Design, Energy, Office & Home Zone will cover: Sustainable construction & design, energy, waste products and services, for new build, refurbishment, residential and commercial projects.

"Visitors to the show will have a unique opportunity to find out more about the sector's latest products, as well as relevant regulation and financing," said Nicola Gunstone, commercial director.

Choose from two days of over 50 free workshops and talks covering renewable energy, the Green Deal, domestic energy efficiency and retrofits, plus smarter transport and waste. 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.

There will be three seminar areas on the Friday covering: Green Deal and domestic energy efficiency retrofits in area 1; Commercial property and renewable energy in area 2; and innovation, smarter transport and waste in area 3. Other workshops include Green and Sustainable Technology' by Satish Kumar editor-in-chief of Resurgence & Ecologist magazine.

There will be two seminar areas on the Saturday covering Self-Build, Household Energy Efficiency & Retrofit, Renewable Energy, Smarter Driving & Waste. Some of the topics include; 'Practical energy saving solutions, how long to payback?' and 'Renewable Energy: what are the latest incentives & how you can benefit?'

One of the new features for this year's show includes the Communications Hub, a series of bookable meetings allowing, for example, self-builders to talk to suppliers, and suppliers to explain their products to self-builders. Developers can book a meeting with a council officer to discuss, say, how the tender process for building new homes in the city works. You can also book a meeting with the experts at our Advisors Hub or attend a problem solving surgery.

Also happening throughout Brighton and Hove will be the first ever Eco Technology Show Fringe, offering visitors even more eco experiences from partners across the city. This will include:

- Brighton Fashion Week – 'Sustain', a new fashion show dedicated to the art of eco design, will prove that economically conscious design is equally as glamorous as the rest of the fashion world.
- Eco Open Houses – Eco Open Houses is





running its 6th annual event with over 20 house holders throwing open their doors to the public, showcasing the very best in self build, energy efficiency and green architecture.

- People's Day – Brighton's colourful street festival on 15 June showcases activities from various communities across the city and The Eco Technology Show has become the dedicated Eco Zone.
- The Waste House – Showcasing how low-carbon, affordable and attractive homes can be built using locally sourced waste including surplus material from the construction industry, The Waste House at the University of Brighton is the UK's first house made almost entirely of thrown-away material. It is a collaboration between private, public and community sectors.

Nicola Gunstone comments: "This year's first Eco Technology Show Fringe will see the show expand right across Brighton and Hove, presenting even more eco experiences to our visitors. Whether it's meeting local eco community groups at People's Day, watching models wearing sustainable materials strut the catwalk at Brighton Fashion Week or touring an eco house for some at home inspiration, this is set to be the largest eco event that London and the South East has ever seen!"

The Advisory hub is located in the Build Energy Home & Office zone. On a first come first serve basis, book in for a free advice session with one of our advisors including representatives from Energy Saving Trust, RICS, DECC, CIAT, Business Support Kent, UKTI, Carbon Leap Frog and Brighton & Hove City Council.

Areas of advice available are:

- Build & Retrofit
- Design
- Renewable energies including RHI & FiT
- Smart controls for the home
- Export
- Finance & the Green Deal
- Energy Efficiency at Home
- Planning
- Smart Driving

Why not make a weekend of it and visit the Eco Open Houses on the Saturday of the show. Hear from the home owner's first-hand about their experience with the products and savings they have made as a result. A great way to see some of the ideas, products and services which will be exhibited at the show in situ.

Some Eco Open Houses are old houses that have been retrofitted and improved, some have just been built. It doesn't necessarily take expensive renovation to cut bills, behaviour changes and small alterations can make a big difference. Discover practical steps to reduce energy use, water use and carbon emissions in your own home from the experiences of Eco Open Householders and then find out more at the show. The houses open on the 15 June, for more information please go to their website www.ecoopenhouses.org

The Eco Technology Show
opens from 9am-5pm on
Friday 14 June and from
10am-5pm on Saturday 15 June.

Tickets and further details can be
found on the website
www.ecotechnologyshow.co.uk

To register for your free ticket now,
go to the website and click
REGISTER NOW, then TRADE,
and enter the promotional code
SBHM03



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Heat the house not just the room!



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www.eccostove.com

Eco Technology stand A49

Enq. 104



2



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Interior inspiration: Bedrooms showcase

When somebody mentions bedrooms it is not uncommon to think of beds, as they are the main feature. If you are thinking about designing or planning a new bedroom, there are many other things to consider before you embark.

This month, Neville Johnson, with 25 years' experience in the furniture industry, offers its expert advice. There are many things to consider including practicality; design, quality, cost, and materials to start with.

You might be thinking: What key points should I consider when planning my bedroom? Does my bed need to go in a certain place? What should I have where? Neville has a few answers for you.

Consider the style of room that reflects your taste; contemporary, traditional, futuristic... and then think about the purpose of your bedroom aside from sleeping. Do you want an area for make-up? Would you like to see a television from your bed? Perhaps you would need a large wardrobe for your clothes. On the other hand you may want to combine it with a study area; desk, lamps. The purpose of the room is of the utmost importance when considering a redesign. After that things get a little easier. Here are some product designs from Neville Johnson to help guide your visions in the right direction.

For more information on any of the products in this showcase, go to: www.nevillejohnson.co.uk

1. The Hemingway bedroom

Inspired by a bygone era, the smart Hemingway bedroom represents handcrafted cabinetry at its best. The sophisticated storage concept, designed to provide a home for even the smallest and most fragile of accessories, is created using hand selected veneers.

The attention to detail is astonishing, with unique cabinets designed for the individual needs of both ladies and gentlemen. Discover solid wood lingerie drawers with aromatic Cedar of Lebanon to keep moths away, deep adjustable drawers to store handbags and rucksacks, and shoe racks characteristic of the finest boutiques.

Enq. 105

2. The modern fitted bedroom

This Shaker inspired fitted bedroom furniture design creates a practical, stylish and cosy environment.

Enq. 106

4





5



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3. The Pure bedroom range

The Pure bedroom range concept delivers eclectic use of high colour and texture, which, when combined, provides a feeling of space and encourages the movement of light around the room. The beauty in this concept is in its simple and clean lines and proportions, the quality of the Dijon walnut wood veneers and the rich high gloss colours, glass and brushed steel. Overall this creates a warm and rich, stunning, contemporary design.

The concept includes a few key and incredibly practical design features, these include a multifunctional bed with concealed storage, fitted bedside tables, a visually appealing yet practical dressing table and finally a wardrobe offering fantastic storage (multi-hanging rails and fitted sections for all other belongings). As Neville Johnson designs everything to fit your every desire you can choose from full colour, to a combination of colour and wood veneer or simply wood, whatever fits your ideal bedroom best!

Enq. 107

4. Integrated bedroom living space

Style and function are terms that are rarely associated together, however Neville Johnson can create stylish and innovative fitted furniture, which can change the way you live, forever. This loft conversion is the perfect example of how a previously unused space can be transformed into a contemporary, multifunctional area, which incorporates a bedroom, a study and a media area creating the perfect retreat to work, rest and play.

Enq. 108

5. Elegance day wardrobe

The Elegance day wardrobe is part of an entire collection of elegant and sophisticated bedroom furniture designed to bring together comfort and style with a unique aspect of originality. Its glossy exterior pleasantly fits in with any surrounding, while having the capability of storing all kinds of clothing and linen.

Enq. 109



The Northern Home Show promises to inspire



If you're interested in inspirational design ideas, renovation tips, energy saving solutions and the latest products and services for the home then look no further! Visit The Northern Home Show, the North West's only dedicated home show, in Manchester at EventCity, next to the Trafford Centre, from 14 to 16 June 2013.

The Northern Home Show is for everyone interested in making the most of their home. The Show offers a one-stop-shopping opportunity covering all aspects of home improvement, renovation, self-build, interiors, energy efficiency and gardens. With over 200 exhibitors, 36 free seminars, rolling workshops and the unique opportunity to get advice from the experts, this really is a must-visit event.

The free seminars are the perfect place to get excellent advice from those in the know. Want to find out more about how you can improve your home? Then attend Making it happen: what you CAN build without planning permission. Concerned about your carbon footprint and the rising costs of heating and lighting? Learn more about the Green Deal and reducing your costs by attending Green Deal or no deal?

There are 12 seminars taking place every day focusing on building, interior design, landscaping, sustainability and more.

If you fancy getting your hands dirty then the DIY Workshops should be your first port of call. Northern Home Show has teamed up with the DIY School and Tomboy Tools to bring you two exclusive specialist workshops. The Decorative Finishes Workshop will help you pick up some fantastic decorative techniques using San Marco polished plaster products. The DIY Projects Workshop is for anyone wanting to learn how to tackle DIY projects around the home as well as learning preventative maintenance skills – which could save you costly bills and avoid serious problems such as leaks and breaks. If you're interested in joining one of the workshops sign up on our website.

If you would prefer a one-to-one consultation, the professionals have created special advice areas, which will give you a unique opportunity to explore your individual questions with the experts. The Show takes place the week before Manchester's Love Architecture Festival 2013 and as part of the lead-up to the festival RIBA

architects, architectural technologists, landscape architects and interior designers will be on hand, all with in-depth expertise and knowledge relevant to the north west. Whether you're at the planning stage of your building project or have a general planning query, bring along your drawings, plans or just your ideas and get some great advice and your questions answered.

If colour schemes, curtains and creative interior décor are what you're interested in, award-winning designer Kiran Singh will be on hand to offer free consultations to visitors and to give pointers on creating your own personal style through the use of mood boards. You can also attend her fascinating seminar, How to be your own interior designer, starting at 12.45pm every day of the Show.

The Northern Home Show is on from 14 to 16 June at EventCity, next to the Trafford Centre, Manchester. Tickets are £8 per person on the door (children under 16 go free) and are valid for all three days so you can visit as many times as you like! For more information and advance tickets, visit www.northernhomeshow.co.uk.

Tips for self-builders and renovators

Aspiring to create a truly individual home is a dream shared by thousands of homeowners but is not to be undertaken lightly.

Self-builders and renovators do it for a variety of reasons. They want something different, perhaps an environmentally sustainable home or custom-built for their work and interests.

Whether building from scratch or renovating, embarking on a major building project calls for careful planning. It's estimated that for every ten people who explore the idea only one realises their vision. To help ensure you have the best chance of being that one in ten, the organisers of The Northern Home Show has some top tips to offer.

Setting your budget

Before falling in love with a potential project, have a definitive budget in mind, then add 10 per cent as a contingency – realising dreams is not an exact science and costs have a habit of escalating. Work out how much it is going to cost to live during the building process. You could rent or even stay put rather than living in a caravan on-site. Find out from mortgage providers what they are prepared to offer.

Finding a plot or project

Finding the plot or project for your dream home is a challenge. Prices vary enormously

and it is difficult to compare like with like values as you would for similar existing houses. If you decide you want to live in a particular area, it pays to do some legwork. Obviously, sign up with local estate agents for details but also ask around in local pubs and shops – maybe put an ad in the local store or newspaper. There are also comprehensive land finding services such as PlotSearch or Plotfinder (www.plotfinder.net).

The design

Building for yourself requires passion, time and energy, as well as good management skills and a huge amount of forward planning. The best and cheapest builds are those that take years to plan and only months to build. The early stages of the project are crucial because at this point the architect translates dreams into elevations and the planners have their say. Finding the right architect or package build company is so important. Look at examples of their work and choose the one you get on with and who shares your view of the world.

Planning permission

To get planning permission your design needs to fit in to the landscape and local building pattern. You may need to do some persuading. It can be a good idea to take photographs of the neighbourhood to show the

local styles to support your case. It may be worth contacting a planning consultant if you want to build in a particularly sensitive area. This service can be well worth the money as they will usually be able to give quite clear guidelines of what the local planning authorities are likely to consider. Remember that the planning authorities are a service to the local community and not the enemy – the idea is to work together!

Material matters

Having the opportunity to specify the materials and the aesthetics of a building is tremendously appealing but, be warned, the choice can be daunting. Your architect should advise you and the planners will have their say but you will have to decide which roof tiles, floor coverings, window frames, etc, you want for your house.

Quality control

Be on-site as much as you can, even if you have appointed your architect or builder as project manager. This keeps the communication flowing and ensures that decisions are made without costly delays. Choose kitchen and bathroom fittings and measure carefully to make sure they fit. Compromises will undoubtedly need to be made during the design and build. Establish early on what your priorities are.

Exclusive free tickets for **Selfbuilder & Homemaker** readers! Tickets to **The Northern Home Show** are being given away to our readers. To get your free tickets, simply follow the link www.northernhomeshow.eventbrite.co.uk and type in the code **SBH**.



Loft Leg

Loft Legs raise the storage deck in your loft avoiding compression. Compressing insulation can reduce its thermal efficiency by over 50 per cent. Loft Legs are strong, lightweight, easy to install and manufactured in the UK from recycled materials. Loft Legs give self-builders and home-makers the ability to save money and maximise storage space from a simple DIY job. Installed in the loft, Loft Legs help increase the thermal efficiency of a home by up to 50 per cent – a key factor when 40 per cent of a household heating is lost through the roof. Attached to ceiling joists and by lifting the loft floor deck 175mm above insulation level, Loft Legs don't compromise storage space and, crucially, avoid compressing important insulation fibres – as simple as that. As a result, this cost effective and easy-to-install product enables homeowners to have the best of both worlds – a warm house and a useful loft. Loft Legs – which featured in an episode of BBC Television's *DIY SOS*, filmed last year – are manufactured in the UK from recycled materials, are easy to install, ultra strong and lightweight.

Tel: 01282 861001 www.loftleg.com

editor's focus

1

ARADA

launched less than a year ago, the overwhelmingly popular EcoburnPlus range of stoves from Aarrow now offers even more to catch your attention – a hugely impressive net efficiency of 86.3 per cent. Not only is the EcoburnPlus 4 stove the most efficient stove in the Aarrow range, it's one of the most efficient multi-fuel stoves in the UK market today. All EcoburnPlus stoves feature Aarrow's innovative new Flexifuel System, which offers stove users the flexibility of burning wood or solid fuel without compromising on heat output or efficiencies. All Arada stoves are designed and built in the heart of the Devon countryside.

Enq. 111



2

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!

Enq. 112



3

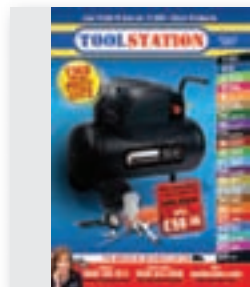
TOTAL HOME ENVIRONMENT

Imagine living in a home, without condensation, draughty tricklevents or noisy extractor fans. Experience clean fresh air, free from pollen, dust or stale odours. Over 100 per cent of your precious heat energy is recycled back into your home saving you money. Enjoy sustainable, comfortable heating and gentle cooling of the air – this is the reality of the latest Genvex heat recovery ventilation with integral exhaust-air heat pumps. For complete off-gas heating solutions, air to water heat pumps are also available from T.H.E. See them at the National Selfbuild & Renovation Centre in Swindon, J16 off the M4.

Enq. 113



Toolstation



With the launch of its 50th catalogue, Toolstation is lowering prices on another 1,300 products, cementing its reputation as Britain's low cost trade supplier. Headlining the front cover is a fantastic deal on an SIP 24 litre compressor with accessory kit at £99.98. For outdoors, Liberon's decking oil is down 20 per cent plus price drops on paints, irrigation and landscaping tools.

For all the latest prices and new products, pick up Catalogue 50 from one of Toolstation's 130 plus sales counters, order freephone, or on 'mobile friendly' number, 0330 333 3303.

Freephone: 0808 100 7211 www.toolstation.com

Enq. 114

Hultafor's



Some jobs on-site are an absolute pain – like pulling out old or broken nails. Tricky, fiddly and frustrating, they can hold you up and slow a job down. The Hultafor's Nail Puller is the solution to all that. It's a versatile and easy-to-use device for removing nails. Small, handy and, despite its size, it can easily pull out a five-inch nail, even when the head is off or buried deep in the wood. You can use it along with your Hultafor's Carpenter's Hammer and just pull the nail out using

the claw. Made from red painted steel, it's robust, durable and typically ergonomic – just what you'd expect from Hultafor's, a leading manufacturer of top quality hand tools.

Enq. 115

Hultafor's



Combining exceptional accuracy with remarkable durability, Hultafor's Tools' extensive range of spirit levels are designed to meet the needs of all professional tradesmen, whatever their job on-site. There is specialist levels, post levels, pocket levels, angle setting levels, line master levels, heavy duty levels, ultra heavy duty levels – even advanced technology levels. Designed with Fisco technology and quality for all types of interior and exterior work, Hultafor's spirit levels have

built-in advanced features like easy-read, lightweight but tough acrylic vials. They're fade and leak-resistant to ensure levelling stays accurate throughout years of use.

Enq. 116

Connect with Selfbuilder & Homemaker online

Newly launched is the Selfbuilder & Homemaker Pinterest account; a one stop source of inspiration for adding all the elements to your build that make it your home, from essential fixtures to the final decorative touches.

One of the latest social media sensations, Pinterest allows you to browse pinboards, discover new things and get inspiration from people who share your interests, as well as create your own boards so you may organise and share all the beautiful things you find on the web.

[Visit pinterest.com/selfbuildhome/ to follow us!]



May/June 2013

Doors, Windows & Conservatories Supplement



Q. When is a bi-fold door not a bi-fold door?



A. When it's a folding sliding door
(When it has more than two panels)

Why do so called Specialist bi-fold companies sell doors with more than two panels?

Q. If you have three shoes is it still a pair?

Bi-fold door (noun) An interior door (a door that closes off rooms within a building)

Meronyms (parts of "bi-fold door"): flexible joint; hinge
(a joint that holds two parts together so that one can swing relative to the other)

bifold /bɪˈfɒld/ (adjective) 1. Twofold

bi /bɪ-/ or sometimes before a vowel (prefix) Two, twice, double

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Door Company

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Reader
Enquiry
301



1st Folding Sliding Doors Ltd offers the supply and/or installation of specialist concertina style and sliding doors.

The company has many years of experience and offers a personal service, handling the project from concept to completion.

The in house fitting teams ensures the installation is carried out with the minimum disturbance.

1st Folding Sliding Doors can arrange a free site survey to offer advice on designs and will follow up with a quotation with no obligation for you.

Folding sliding doors provide improved access because the nature of the design allows the ultimate in free-running, lightweight operation and are available in an enormous choice of colours, finishes and security.

Enq. 326



There are plenty of joinery manufacturers offering 'made to measure' joinery using their standard profiles and specifications.

Of course, **Brinard Joinery** can offer the same type of service at competitive rates, but they also offer a fully Bespoke service.

The keyword at Brinard Joinery is choice: – choice of materials, profiles, fittings, configuration, style, finishing and glazing.

Whether you require modern, contemporary, traditional or classic style, Brinard can create a product that meets your needs.

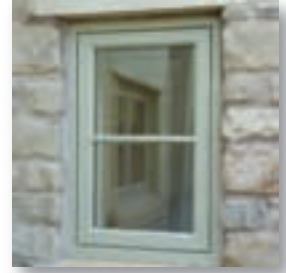
Brinard can also match existing joinery exactly, to satisfy the requirements of Local Authorities for heritage conservation projects.

Enq. 327



With the increased popularity of oversized sliding doors and windows the development of a suitable fly screen system has been a top priority. **The Flyscreen Company's** Sliding Fly Screen System for panoramic doors and windows brings the garden into the home, without the flying insects. Individual sliding panes can be made up to two metres wide and 2.5 metres high without the need for mid-rails, allowing uninterrupted panoramic views. A complete system is made from one or more panes to mirror the arrangement of the doors or windows being screened. Frames can be custom painted to match door and window frames. Strong PVC coated fibreglass mesh keeps flying insects out and allows light in without restricting views.

Enq. 323



Setting new standards in warmth and security: **GBS** windows are made using the very best quality engineered timber with a view to keeping you and your loved ones warm and secure, they include the latest integral locking systems for maximum security.

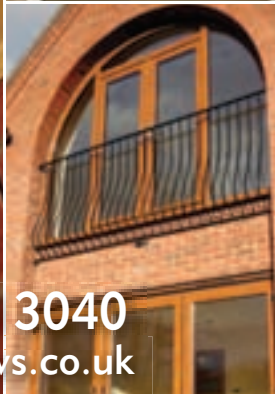
Built with a view to saving you money: Engineered timber frames are solid and stable in construction, so they will not twist or move. Storm-proofing, draught stripping and double glazing feature throughout the standard range with argon gas filled double glazing to reduce heat loss and create a warm, cosy home for your family to enjoy, with savings on fuel costs as an added bonus.

Quality through innovation: Only the very best quality materials and fittings of the highest specification are used in the manufacture.

Enq. 311



Think outside the white plastic box with PVC-U windows from Swish



PVC-U windows don't just have to be white and square. Modern PVC-U windows from Swish can be custom-designed to enhance any property.

Available in a wide range of styles, shapes and sizes as well as beautiful colours and wood effects, our energy-efficient windows, doors and conservatories are installed by our nationwide network of expert local installers.



Call 0808 178 3040
www.swishwindows.co.uk

Enq. 302

Schueco folding doors. Just opening one tells you all you need to know



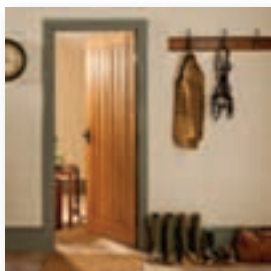
When you slide open a Schueco aluminium folding door, you can just feel the quality. Precision rollers ensure effortless, fingertip operation and yet multi-point locking means security is never compromised. Folded back into a neat stack to left or right, inside or outside, the doors – available in a wide selection of colours and finishes – give a huge clear opening of as much as 95%. When closed, they deliver exceptional levels of thermal insulation and weather-tightness, while flooding your home with light. For beautifully finished doors engineered to look good and to last, year after year, there's really only one choice. www.schueco.co.uk



Green Technology for the Blue Planet
Clean Energy from Solar and Windows

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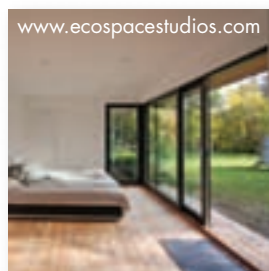
Advance-line from JELD-WEN – the luxury oak door collection. Whether you're looking for a door that exudes sleek, modern, minimalist chic, or hanker after a classic, timeless country look; there's an Advance-line door to suit your personal style. Beautifully crafted from immaculate American white oak veneer, the character, style and quality really shines through in every aspect of these doors. With Advance-line you can also bring light into any room thanks to a wide range of glazing options that are available with most of these doors. Every door is manufactured using Forest Stewardship Council® certified wood, giving you the reassurance that it came from a sustainable source, and all doors are guaranteed for 10 years. External doors are also available as a complete doorset.

Enq. 314



Meer End joinery manufacturer has been established for more than 21 years. The philosophy behind the way the company approaches its craft is timeless. The company undertakes a wide range of specialist joinery commissions. Meer End approaches every design project as a unique opportunity to create something tailored to the individual customers needs, taste and budget. The company's reputation in the bespoke joinery manufacturing sector is such, that throughout the UK, Europe and as far afield as Barbados people ask for a Meer End by name. Meer End pride themselves on delivering top quality products for a fair and honest price. Contact them today for a new free colour brochure.

Enq. 320



Tanum's Swedish triple glazed sliding doors offer you quality, performance, warmth and security.

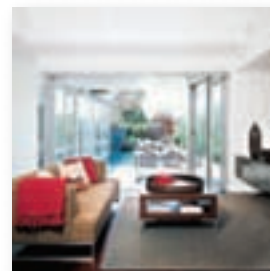
With optimum light and views, easy sliding doors, long life, lower maintenance and highly insulated triple glazing, they also keep you cool in summer.

What more could you want from your sliding doors?

You enjoy all of these benefits when you choose Tanums sliding doors, windows and French doors.

Choose from our many styles in either all wood or aluminium clad options.

Enq. 321



Arden Windows offers a complete range of open-in and out timber bi-fold, folding sliding door products. Creating a seamless transition between indoors and outdoors, bi-fold doors can transform a living space.

Easily installed and even easier to operate and maintain, with advanced Weatherseal technology, Arden's bi-fold doors ensure an uncompromised internal environment.

The company can now offer the complete folding sliding door range of open in and out door segments and also top and bottom hung systems.

Arden Windows even has an aluminium range to offer with a full RAL colour coating range and up to a 44mm triple glazed unit.

Enq. 332

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Enq. 304

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- folding sliding doors
- windows
- sliding doors
- shaped glazed screens
- french doors
- entrance doors
- single doors
- roof lights

Kloeber's Timber bifold doors and Funkyfront entrance doors are Secured by Design

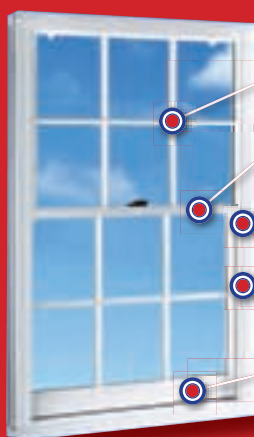
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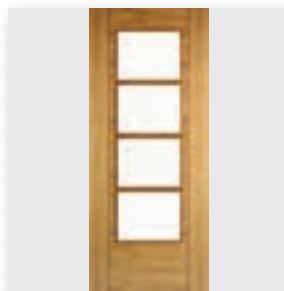


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Enq.306

Todd Doors



Todd Doors Ltd, has unveiled its new Prezzo range of contemporary interior doors. Available from just £84 for a 35mm standard oak door, the Prezzo doors are still manufactured to the trademark Todd Doors high specification. These stylish doors are also available in walnut, glazed and unglazed, and come fully pre-finished. A broad range of sizes includes fire doors and they are available to order from stock for immediate delivery. Todd Doors has recently launched a new 256 page

brochure for 2013/14 showcasing their full range of contemporary and classic doors and ironmongery.

Tel: 020 8839 3577 www.todd-doors.co.uk

Enq. 307

Metrotile



Metrotile Lightweight Steel Roofing can help to turn your conservatory into a room that can be enjoyed all year round and keep energy bills down. At just one seventh of the weight of equivalent slate or clay tiles, Metrotile won't place too much burden on the conservatory's supporting structure and is supported by a range of matching accessories including Velux rooflight systems. Add a forty year weather-proof guarantee into the mix and you can see why Metrotile is specified by

conservatory manufacturers and why roofing contractors use Metrotile for conservatory renovations.

Tel: 01249 658514 www.metrotile.co.uk

Enq. 308

Garador



A Retractable Up and Over garage door is opened by steel arms, which lift the door open along horizontal tracks inside the garage. When the door is open, these lifting arms sit either side in between the fixing sub frame and this can reduce the opening width by between 4 – 6 inches. The Retractable Plus option however, moves the side arms upwards, allowing vehicles the full width of the garage door opening at wing mirror height. Garador's Retractable Plus mechanism

offers specially designed lifting arms including bottom spring brackets for narrow openings, which allow for maximum use of the clear passage.

Tel: 01935 443722 www.garador.co.uk

Enq. 309

Alu-Timber



After extensive research and consultation, the next innovation from timber/aluminium façade supplier, Alu-Timber, is now available. Alu-Timber EFT is a 60mm curtain wall system, which offers capped, two-sided structural glazing with vertical or horizontal capping, and four-sided structural glazing. Design freedom and solutions to modern environmental issues are a complex requirement. Alu-Timber EFT provides thermally efficient larch timber with time tested aluminium for protection. To maximise spans and centres, a wide range of timber mullions and transoms are available.

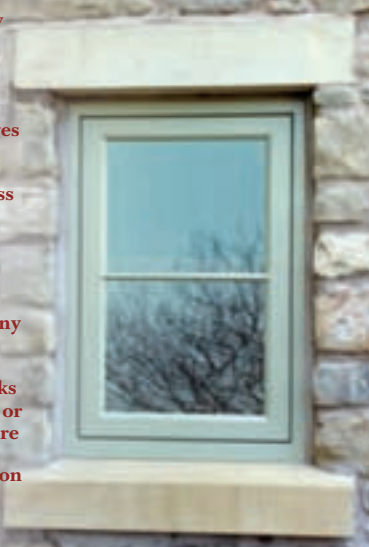
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Enq. 310

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Enq. 312

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Enq. 313

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Comar Architectural Aluminium Systems



Comar Architectural Aluminium Systems is delighted to launch its thermally broken Comar 7P.i folding sliding door (FSD). Smooth operation and solutions to meet the design brief, the aluminium Comar 7P.i folding/sliding door (FSD) system offers a myriad of possibilities for commercial or residential projects. Comar 7P.i FSD provides a versatile moveable wall that allows space and light into any project. Even in the winter months the glazed façade offers light as well as keeping the building insulated through the trade-marked Comar 7P.i thermal break technology.

Tel: 020 8685 9685 www.comar-alu.co.uk

Enq. 315

Videx Security



Videx Security has introduced the BIOC-SW external swipe fingerprint reader as a new addition to the 'Mini Metal' family of access control readers, which already includes a fingerprint reader for internal use, proximity reader, keypad and touch to exit device. Using capacitive swipe biometric fingerprint technology, a user simply swipes their finger down the BIOC-SW reader and this verifies if the fingerprint is a match. It outputs the information to the access controller to

decide if access should be granted or denied. Designed for external use, it has a capacity for up to 9,500 fingerprints with typical identification taking less than one second.

Enq. 316

Apeer



One of the most exciting developments to happen to composite doors in a decade has been launched by Apeer, with 12 cutting edge new designs.

The MODO collection from Apeer is a design-led portfolio of contemporary new doors, made to the same high spec as all Apeer 70 doors and with the usual 10-year structural guarantee and full choice of standard, premium, heritage and bespoke colours.

Stainless steel glazing trims not only give the new MODO collection a truly contemporary edge but further enhance already formidable levels of security. Further information is available online.

Enq. 317

Litchfield Group



The Litchfield Group, a manufacturer of PVC windows and external doors, has launched a pioneering bi-fold door system with a 0.8W/m²K U-Value. The Sheerframe Bi-fold door achieves industry leading thermal performance and energy efficiency thanks to a unique four-seal design. This promotes unbeatable air and water tightness, for lasting durability and weather resistance. The high performance system also features Sheerframe's five-chambered PVC profile, which improves strength while minimising heat loss. Ideal for use in both commercial and domestic settings, the Sheerframe Bi-fold door can be specified as either top or bottom running for convenience and versatility.

Enq. 318



elitis Windows – a decision for life **Internorm**

Have you noticed that there has been a revolution in how we look at our homes today?

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This is just one of our solutions delivering Style, Design Performance, Energy Efficiency and Practicality

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Enq. 320




TanumsFönster - The perfect timber window solution from Sweden

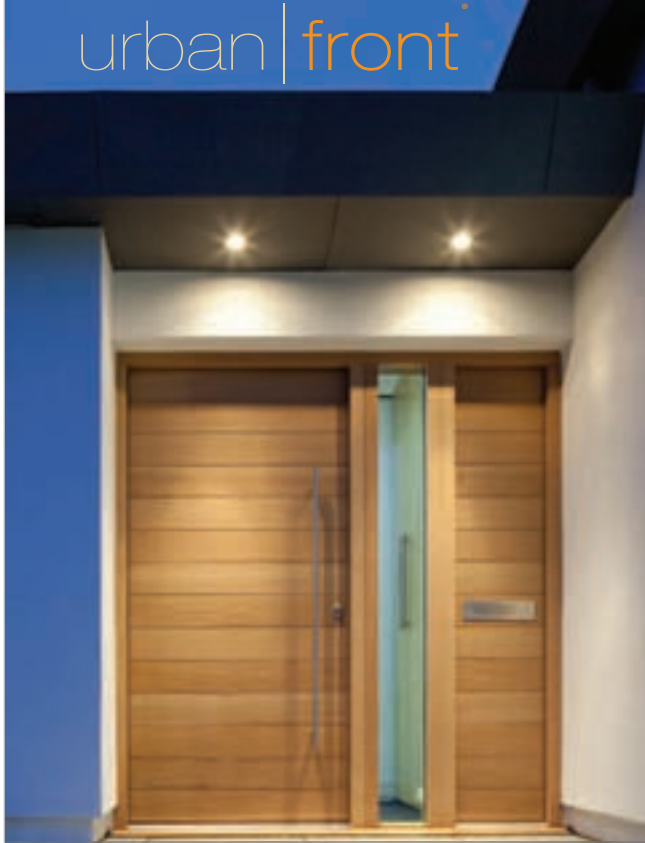
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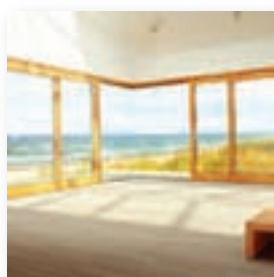


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Enq. 323



Innovators in lift & slide technology: **Olsen Doors & Windows** has developed the latest in sliding door technology – an all timber corner door with moving post.

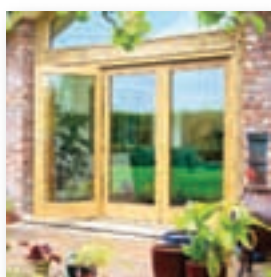
This pioneering product, already available in an all aluminium system from Olsen's SUNFLEX range, enables the whole corner of a building to be opened with single sliding panels up to three metres wide.

Timber frames and triple glazed units give a warm and green feel to any home.

Olsen also offers many alternative door systems as a market leading supplier of the renowned German manufacture, Sunflex.

These folding & sliding doors incorporate a vast array of functions, including moving corner posts.

Enq. 331



KAT UK is one of the UK's leading specialist manufacturers of bespoke sliding windows and doors.

Established in 1998, the company has built an enviable reputation for an exemplary product range, exclusive features and benefits, bespoke product design, technical excellence and unsurpassed customer service.

KAT manufacture bi-folding doors in a choice of PVCu, aluminium or timber and offer a wide range of styles.

These can be delivered direct to site on their own vehicles, with over 98 per cent on time and in full delivery record.

The company has BBA and SBD certification on many of their products and can achieve U values as low as 0.8 w/m²k.

Enq. 330



With the growing popularity in electronic door locks and door security controls, Master hinge maker, **Cooke Brothers**, has reported a real surge in demand for their range of multi wired conductor/power transfer hinges.

While some electrical devices operate perfectly well with battery power, for long-term durability and endurance many of the latest locking systems are designed for a mains supplied and transformer controlled power source.

The Phoenix range of fully concealed wire conductor hinges are designed for use with electronic entry controls and can be supplied with 2,4,6,8 or 12 wires capable of carrying up to 24v at 2 amps.

Enq. 329



Urban Front designs and manufactures quality contemporary external entrance and internal feature hardwood doors. Its e-range has had an upgrade and now comes with five-point locking and a higher security cylinder and can be ordered in: Western Red Cedar, American Black Walnut, Fumed Oak, Wenge, Iroko, and European Oak.

Urban Front has also recently launched its c-range, so if you're a developer or contractor, you may find the more affordable c-range doors to be the right choice for your project. These are available in European Oak and American Black Walnut in five designs.

All of the doorsets have steel reinforced and ventilated cores, high-insulation and stainless steel fittings.

Enq. 322

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Enq. 324

Old Manor Cottages

Double Glazed Timber Windows & Doors for the Period look.

By combining tradition with modern techniques in a unique way double glazed windows can now be made to replicate the originals.

Accepted for use in Listed Buildings by many Conservation Officers.

- Selected hardwoods used for all Box Sash, Casement Windows & Doors, with slim Ovolo glazing bars 19mm wide.

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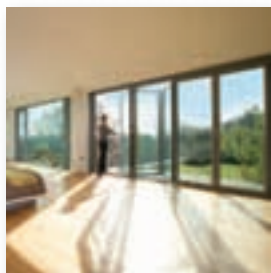


Choosing your local **Swish** authorised installer means you can benefit from the experience and individual attention of a local company while still enjoying the security the backing of a national brand provides.

All Swish's authorised installers work to the highest standard providing you with market leading customer services and products that you can trust.

Swish Windows are manufactured in the UK and combine great looks with high levels of thermal efficiency and the latest security features and are available in a wide range of colours and styles to suit any home.

Enq. 302



With the delayed publication of the new Part L of the Building Regulations now due shortly, self builders will be reassured to know that the **Schueco ASS 70 FD** – a tried-and-tested, thermally insulated folding/sliding door system from Schueco UK – will meet the increased insulation standards expected.

The system is ideal for 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.

Enq. 303



Old Manor Cottages designs and manufactures traditional windows and doors for modern living in Listed buildings and homes situated within conservation areas. Old Manor Cottages is dedicated to historic preservation, as owner, Richard Smith, 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 that were very traditional in style but incorporated modern technology discreetly." Offering a range of box sash and casement windows with matching doors built to the traditional and stylish designs of the Georgian, Victorian and Edwardian periods (all manufactured in their Northamptonshire factory), Old Manor Cottages have transformed the way modern day double-glazing is produced.

Enq. 325



Listers, manufacturer of the Elitis brand of windows and doors, has recently partnered with one of Europe's largest glazing manufacturers, Internorm.

The partnership seems obvious given that high quality, performance and design excellence are key words for both companies.

Listers has won numerous awards in the glazing industry over the years and now it is expanding the business by developing closer relationships with architects and house builders by featuring Internorm windows and doors alongside their other wide range of glazing solutions.

Listers offers a full survey, design and installation service and has recently achieved Green Deal certification.

Enq. 319

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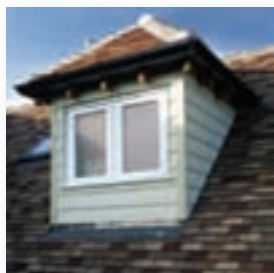
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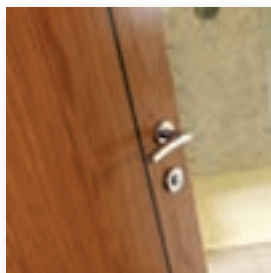
For further details, please contact Lesley Mayo on **07767 116838** or email **lesley@netmagmedia.eu** and for tickets, visit **<http://netmagevents.eventbrite.co.uk/>**



With Kloeber's reputation as a specialist in timber and aluminium bifold doors it is sometimes easy to forget that they also have a range of complimentary bespoke windows – including casement, sliding sash and tilt and turn. In addition, they have a full range of French doors, single doors and entrance doors making them a one stop shop for your glazing solutions.

Kloeber's latest launch is the Euro Flush Casement timber windows in set sizes, available in three opening configurations each with three size options. The Euro casement window offers the same high quality you have come to expect from Kloeber but with a saving of up to 30 per cent on their bespoke window prices.

Enq. 305



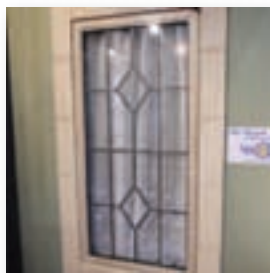
'Environmentally conscious' is how James Cadman, JB Kind's managing director, describes the UK's attitude towards the purchase of new doors.

With current figures pointing to an expected fourfold increase in the annual sales of FSC certified doors during 2013, JB Kind has increased the number of FSC certified doors by 86 per cent to 79 door designs across 11 ranges.

The best news is that JB Kind hasn't made these products cost prohibitive.

If you take a look at the price of any of the FSC certified door designs, you'll see JB Kind's trademark balance of product quality and value for money.

Enq. 324



Duration Windows are proud to announce the release of their new steel replacement window – The Royale. Royale is a super-slim, Secured by Design accredited window designed to match Crittall W20 steel windows. Royale was designed by Duration Windows and is made here in the UK from Polyamide thermally broken aluminium. At just 32.5mm front-to-back there is no need to cut back plaster or wooden frames during installation – thus reducing fitting time and costs. The window has a wide range of authentic steel hardware offering shootbolt or cockspur locking. Royale is the slimmest heritage window on the market and available with short lead times. Royale is also far more affordable than traditional steel windows and available in any RAL colour.

Enq. 313



Alumatherm – 36mm Slim Meeting Rail from Clearview Windows Ltd

The slimmest of meeting rails preferred by customers and local planners is just 36mm.

Clever profile design and bonded glass to the sash gives incredible strength.

More glass area, less frame and retractable parting bead (UK first) and 45° Puttyline external sash finish all gets you close to the original wooden box sash window look.

The Alumatherm design is a culmination of over 50 years experience in aluminium sash windows and continuous research and development.

Enq. 306



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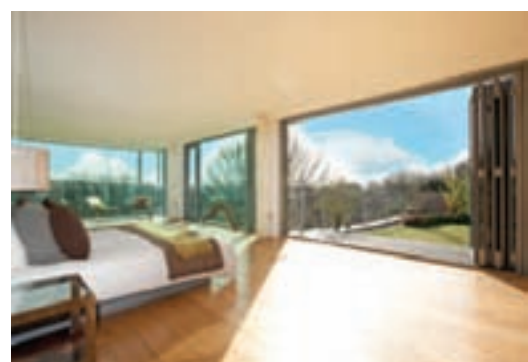
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Park Farm Design Ltd



Park Farm Design Ltd has a simple objective, to provide the most eco efficient, comprehensive and versatile glazing solutions available. Park Farm supplies and installs an extensive range of bespoke products. Renowned throughout the industry for unparalleled thermal efficiency, design, and quality, the range includes folding sliding doors (bi-fold doors), lift & slide doors, sliding patio doors, sliding walls, pocket doors and entrance doors as well as a broad variety of complementary windows and glazed screens. Through recommendation and repeat business Park Farm continue to be specified by top architects and contractors for domestic, commercial and public sector projects of all sizes.

Enq. 117

Evolution Insurance Solution Ltd



Evolution Insurance Solutions Ltd is an Insurance Broker authorised and regulated in the UK by the Financial Services Authority under FSA number 472438.

Evolution Insurance Solutions Ltd is one of the UK's a leading brokers in the 10 Year Structural Warranty market.

If you are undertaking a self build project in the near future then you are likely to require a mortgage compliant warranty and site insurance.

Evolution is a specialist in this market and will source the right product at competitive rates for your project.

Tel: 01799 512 031 www.buildingwarranties.com

Enq. 118

Connect with Selfbuilder & Homemaker online

The digital issue of Selfbuilder & Homemaker provides all the same content as the print issue with the added advantage of being instantly available whenever and wherever you have access to the internet.

In addition to its ease of access, the digital issue of Selfbuilder & Homemaker gives direct links to advertisers, allowing you to visit a potential supplier's website with the simple click of a mouse.



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Osmo UK



Osmo UK, the eco-friendly wood and finishes expert, has introduced Polyx Oil Tints Raw, a lightly tinted finish that provides an original, untreated appearance for wooden floors. Desired by many homeowners, this finish not only creates a sought-after look, but also protects the wood's surface. Based on the original Polyx-Oil product, it retains the natural beauty and character of the wood in a perfect way. Easy to use and apply, Polyx-Oil Tints Raw is the ideal DIY product for

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Enq. 125

Knot to fear

Japanese Knotweed Control's joint MD, David Layland explains how knotweed needn't always be feared

As the domestic self-build market becomes increasingly aware of the Japanese knotweed threat that has long dogged the commercial construction sector, there's clearly a growing need for better guidance on different treatment techniques and where best to source them.

Invasive, non-native plants such as Japanese Knotweed can easily become a difficult and expensive burden for the self-build sector.

Japanese knotweed is not just a prolific and resilient grower, but an invasive plant that can cause significant damage to any construction work. It has the power to grow through tarmac, paving stones, brickwork and cement and, through cell expansion, the plant can find the smallest crack or joint and force its way through, cracking the already damaged structural material.

Not all infestations are serious but if left unchecked, knotweed growth can be a ticking time bomb and the complexity of the plant, which reproduces and grows quickly and strongly through its underground rhizomes and roots, means that eradication by the average layperson will be difficult.

Within the domestic property sector, it can be effectively managed in a controlled manner and without prohibitive cost, providing there is early identification and protection of the site, and a competent and professional treatment specialist carries out the work.

But therein lies the next major decision. As knotweed contamination has become more widely recognised, one unfortunate consequence has been that everyone suddenly has a view on how it should best be treated. It's hard enough for experienced local authorities or specifiers, let alone domestic customers, to choose a reputable and reliable specialist when the marketplace is awash with hundreds of so-called industry experts, including a great many that are untrained, under-qualified and simply not up to the job.

On any self-build project, budgets are invariably tight and it's often difficult to commit funds



to something as apparently peripheral as the treatment of a nuisance plant. Ignoring the problem should never be an option, but just as damaging can be the appointment of a random treatment company without thoroughly researching its credentials and track record. This could only be storing up much greater structural, not to say financial, problems down the line.

There are, of course, a number of recognised treatment methods for Japanese Knotweed, as well as other non-native species such as Giant

Hogweed and Himalayan Balsam, all of which have their respective merits depending on the scale and location of the infestation.

These include dig and dump, on-site burial, foliar spray, leaf wipe, incineration and our own favoured technique, stem injection, which involves delivery of a measured dose of herbicide into the centre of the plant rather than just the surface. This means it targets only the plants injected and there is no environmental risk, spray drift, run-off, or contamination of

Continued overleaf...

Japanese knotweed is not just a prolific and resilient grower, but an invasive plant that can cause significant damage to any construction work



watercourses and other sensitive vegetation.

With the growing season now in full swing, anyone with concerns that their site could be facing knotweed issues should ideally get a treatment specialist involved in their groundwork plans at the earliest opportunity.

Even when practised by seasoned professionals, traditional treatment methods can be costly, time-consuming, not always 100 per cent effective and potentially carry some environmental risks. In the hands of an inexperienced operator, the problem becomes enormous.

Weeding out the cowboys

When choosing a treatment specialist, the golden rule is to thoroughly check a company's industry accreditations and legislative compliance before appointing them to start the work. There's many potential 'cowboys' hiding behind a dynamic website or a glossy brochure. The critical consideration for anyone looking for a contractor should be that they are Amenity Assured and BACCS registered, which means they have the minimum requirements to work and preferably hold ISO 9001 accreditation from the British Standards Institute (preferably UKAS approved).

The Amenity Assured scheme, first launched five years ago, involves three totally independent and separate audits being carried out annually on each contractor, including an unannounced on-site assessment, a full audit of a contractor's premises, records and certification and an end-of-season check with clients to

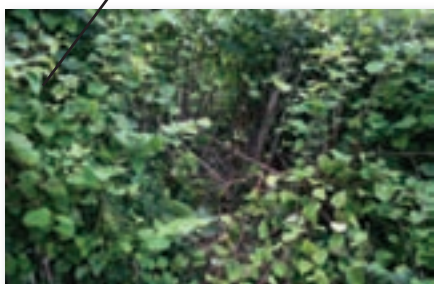
ensure treatments have been successfully completed to their satisfaction.

Another minimal requirement should be some credible warranty backed insurance cover on all work undertaken. Inadequate insurance cover continues to undermine many treatment programmes with some guarantees at best misleading and at worst not worth the paper they are written on.

Many treatment companies have simply diversified into treating Japanese Knotweed from their traditional landscaping and weed control practices but are still operating with the same standard insurance cover as before. This specialist work does however require a bespoke insurance policy that addresses the very specific risks of knotweed and avoids any serious liabilities if a treatment programme does go wrong.

With knotweed treatment often involving the use of heavy machinery and commercial herbicides, up to date health and safety compliance is also essential. SAFEContractor accreditation, for example, a process which involves the annual assessment of a company's health and safety arrangements and risk management, can be another good indicator of a professional company.

In summary, always check a company has compliance to the very latest technical, environmental and health and safety standards, has a current dated Amenity Assured certificate to show standards have been maintained and, for added assurance, be prepared to ask your treatment specialist for references and testimonials from satisfied customers, including any work they may have undertaken for other self-builders or domestic clients. After all, it's only those with something to hide that are likely to object.



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Enq. 129

Watch your troubles chute away

Neil Dolan, managing director, GED Laundry Chute Solutions Ltd, tackles the common misconceptions about laundry chutes

Whether you are building your own home or developing your existing one, installing a laundry chute can represent a great investment, adding value, improving safety and helping to make life a little easier. In the hectic modern world we all know how precious our free time is, and yet every week most of us still find ourselves stumbling around the house carrying overladen laundry baskets. Laundry chutes provide a simple solution to this problem, allowing clothes to be collected next to the washing machine with minimum effort so you can get on and do the things you really enjoy.

Speed and simplicity

While laundry chutes are a common feature in many American homes, in the UK they are often viewed as a costly or luxury addition. In reality, the simple, reliable design of a laundry chute means they can be installed both quickly and inexpensively, particularly on new-build projects, while also offering obvious benefits to homeowners.

Key among these benefits is time-saving; rather than worn clothes being collected in one or more upstairs baskets, they go straight down





It is important to ensure that the chutes you install are both safe and of high quality, fitted with fire doors rated to at least 1 hour in accordance with the Building Standards

to a basket next to the washing machine instead. As a result they can be quickly separated and placed in the washing machine, taking the stress out of the process.

The simplicity of the solution makes it particularly useful for older children and teenagers. With a door installed in an upstairs bathroom or even their bedroom, they can throw their clothes in the chute rather than across their floors. The novelty factor can turn a chore into something effortless and fun.

Health and safety

There are also clear health and safety benefits from having a laundry chute installed; in particular avoiding the risk of serious injury either as a result of bending and lifting heavy laundry baskets, or of trip hazards or falling while carrying them down the stairs. These benefits are immediately noticeable in a two storey house and offer even greater advantages in houses with multiple storeys such as loft rooms.

As with all home appliances and furniture, it is important to ensure that the chutes you install are both safe and of high quality. Tamper proof locks are an essential feature, making sure that young children or vulnerable adults cannot simply open the doors to the chute. For additional safety on multi-level properties, interlocking doors can also be installed; these prevent potential injury from clothes or other objects being dropped on a person's hand from a higher entrance in the chute.

As with any floor spanning cavity, it is also required that chutes come with proper fire prevention measures to help limit the speed with which flames and smoke could spread around the house. All laundry chutes should be fitted with fire doors rated to at least one hour accord-

ing to the Building Standards and, for additional peace of mind, automatic mechanical fire doors can also be installed within the chute.

Installation and design

Laundry chutes are extremely easy to install, in many cases the cylindrical sections feature a simple, quick clip connection, allowing them to be quickly and firmly connected. Once constructed, the system simply needs to be bracketed to the wall with the fire doors fixed securely at every entrance.

The chute sections can be made available in a wide range of diameters; this makes them highly flexible and allows them to be adapted to meet the requirements of each particular building. Often on new build projects the entire chute is designed to be completely concealed within natural voids, keeping rooms uncluttered. The chute entrance can also be designed to come out at the back of a wardrobe or cupboard. This allows it to be easily accessed while also avoiding any compromise on the final aesthetic of the room.

Alternatively an even cheaper approach, ideally suited for two storied properties, is to run the chute directly through the floor of an upstairs room to the intended laundry room. In this way the chute delivers the same time-saving and health benefits while its upper entrance simply occupies the space that would have been taken by a laundry basket.

Doors can become a feature, or can be completely unobtrusive, from stainless steel finishes to pre-primed, ready to paint to match any decor, with handles or without.

When properly installed, the chutes are virtually maintenance free.

OFTEN THE ENTIRE CHUTE IS DESIGNED TO BE COMPLETELY CONCEALED WITHIN NATURAL VOIDS, OR IT CAN BE TURNED INTO A DESIGN FEATURE, SUCH AS A ROCKET!



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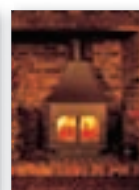


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Enq. 132

Warm feelings

What's the most important appliance or device in your home? For some people, it's the dishwasher; for others, it's the washing machine. Many would struggle without their TVs, while increasing numbers say that broadband is now essential.

Yet there's a forgotten hero in nearly all of our homes we rely on all the year round but barely registers with us: the humble boiler.

In a recent survey, the overwhelming majority of homeowners (86 per cent) said their boiler is either essential or very important to them, while half said that a boiler breakdown would be the worst thing to happen to them during winter.

But for most of us, the boiler is a forgotten white box that operates behind the scenes.



More than half of homeowners surveyed were unable to say what brand of boiler they have, and attitudes towards servicing suggest neglect is common. Three in five confess to not having had their boilers serviced in the last 12 months; one in 10 say they've never had a maintenance check carried out.

Just like your car, boilers should be serviced every year. This will ensure it's operating as it should be and ready to tackle the high demand placed on it during the winter months, as well as making sure it's running efficiently and not costing more to run than is necessary.

Service plans provide peace of mind and prevent the distress of an unexpected bill following a breakdown.

If your boiler is more than 10 years old, or unreliable, it might be time to upgrade to a new model. A modern high efficiency boiler, as well as being more reliable and quieter in operation, can shave as much as 30 per cent off your gas bills.

Vaillant's range of ecoTEC boilers have always been the UK's number one and for the third year running, the entire range of Vaillant domestic boilers has been awarded 18 Which? Best Buy recommendations.



And now Vaillant has produced a plain English guide to boiler jargon to help homeowners better understand their boiler and give simple advice on buying a new model. To get your copy or to find out more about Vaillant ecoTEC contact Vaillant on:

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Enq. 133

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Heating with high efficiency pumps

Richard Harden, sales director – building services at Wilo UK discusses new reasons for heating your home with pumps



When you're thinking about heating for your home, the circulating pump may not leap out as the most important component. But without one, the heat will not circulate around the radiators or underfloor heating. When choosing the pump you use, you should consider a number of things, not just the purchase price. Think about the life cycle costs of that pump – remember that if you don't have a modern high efficiency pump, at least 90 per cent of the costs associated with the pump over say, the next fifteen years, will be energy costs – on your annual electricity bill.

Having addressed the issues relating to the energy efficiency of boilers through Building Regulations resulting in all boilers sold today being around about 90 per cent efficient, and begun the process of encouraging the introduction of renewables on a wider scale, the government has had to turn its attention to other components of the heating system to find other sources of savings that will make a contribution to the totals required to make a dent in the targets with which it's faced.

One of the key components of a heating or cooling system that currently uses too much energy – although quite small in size and overlooked by many as a key user of electricity – is the pump.

The total electricity consumption of all glandless circulating pumps operated in the European Union for heating and air conditioning – the normal small circulating pumps – has to be halved by 2020. This is the objective of an EU ordinance under the European ErP (Eco-Design) Directive, which regulates the energy efficiency of this type of pump, and has done since 1 January 2013, with a further tightening of requirements planned for 1 August 2015. Overall, these changes are thought to be likely to provide an energy saving of 23 terawatt hours for the EU as a whole. This corresponds to the electricity generated by about six medium-sized coal-fired power stations, or a reduction in EU-wide carbon dioxide (CO₂) emissions of about 11 million tonnes per year.

In order to achieve this goal set by the European Commission, the EU ordinance

Continued on page 51...

The new efficiency requirements are practically impossible to achieve without using high-efficiency pumps with EC motor technology



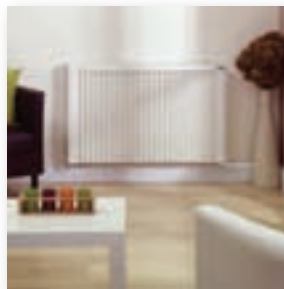
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Enq. 137

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Enq. 138



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Enq. 139



The old, uncontrolled pumps that are still operating on millions of domestic and small commercial heating systems in this country are responsible for much higher energy bills

prohibits the sale of technically outmoded, inefficient pump models from 2013 onwards. This will mean a ban on sales of about 90 per cent of the glandless circulating pumps that were on the market in 2009. The reality is that the new efficiency requirements are practically impossible to achieve without using high-efficiency pumps with EC – electronically commutated – motor technology. These make it possible to double the efficiency compared to electronically controlled pumps with conventional drives.

The important new yardstick for determining which pump models can continue to be used in future is referred to as the energy efficiency index (EEI). Since January 2013, the limit EEI value of glandless circulating pumps installed outside the heat generator – external pumps – not those incorporated in combi or system boilers at this stage – has been defined as 0.27. From August 2015, the EEI limit value will be reduced to 0.23. This will also apply to

glandless circulation pumps, designed to operate in newly installed heat generators or solar thermal systems (integrated pumps). In the last implementation stage, the regulations starting from 2020 will also apply to the replacement of integrated pumps in existing heat generators.

Because there are still many heating and air conditioning systems which are equipped with pumps that have no speed control, an unnecessarily high amount of electricity is consumed – up to 10 times more than the newest pump generation requires. Models with extremely low electricity consumption are available. These not only benefit the environment but also clearly offer significant benefits to the homeowner because of lower electricity bills, while making no concessions in terms of comfort and performance.

It still comes as a surprise to many that the energy consumed by small circulating pumps on heating systems across the UK can 'guzzle'

so much electricity. The reality is that the old, uncontrolled pumps that are still operating on millions of domestic and small commercial heating systems in this country are responsible for much higher energy bills, far higher CO₂ emissions and far higher energy usage than is necessary today. By replacing an elderly uncontrolled pump it's possible to make an annual electricity saving of around £100, which over an average fifteen year life span of a pump is responsible for around £1,500 of savings on the electricity bill. It'll pay for itself in two, or at worst, three years.

The EU Commission estimates that inefficient circulators are responsible for about a 20 per cent share of household energy bills and removing them and replacing them with intelligent circulators could save as much as €2.2 billion by 2020 across the 27 European member states – equivalent to the total annual electricity consumption of Ireland!

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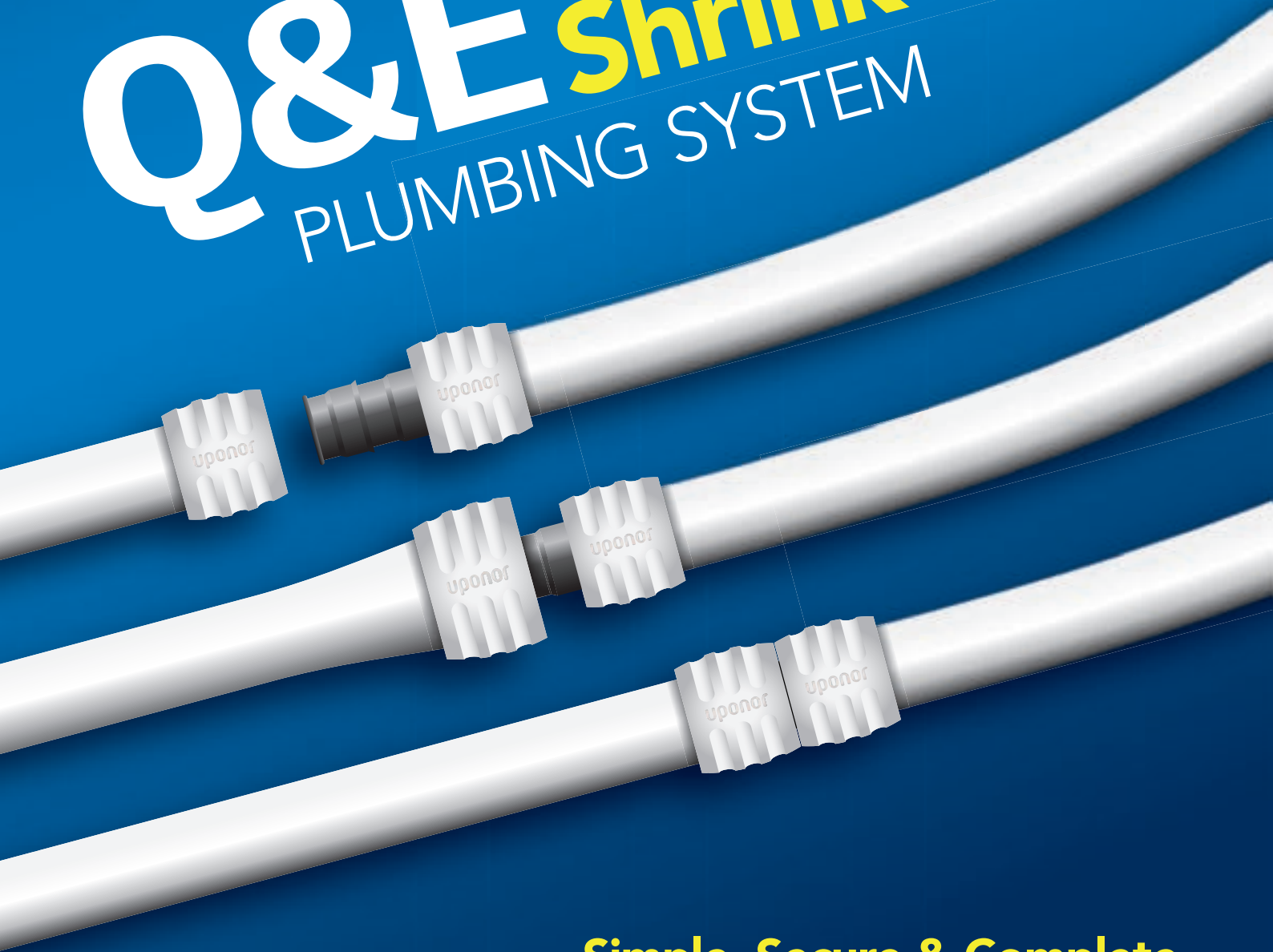
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Self-build kitchen projects: getting the worktops right



Lucy Spencer, founder of MadeToFit.com talks you through her top tips for getting the worktops right on a self-build kitchen project

So, you've got planning permission and you've designed your ideal kitchen layout ready to build. Let's go back a stage though.

This may seem obvious, but the more time you spend in the planning stage, the better the result is likely to be and the less likely you are to find yourself, six months down the line, saying "I wish I had thought about..." There are all sorts of online design and planning tools to help you, or if you are less technically minded or IT literate then just use paper and pencil to sketch out various options and ideas. Many manufacturers or builders will happily work with you from your own drawings.

Spend plenty of time in showrooms and looking at magazines and websites to get ideas before you settle on your final design.

Remember to think about the detail. A worktop is not just a plain 'plank'. Think about things like join types to connect your chosen pieces, including straight, diagonal, and curved. Don't just stick to rectangular designs – add rounded table units to create new dining spaces or breakfast bars, for example. Always ask about

joins – for the best quality finish, pieces can be cut to size and the near-seamless joins prepared in the factory, so during installation you won't have to worry about alignment for stunningly smooth joinery. Think about edges too – what kind of finish do you want – square, rounded, bevelled PP effect, aluminium?

Price is obviously an issue but think about value and quality too. At the bottom end of the market you can buy 'lengths', which you can then cut and fit on-site. However, the finish will usually leave a lot to be desired. Think about pre-cut tap holes, draining grooves, bespoke and made to fit units versus flat lengths. Ask lots of questions from your supplier – pre-cut pieces and pre-prepared joins make it much easier to install your new worktop.

The market has changed a lot over the past year alone and new developments mean that there are far more options for you. Until very recently, for example, it wasn't possible to order bespoke, made-to-fit worktops online in the UK, although German customers had been able to do this for many years. Some manufacturers in

New developments mean that there are far more options for you, the customer

Continued overleaf...



LEFT: A MADE-TO-FIT KITCHEN PLAN FOR A SMALL SPACE.
BELOW: AN EXAMPLE OF MADE-TO-FIT WORKTOPS AND KITCHEN DESIGN



You are likely to regret that fluorescent yellow glass effect with red edging in a few years' time when fashions change!

the UK have now invested in mass-production factory machinery and techniques normally only used for trade, which means that, for the first time, UK consumers can design and order one-off pieces of the highest manufacturing quality at incredible value. Some online made-to-fit worktop companies in Germany and the UK also have easy-to-use online planning tools to lay your worktop out to your exact requirements, specifying size, shape, cutouts and tap holes.

Take time choosing exactly the surface you want; you'll have to live with it a long time! Think about laminate versus solid surfaces and read up about the differences if you are not sure. Browse styles and colours, make shortlists, order lots of samples – they are often free and nothing beats actually being able to feel and touch the actual material you will be living with. Avoid overtly trending or outrageous colours or styles – you are likely to regret that fluorescent yellow glass effect with red edging in a few years' time when fashions change!

Plan carefully, make sure you have thought of

everything and get your numbers and budget right. Don't forget to include VAT where relevant – that can add a nasty surprise otherwise at the end of the day.

Delivery times vary dramatically – some online companies now guarantee delivery in two to three weeks or even sooner for standard packages of common orders in terms of size and shape, whereas other companies may take much longer. Allow for problems – don't order your new kitchen worktops four weeks before a big family event or holiday and then cross your fingers! Don't just think about timing either – what about insurance for expensive worktops, packaging for easily scratched surfaces and space to unload and lay out in your home. As always, ask plenty of questions of yourself and/or your builder, supplier and fitter.

Make sure you are clear about guarantees in case of problems later. Many quality companies will offer six-year guarantees but other cheaper 'bought by length' worktops may only be guaranteed for a year – if at all.

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sional kitchens and those with larger sink areas. The Chef, a single lever monobloc chrome mixer with a flexible spray hose, is also ideal for professional kitchen environments.

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Enq. 149



Wienerberger

Sandtoft, a Wienerberger brand, has expanded its clay product range with the launch of a number of new clay plain tiles in April 2013. Hot on the heels of the launch of the new Barrow and Alban clay plain tile ranges in 2011, each of the new designs brings a new texture or colour to the already sought after range. The new clay tiles are manufactured at Broomfleet, where Sandtoft has extensive clay reserves formed from the alluvial plain of the river Humber over 10,000 years ago. This abundant natural resource is situated directly alongside the manufacturing site, and has been harnessed for generations to create beautiful and highly durable clay tiles. From recycled foundry sands that are carefully pressed into the tile's surface during the manufacture, to new finishing techniques, which bring brand new muted hues to the clay plain tile, there really is a tile for every roof design in the range. The new tiles have been developed together, but each creates its own look on the roof and offers the specifier, housebuilder or homeowner a range of benefits. The Barrow is aimed at those wanting a traditional handmade appearance at an affordable price.

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KNX UK



The Universal Dimming Actuator from KNX UK member Theben is the KNX UK Association Product of the Year 2012. It has solved the problem of designing LED lighting systems in a world where there is no agreed standard for LED drivers. It leaves designers free to choose lighting from any manufacturer, mixing and matching to build the best solution for each application. This is, after all, the core principle and purpose of the KNX open protocol. One of the key challenges for KNX systems designers at the moment is the dimming of LED lights. The new Universal Dimming Actuators provide step less dimming using optimised dimming curves included in the KNX ETS configuration software.

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Enq. 154



1



2



3

Exterior space inspiration:

Outdoor living showcase

Summer has been threatening to show itself on the occasional blissful weekend, giving us hope that the garden will become an integral part of our living space once again. Whether you are designing a whole new space or updating, for large, landscaped gardens to small courtyards, for socialising or for the children to play in – have a look at our pick of the latest outdoor living inspiration.

When creating an outdoor room for relaxing, socialising or entertaining in, or extra space for the children, you need to consider the times of day the space will be used, whether it will need heating or lighting in the evenings, shade from the sun or wind and overall effective use of space. In this showcase, we introduce a few ideas to inspire your plans including lighting heating and flooring as well as furniture and features these in beautiful lifestyle photographs.

1. Best known for her indoor fire sculptures, artist Cathy Azria of **B&D Design** has re-invented her 'Bonfire' concept. Her fires can

form the heart of an 'outdoor room'. Running on mains gas, they can be designed into a chimney or built into fireproof/frost proof 'box' vessels or set on a slab. The Loop sculpture, commissioned for a private garden in London, is shown in the main image. Price from £2,620. Fire Pit, shown in the smaller photo, looks like a traditional bonfire but it is made of steel and set into a bed of chippings. Price from £2,430. www.bd-designs.co.uk

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2. Making the most of the limited English summertime is an essential life-skill. This beautiful,

durable decking could be the perfect foundation for all outdoor social occasions or just a place to sit in peace and enjoy a good book. **Trex** high performance decking and is guaranteed to look "like new" for decades. In addition it's made from 95 per cent recycled materials and comes in a selection of natural-looking colours. Prices start from £75 per m² including VAT (tax) and secret fixings. www.trex.com/uk

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3. A hybrid between a hammock and a deck lounger, **La Seóra** hammock's elegant structure is extremely ergonomic offering superb comfort.



4



5

6



Designed by architect Anthony Logothetis, La Seóra hammock has won awards in London and Milan and most recently, the 2012 Chicago Athenaeum Good Design Award. Dimensions are 310cm length, 100cm width. Price of La Seóra Classic is £2,478 and La Seóra Alpine is £2,742. www.seora.co

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4. A mini directional spiked floodlight (the Hampton) from **John Cullen Lighting** allows you to light your garden extremely effectively – so there's really no need to feel guilty about energy consumption. Enjoy your garden throughout the year by thinking of it as an external room. A 1w Hampton floodlight can easily be directed down to highlight a path or angled towards shrubs. The colour and size ensures it practically disappears in amongst the planting. LED Hampton, £163. www.johncullenlighting.co.uk

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5. **John Cullen's** new Kew Wall Mounted light is a miniature directional spotlight, which adds the perfect finishing touch to your garden lighting scheme. The Kew Wall Mounted can be used to downlight planting or features or even as an uplight. It uses a 1w 8° narrow beam LED and is cool to touch and energy efficient. Price from £171.66. www.johncullenlighting.co.uk

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6. **Prestigious Fires** have just introduced their stunning Bahama outdoor gas fire table. Designed and built in the UK, this gas fire table is a stunning focal point for any garden. Made from stainless steel and granite, the table is designed to be left outside all year round. With a wide choice of granite table tops to choose from, it can be configured to complement your design. Prices from £5,200. www.prestigiousfires.co.uk

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Klober



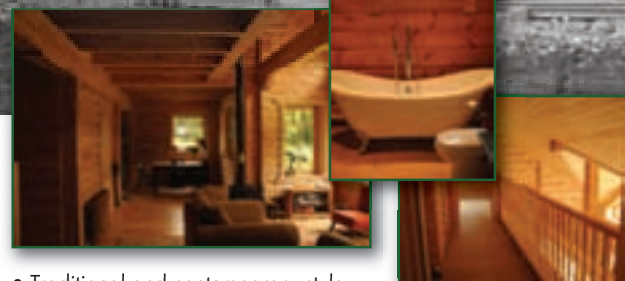
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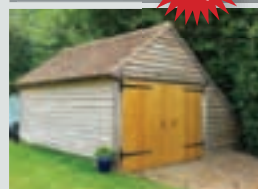
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Timber rises to the challenge of energy efficiency

Chairman of the UK Timber Frame Association (UKTFA), Lawrence Young, discusses how timber frame can help you build a truly sustainable home while also keeping your future energy bills to a minimum

As energy costs continue to rise and threats of an energy crisis become more real, the importance of energy efficiency when building your own home is moving ever higher up the agenda. Energy prices have risen dramatically in the past five years, and it's clear that this trend is here to stay.

Ofgem figures show that in January 2008 the average household dual fuel bill was £885, when the January 2013 average cost was £1,420 – a staggering 60 per cent increase – with heating accounting for almost half (44 per cent) of this. On top of this, we are hearing news that prices are set to increase even further because of a fall in the UK's power production capacity.

Alistair Buchanan, outgoing chief executive of energy watchdog Ofgem, warned in

February that customers look set to face higher energy bills as the UK becomes more reliant on energy imports. As part of his warning, Buchanan highlighted the importance of becoming more energy efficient in order to avoid the approaching 'near crisis'. To do this, we must change the way we think and change the way we build.

Getting the fabric right is the first step to a truly efficient home. With a fabric focus, the energy performance of the building is achieved primarily through the external envelope without reliance on additional micro-renewable technologies – making it more affordable, practical and easy to maintain.

Timber systems give your home a highly insulated envelope, without the need for 'blingy' add-ons. Because wood is such a good natural

insulator, it enhances the efficiency of the insulation materials, while also being more comfortable to live in. Thanks to the excellent insulation of the structural shell, the whole home heats up more quickly, without any cold areas. Better insulation, along with detailed draught-proofing, means a smaller boiler, lower heating bills and a cosier, more comfortable home.

For self builders looking to harness the benefits of renewable energy, it is important to be aware that for most low energy sources to work at their optimum, the building envelope has to have high thermal performance and virtually no unwanted air leakage. Adding bolt-on technologies to poor, leaky building fabric is not a sustainable solution. It does nothing to reduce your home's carbon footprint and it stores up long-term maintenance issues – actually reducing the efficiency



A huge advantage with timber frame is that it really puts the self builder in control

of certain renewable technologies.

The UKTFA has long promoted the wisdom that the foundation of energy efficient, sustainable homes begins with the fabric, and in terms of material, timber frame brings its own unique benefits to this approach. Timber is the only renewable construction material. It minimises energy consumption during the manufacture process; minimises cold bridging effects; and acts as sun energy storage. A two-year continuous assessment of timber frame homes built at the BRE Innovation Park has shown unequivocally that timber frames are ideally suited to the Code for Sustainable Homes and 85 per cent of all Passive Houses are built in timber. Timber

frame is a perfect fit with the low carbon agenda and more and more self builders are recognising the benefits, finding it much easier to achieve very high insulation levels, fewer defects and increased air tightness, all with extremely low embodied energy.

On top of this there are many operational benefits that timber frame can deliver. A huge advantage with timber frame is that it puts the self builder in control. The structural shell accounts for around 40 per cent of the overall construction process, and a weathertight shell can be constructed in just days, making savings in both time and cost. Reduced site prelim, lower craneage and scaffolding costs and

reduced labour on-site all save time and money. As a typical build time is reduced by 25 – 50 per cent when using timber frame, this can be a significant saving indeed. It is little wonder that the material currently accounts for around 75 per cent of the self-build market.

There has never been a better time to choose timber frame. The industry is no longer defined simply by the supply of timber kits; it is driven by intelligent and integrated construction solutions, which deliver sustainable, energy-efficient, desirable homes. When it comes to solving the problem of saving energy and reducing bills, timber frame is undeniably the way forward.

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BI FOLDING & SLIDING DOORS

Folding Sliding Door Company
0845 6446630
www.foldingslidingdoors.com

I D Systems
01603 408804
www.i-d-systems.co.uk

Origin Frames
0845 8948989
www.bifoldingdoors.co.uk

Centor Architectural
01217 012500
www.centor.com

Sunfold Systems
01953 423423
www.sunfold.com

Express Bi-Folding Doors
0800 121 4809
www.expressbifoldingdoors.co.uk

Vufold
01625 442 899
www.vufold.co.uk

Solarlux Systems
01707 339970
www.solarlux.co.uk

1st Folding Sliding Doors
02089 972448
www.1stslidingfoldingdoors.co.uk

My BiFold
01522 512525
www.mybifold.co.uk

BUILDING ENVELOPES

Schueco
01908 282111
www.schueco.com

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Jewson
02476 438400
www.jewson.co.uk

Fermacell
0870 609 0306
www.fermacell.co.uk

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01709 770000
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Institute of Structural Eng.
(Findanengineer.com)
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CVC Direct
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www.cvcdirect.co.uk

DOORS, WINDOWS & CONSERVATORIES

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www.kloeber.co.uk

Velfac
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www.velfac.co.uk

Urban Front
01494 778787
www.urbanfront.co.uk

Apropos
0800 328 0033
www.apropos-conservatories.com

Jeld-Wen
0845 1222890
www.jeld-wen.co.uk

Idealcombi
01582 869010
www.idealcombi.com

Swish Window & Door Systems
0808 1783040
www.swishwindows.co.uk

Internorm Windows UK
02082 059991
www.internorm.co.uk

Black Millwork Co Inc
01283 511122
www.blackmillwork.co.uk

Vale Garden Houses
01476 564433
www.valegardenhouses.co.uk

Web Directory

DOORS, WINDOWS & CONSERVATORIES

Olsen Doors & Windows
01777 874510
www.olsenuk.com

Duration Windows
01268 681612
www.duration.co.uk

ecoHaus
01453 837330
www.ecohausinternorm.com

Quickslide
0844 5610623
www.quickslide.co.uk

GARAGE DOORS:
Hormann (UK)
01530 513000
www.hormann.co.uk

ELECTRICAL PRODUCTS

QVS Electrical Wholesale
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www.qvsdirect.com

Panasonic Electric Works UK
01908 231555
www.panasonic-electric-works.co.uk

ELECTRICAL SYSTEMS

Schneider Electric UK
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www.schneider-electric.co.uk

FINANCE & INSURANCE

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www.buildstore.co.uk

Self-Build Zone
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www.selfbuildzone.com

FIREPLACES & STOVES

Clearview Stoves
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www.clearviewstoves.com

Charnwood
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www.earnwood.com

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www.screwfix.com

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www.vitra.com

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www.hermanmiller.co.uk

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Ekornes (Stressless Furniture)
02074 620440
www.ekornes.co.uk

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Saint-Gobain Glass UK
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uk.saint-gobain-glass.com

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www.sunparadise.co.uk

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www.21stcenturyradiators.com

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www.uponor.co.uk

Discounted Heating
0844 5678884
www.discountedheating.co.uk

INSTALLATION SYSTEMS FOR TILES & STONE

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www.schluter.co.uk

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Superfoil Insulation
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www.superfoil.co.uk

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0844 8922254
www.insulationgiant.co.uk

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Kit Stone
0870 7770099
www.kitstone.co.uk

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www.poggenpohl.com

deVOL Kitchens
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www.devolkitchens.co.uk

Pineland Furniture
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www.pineland.co.uk

Metris Kitchens
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www.metriskitchens.co.uk

Rangemaster (AGA)
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www.agarangemaster.com

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www.potton.co.uk

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01342 838060
www.scandia-hus.co.uk

Davinci Haus GmbH & Co. KG
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www.davinci-haus.com

Hanse Haus
0845 6589780
www.hanse-haus.co.uk

Flight Homes
01787 222336
www.fliighthomes.co.uk

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0845 4040400
www.designandmaterials.uk.com

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www.brandontoolhire.co.uk

Machine Mart
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www.spiritsolar.co.uk

ICE Energy
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www.iceenergy.co.uk

ROOFING & CLADDING

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www.tatasteeluk.com

Greys Artstone
01484 666400
www.greysartstone.co.uk

Hoppings Softwood Products
(Q-Clad)
01992 578877
www.timber-cladding.co.uk

ROOFLIGHTS

Vision Rooflights
01162 791900
www.visionrooflights.co.uk

SOFTWARE

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www.eleco.com

House Builder XL
0845 1234065
www.hbxi.co.uk

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STONE

Mandarin Stone
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TIMBER & JOINERY

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www.carpenteroakandwoodland.com

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www.silvatimber.co.uk

Osmo UK
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www.osmouk.com

Neatwood Homes
01981 240860
www.neatwoodhomes.co.uk

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01803 732900
www.carpenteroak.com

Maple Timber Frame
01995 679444
www.mapletimberframe.com

Taylor Lane
01432 271912
www.taylor-lane.co.uk

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