

selfbuilder & homemaker

March/April 2014

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FEATURES IN THIS ISSUE:

Bathrooms & Showers
Fires & Fireplaces
Floors & Flooring
Roofing (Inc. Green Roofs)
Water & Damp Proofing
Timber Products Showcase
Lighting Showcase

ECO & SUSTAINABLE SUPPLEMENT

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Labour recognises the role of self-builders;
Government confirms self-builders' exemption from CIL;
The Shadow House – A story of inner city self-build
plus more





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Reader
Enquiry
401

contents



features

18

THE SHADOW HOUSE: A STORY OF INNER CITY SELF-BUILD

Having designed large luxurious properties for private clients and worked on complex urban social housing developments David Liddicoat and Sophie Goldhill were keen to use their combined experience to create a small, attractive, cost effective and compact home for themselves. By David Mote

39

WHY HIRING A DESIGNER CAN TAKE THE STRAIN FROM BATHROOM PLANNING

Lisa Melvin, director of Lisa Melvin Design, tells us how bringing a designer into your self-build can provide expert guidance on the latest trends and products to consider when planning your self-build's bathrooms, en suites and cloakrooms

51

WOOD BURNING STOVES ARE A HOT TOPIC

Matt Hardy, showroom manager at The Heat Store Ltd, gets into the hot seat to answer questions about specifying a wood burning stove

56

BEAUTY, QUALITY, CHARACTER & STYLE

With such an abundant choice of colours, textures and styles, choosing the correct wooden floor for any build can be confusing. Peter Keane, director of wood flooring manufacturers, The Natural Wood Floor Company, looks at the benefits of wooden flooring, how to select the best floor for your project and the latest trends for 2014

63

HOW GREEN IS YOUR ROOFTOP?

Here we review green roofs as an option for your self-build: why you should consider them, what ranges and varieties are available and the practical issues to be aware of

65

RIGID APPROACH TO DAMP-PROOFING

Grant Terry, head of brand development for Marmox (UK) Ltd, advocates a structured approach to dealing with damp and insulation issues

product round up

Bathrooms & Wetrooms	39 - 44
Building Products & Services	42 - 43
Doors, Windows & Conservatories	44 - 50
Drainage & Plumbing	44
Eco & Sustainable	29 - 38
Fires & Fireplaces	50 - 55
Flood Control	55
Floors & Floor Coverings	56 - 58
Groundworks & Sewage Treatment	55
Heating & Renewable Energy	58
Kitchens & Appliances	59
Landscaping & External Finishes	58
Lighting & Electrical	14 - 16
Pools & Spas	59
Rainwater & Greywater Products	60
Roofing	62 - 64
Stairs, Balustrades & Balconies	62
Timber & Joinery	60 - 61
Water & Damp Proofing	64 - 65

also in this issue

4

INDUSTRY NEWS

14

LIGHTING SHOWCASE

16

EDITOR'S FOCUS

29

ECO & SUSTAINABLE SUPPLEMENT

61

TIMBER SHOWCASE

66

CLASSIFIED & WEB DIRECTORY



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editor's letter



Hello, I'm David Mote and I have just joined the netMAG family as the new editor of *Selfbuilder & Homemaker*.

I have worked in and around the housing industry for over twenty years and during that journey I was the House Builders Federation director of marketing and communications, working closely with the NHBC and self-build industry.

Since those heady days I have held senior positions in both new homes PR and marketing comms agencies, written for numerous property publications and enjoyed working with a great number of folk who are now scattered around UK housing communications agencies.

I have judged on a number housing award panels and I am keen to encourage the use of lessons learnt by the commercial construction industry within the self-build and mass development, housebuilding communities.

I believe the housing sector, of which self-build forms an important part, is entering an exciting new era and I am very happy to be helping *Selfbuilder & Homemaker* bring news and examples of thought leadership to our growing readership.

I hope you enjoy reading our magazine and find the articles both interesting and possibly even educational.

All the best,

Industry statistics confirm housing confidence

Proving the housing sector's strengthening confidence, the NHBC's latest statistics show that new home registrations have continued their upward trend of last year, rising 14 per cent in January against the same month in 2013.

In January, 11,489 new homes were registered in the UK, with a split of 8,312 private and 3,177 public registrations. In January 2013, 10,112 new homes were registered in total.

The NHBC's commercial director, Richard Tamayo, explained: "Our figures show that the industry enjoyed a strong start to 2014 by maintaining the momentum from the previous year.

"Both private and public sectors reported growth on the same month in 2013 and we look forward to hopefully seeing this trend continue throughout the year to help meet the demand for new homes."

The NHBC's reported growth in new home registrations follows the Home Builders Federation's (HBF) latest Housing Pipeline report. This showed that planning permissions for new homes in England totalled 52,534 in Q4 2013. This is the highest quarterly total since the first quarter of 2008.

The total number of planning permissions granted for 2013 at 174,471 is the highest yearly figure seen since 2007.

The HBF believe that their findings are a strong forward indicator of future levels of home building. They also feel that this noticeable rise in permissions is a reflection of the National Planning Policy Framework, which is putting pressure on local authorities to have local plans or risk losing decisions on appeals.

By David Mote

comment

Eco Open Houses
12 - 13 April, Worthing
27 April, Steyning
www.ecoopenhouses.org

Foxley Tagg
planning seminar
2 May
More info on page 9

National Custom & Self
Build Week
3 - 10 May
www.nasba.org.uk/nsbw

Grand Designs Live
3 - 11 May, London
www.granddesignslive.com

Scottish Homebuilding & Renovating Show
17 - 18 May, Glasgow
scotland.homebuildingshow.co.uk

BIG Home Improvement Show
20 - 22 June, Swindon
www.nsbr.co.uk

diary

Labour recognises the role of self-builders

There are many challenges faced by today's small, custom and self-builders, but the most difficult to overcome must be the availability of land. OK – self-builders may be able to bid on the land the big boys see as not viable but at the end of the day self-builders are at the bottom of the land purchase pecking order.

It is therefore interesting to hear Labour's slant on land buying and housebuilding numbers. The new Shadow Housing Minister, Emma Reynolds MP, in her key speech at a recent NHBC meeting confirmed that housing is now at the centre of the political debate and will be a key priority for Labour at the next election. She explained that Labour recognised the country was in the midst of the biggest housing crisis in a generation and would take action to boost supply, if elected in 2015.

However, what was particularly interesting was Labour's belief that the current failure to build enough homes, which in turn leads to house price inflation, is the result of a lack of competition within the housebuilding industry.

Labour believes that as the number of self-builders has declined and volume builders have increased, it has become easier for more dominant developers to purchase land. This has denied smaller builders access to

land, resulting in a cycle of declining housing starts and increased property inflation.

However, they do recognise that for their proposed housing strategy, and long-term ambition to double housing numbers to at least 200,000 homes a year by 2020, there has to be a thriving building sector. This means that as part of their housing strategy volume housebuilders will still have an essential role to play, but in a world where there is greater competition and diversity created by the small and self-build communities.

As a first step Labour has launched the 'Build First' package. This package will include measures designed to assemble an army of smaller house, custom and self-builders to help boost housing numbers, innovation and quality. Labour's next step in developing its long-term housing strategy is to ask Sir Michael Lyons, supported by a panel of experts, to lead its Housing Commission.

Concluding her NHBC keynote speech Emma confirmed that: "[Labour's] aim is to significantly boost the role of the smaller firms, and the self and custom build industry to help us reach our ambition of building at least 200,000 a homes a year by 2020.

"Building those extra homes could bring up to 230,000 jobs to our construction industry and I want to see many of those jobs

created by small and medium sized builders."

This sounds great, but do they really understand the housing market and how housing development starts have been blighted and delayed by the policies of governments from both parties? They did not even mention the thorny issues of planning and building regulations. But if they intend to create a more level land buying playing field and offer up the opportunities provided by regeneration projects so that smaller players get a look in, I'll play along.

The NHBC's reply to the ideas raised at its meeting stated that they are currently conducting their own research into the obstacles small builders face when returning to the housing market. The NHBC hope the findings from this report will inform the ongoing debate about how future government policy will help increase the number of smaller builders and the number of new homes being built.

We will have to see what wisdom this research reveals. In the mean time there are a couple of points made by Emma I certainly do agree with. It is her belief that we are in the midst of the biggest housing crisis in a generation and that it's about time housing moved to centre-stage.

By David Mote

planning

UK housing shortage latest: icing here with cake to follow

The go-ahead on what could be a pioneering model for reform in the UK's housing supply has been announced as Cherwell Council purchased a 187ha MOD site and offered up to 1,000 homes solely for self-builders. There has not been a self-build project of such a scale in the UK before, but does this innovative scheme in fact reveal as much about what is not happening to help solve the UK's housing shortage?

Self-build has been seen by many as a significant but untapped source of new homes. While small scale and pioneering in the UK, self-build is just how most homes are built in Europe. Taking inspiration from Europe, Cherwell are encouraging a variety of approaches for development on the site in Bicester; from kit homes and single unit custom builds through to terraced housing and apartment blocks. The council hope that around 30 per cent of the homes will be classed as 'affordable' and want to attract a mix of sole-owned, part owned and rented properties. The approach is markedly different to the current, developer-dominated UK housing market. Can self-build be that significant?

The self-build icing

There certainly appears to be substantial unmet demand for self and custom build in the UK. The National Self Build Association estimates that six million people expect to research how to build a home for themselves in the next 12 months. Self-build is also viewed as an accelerator in the speed of construction, with less likelihood for landbanking.

Proponents also argue that more self-building can help to defuse some of the toxic planning arguments of NIMBY versus developer. With more individuals involved in building houses, they argue, local support for new homes will increase with more desirable houses built.

The government has supported self-build as November 2013 saw £30 million in loans set aside for self-builders. In February 2014 it was announced that each self-builder is set to benefit by around £15,000 per build as Community Infrastructure Levies have been removed.

Cherwell Council's Graven Hill project may change the view that self-build cannot promise new houses in any significant numbers. However, critics could rightly claim that such

schemes are mainly a substitute to traditional, developer-led, large schemes – and don't really enhance the housing cake overall.

Follow the incentives

For many, the main portion of the housing supply problem stems from the incentives in the current market. The incentive for developers to build houses is too often less than the risk/return of land acquisition and sale. There is every incentive for individuals to be a NIMBY rather than support large numbers of new homes nearby. There is virtually no incentive for local authorities to exceed local housing targets in the short term – and every incentive to listen to the local community and often object to new schemes.

With all these incentives pointing in the same way, it came as no surprise that following the abolition of centrally-imposed regional housing targets, local councils have almost universally set lower housing targets.

With relatively stable land and house prices (at least compared to many other countries) UK

Continued overleaf...

...Continued

housebuilders and developers have been only relatively annoyed.

Many believe significantly more homes will be built only when the incentives are right at the local level. Those incentives must focus on land supply and prices. Community Land Auctions (CLAs) – competitive tendering auctions similar to those used for 3G mobile

phone networks – were backed by the coalition in 2011 and a pilot scheme was promised. The potential of CLAs were viewed as significant precisely because they created significant incentives at a local level to build new homes.

The Graven Hill project could well be a pioneering model for self-build in the UK and hence an important contribution to the UK's future housing supply mix. However it remains

on the surface of the issue.

The political incentive to tackle perhaps the single biggest issue in housing supply – that of land prices – appears to be less than the incentive to keep the status quo. Self-build at scale may be here now but we still await even a pilot for CLA.

By Paul Graham, managing director of Planning Pipe

finance

Government confirms self-builders' exemption from CIL

The Department for Communities and Local Government believe that exempting self-builders from paying the Community Infrastructure Levy (CIL) will save the self-build housing sector thousands of pounds and encourage the construction of up to 3,000 currently 'mothballed' small housing projects.

The proposed levy would have added considerable construction costs, which in some cases would have made building properties unviable. A typical example might find a self-builder building their own four-bedroom, 150 sq m home being liable to pay £15,000 in CIL, if their local council was charging £100 per square metre for a residential development.

By axing the levy for people building their own home the government believes it is showing its determination to boost housing supply and help aspiring self-builders start work on their homes.

Relief from CIL will cover homes that are owner-occupied, built or commissioned by individuals, families or groups of individuals for their own use.

Commenting on the removal of CIL for this specialist part of the housing sector, Communities Secretary, Eric Pickles, said: "Building your own home is always a challenge and we are doing what we can to help people realise their dream and provide a home for their family. This change will save self-builders thousands of pounds and help many more in the future.

"By boosting the numbers of people building their own home we can help increase

the number of new houses built each year in this country and support local businesses. There are too many levies and charges on housing. By cutting these, we can help build more homes."

Welcoming the initiative Chairman of the National Self Build Association, Ted Stevens, confirmed: "It's great news that the community infrastructure levy exemption for self and custom builders is now being implemented. We estimate that about one in eight self-build projects have been 'mothballed' over the last two years, because of the impact of this new charge, so we anticipate the exemption will have a significant impact on self-build starts, with 2,000 to 3,000 homes coming off the shelf and starting on-site in the next few months.

"This is good news for the people who want to build their own homes and it will also be good news for the supply chain and local construction related businesses that support the self-build sector."

Exempting self-builders from CIL is the latest in a range of government measures to boost the number of people building their own home. Others include:

- Making it easier to get a self-build mortgage: with the government speaking to lenders and encouraging 26 of them to now offer self-build loans, gross self-build lending is predicted to increase by almost half between 2012 and 2015 to £1 billion a year
- Free more surplus public sector land for self-builders with the Homes and Communities

Agency bringing forward a range of sites for custom build homes

- The introduction of a £30 million Custom Build Homes Fund, which makes available repayable finance for larger multi-unit projects and grant funding for community self-builders who can now apply for a share of £65 million from the Affordable Homes Guarantees Programme
- Planning guidance that makes it clear to councils that they should help self-builders and establish demand in their area; this includes compiling a local register of people wanting to build a home so they have priority when new brownfield sites become available

To clarify what the government recognises as self-build, their definition is: "Self-build homes are homes built or commissioned by individuals or groups of individuals for their own use, either by building the home on their own or working with builders. Custom homebuilding typically involves individuals commissioning the construction of a new house from a builder, contractor or package company or, in a modest number of cases, physically building a house for themselves."

This announcement follows closely on the heels of the Shadow Housing Minister telling the housing industry that Labour wants to create an army of small housebuilders to break the monopoly large housebuilders have on land purchase.

By David Mote

building regulations

Government responds to the Housing Standards Review

Following a consultation exercise conducted by The Department for Communities and Local Government (DCLG) last year, which sought views on the results of a review of local housing standards, the government has announced that it will move all necessary local housing standards into Building Regulations this year.

The resulting Housing Standards Review

proposes a radical reform of the framework of building regulations, guidance, local codes and discretionary technical housing standards currently applied to new housing through the planning system. Its aim is to reduce bureaucracy, homebuilders' costs and encourage housing starts, while delivering quality, sustainability, safety and accessibility.

The highest profile casualty, the process

of simplifying many of the confusing standards currently in operation, will be the environmentally focused Code for Sustainable Homes. The government has confirmed that the Code is due to be phased out and its sustainability guidance measures will find their way into Building Regulations.

By David Mote

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Reader Enquiry
102

How to submit a robust planning application

National town and transport planning and training consultancy **Foxley Tagg** believes that the planning process still suffers from bad press and as a consequence is generally misunderstood by most people who make or would like to make an application.

Professional planners, who work on behalf of clients in conjunction with Local Planning Authorities, understand the system thoroughly but also gets frustrated and irritated with the bureaucracy and lack of common sense that rears its head from time to time.

Many self-builders follow the route of pre-application enquiries with Local Authorities but with these costing (in many cases) around £150 just for a written response, this is clearly not to be taken lightly.

Foxley Tagg often receives calls from enthusiastic potential self-builders looking for advice in respect of obtaining permission for a newly found ideal plot of land or site with an existing dwelling. The first stage is for a consultancy, like Foxley Tagg, to review such plots and their potential to give an initial assessment of the chances of a successful application.

Foxley Tagg reviews plots that, to the untrained eye, appear perfect but on closer inspection are doomed for one reason or another. A recent example is a former cottage which was in a very poor state of repair, seemingly ripe for sympathetic redevelopment only to identify that there were major problems of sustainability and abandonment. Sadly, it had to be concluded that any application would be unsuccessful and, unless planning policy changes significantly, the cottage will continue to deteriorate and thus another self-build dream was broken.

One of the most distressing elements of this story is that the enthusiastic self-builder had already spent valuable resources having plans drawn up for the conversion that he thought was possible before discovering the planning realities.

Foxley Tagg is initially holding a half day seminar, hosted by Sally Tagg MRTPI, for a small number of potential self-builders. It will explain – using personal case studies – the planning application process. From this you will more fully understand the planning process

and be able to use this knowledge to make your plot search more effective.

Advice on planning is an investment to be considered and valued against the value of the home(s) at the end of the process and not to be dismissed as an unnecessary luxury.

The cost of attending the course is £60 (including VAT) per head for registered users of the Self Build Portal and £75 per head to other guests.

The initial seminar will be run at Foxley Tagg's Cheltenham office (GL50 3FB) on the afternoon of Friday 2 May starting at 2pm (registration, tea and coffee from 1.30pm).

To ensure that you gain maximum benefit from the seminar the numbers have been limited to allow for a small group but additional dates and course contents will be publicised in due course.

To book your place(s) or talk with Foxley Tagg about this course or other potential courses and dates please call 01242 222107 (9am to 5pm Monday to Friday) or email office@ftplanning.co.uk

Enq. 103

h2>guidance

Growing interest in hemp and straw construction prompts new guidance

Hot on the heels of two recent reports on natural crop-based building materials by the BRE Trust (*Building with confidence using renewable materials*) and the NHBC Foundation (*Cellulose-based building materials: use, performance and risk*), **BRE** is pulling together leading figures from the sector to develop the next generation of specification guidance for those who want to design and build with renewable materials like hemp and straw.

Dr Tim Yates, BRE who co-authored the most recent NHBC Foundation report said: "Since this report has been written a lot of new research has come to light which continues to improve our understanding of the performance of these materials [and] their related construction methods. It's important that we capture this and use it to develop the next level of best practice specifications guidance required by the industry so it can fully exploit the benefits these materials can bring."

Enq. 104

Charges adding thousands of pounds to building costs to be axed

New measures will save hardworking householders thousands of pounds from the cost of building their own home under proposals announced 23 March.

Charges would be scrapped that require a large payment and add considerable costs for people wanting to build their own home or developers looking to build a small number of properties. These reforms will help increase both house building and housing supply, and lower the construction cost of new build housing and home improvements.

A number of councils have applied Section 106 charges which have made these types of development unviable, such as a £32,000 charge that would be required to build a two-storey, three-bedroom self-build in the New Forest, and a £20,000 charge to build two modest sized homes in Andover.

The charges, which can also be applied to the building of extensions and annexes, require a levy for affordable housing. This would be scrapped for self-builders, homeowners and developers wanting to bring redundant buildings back into use.

Communities Secretary Eric Pickles

said: "People who have worked hard and saved hard should be able to build a home or make changes to their property without paying out excessive charges.

"Their home should be their castle and not a cash cow for their local council. They shouldn't be clobbered with thousands of pounds of charges just for building a house or adding an annexe for an elderly family member.

"There are too many levies and charges on housing. By cutting these, we can help support hard working families, give builders a boost and build more homes."

The proposed changes to Section 106 brings this charging into line with the infrastructure levy and is part of the government's determination to boost housing supply and help hardworking families and aspiring self-builders get their home off the ground. It also supports changes which mean from April there will no longer be a Council Tax surcharge on family annexes.

The proposals outlined in a consultation will exclude people building domestic extensions and annexes from having to make levy payments to affordable housing through Section 106 agreements.

h2>finance



Make sure the Eco Technology Show is in your diary this June

You can feed your ideas bank, meet the experts and enjoy a day or two by the sea this June at the Eco Technology Show

A must-attend event for anyone interested in the practical use of low carbon solutions, the show is free to attend and offers a unique opportunity to hear some of the most innovative thinkers speaking at talks and workshop sessions running throughout the two days.

Now in its third year, the Eco Technology Show is the major event of its kind in the South: it has over 140 exhibitors and has scheduled over 70 talks and workshops. As one of the UK's leading events focusing on low carbon solutions, it has not surprisingly attracted Greg Barker, Minister of State at the Department of Energy & Climate Change as the keynote speaker. Barker, who was recently quoted as saying that investing in solar panels provides a better return than a pension, will focus on the economic benefits of shifting to a lower carbon economy.

Nicola Gunstone, one of the founders and driving force behind the Eco Technology Show comments: "The powerful drivers of carbon reduction, the need to tackle fuel poverty, spiralling energy costs and increasing consumer demand have combined to drive market growth. Eco technology is no longer on the margin – its mainstream business now and self-builders now have unprecedented levels of choice. We are providing a great shop window for them to browse."

The Eco Technology Show provides the perfect opportunity for those involved in a self-build to meet the experts and glean practical ideas on the use of renewable and energy efficient technologies for domestic and commercial, new build and retrofit. The show will also help visitors to look at the bigger picture including low carbon transport solutions and strategies for future cities and waste management.

Getting financing in place for a new build can be a minefield of confusing legislation. The

Eco Technology Show seminar programme will provide expert advice on how to secure energy efficiency financing, including a review of the government's Green Deal scheme.

The show's exhibitors will demonstrate how optimum building and running cost savings result from a holistic view of a project, through investment in the right technology and low-carbon solutions for self-builds, smart choices of building materials and even through to furniture design.

New ideas on building materials include Econoblock from Econovate Ltd. This light-weight load-bearing structural breeze block, with high thermal insulation performances, is made out of waste paper and cardboard diverted from landfills.

The Eco Technology Show will be open from 9.30am - 5pm on Thursday 26 June and 9.30am - 4.30pm on Friday 27 June

NEWFORM ENERGY SOLAR PANELS



Solar panels continue to be the most popular and easily-installed renewable energy technology, but there are other options such as Open-Loop Ground Source Heat Pump installations, which exhibitor Open-Loop Ground Source Heating claim can reduce energy bills by over 50 per cent.

Newform Energy believes that the smart integration of different renewable energy technologies within a system means the individual components work more effectively. Using hybrid solutions, Newform Energy claim to be able to significantly reduce a building's carbon footprint.

Radflek radiator reflectors provide an example of a low cost, quick to fit, energy saving measure. Most radiators direct some 40 per cent of their radiated heat towards the wall behind. Radflek Radiator Reflectors reflect back into the room 95 per cent of the heat energy radiated from the rear of the radiator, so reducing the heat lost through the wall behind the radiator. This allows households to turn the thermostat down and save on heating bills.

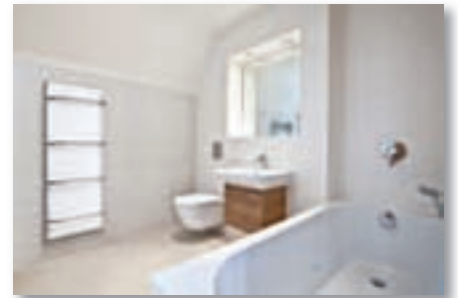
Infrared Technologies claim to be able to save up to 50 per cent on energy costs using infrared heating products such as infrared under-floor heating, ceiling and wall mounted panels, designer glass panels and mirrors, frost prevention products and industrial heaters.

As well as showcasing energy technology, many exhibitors will also showcase cutting-edge design technology. For example, Custom Carpentry will reveal a range of eco materials

from around the world suitable for eco fitted furniture, as well as the Milo table made from waste wood offcuts that are recycled.

"The products and services we'll be showcasing provide significant opportunities for improving resource efficiency, energy management and making real differences to the towns

and cities we live in. For anyone with focus on new build or maintaining, improving existing buildings and resource efficiency, a visit to the Eco Technology Show will be a day well spent, whether you have a live self-build project or general interest in the importance of low carbon solutions," said Nicola Gunstone.



INFRARED TECHNOLOGIES' BATHROOM DRYER

A particular strength of The Eco Technology Show is the opportunity to meet and network with industry and thought leaders face to face and in the free seminars, panels and workshop sessions.

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Enq. 100



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Enq. 105

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106

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What is independent project management and why would I need it?



James Bryden, director at ClearPlan Project Management, tells us how employing a project manager can save you time and money

When embarking on a build, your key goals are to ensure that it is carried out correctly, complies with building regulations, and is within budget and on time (and also without imposing on the rest of your life any more than it has to!).

Obviously, your build has to be managed by someone, whether that's you or an independent project manager. Be very wary if your builder suggests project managing; he is not independent and may have his own agenda.

Before you decide who the project manager should be, ask yourself the following questions:

- How much time do I have to dedicate to this build?
- What's my previous experience?
- Am I working to a tight budget and/or deadline?

Contrary to popular belief, employing a project manager can save you time and money, not to mention your sanity! A project manager will produce a well-monitored programme of works with prices and ensure regular progress checks are undertaken. This will dramatically reduce both the drain on your time and the final cost of the project.

Good project managers can help you identify professional local builders and tradespeople and assist in weeding out the cowboys. Amazingly, many people do not have contracts with their builder. A project manager will suggest a nationally recognised form of contract (JTC, NEC, Federation of Master Builders) and can either help you complete it or complete on your behalf. This third party role can prove invaluable to the smooth running of a project as it will ensure that your plans are sufficiently clear and detailed to prevent unexpected issues or work variations occurring during the build.

A project manager's independence means that your interests are their sole priority, constantly ensuring that your goals are met, not just those of the architect or builder.



The project manager will work with you during the three phases of your build:

1 Pre-build: Ensure you have a realistic budget that includes a contingency fund. Prepare the tender package and produce a project programme.

2 During the build: Monitor the progress and quality of work – assess costs and coordinate the various parties to ensure budget and timings are adhered to.

3 Post-build: Ensure that all snagging is completed, documentation and certifications are provided and the contract is formally closed.

You may think that adding an independent project manager to your build team will be an unnecessary extra expense, but time and again



project managers demonstrate that they help clients to not only avoid overruns and over-spends, but also save more money than the cost of the fees.

There is no denying that any build will have its anxious moments. But, by following some simple and sensible steps, including considering employing a project manager, hopes and dreams for the perfect property can become a reality, without too much stress along the way.



Interior inspiration: Lighting showcase

Whether a spin on traditional light fittings, statement pieces or understated lighting to exentuate the interior of your home, Selfbuilder & Homemaker aim to inspire you with some of our favourite innovations in lighting design for Spring 2014

1. The **Eichholtz** Hainaut Lantern is a classic pendant lantern lamp with an artisan antiqued metal frame. This striking elongated ceiling light has traditional grandeur which will enhance any room. Stripped back to the bare essence of the glory of light, this fitting makes a decorative feature of the bare bulb within its elegant frame. The hand finishing of the Hainaut Lantern brings a sense of heritage and a well-loved, artisan appeal. Available at **Occa-Home** for £404. Images courtesy of www.occa-home.co.uk

Enq. 108

2. The Innermost Jeeves Pendant and Innermost Wooster Pendant are designed by **Jake Phipps** as a playful take on interior lighting with a real sense of cultural identity. The bowler and top hats are classic British cultural icons which reflect a bygone era of imperialism, eccentricity and class divide. Both Jeeves and Wooster are supplied with integrated wiring set with G9 bulb. Available at **Occa-Home** for £186 (Jeeves) and £201 (Wooster). Images courtesy of www.occa-home.co.uk

Enq. 109

3. Add long lasting style with the **Flos** Long Light. Long in name but short in stature, the wall lamp projects indirect light into the room along with an aura of style and charisma. The light is finished in an immaculate shade of white. The Long Light white lamp will look great in the living area, hallway or bedroom of your home. Designed by **Piero Lissoni**, give this timeless and illustrious lighting solution a space in your home interior. Available at **Occa-Home** for £175. Images courtesy of www.occa-home.co.uk

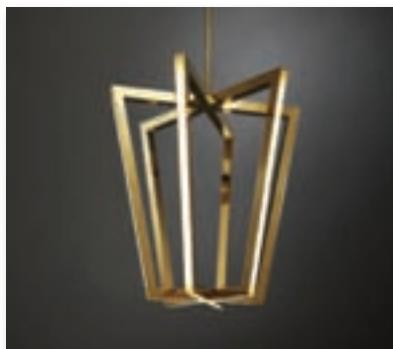
Enq. 110



5

4. The Brave New World Lamp from **Moooi** started as a concept piece of random thought-initiated construction. Following the example of old Far Eastern bamboo scaffolding, the Brave New World Lamp was developed without a design or plan in place, however, each piece of wood is carefully notched and pegged together to form an integral part of the overall mechanical structure. Comes with 3m red fabric twisted cable. Available at **Occa-Home** for £2,535. Image courtesy of www.occa-home.co.uk
Enq. 111

5. The iconic Verner Panton large lacquered steel flowerpot pendant lamp from **& Tradition** is available in a choice of bold graphic colours to suit your home. Originally created in 1970 following the success of the smaller original pendant, the flower pot, with its two semi circular spheres facing each other, has proved its lasting design quality and is just as stylish today as it was then. Available at **Occa-Home** for £499. Images courtesy of www.occa-home.co.uk
Enq. 112



6

6. **Christopher Boots** explores four geometric elements that assemble together to form a familiar geometric 3D symbol in the five Asterix pendant lights. Unix, Triptyx, Quadrix, Parallelogram and Asterix (pictured) begin with the most simple and grow to increasingly complex geometrical forms. Sleek and angular brass shapes are inlaid with LED to create glowing and decorative sculptural pieces. £1,025 to £3,832. www.christopherboots.com
Enq. 113



7



7. Put a spotlight on your favourite belongings with the unassuming Wing Stainless Steel LED illuminated shelves from **Hafele**. A stylish aluminium frame and frosted glass top and bottom allow light to shine through. It's ideal for a modern kitchen with open wall space. The shelves have a touch LED sensor switch. The unit is 600mm long. Prices start from £150.48. www.ideasforliving.co.uk
Enq. 114

8. A stunning floorlamp from **Eichholtz** that can be seen in some of the best five star hotels in the world. The Eichholtz Atlantic Floor Lamp is a real statement piece for the chic, luxe or urban home. Adjustable in height and available in two finishes to suit your home interior. Available at **Occa-Home** for £1,122. Image courtesy of www.occa-home.co.uk
Enq. 115



9

9. The Loox 12v LED 2012 RGB Flexible Strip Light from **Hafele** is ideal for retrofitting and can be shortened and flexibly adapted for any furnishing. Individually selectable light colours using the RGB colour mixer and remote control. Length 300mm. Prices starting from £13.41. www.ideasforliving.co.uk
Enq. 116

All prices were correct at the time of publication but may be subject to change

editor's focus

1

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FasciaExpert.co.uk stocks one of the largest range of PVC-U rooflines online including fascias, soffits, gutters, cladding, dry verge and trims. All leading brands including Homeline Building Products, Floplast and Klobber are available with fast free delivery across the UK, from one length to 100 lengths. FasciaExpert.co.uk also offers one of the lowest online prices backed up with a free 'new build measuring service' to help you determine the product quantities you'll need. All Roofline products are BBA approved and fully guaranteed.

Enq. 117



2

GLASS AND STAINLESS

Glass and Stainless Limited was born from a desire to combine extensive technical knowledge, high quality service with a premium quality product. Due to the expertise of its team Glass and Stainless Limited only specify the highest quality architectural products to the most stringent safety regulations looking at each project individually. It prides itself on its ability to design, develop and deliver the requirements of your project within the timescale and budget you set. See more about what Glass and Stainless Limited can offer at the company's website.

Enq. 118



3

FLAMEWAVE FIRES

Flamewave Fires are the manufacturers of Tortoise and Cleanline open convector fireboxes. The range includes both contemporary and traditional built-in and freestanding units in many sizes and styles for use with wood, coal or gas. Being 'locally' made, Flamewave Fires can even offer a unique made-to-measure service – just call for details, a member of the team will be very happy to discuss your individual requirements. The clever box-within-a-box construction means that the fireboxes are at least twice as efficient as ordinary open fires and often three or four times better than some larger open fires.

Enq. 119





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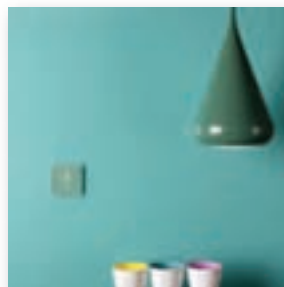
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Vitrum UK (Home Control) Ltd
Call Ivan on 07966 236969
www.vitrumuk.co.uk

Enq. 120

MK Electric



Working at the leading edge of contemporary design, MK has developed the Elements Collection: electrical accessories which can take on the appearance of almost any material. From cool stone effects like beach pebble to warm woods and leathers, the pioneering range of decorative electrical accessories provides for accent, contrast or concealment. Adding to the aesthetic appeal, slim fascia profiles and crisp, clean edges offer a purity of form. And it isn't just the look of the

Elements Collection which is different; it's the feel too. The range comes with new electronic touch functionality for 'silent' switching and dimming.

www.mkelectric.co.uk www.mkelements.com

Enq. 121

Greenstock



Newly introduced by Greenstock is a comprehensive range of LED Strip Kits designed for stunning lighting effects for all interiors from commercial to home. The LED kits offer a dimming capability via an easy to install remote control or pushbutton controller and are available in an extensive range of led colours and types. The kits make use of Greenstock's innovative U-connect wiring system, making the kits extremely easy to install and enabling the user to keep building onto the exist-

ing installation with a wide range of accessories. All of Greenstock's LED Strips are supplied on a 5m reel and are fitted with self adhesive backing tape enabling lights to be easily installed.

Enq. 122



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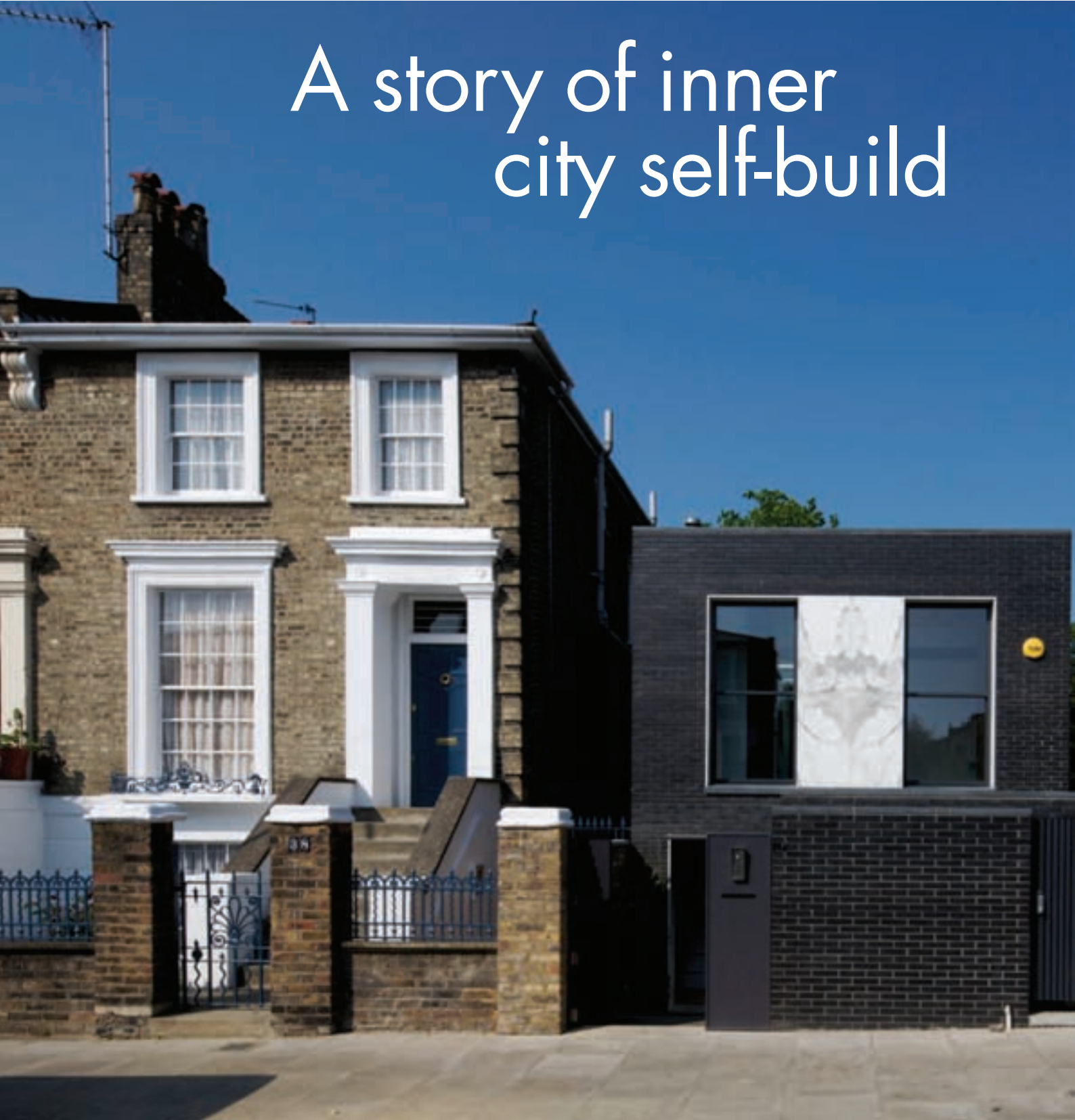
www.bifolddoorfactory.co.uk

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123

SCHÜCO

The Shadow House

A story of inner
city self-build





© Tom Gildon

Having designed large luxurious properties for private clients and worked on complex urban social housing developments, David Liddicoat and Sophie Goldhill were keen to use their combined experience to create a small, attractive, cost effective and compact home for themselves.
By David Mote

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Architects David Liddicoat and Sophie Goldhill felt that the lessons learnt as part of their home's design and build would help demonstrate how similar inner city homes can be created on small and often overlooked building plots.

The adventurous architects' first step was to find an affordable inner city site where they could build their home, while testing their ideas of living with less.

For many self-builders the conventional way to find a building plot is by working with estate agents or attending local auctions. However, David and Sophie felt that the competition for sites promoted by property agencies has resulted in potential homeowners wanting to build a single property overpaying for the

limited land available.

So the couple got on their bikes and, cycling around the city, explored the backstreets for a small and affordable plot of land. The result of their exacting search was the discovery of a derelict former electricity substation at the end of a Victorian terrace, located just behind the Kings Cross goods yards. At 38 sq m the space was not just small – it was very small. However, the previous owner's failed attempt to get planning permission to develop the site had resulted in the land's value being depressed and falling within David and Sophie's budget.

The size was right, the price was right and the location, apart from the fact that it was in the fiercely protected Camden Square Conservation Area, was also right.

We found these limits liberating rather than restricting: there is great poetry in practical things, so we reveled in finding simple means of assembling the house

– David Liddicoat



Engaging with the neighbours

It was soon very obvious that the only way of developing this unusual site was for David and Sophie to work closely with local neighbourhood organisations and planners. For the project to succeed they knew it was essential that these key community groups understood and supported their plans to create an innovative and possibly different looking property that still complemented the area's historic local vernacular.

The resulting Shadow House, named for the way its form plays with light and shade, became a true example of modern self-build with David and Sophie designing the property and its interiors, managing the planning process, overseeing the manufacture of the fittings, fixtures, furniture and building construction.

The couple took a careful, collaborative approach to gaining planning permission, developing the design with close and detailed conversations with the council's officers.

It was agreed that the maximum envelope for the house was to be determined by its relationship to surrounding buildings and the numerous ancient lights that overlooked the site. However, the greatest debate took place over the building's external appearance.

The conservation lobby demanded that the house should reflect the area's tough, industrial-era context. So David and Sophie proposed the use of a Dutch-format engineering brick with a black glazed finish, which resembles the cut face of coal. This was contrasted with sheer

frameless glazing, with accents of white statuario marble, echoing the plaster reveals and porticoes of the existing local Victorian architecture.

As David explained: "The tectonic of the house was driven by its physical and legislative context. We had developed a robust and monolithic design, reinforced with an unforgiving, monochromatic skin. Because our budget was so tight, we planned to carry out as much work as possible ourselves and limited our palette to primary materials. We found these limits liberating rather than restricting: there is great poetry in practical things, so we reveled in finding simple means of assembling the house."

Continued on page 23...

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Bringing the outside in

Working to such a tight budget, David and Sophie constantly re-drew the design to eliminate costs, and carried out much of the work themselves.

With the site being located on a man-made terrain, which is a mixture of mobile clay and spoil taken from the cutting of the railway lines to Kings Cross and St Pancras, the substructure of the property had to be reinforced with concrete ground beams and piles. The superstructure is formed from load bearing masonry and oversized larch glulam beams – to maintain structural integrity in the event of fire – are laid directly into the brickwork to support the roof and floor structures.

The interior structure and window reveals are in raw larch, while the polished concrete floors, which were poured in-situ, flow between each of the rooms. The rooms' walls are the same dark brickwork as the exterior and contrast with the stark white concrete floor.

The larch beams used to support the ceilings of both floors are hung with bare light bulbs, which remain exposed inside every room.

One of the bedrooms and a library occupy the first floor, along with a bathroom with a uniquely glazed ceiling.

The first floor bathroom's huge sheer glass ceiling, which had to be craned into place, creates a real contrast with the close atmosphere of the living spaces. This bathroom design creates the sensation of being outside when

Continued overleaf...

David and Sophie constantly re-drew the design to eliminate costs, and carried out much of the work themselves



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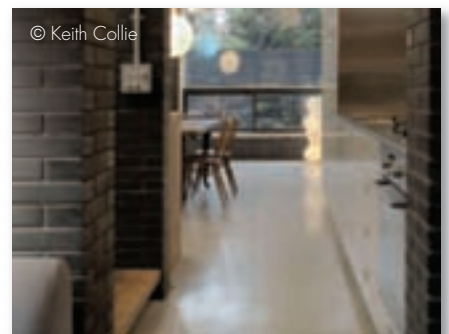
RAW LARCH WINDOW REVEALS, LARCH BED FRAME AND BACKLIT CEILING IN THE BEDROOM (ABOVE), LARCH GLULAM BEAMS (BELOW LEFT), THE STAIRCASE SHOWS THE CONTRAST OF THE DARK BRICKWORK WITH THE WHITE FLOOR, A THEME THROUGHOUT (BELOW MIDDLE) AND THE POLISHED CONCRETE FLOOR (BELOW RIGHT)



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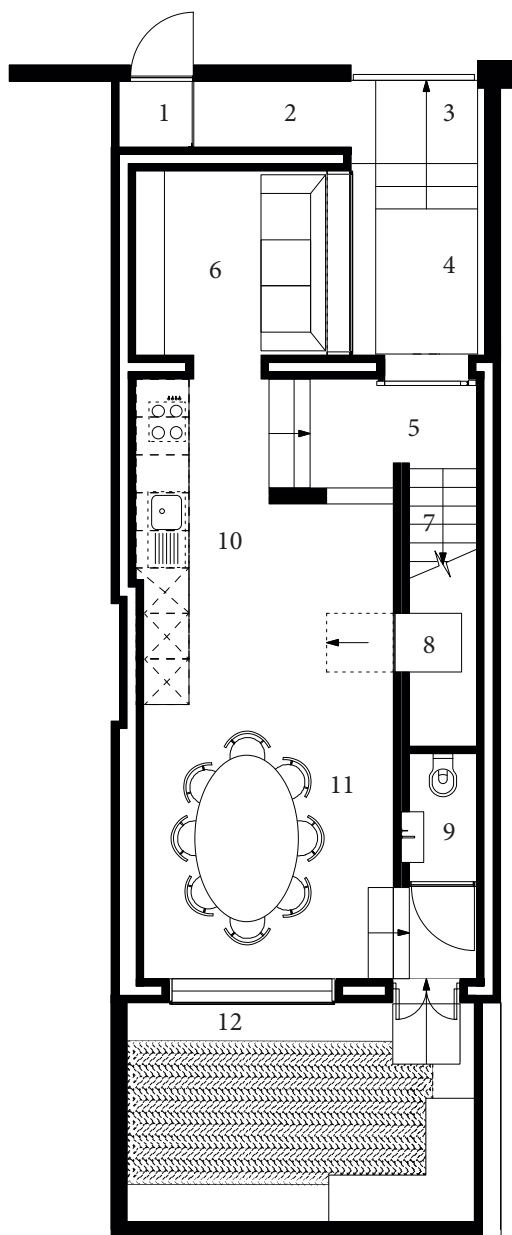


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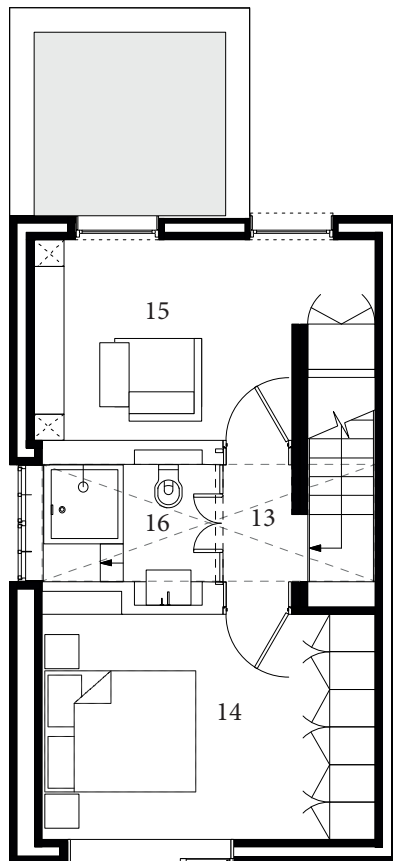
The Shadow House London



Ground floor plan
Scale 1:100

Key

1. Bin store
2. Bike store
3. Front entrance
4. Front entrance courtyard
5. Entrance
6. Snug
7. Stairs to first floor
8. Dungeon
9. WC
10. Kitchen
11. Dining
12. Rear courtyard

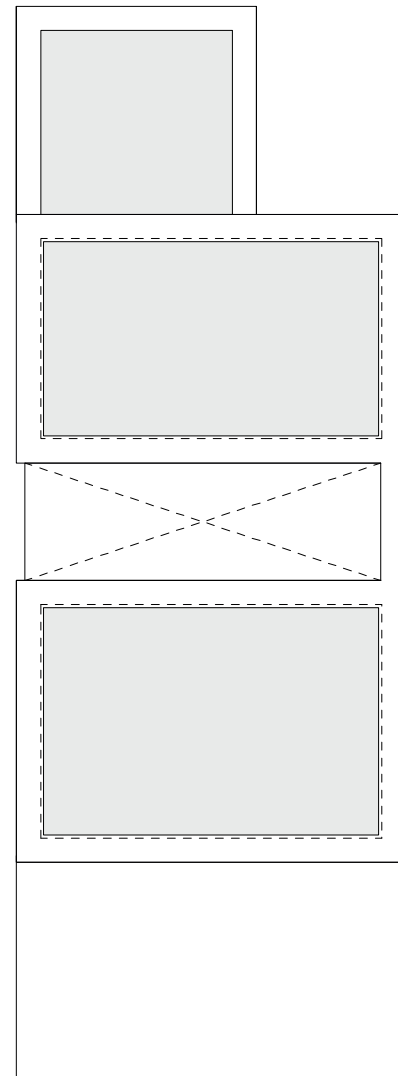


First floor plan
Scale 1:100

Key

13. Landing with glass roof
14. Master bedroom
15. Library
16. Bathroom with glass roof

0 5m



Roof plan
Scale 1:100

© LIDDICOT & GOLDHILL



© Keith Collie

BATHROOM GLAZED CEILING DETAIL

The bathroom design creates the sensation of being outside when either showering in full sunshine or bathing under the stars

either showering in full sunshine or bathing under the stars.

Additional storage spaces were built within walls, to avoid clutter. The TV and its cables are concealed behind a black glass wall and even the toilet roll has its own marble niche. The washing machine is in a secret cupboard behind the toilet; discreet storage fills every spare corner while the kitchen extractor is buried into the brickwork.

With the two bedrooms, two bathrooms and separate living and dining area all generously

lit by large windows, the small room sizes were dealt with by cleverly adapting the ceiling heights from room to room.

This was essential to create a sense of space, to what could feel like very constrained rooms. It was important to modulate the sections and vary the ceiling heights by changing the floor level and building roofs at different heights. The design has created ceiling heights that range from 3m in the living room to 2.1m in the entrance area. This allowed each space its own sound quality, sense of comfort and ventilation.

Continued overleaf...

THE BATHROOM CREATES THE SENSATION OF BEING OUTSIDE (BELOW LEFT), EXPOSED LIGHT BULBS IN THE KITCHEN (BELOW MIDDLE) AND TV AND CABLES ARE CONCEALED BEHIND A BLACK GLASS WALL AND AFRICAN FABRICS USED IN SOFT FURNISHINGS (BELOW RIGHT)



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Making a house a home

However, just building a house does not make a home. With this in mind David and Sophie also designed the fittings and furnishings.

These included a minimalist zero larch bed frame, stainless steel, marble and spray lacquered matt doors, a granite and laser-cut timber table light, soft furnishings using African fabrics, a Nyaradza bedspread and Akwasidee cushions.



FITTED KITCHEN CABINETS MADE OF ELM WITH SPRAY LACQUERED MATT DOORS IN OFF-WHITE

Larch block board panels form a backlit *plafond français* to the living room and bedroom, and line the deep internal reveals to form inviting window seats. The composition is completed in off-white fitted cabinetry, which was made in the house before being sent off-site to be spray-finished.

One small luxury the couple allowed themselves was to buy two slabs of bookmatched Statuarietto marble, which they used throughout the house as a reflective contrast to the brick walls. The whole design revolves around this play of light and dark with carefully controlled moments of bright intensity and shadow.

Following the clearance of the site, construction work on The Shadow House began in August 2009 and David and Sophie moved into their iconic new home at the end of January 2011.

David and Sophie have moved on but The Shadow House is now an established home and landmark in Camden.

Continued overleaf...

Contacts

Project team:

Architect: Liddicoat & Goldhill LLP
www.liddicoatgoldhill.com

Contractor:
David Liddicoat & Sophie Goldhill

Structural engineer:
Peter Kelsey & Associates

Building regulations:
Assent Building Control
www.assentbc.co.uk

Structure:

Glazing: Firman Glass
01708 374 534
www.firmanglass.com

Clearview Sash Windows
01778 347 147
www.clearviewgroup.co.uk

Roofing: GRP Flat Roof Systems
07816 272 196
www.grpflatroofsystems.co.uk

Insulation: Kingspan
01352 716 100
www.kingspan.com

Cladding/brickwork: Slim format
Eton brick with a black glaze by
Daas Baksteen
+31 314 65 16 44
www.daasbaksteen.nl

Timber structure:
Glulam larch beams by Lamisell
01409 220 333
www.lamisellbeams.com

Marble cladding: Statuarietto
marble from Marmi & Granito
(now changed to Stone Theatre)
london@stonetheatre.com

Polished concrete flooring: Lazenby
01935 700 306
www.lazenby.co.uk

Fixtures and fittings:

Bathroom tiles: Strata Tiles
0800 012 1454
www.stratatiles.co.uk

Marble Statuarietto marble from
Marmi & Granito (as before)

Underfloor heating: Multibeton
01268 561 688
www.multibeton.co.uk

Blinds: Blinds UK
01582 697 222
www.blindsuk.net

Furniture & accessories:

WCs and sinks: Duravit
0845 500 7787
www.duravit.co.uk

Shower head:
XO range from Lefroy Brooks
01992 708 316
www.lefroybrooks.co.uk

Taps: Axor steel range
from Hansgrohe
01372 472 001
www.hansgrohe.co.uk

Bath: Japanese style bath
from Omnitub
01761 462 641
www.omnitub.co.uk

TV system: Bespoke detail by
Liddicoat & Goldhill (as before)

Matting: Coir matting
020 3150 0803
www.coirmatting.co.uk

Elm steps: Ardern Hodges
020 7263 3882
www.ardernhodges.co.uk

Sliding door: Designed by Liddicoat
& Goldhill, from Firman Glass
(as before)

Dining table pendant: Le Klint at SCP
020 7739 1869
www.scp.co.uk

Floor light: Jack Light white from
Tom Dixon
020 7183 9736
www.tomdixon.net

Spotlights: Mr Resistor
020 8874 2234
www.mr-resistor.co.uk

Kitchen lights: Historic Lighting
020 7193 2119
www.historiclighting.co.uk

Dining chairs: Ercol
01844 271 800
www.ercol.com



Recognised as a prize-winning example of space saving architecture

© Keith Collie

An award winning design

Recognised as a prize-winning example of space saving architecture the property has been applauded not just for its aesthetics but also for being a remarkable financial success story. The total cost of land purchase and construction came in at £210,000 for its 79 sq m.

Although the couple's first venture into the world of designing property that can fit onto a small and affordable piece of land, the Shadow House has already won a RIBA award, the Small House Award at the 2011 British Homes Awards, the residential category of the Daily

Telegraph Homebuilding and Renovation Award, a New London Architecture commendation and a Manser Medal nomination.

British Homes Awards director and Hon FRIBA, Mike Gazzard, summed up the success of The Shadow House explaining: "The British Homes Awards judging panel were very impressed with the attractive and very clever design of The Shadow House. It has proved that with innovative ideas and a real passion you can create an effective and comfortable home on a site the size of a conventional garage."

Project summary

Gross internal floor area: 79 sq m

Form of contract or procurement:
Self-build

Overall cost of land: £95,000

Total construction cost: £210,000

Value of property now: £649,950

march/april 2014

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Midland Office:
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office@zerocarbonsolution.co.uk

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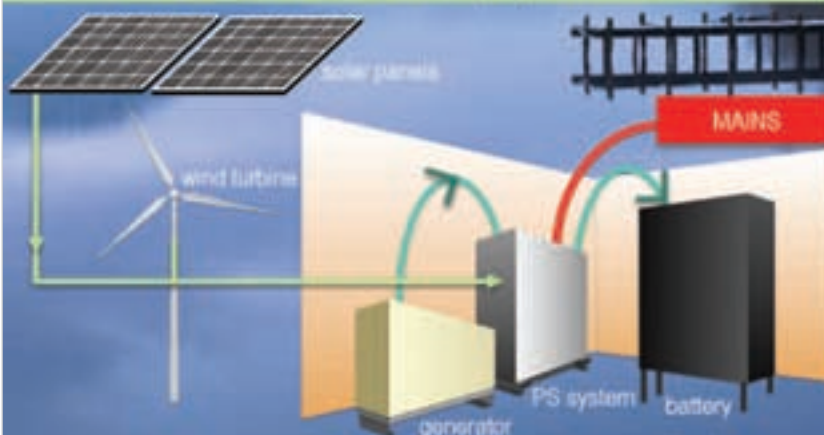
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zero carbon SOLUTION

House builder Caplin Homes and renewable energy technology supplier Newform Energy have joined forces to launch a new limited company, offering a solar solution to zero carbon house building.

The **Zero Carbon Solution** will provide an affordable out-of-the-box energy system for domestic new-builds and low-rise commercial developments. Made up of three core technologies, hybrid PV-T solar collectors, a patented inter-seasonal energy store and a heat pump, the system can meet a building's full heating and hot water requirements all year round, using only solar power.

The Zero Carbon Solution will also provide a single source of technology and support for all of its elements.

Enq. 301



Trying to get mains power to a building can be difficult. In some instances, the location of your dwelling can mean getting a mains supply is just not feasible. This was the case for a customer who built a holiday rental property at Lake Ullswater, Cumbria, UK.

A Powerguard PS system from **Power Machines** was installed and supplied the property with economical power 24 hours a day; the generator runs for less than four hours per day as opposed to 24 hours. Adding renewable energy including a wind turbine or solar panels to the system further reduces the reliance on the generator.

See how its unique energy saving solutions could help you by calling Power Machines or visiting the Powerguard website.

Enq. 302



Heat pump manufacturer **Mitsubishi Electric** has recorded a sharp increase in the overall number of heat pump enquiries throughout the three days of Ecobuild 2014. "Interest in low carbon heating has been growing for a number of years but we were really pleased at the numbers coming to our stand," explains John Kellett, general manager of the company's heating division. "Many of the visitors already knew about our Ecodan range and we also had a lot of interest in commercial heat pumps." While seeing a growth in interest at the show, he is a little more realistic about how this will translate into immediate sales: "We've seen steady growth year on year and I expect this to continue, but we won't see a huge rise until the government lets people know when the heating incentive will start."

Enq. 303



Aluminium Roofline Product's must have Mustang® 125mm seamless aluminium gutter is made from pre-coated aluminium coil and formed on site to up to 30 metres in one piece.

Installed by Mustang approved installers, the 125mm OG system offers quick installation with low life cycle costs based on no costly painting or expensive repairs within its proven 30 year life expectancy.

Mustang is the only Seamless gutter system with BBA approval (British Board of Agrément Certificate No. 91/2625).

Visit the Mustang Gutters website, or contact the Aluminium Roofline Product's sales line for more information or a free on site demonstration.

Enq. 320

The Renewable Solutions Provider
Making a World of Difference

Need to reduce sky high fuel bills?

...ecodan can

Our market leading Ecodan air source heat pumps are perfect for areas where there is no gas, providing domestic heating and hot water for much less than Oil, LPG or Direct Electric. Recognised as a renewable technology, Ecodan is **MCS approved** and now qualifies for the **Domestic Renewable Heat Incentive**, making it even more viable.

To find out how Ecodan can lower running costs and cut carbon emissions, and for more information on the RHI:

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email heating@meuk.mee.com
or visit heating.mitsubishielectric.co.uk



Air Conditioning | Heating
Ventilation | Controls



For information on attending one of our free Ecodan Seminars please contact us at heating@meuk.mee.com

Enq. 303



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

Well, there is such a product; a dry separating toilet that works on the design of the human body, from **EcoToilets**.

Urine is directed one way and solids the other. The solids will in time produce marvellous compost and the urine, which is sterile, can be used on the compost heap, soaked or drained away. There is no smell, no waste, and no expensive problems... Simplicity at its best.

To find out more, please visit the **EcoToilets** website.

Enq. 321



Modern heating technologies place enormous demands on a chimney system. Designed for the new generation of air-tight homes, **Schiedel Absolut XPert** is the first Passivhaus certified chimney system worldwide. Air tightness is built into the system. Suitable for use on all fuel types, with its GW3 rated ceramic profiled liner, Absolut XPert offers condensate resistance even after a soot fire.

Thermal performance of the appliance is optimised through the provision of combustion air at the right temperature through the integrated insulated shaft. Heat transmission between the warm interior and cold exterior of the building is avoided through the use of the thermal chimney blocks. For further details on Schiedel Absolut XPert, please visit the company's website.

Enq. 308



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

This location ensures that the vacuums have more suction power than a portable to remove dustmites, dirt, pollen and pet hair with no recirculation of dust thanks to the permanent self-cleaning GORETEX filter.

The pipe is routed to wall inlets in the hall or landing where you plug in the hose and vacuum.

Using less electricity than a portable they perform effectively for 20 years+ and only need emptying annually.

Electrolux Central Vacuums start from £691.

Enq. 305



To commemorate the centenary of the First World War, **Q Lawns** has introduced a new wildflower matting to its MeadowMat range that will raise money for our fallen heroes.

The Passchendaele Poppy MeadowMat has 35 species of native flowering plants and grasses pre-grown onto a matting system. It is simple to install and is a quick and easy way to establish a wildflower area. The Passchendaele Poppy seed mix contains a generous amount of colourful remembrance poppies.

For every square metre of the Poppy MeadowMat sold, 50 pence will be donated to the Royal British Legion.

For more information, visit the MeadowMat website.

Enq. 307

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Enq. 304

Electrolux
Central Vacuum Systems

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Finalist

They said goodbye to the bag. We said goodbye to the vacuum...

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heat pumps | central vacuums
heat recovery heat pump ventilation

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Enq. 305

Improve home insulation: Make your conservatory roof a Metrotile roof

Solid roof conservatory conversions have become extremely popular with residents across the United Kingdom during the past few years.

The reasons are twofold; to convert what was traditionally a summertime space into a room that can be used all year round, while improving home insulation to reduce those ever-increasing utility bills.

However, conservatories usually consist of a uPVC frame, so placing a weighty roof tile on to the frame would mean trouble for both the frame and the supporting foundations.

Metrotile Lightweight Roofing has become a leading choice in conservatory solid roof conversions because it surpasses the benefits offered by so-called 'traditional' roofing products while completely eradicating the issue of excess roof weight. With Metrotile a fully insulated roof is now possible on conservatories of every size, meaning the space can be enjoyed through both beautiful summers and cold winters.

Fabricators have also discovered the many benefits of the future proof roof, using Metrotile for the roof tile on brand new conservatory



installations and whether new or refurb, a Metrotile roof comes with an industry-leading forty year weatherproof guarantee.

For further information about Metrotile products and projects, visit our brand new website at www.metrotile.co.uk. You can also follow us on Twitter via @metrotileuk. Look out for our brand new series of video installation guides, coming very soon.

Contact Metrotile today on

01249 658514

sales@metrotile.co.uk

www.metrotile.co.uk

Enq. 306

MeadowMat
WILD FLOWER MATTING

Commemorate the WW1 centenary
with a new fundraising wild flower mat
50p per square metre from every sale
goes to the Royal British Legion

www.meadowmat.com/poppo-mix/features-and-benefits

01487 780002

Enq. 307

Absolut XPert
System Chimney

SCHIEDEL
ISOKERN

Designed for the
new generation
of air-tight homes

1st Passivhaus certified System
No Thermal Bridges
Integrated combustion air shaft
30 year functional guarantee

Air-tight homes and modern heating technologies place enormous demands on a chimney system. For example, energy efficient systems with low flue gas temperatures can lead to condensation. With its integrated and insulated combustion air shaft, Absolut XPert from Schiedel is the ideal system to avoid damage to the fabric of the building due to condensate, while achieving maximum efficiency and warmth. Its profiled liner also makes it capable of withstanding chimney fires and corrosion. Easy to install and Biomass compatible its the Absolut XPert solution for stress free heating. To find out more about Absolut XPert, visit us at www.schiedel.co.uk

CE EN 13063-1/2/3 Part of the MONIER GROUP

Enq. 308

At Sensible Heat we believe that HVAC should be controlled properly. By using Hometronic, manufactured by Honeywell, we can make sure each room is at the right temperature, at the time you need it – you can save energy and be more comfortable too!



Honeywell

- > Hometronic wireless system, easy retrofit, minimal disruption
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- > iPhone, iPad and iPod Touch access
- > Building size or complexity of HVAC plant is no problem
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- > Interfaces to most major aircon systems (Daikin, Mitsubishi, Toshiba, Sanyo etc.)

Sensible Heat offers a design advice, supply and commissioning service covering the UK and Ireland. If you are using a custom installer for your home entertainment systems, we'll work with them to deliver an integrated solution.



11 St Nicholas Lane Lewes
East Sussex BN7 2JY
tel / fax 01273 475834
e info@sensibleheat.com
www.sensibleheat.com



Sensible Heat are sole distributors of Honeywell Hometronic in UK and Ireland

Enq. 309

Wykeham Mature Plants
transform your landscape, mature trees, hedges & shrubs

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




After 1 day planting!

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

- Immediate screening and privacy
- Immediate security
- Solutions to planning issues
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The difference between Wykeham instant hedging and plants supplied by other nurseries is clear to see.






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

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01723 862406

Enq. 310

Wilo is my first choice, even when it comes to simple pump applications.

Strong in all areas.
Wilo offers high-efficiency pumps for all fields of application. Diverse ones with innovative functions or simple and reliable ones. Wilo always helps you make the right decision.

Wilo-Yonos Maxo

- Maximum efficiency thanks to ECM technology
- LED display of set delivery head and fault codes
- Control range from 0.5m set delivery head
- Quick and convenient electrical connection with the Wilo plug
- Simplest commissioning and operation
- Collective fault signal for assuring system availability

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F: (0) 1283 523099 E: sales@wilo.co.uk

Pioneering for You

wilo

Enq. 311



Whether the job requires carefully selected trees, large shrubs, mature hedging, or plants clipped or trained in some way specifically to address the issues on site and to achieve instant effect, **Wykeham Mature Plants** can provide customers with instant screening for privacy and security. A wide range of large hedging plants are complemented by a range of preformed, clipped 'instant' hedging options, including the famous Instant Laurel hedging blocks. There is also a range of screening trees and standard evergreens, as well as trained screens and panels and pleached trees available from stock or made to order to your specifications.

Professionally executed advisory/design and planting services are available to both private and commercial clients.

Enq. 310



Installing a TETRIS insulation block and beam system from **Collecta** can speed up the overall build time of your next project. At up to 16x the length of traditional blocks and weighing only 5kg (compared to 8.4kg for a single concrete block), TETRIS blocks are easy to handle and install. Capable of withstanding foot traffic on site and easy to cut, the TETRIS system is engineered for fast, efficient building. Eco-friendly properties, U-values as low as 0.10 W/m²k and BRE Green Guide A+ Rated, TETRIS is a revolutionary alternative to traditional structural floors.

Visit Collecta's website for more information or download the free Collecta app and watch the installation video. Speed up build times with TETRIS insulation block and beam.

Enq. 314



In response to the requirement for a low cost yet high quality and highly efficient small circulating pump, **Wilo UK** has launched the Wilo Yonos-MAXO series throughout the United Kingdom, along with the Stratos range of large, medium and small circulator pumps; ideal for self builders.

The Yonos-MAXO fills the gap for those seeking a straightforward, highly efficient pump without the bells and whistles.

It is a truly efficient Wilo small circulator delivering ErP Directive standards at a keen price and one that will compete favourably with any of the competition in the UK marketplace.

For more information on the Wilo product ranges available, please visit the company's website.

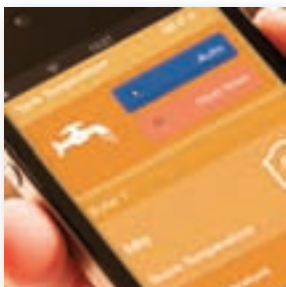
Enq. 311



The EvoTouch Zoning Manager, the 'little brother' to the existing Hometronic Manager, has been upgraded to a colour touchscreen, and now supports 12 heating zones. Just like the Hometronic Manager, the EvoTouch works with the standard Hometronic peripherals, and is fully supported by WebManager and Web Interface products, so works with all **Sensible Heat's** existing range of drivers for Crestron, Control4, RTI, Savant etc. The unique Honeywell wireless radiator controller has been completely updated, with a sleek new design, swivelling backlit LCD display, and several new features. Ideal for retrofit projects with radiators, the radiator controller allows houses to be zoned per room without any disruption and probably without any involvement from a plumber.

Enq. 309

Mitsubishi Electric



Mitsubishi Electric has launched an innovative Wi-Fi interface which delivers 'cloud-based' control for owners of renewable Ecodan heating, from anywhere in the world. MELCloud™ has been designed to offer fast and easy mobile control and monitoring of Ecodan heating systems either locally or remotely from a PC, Mac, tablet or smartphone. Homeowners will now be able to take control of their heating and hot water with key features allowing them to alter the heating set

point, hot water and the holiday mode along with temperature settings and monitoring functions.

Tel: 01707 282880 www.heating.mitsubishielectric.co.uk

Enq. 312

Ancon



Ancon's range of low thermal conductivity wall ties minimise heat loss through thermal bridging, improving the energy efficiency of a masonry cavity wall. The use of these ties can reduce insulation depth and wall footprint.

In addition to a number of stainless steel wire wall ties, the range includes the Ancon TeploTie which is manufactured from pultruded basalt fibres set in resin. This BBA-approved product is available exclusively from Ancon. It has a thermal conductivity of just 0.7W/mK, making it the most thermally efficient wall tie on the market.

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Enq. 313

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Enq. 314

Johnson & Starley



Johnson & Starley supports methods to improve energy usage, but is also reminding property owners, installers and specifiers that there is an alternative solution: state-of-the-art warm air heating technology. WarmCair is the company's latest highly energy efficient warm air condensing heater range. Suitable for both new build and replacement heating, WarmCair offers low running costs and high efficiency. As a condensing appliance, it uses less energy to produce heat. The

WarmCair range includes downflow models (10kW to 46kW); upflow models (16kW to 46kW) and also downflow models with combined warm air heating and domestic hot water heating (10kW, 16kW and 20kW).

Enq. 315

Connect with Selfbuilder & Homemaker online

Emailed on a monthly basis, the Selfbuilder & Homemaker newsletter is designed to provide you with the latest information on products and services of interest, direct to your inbox.

You can quickly gather a snapshot of information from up to 12 carefully selected companies and easily follow links through to further information, or go direct to the company's own website.

Brochures and videos are also regularly available.

[Visit www.sbhonline.eu to subscribe & find out more!]

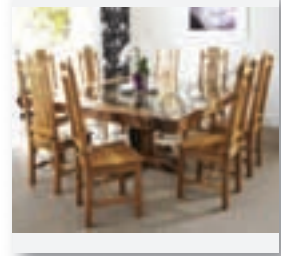


Burnham Environmental Services' Biodigester sewage treatment plant has now achieved major success under substantial independent testing in both Europe and the USA.

After 38 weeks of testing in Spain to EN12566 Part 3 the testers advised: "The Biodigester has passed to a very high degree." The product has been awarded a CE Mark. After 26 weeks of testing in Texas, USA, the testers advised that: "The product is as good as anything ever tested." Class A approval was issued.

Additionally the Biodigester 'T' range is the only product with a guarantee of 'dour free operation'. In addition the Biodigester also has the longest interval between emptyings, typically every three years.

Enq. 316



Jarabosky is a most distinctive brand. Its furniture is a cross-over between art and functionality, transformed from redundant hardwood railway sleepers into stunning pieces. Natural imperfections is the major attraction in all its furniture. Balance and proportion then display this to amazing effect. 'The Glassic' range combines this together with the added dimension of glass and stainless steel to give a modern edge. Sculptured designs are enhanced by the chunky toughened glass which allows the individual piece to be viewed from all angles. The range has been designed to meet most clients size requirements, from reasonably small to very large. A choice of timber plus the advantage of bespoke sizes are normal at Jarabosky and this is coupled with a personal service second to none.

Enq. 317



EST. 1987

SEWAGE TREATMENT PLANTS FOR PROPERTIES WITHOUT MAINS DRAINAGE

- Simple process
- Simple installation
- Economical maintenance
- Tested to EN 12566 - Part 3

NEW 'T9' FOR 9 PERSONS

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www.biodigester.co.uk
Burnham Environmental Services Ltd.

Enq. 316

OAK MANTEL BEAMS

The Original Railway Sleeper Furniture




Beautiful oak fireplace beams, mantel shelves & corbels
Handcrafted to your requirements. Choose the wood, character & finish
From £20.50 per foot. Delivery nationwide
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Handmade furniture using stunning redundant railway sleepers from around the world

Enq. 317



Limeco is a UK company dedicated to development and manufacture of HyperLime® hydraulic lime binders as sustainable alternatives to cement and gypsum for the masonry construction industry.

Simply mix HyperLime with aggregate and water to prepare mortars, plasters and renders that are easy to use, highly workable, quick setting, flexible, breathable and absorb lots of atmospheric CO₂ when curing – a typical CO₂ footprint of HyperLime mortar is 40kg/tonne or up to 80 per cent less emissions than cement/gypsum. HyperLime is cost efficient, offering significant savings over other sustainable binders. All products are CE marked so permitted under UK building regulations and leading warranties. For more information, visit the company's website.

Enq. 322



SIPS@CLAYS is a family firm and it has been designing, engineering, manufacturing and erecting SIPs homes for over 10 years. Sips offer the ultimate form of sustainability by virtually removing the requirement for Space heating.

Not only do Sips offer extremely low 'U' values, reduced thermal bridging, but by the very nature of the construction method SIPs give an airtight fabric with air pressure test results as low as 1m³/hour/m² common place. With the added benefits of room in the roof and a quick build time on-site it seems that SIPs are the future of sustainable building in the UK.

The company has numerous case studies to view on its website, and it welcomes your enquiries.

Enq. 323



Investing in a heat pump for your property this spring can not only provide you with reliable, cost-effective heating, it can also provide you with regular, tax-free income for the next seven years, according to **Ice Energy Technologies**.

The Renewable Heat Incentive (RHI) is a government-backed scheme which is similar to the Feed-in-Tariff for PV, and will reward you for installing air or ground source heat pumps in your home.

So instead of installing a boiler which provides no income once fitted and leaves you at the mercy of the energy companies, shouldn't you be installing a heat pump which is more cost effective to run and returns an income?

Enq. 318



Arada's Stratford Ecoboiler stove range provides an economic and sustainable alternative to traditional heating systems.

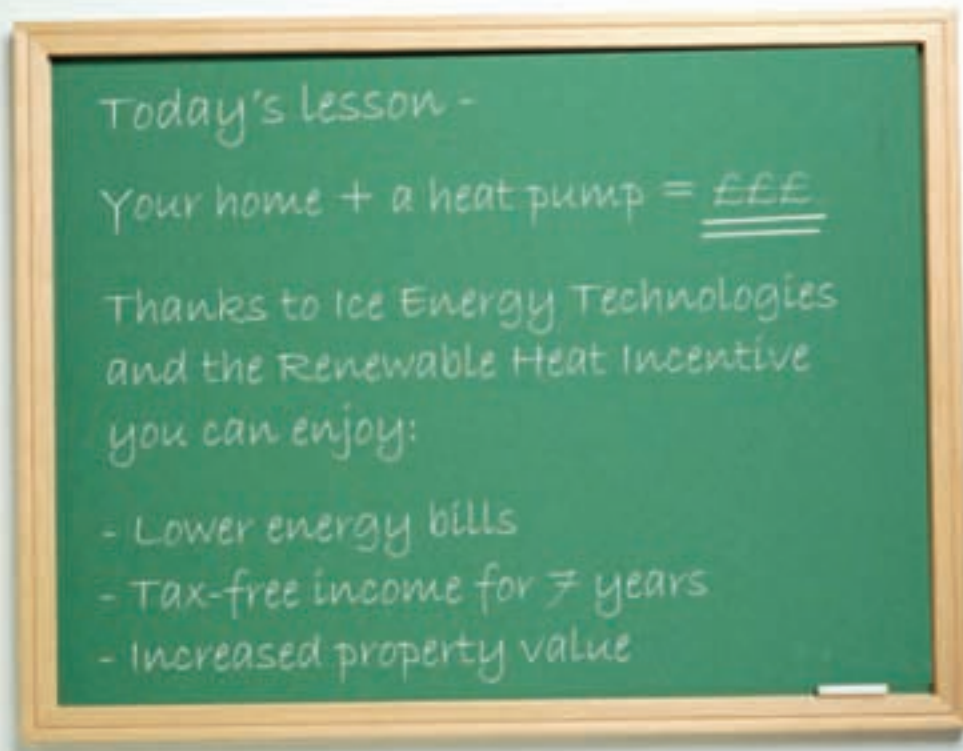
As well as being a stylish and attractive addition to any living space, the Ecoboiler can produce 50 per cent more heat to water than comparable stoves.

It can also raise water temperature far quicker than your average boiler stove.

The Ecoboiler has been designed to operate at a three bar pressure with a thermostat fitted as standard for user safety and peace of mind.

Produced in the heart of Devon, the British Ecoboiler range will warm the hearts of all who experience its dancing flames.

Enq. 319



Call 0808 145 2340 or visit www.iceenergy.co.uk to find out more...

Enq. 318



STRATFORD



- 50% quicker to raise water to operating temperature
- Tested to operate up to 3 bar pressure
- Renowned compact space saving design



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Axminster • Devon

Enq. 319



When it comes to choosing Aluminium Gutters & Pipes, it's as simple as **ARP**

There is a large range of gutter profiles including, half round, beaded, beaded deep flow, ogee and box.

Our complimentary range of pipes are available in diameter, square and rectangular profiles with flush joint, swaged or cast collars.

ARP also offer the Mustang Seamless gutter system offering up to 30 metres in one length giving a smooth uninterrupted appearance. The only BBA approved system.

Visit our website for the complete range, or ask for one of our Technical Product Guides www.arp-ltd.com

For more information about our specification service, call today on **0116 289 4400** or email us at **sales@arp-ltd.com**

Enq. 320

Why hiring a designer can take the strain from bathroom planning

Lisa Melvin, director of Lisa Melvin Design, tells us how bringing a designer into your self-build can provide expert guidance on the latest trends and products to consider when planning your self-build's bathrooms, en suites and cloakrooms

When it comes to planning the bathrooms, en suites and cloakrooms in your self-build home it can be difficult knowing where to start. An experienced designer will not only guide you on the latest trends and products on the market and help you to plan the layout of these spaces effectively, but they will be up to speed on the building regulations and legislations you need to comply with.

Managing a self-build project can be challenging enough, so when it comes to working out the schemes for the interior of your new home, call upon a professional to help take the weight off your shoulders. They will be able to do all of the legwork for you and find the correct products to suit your requirements. The chances are that you won't have time to source the products yourself and if you specify a designer to take care of the kitchen and living spaces too, you will probably find that you get a better deal.

First thing's first, put a budget in place for all of the bathrooms in your home. Your designer will then be able to advise you on where to invest and how to make your budget stretch further. By opting for a continuous theme that runs throughout each of these rooms, you may be able to make savings by purchasing tiles in bulk. You can then personalise each bathroom with a different style of decorative, accent mosaic tiles above the basin and bath and within the shower so that each space still feels individual.

If you are not looking to tile the entire space, but want to create a feature wall in the master en suite or main family bathroom, a stylish wall panel could be just the thing you are looking for. They are impervious to water and ideal for installation within the shower or behind a free-standing bath. There are some beautiful designs that have the look of natural stone, yet are cost-effective and easier to install.

When it comes to sanitaryware, wall-hung

Continued on page 41...



EACH BATHROOM CAN BE DECORATED WITH ACCENT MOSAIC TILES SO THAT IT FEELS INDIVIDUAL. A WALL MIRROR THAT INCLUDES LIGHTING CAN GIVE A PRACTICAL AND STYLISH FINISH



THIS STRIKING, LUXURY, DESIGNER BATHROOM FEATURES POLISHED, PORCELAIN TILES IN A SOOTHING GREY WITH MOSAIC GLASS TILES ON THE SHOWER AREA FLOOR

Lighting now plays a key role in the bathroom and can dramatically enhance the overall scheme



contemporary suites still remain popular; they are easy to keep clean, ideal for compact spaces and create a sleek, minimalist feel in the bathroom. If you want to add a unique touch, why not opt for a statement basin manufactured from marble? This will add texture and interest to your bathroom scheme.

Save space by installing a shower toilet, which combines a WC and bidet in one and make your bathroom more hygienic and easier to clean by opting for a rim-free toilet. Partner this with a motion sensor flush plate, which automatically flushes when movement is detected, and your bathroom will be bang up to date.

Incorporate a stylish, space-saving, level-access wet room in cloakrooms and en suites, with a single glass panel to prevent water from splashing across the bathroom.

Personalise the wet room floor by including a laser-cut, stainless steel drain cover in a design of your choice. For an extra special touch you can now purchase a showerhead with a built-in speaker to get you ready for the day ahead. Alternatively, personalise your bathroom by stepping away from a chrome showerhead and brassware and opting instead for a unique finish such as rose gold or brushed black chrome to

add the wow factor to your bathroom design.

Lighting now plays a key role in the bathroom and can dramatically enhance the overall scheme. Install both mood and task lighting so that you have the brightness you need for practical tasks such as shaving and applying make-up, but when it comes to a long, hot soak in the bath you can create a relaxing ambience. In small bathrooms, a well-considered lighting scheme is essential to create a bright and spacious atmosphere. Install mood lighting in the back wall of your shower, within a wet room floor or in front of the bath for a designer touch. You can even install a sensor so that they automatically turn on as you enter the room for added convenience, or opt for fittings that are activated by the detection of water. The addition of a mirrored cabinet with incorporated lighting will not only provide you with additional storage, but is a great way of adding extra light to the space.

Pay attention to the detail of the fixtures and fittings you choose and to make your bathroom truly unique invest in artwork specifically designed for the bathroom painted onto metal panels, which are able to withstand high moisture levels.

Enq. 129

THIS EN SUITE MAXIMISES THE SHOWER SPACE AVAILABLE AND THE ADDITION OF A GLASS SCREEN PREVENTS WATER FROM SPLASHING ACROSS THE ROOM



A WALL-HUNG CONTEMPORARY SUITE PARTNERED WITH MOTION SENSOR FLUSH PLATE CAN MAKE YOUR BATHROOM MORE HYGIENIC AND EASIER TO CLEAN



CCL Wetrooms

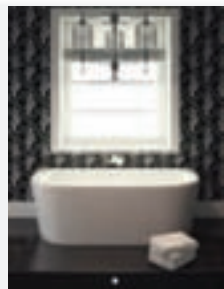


In the last ten years wetrooms have seen the open plan alternative having a major impact on the bathroom layout and design of hotel suites, luxury homes and the residential housing market. CCL Wetrooms has unveiled the latest development in the aesthetics of wetroom drainage – the new Stone-Infill Grill – a stunning way of creating a continuous stone floor, virtually unbroken by the line of a stainless steel drainage grill. The Stone-Infill Grill is suitable for use with natural stone and porcelain tiles, which are simply inserted into the empty Infill Grill, creating a beautiful finishing touch to any wetroom.

Tel: 0844 327 6002 www.ccl-wetrooms.co.uk

Enq. 130

Hudson Reed

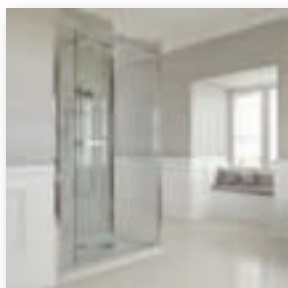


Hudson Reed has launched some new designs to complement its existing range of high quality, Lucite® acrylic baths, all complete with the revolutionary 'Eternalite' finish, meaning they are strong, durable and retain heat for up to 30 minutes longer than a standard bath. The stunning Ludlow bath has a sleek and sophisticated back to wall design, combining style and practicality with the quality you'd expect from Hudson Reed. The Carrick shower bath offers a practical 'keyhole' design to give additional room for showering. All Hudson Reed baths are made in Britain and are backed by a lifetime guarantee.

Tel: 01282 418000 www.hudsonreed.co.uk

Enq. 131

AQATA

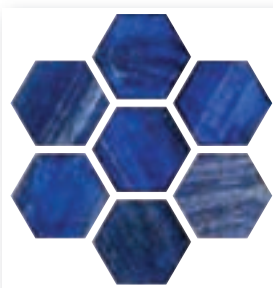


AQATA has introduced two new shower enclosures for 2014. The Spectra SP480 Bi Fold Recess option and the Spectra SP481 Bi Fold Corner option (shown) are characterised by beautifully designed bi-folding doors which offer space saving solutions for small bathrooms. With a stylish and contemporary frameless aesthetic, the enclosures feature minimal styling and clean lines. The inward opening bi-fold door allows the maximum usable floor space outside the shower area whilst providing ample showering room inside, with water drips safely contained within the enclosure when opening and closing the door.

Tel: 01455 896 500 www.aqata.co.uk

Enq. 132

Trend



Hexagonal tiling was popular in the Victorian era and during the Arts and Crafts period, the geometric shape being favoured by designers for its pleasing symmetry. Now the hex is back. Italian tilemaker Trend has launched its glass mosaic Hexagonal Collection, with an initial range of 10 semi-transparent fused glass colours, enriched with sparkling enamels and avventurina stone. These beautiful 35mm x 30mm hexagon tiles are around 5mm thick and supplied in 326mm x 350mm sheet sizes, mounted on the company's Trend Plus installation system, with a recommended price of £173 per square metre.

Tel: 0800 044 5395 www.trend-group.com

Enq. 133

Hudson Reed



Expand your horizons with Hudson Reed's exciting new range of modular furniture. Available in two contemporary finishes – white sawn oak for a clean minimalist look and mid sawn oak for those who prefer a warmer tone – this versatile furniture range is ideal for the modern bathroom. Manufactured in Britain with soft-close double skinned metal box drawers, Horizon offers the quality you'd expect from Hudson Reed, coupled with the ability to tailor your bathroom with modular units which can be used to create eight different combinations. If you're looking for a range which is truly home grown, look no further.

Tel: 01282 418000 www.hudsonreed.co.uk

Enq. 134

Dickies



Dickies is exhibiting at the 2014 NMBS Exhibition at the Ricoh Arena on the 9th April, showcasing some of its new products for 2014 – the Dickies 22 range and Personal Protective Equipment (PPE) with one-off deals on the day. Dickies have over 100 new lines in the 2014 catalogue including the Eisenhower Max Trouser, the fashionable Dickies 22 range and 20 new safety footwear styles. In addition a range of PPE products will be exhibited. From pallet deals to new starter packs there is something for everyone. All members placing orders on the day will also qualify for an extra five per cent rebate.

Tel: 01761 419419 www.dickiesworkwear.com

Enq. 135

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www.mx-group.com

Enq. 136

Snickers



Snickers' new 3-Series 'Rip-Stop' work trousers do exactly what they say. The advanced material design delivers top class functionality and non-rip durability combined with outstanding comfort wherever you're working on site. Made from hard-wearing 'Rip-Stop' fabric and available with or without holster pockets, these new working trousers are part of one of the most extensive ranges of work trousers available in the UK. There's the cutting edge XTR range for maximum performance;

DuraTwill and Canvas+ for long life and durability; plus denim and CoolTwill trousers for maximum comfort and functionality. Every product is ideally suited to satisfy the needs of every craftsman and craftswoman.

Enq. 137

Snickers



Staying dry and comfortable in the rain is all about choosing the right garments for the prevailing weather conditions, as well as how long you're working outside. Snickers' waterproofing technologies are woven into a range of foul weather working clothes that combine style and functionality hallmarks with different types of fabric to deliver specific garments for different conditions. This unique Active Climate System workwear from Snickers allows you to choose from three different types

of rainwear: GORE-TEX jackets, PU fabric rain suits or jackets with Active System Protection. Wherever you're working, whatever the conditions, Snickers will keep you well protected from the elements.

Enq. 139



Schlüter-Systems

Schlüter-Systems extensive range of wet room products offers simplicity, reliability and easy installation within the home. Incorporating the very latest innovations for floor-level showers and wet rooms, Schlüter-Systems provides a fully integrated product suite, including top of the range waterproofing sets, drainage systems, and uncoupling and waterproofing membranes for tiling the walls and floors. Products including Schlüter® KERDI-LINE are linear drain channel systems which are perfect for the construction of floor level showers and offer a particularly low assembly height. The Schlüter-KERDI-SHOWER range are pre-sloped shower bases making tiling straightforward and there are a number of different sizes and dimensions available, providing an ideal substrate for an excellent finish with tile or natural stone. Other products in the range include the Schlüter-KERDI-SHOWER-TB which has been specifically designed for timber substrate environments and the Schlüter-KERDI-DRAIN which is a square floor drain system with designer grate options. The Schlüter-VETROOM range also boasts all-in-one wet room kits, including all the necessary components to provide guaranteed waterproofing solution for walls and floors. With over 8,000 products in its range, Schlüter-Systems has an essential role to play in every professional tiling project. Find out how Schlüter-Systems can help you to create more beautiful and longer lasting installations.

Tel: 01530 813396 www.schluter.co.uk

Enq. 141

Toolstation



Toolstation's new catalogue 54 has a host of big price cuts and new products for spring, with great savings to be found.

Look out for 25 per cent off a QEP diamond wheel wet tile cutter, reduced to £29.21 and a 90 litre high strength wheelbarrow reduced to just £24.80, plus new ranges of Bosch electric outdoor power tools, galvanised outdoor mesh and a timber arch kit for only £55.

Pick up the catalogue from Toolstation's 150 plus counters across the UK.

Tel: 0808 100 7211 www.toolstation.com

Enq. 138

Dickies



Dickies, the internationally renowned workwear brand, has introduced 14 new styles of safety footwear and improved a further six styles for 2014. New lines in PU/Rubber Sole have excellent shock absorption and are heat resistant to 300 degrees, slip resistant and have non clogging sole patterns. Dickies have also introduced an ESD trainer for the first time, the Alford trainer, which is suitable for people working in the electronics industry.

Safety footwear standard EN345 has been superseded by EN ISO 20345 and the whole Dickies footwear range has been re-certified to the new standard EN ISO 20345:2011.

Tel: 01761 419419 www.dickieseurope.com

Enq. 140

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Tel : 01566 777140

www.mucktruck.co.uk

Enq. 142

Delta Membrane Systems



Comprehensive details on an extensive range of pumped drainage systems are included in a new 28 page brochure from Delta Membrane Systems, produced in association with the company's service partner PPS – Packaged Pump Systems. The brochure highlights the Dual V3 standard ground water chamber, Foul V3 standard foul water chamber, and Single V3 for limited applications. Upgrade versions are also detailed. Both the 800 and 1160 Series pump chambers also feature, with an overview of their application uses and specifications, and a comprehensive list of accessories including battery backup and standard or bespoke control panels.

Enq. 143

Dale Windows



Dale Windows has launched a new website designed to give merchants, builders, developers and self-builders instant access to a wealth of information about the company's complete range of made to measure products, performance standards and guarantees. www.dalewindows.co.uk not only provides a complete overview of the ranges of high quality timber windows and doors available but also includes details of ironmongery and glazing options, detailed information on the quality standards, finishes and guarantees built into every product, answers to frequently asked questions, a downloadable brochure and for merchants, direct log in to Dale's online quoting and ordering system.

Enq. 144

Schueco



Schueco's Contemporary Living Collection brings the company's aluminium windows, doors and façades to the trade residential market. Among the systems is a wide range of sliding/folding doors. The range includes the Schueco ASS 80 FD.HI, a door which combines high thermal efficiency (Uw value of <1.3 W/m²K) with narrow face-widths. As an alternative, the Schueco ASS 70 FD can deliver U values as low as 1.7 W/m²K and can accommodate large openings. A third option is the ASS 50 FD.NI which shares the easy-slide operation and attractive appearance of the other two but is uninsulated.

Tel: 01908 282111 www.schueco.co.uk

Enq. 145

Aqua-Cabinets



British bathrooms and cloakrooms are usually small, but that doesn't mean that there's no room for imaginative and inspiring design. Aqua-Cabinets has solutions that make the most of a limited floor area, giving every home owner the chance to enjoy the benefits of modern bathroom design. Aqua-Cabinet's All in One basin solution means a complete cloakroom can be fitted into a very small space. The All in One includes a basin mounted on a cabinet that has soft close doors, useful interior storage space and also features a toilet roll and toilet brush holder. The cabinet is available in Reef, White, Ocean and Black finishes.

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Enq. 146

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Enq. 147



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Enq. 148

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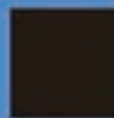
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Reader
Enquiry
149





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www.schueco.co.uk

Reader
Enquiry
150

SCHÜCO



Urban Front

Urban Front design and make hardwood contemporary front, internal feature and garage doors with steel reinforcement, high security locks, security keys, on a pivot or 3D hinges. All of its doors are made in the UK and exported all over the world.

Recently it launched the new E98 Passiv door which has just achieved Passive House Certification. These doors are available in most of the Urban Front popular door designs and in all of its hardwoods. The doors are made with triple rebates, steel reinforcement, high insulation values and various bespoke sizing. The six timbers are European Oak, American Black Walnut, Iroko, Western Red Cedar, Fumed Oak and Wenge, but also available as a painted finish in any RAL colour.

All of Urban Front's doors are finished with stainless steel fittings and the company can achieve bespoke sizes up to 2.4m x 1.2m.

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Enq. 151

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Why are trickle ventilators needed?

Dean Bradley, sales and marketing manager for Glazpart Ltd, explores the requirement for trickle vents and how they can affect a building's living environment

The necessity for trickle ventilators has long been a controversial and somewhat puzzling issue in the window market since their introduction in Part F1 of the building regulations. The question has always been: "Why, having developed a great thermally efficient window, do we then rout a great big hole in the top?"

Over the last few revisions of the building regulations, the airtightness of buildings has become an increasing issue. There has been a drive to improve the thermal efficiency of windows while reducing energy consumption, as we build greener buildings. The consequence has been that as dwellings are made more airtight, internally generated pollutants affect the indoor air quality disproportionately. This may cause adverse health effects unless unobtrusive background ventilation is installed.

Background ventilation is therefore necessary to provide a healthy indoor environment for a building's occupants. The building regulations require that the number of inhabitants in a property be a consideration when planning a building's ventilation requirements.

The purpose of trickle ventilation

The primary purpose of trickle ventilation is to remove polluted indoor air from the inside of a building and replace it with fresh, outside air. Background ventilation is therefore a key product for a healthy living environment. These small



[The supply of clean, fresh outside air may also reduce health problems, such as asthma, while helping to manage the levels of pollutants]

trickle ventilators are designed to deliver controlled whole room ventilation in the background. Indeed the current building regulations are performance based with targets for the levels of the constituents of bad air. The supply of clean, fresh outside air may also reduce health problems, such as asthma, while helping to manage the levels of pollutants such as carbon monoxide and carbon dioxide.

Background ventilation using trickle ventilators provides a 24-hour secure supply of outside air into a building. When used they can operate even while you are on holiday or at work. As the window doesn't have to be left open, the ventilation is delivered through a small routed slot in the frame or sash and is more secure than locking handles.

The trickle ventilators are also cost effective as the ventilation is supplied through the window opening, therefore removing the need for air bricks. They don't consume any power so there is no operating cost or CO₂ footprint after installation. Heat loss is also reduced due to the small ventilation area.

The ventilators are designed to be in the background. They are controllable with variable openings and with a means of deflecting air movement away from occupants in order to

minimise perceived draughts. Their location (typically 1.7m above floor level) also controls air movement (draughts) in habitable rooms.

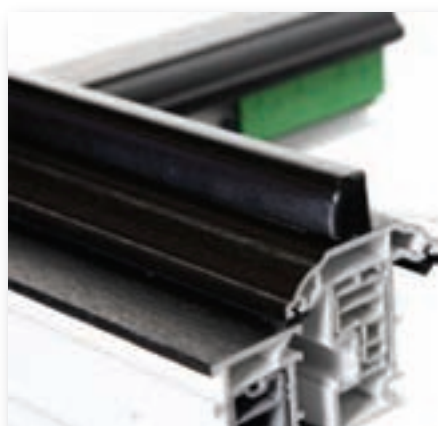
Condensation reduction is also achieved as some properties or conservatories may have an existing problem with condensation, especially in colder weather. Fitting windows with suitable trickle ventilation may improve the problem and the potential risk of mould growth is reduced, minimising damage to internal decorated surfaces. In summary, ventilators can improve the living environment for the occupants of a building.

Complying with Part F1 building regulations

The latest revision of Part F1 of the building regulations was back in 2006 and even today they are still not widely understood. These regulations are designed to be performance based and to achieve a measured, healthy indoor environment.

How many of you reading this article understand the EQA (external quality assessment) rating of your ventilators or even what it is? Historically manufacturers have used either a 2,000mm² or 4,000mm² trickle vent, but did

Continued overleaf...



you know that in England and Wales that the requirement in the guidance tables is for a minimum of 5,000 EQA per habitable room? Do you know how to ensure that this legal minimum is delivered?

One simple check is to look on the front of the trickle ventilator (the part on the inside). Here, you should be able to clearly read the EQA rating. If you cannot, then the product does not comply with building regulations and may not even have been tested.²

Choosing a suitable product

It is essential to optimise the amount of trickle vent provision by property and room; it is all too easy to install the same vent in each window to maintain the aesthetic, but you may deliver 10,000+ EQA for a room or conservatory that only needs 5,000 EQA, leading to a cold room. This point is not just that a room can be over ventilated but it will be more costly as further routing is carried out and more trickle vents are installed than required.

Conversely, where small windows are installed that cannot achieve the building regulations requirements, a best available, e.g.

1,200 EQA, may be installed where 2,500 EQA is required, therefore leading to increased pollutants and even condensation in a non-habitable room. This challenge can be overcome with certain products available on the UK market. These products include a design that significantly reduces the size of trickle vents so that 2,500 EQA can be delivered in a tiny 236.5mm for small windows. Indeed, a single habitable room requirement of 5,000 EQA can be met with one 454.5mm long trickle ventilator in one window.

New build or renovation?

It is also worth considering regulatory differences if you are putting in a replacement window, rather than one in a new build property. The rule of thumb here is that when replacing an existing window, you cannot make the performance of that window any less than it is currently. So, if it has trickle vents fitted they must be replaced to the same performance. That would then mean that you need to know what that performance is for every trickle vent type.

However, the regulations are helpful here as they also state that if you follow the GGF (Glass

& Glazing Federation) guideline¹ of using the 5,000 EQA and 2,500 EQA rule of thumb then you will comply with the regulations. Therefore, you will only need to have a standard 5,000 and 2,500 EQA trickle vent to be compliant in both sectors.

There are other requirements such as in the design and location but you may also find that due to other factors, especially with a new build design, that the requirements are higher as the guidance tables for a new build require allowances for the number of occupants and the property size.

Finally, it also depends on where you are installing the trickle vents. The regulations differ between countries in the United Kingdom, so local requirements need to be adhered to.²



Enq. 155

¹ FOR MORE INFORMATION DOWNLOAD THE TECHNICAL LITERATURE EXPANDING ON EACH OF THESE POINTS AT WWW.GLAZPART.COM/PRODUCTS/TRICKLE-VENTILATION/

² THE BUILDING REGULATIONS VARY BY COUNTRY WITHIN THE BRITISH ISLES. FOR LINKS TO THESE REGULATIONS AND FOR MORE INFORMATION ON BACKGROUND VENTILATION DOWNLOAD THE TECHNICAL GUIDE AT WWW.GLAZPART.COM/PRODUCTS/TRICKLE-VENTILATION/

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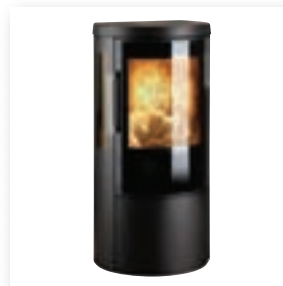
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Enq. 157

Euroheat



Most people think of wood burning stoves as a traditional and rustic way to bring heat into a room, at the mercy of fire and its inherent unpredictability. Times have changed with Euroheat's newest stove range from HWAM featuring the latest in biomass technology; Lambda controls, which ensures wood burns at its optimum, helping get more out of fuel and making these wood burners highly efficient. Bringing burner technology up to date with remote access via a smartphone,

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Enq. 158

Wood burning stoves are a hot topic

Matt Hardy, showroom manager at The Heat Store Ltd, gets into the hot seat to answer questions about specifying a wood burning stove

One of the most important things to consider when having a wood burning stove installed in your self-build or renovation project is what you want the stove to do for you.

The majority of wood burning stoves are designed to heat a single room. More often than not that is a living room, because people understandably want to supplement their central heating in a room in which they sit and relax.

Kitchens and dining rooms are popular too, but you must take care. If you have a kitchen with an extractor that does not recirculate the air, it can create negative pressure and pull the fumes back into the room. This does not comply with building regulations and is not permitted. When looking at fitting a stove into a kitchen, ensure you get the best advice.

Some people want to heat more than one room. A conventional stove will heat one room, but if you get it hot enough to supplement the heat in adjacent rooms, the room that the stove is in can become unbearably hot.

There are some British stoves made of silicon carbide – a very hard and dense natural material – which allow very high internal burning temperatures but then release that heat slowly and

allow it to spread throughout a property, providing widespread warmth.

Size matters – a lot

There are several different equations for working out what size of stove (in output terms) that you need to have to heat a given room.

The cubic footage of a room should be worked out and then divided by 600, or work out the cubic metreage and divide it by 14 to give you a guide as to how many kilowatts you need to heat your room.

If you are thinking of installing a wood burning stove in your self-build, it will likely have improved insulation so you would need a smaller stove for the same size room than in an older house.

Chimneys

People can get very worried about the suitability of their chimney for a wood burner.

If you have a chimney, always get it checked out for suitability, or else make sure a suitable chimney is included in the design of your new home.

If you are renovating, make sure you get one installed. That could be a stainless steel flue or a prefabricated pumice chimney. As with all building works, ensure there are no planning restrictions and that building regulations are met.

Is it easy to buy British and how much will I have to spend?

Most definitely. By a rough rule of thumb, British stoves tend to be of the more traditional design, probably because they come from a heritage of farms and cottages. There is also a massive choice from right across Northern Europe with some very contemporary and avant-garde designs.

Cast iron stoves could and should – with the right treatment – last for three decades so they do represent very good value. There is a British-made silicon carbide stove available which heats more than a single room – and that is proving successful here, in Europe and also in the US.

Good stoves start at around £650 and go up to around £4,500, but don't forget that you have to pay for installation as well.

Continued on page 53...





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Enq. 160



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Enq. 161



Not sure whether to go for wood or multi fuel?

Burning a tree produces less carbon than if it was left to rot. Wood is sustainable and can be sourced extremely responsibly.

Coal is a fossil fuel and only sustainable if you have a few million years to wait. It is also corrosive when it burns and can destroy the metal liner in your chimney. You do not get that with wood.

What sort of wood should I burn?

The short answer is dry. All manufacturers specify that the moisture content should be less than 20 per cent. You can buy kiln-dried wood, which should definitely have less than 20 per cent moisture, or air-dried.

If you have your own wood store it could take between a year and three years for the logs to season, depending on the type of wood.

You can easily buy a moisture meter to ensure that you are not burning wood with too high a moisture content. Remember, don't measure the moisture on the outside of the log, split it and see how it is in the middle.

Be careful where you situate your stove

It is essential that you leave a safe distance between your stove and combustible materials. The manufacturer should specify the required clearances in the stove's installation instructions.

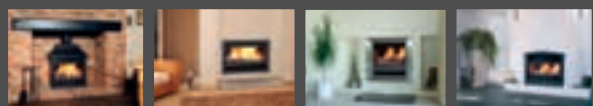
Building regulations state the clearance you must have around your stove for it to work safely.

Also be careful what you place near your stove. One man I met recently stored his logs near his stove to allow them to dry out. They caught fire, he threw water onto the stove to quell the flames and it ruined the stove!

Enq. 162



British stoves tend to be of the more traditional design, probably because they come from a heritage of farms and cottages



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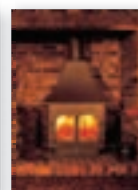


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Enq. 165

Eurostove



Eurostove is introducing design upgrades on three established models from its own Mendip range designed in Somerset. The Somerton stoves combine a pleasing contemporary look that will enhance modern interiors with Eurostove's customary efficiency and level of high quality. The Somerton II is an elegant cylindrical convection stove with an 8mm top plate and airtight fitting door with a large viewing window which enhances the ambiance in the home. The technical features for all

three models include a precise new universal air controller with a single point lever and closed combustion capability.

Tel: 01934 750 500 www.eurostove.co.uk

Enq. 166

Flexseal



Flexseal, a Fernco company, is now distributing the Floodbreaker range of flood defence products which offers comprehensive protection for domestic properties. The threat of flooding in the UK is significant, with over 5.5 million properties classed as at risk, according to assessments across the country by government bodies. The products in Flexseal's Floodbreaker range all offer flood resistance measures, keeping floodwater out of the property. The Floodbreaker range includes: an

easily-fitted door barrier, intelligent air brick, non-return valves and StoneGuard - a protective coating for brickwork and stonework.

Tel: 01226 340222 www.flexseal.co.uk

Enq. 167



Specflue

David Ebbs from Specflue, a leading UK supplier of flue systems, wood burning stoves and renewable heat products shares some tips on the safe operation of chimneys and flues:

- Have your flue swept annually by a qualified chimney sweep. Burning wood can create tar-like substances which stick to the inner walls, reducing the diameter and flow.
- Any stove or open fire should be installed by a competent person. Hetas is the official body recognised by the government, so always check that your installer has the correct qualifications.
- Ensure that you are burning the correct fuels. Solid fuels should be Hetas approved, wood should be properly seasoned and have a moisture content below 20 per cent. Never be tempted to burn household waste or wet fuels.
- The more cool air drawn up into the flue, the more deposits and reduction in diameter to the flue.
- You cannot simply turn down the heat from a chimney or stove. Having a flue thermometer attached to the flue keeps it within the suggested safe temperatures.
- Different fuels require different terminals. Small mesh is a requirement for gas fires, but will clog up on wood and solid fuel.

Tel: 0800 9020220 www.specflue.com

Enq. 168

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Enq. 169

Beauty, quality, character & style

With such an abundant choice of colours, textures and styles, choosing the correct wooden floor for any build can be confusing.

Peter Keane, director of wood flooring manufacturers, The Natural Wood Floor Company, looks at the benefits of wooden flooring, how to select the best floor for your project and the latest trends for 2014

Why wood?

Wood flooring is a beautiful, natural, environmentally friendly flooring material, which will add plenty of texture, warmth, style and character to a home. It suits both modern and traditional schemes and there are lots of affordable options to choose from.

Wood is a practical option too, as it's extremely durable and easy to maintain, making it ideal for young families and those with pets. It's also highly versatile. With a full spectrum of coloured finishes available, you can create an individual floor with a bespoke look and feel. Equally, if a floor has lost its lustre or you fancy trying a different colour, the surface can be re-sanded and sealed to make it look like a brand new floor again.

As there are so many design and style options, it always pays to buy from an established, specialist supplier with a good reputation, who will not only verify the quality and origins of its products, but also offer expert advice to help you choose the right type of wooden floor for your project. Get it right and your wooden flooring will not only improve your property and add to its value, but it will also stand the test of time.

Top tips for choosing wooden flooring

The grade of wood will make a big difference to the overall look of the floor. The knots and colour variations in a natural/rustic grade of wood provide great character for an authentic look, while the sleek look of a prime grade will give a more contemporary feel.

Think about the size of the boards. Wide boards (200mm plus) look stunning in open plan schemes and warehouse style properties. For smaller spaces make sure the floor reflects the rooms proportions and install narrower 125mm to 150mm boards.



ANTIQUE DISTRESSED ENGINEERED OAK

Aged and worn floors look striking and will always be popular, but you can avoid paying a premium for a reclaimed floor (as the installation can be expensive, messy and time consuming) by fitting a new floor with an antiqued or brushed finish. A top quality floor with a good finish will create a traditional, authentic looking floor from day one, plus it will have all the design advantages of a modern floor.

Look at the quality of the boards. There are a lot of inferior quality products on the market, which aren't necessarily cheaper. Buy from a supplier with a good reputation and look at the machining and finish of the boards. A natural grade floor shouldn't be overly knotty, all boards should fit together tightly and the surface should feel smooth (unless it has a special brushed or textured surface). For pre-finished floors, make sure that at least five coats of a recognisable branded sealer have been applied.

The knots and colour variations in a natural/rustic grade of wood provide great character for an authentic look

The latest wood flooring trends focus on the characteristics which make wood so special; grain, pattern, colour and texture

Engineered versus solid wood flooring

Engineered flooring is made up of layers of hardwood ply sandwiched together at a 90 degree angle to the above layer. It is then topped off with a hardwood wear layer of your choice, which becomes the surface of the floor. The advantage of this multi-layered core is the strength and stability it creates, resulting in an incredibly robust and reliable surface. This limits movement in the wood, which can occur when it's exposed to changes in temperature and humidity levels. For this reason, it is particularly suited to kitchens, washrooms, utility rooms and any area with underfloor heating. The strength of an engineered board also means that it

doesn't require surface fixing (nailing or screwing through the top of the board), so it can be fitted in apartments or upper floors which require acoustic soundproofing.

A solid wood floor is constructed using one thick piece of solid timber. The main advantage of this style is that it is easier to repair the floor if it becomes damaged. As glue is not usually used during installation, it is easier to remove and replace boards, if necessary. Solid wood boards wider than 150 mm should be surface fixed to help stabilise the centre of the floor.

Latest trends

The latest wood flooring trends focus on the characteristics which make wood so special; grain, pattern, colour and texture. Distressed flooring is one to watch as it gives timber boards a new depth by combining visible textures and intricate grain patterns with accentuated deep splits, cracks and knots. Pair this trend with a white finish for an ultra stylish look, which not only highlights the natural beauty and individuality of every piece of timber but also brings the distressed look up-to-date.

Chevron flooring is an old classic, which is making a big comeback. It is similar to parquet woodblocks, but the blocks tend to be larger and the ends are cut at an angle (rather than being square). This creates a series of striking parallel lines running along the floor when fitted. Combine with modern finishes to create a look that's both current and chic.



OAK AGED PARQUET WOODBLOCKS (ABOVE)
AND ENGLISH OAK SILVER WHITE (BELOW)



Enq. 170



James Latham

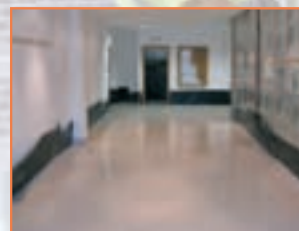
James Latham has bolstered its already extensive solid and engineered Bausen flooring portfolio with the addition of 1757, a contemporary range of 'aged' oak engineered boards with broken edges, a distressed top layer and no bevel. Evocative of old reclaimed floors found in classical French Chateaux, the 1757 range is naturally distressed and every board is hand finished. Incorporating a generous 6mm wear layer, the 1757 collection comprises five different designs: Charente; which is hand carved and oiled, supplied in 18 x 220mm, Amboise; which is saw marked, water marked, white washed and oiled and also supplied in 18 x 220mm, Dijon; incorporating a stressed face and edges which is gold stained and supplied in 18 x 190mm, Pontoise Noir; boasting a distressed face and edges which is then smoked and oiled, supplied in 18 x 190mm and Limoges; which offers a distressed face and edges and is oiled and finished in natural white matt, also supplied in 18 x 190mm. James Latham Director, Andy Duffin commented: "Once fitted, a 1757 floor will look as if it has been down for years, adding instant charm and character to any project either in a commercial or residential setting."

Enq. 171

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Tel: 01423 322370 www.johnboddytimber.co.uk

Enq. 173

Mitsubishi Electric



When Alison and Matthew Grey decided to purchase a Victorian pump house in Newgate Street village, near Cheshunt, Hertfordshire, they agreed to allow Channel 4 to follow the project's progress for TV series The Restoration Man. The new home utilises a 14kW Ecodan for the under-floor heating and the 5kW unit for the hot water supply. RHI payments are guaranteed for the next seven years, so it will not only provide the Grey family with what could be hundreds of pounds every three months, it also helps to significantly reduce the payback period for the heat pump.

Tel: 01707 282880 www.heating.mitsubishielectric.co.uk

Enq. 174

Redbacks Kneepads



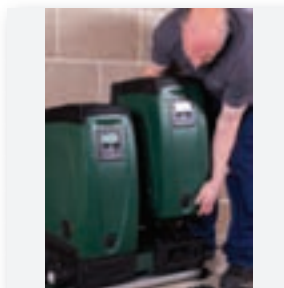
Within just 18 months of operation, CL-7 Limited, the Daventry based company which developed Redbacks Cushioning Technology to produce the award winning Redbacks Safety kneepads, is now enjoying unprecedented success throughout many trades and industries. Over 25,000 pairs have been sold with Redbacks being described as the most technically advanced knee pads currently available in the world. Redbacks are widely

available in 13 countries across Europe with on-going discussions to distribute in the USA, South Africa and Australasia.

Tel: 01327 702104 www.redbackskneepads.co.uk

Enq. 175

DAB Pumps



DAB Pumps has launched single and twin docking stations for its low water pressure pump, the e.sybox. Known respectively as the e.sydock and the e.sytwinn, both docking accessories are designed to further enable a 'plumb and play' connection to the pump. The products are further innovations in design from DAB Pumps' e.sy range and feature a quick coupling base from which the pump can be simply connected or disconnected. This system allows installers to create the

pumping system quickly and on-site, saving time and money. The twin docks provide increased hydraulic performance in comparison with a single device and are linked via Bluetooth.

Enq. 176

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Enq. 177

Abode



Abode taps are created for people who want the perfect blend of design, performance and sheer quality. The contemporary styled Pluro tap with pencil slim lever, stands tall with a handy pull out spray which will reach into the largest of sinks. The tap requires a minimum 1.5 bar pressure and is available in Chrome and Brushed Nickel finishes, both of which blend in perfectly with modern kitchen appliances.

Visit the company's website to see the full range of Abode taps, sinks and accessories options.

Tel: 01226 283434 www.abode.eu

Enq. 178

Woodstock Furniture



Bespoke, British, fitted furniture manufacturer Woodstock Furniture knows that the optimal view in your home is the garden so it makes sense to open up your kitchen living space to the outdoors with one wall of glazing, such as French windows or bi-fold doors. Woodstock Furniture works closely with architects and builders to create distinctive, fitted furniture to suit open-plan kitchen schemes with glazing. It also carefully considers where to position its furniture in order to facilitate free

movement from inside to outdoors. Managing director and chief designer Andrew Hall says: "This is one of the best ways in which to introduce natural light into an area, which can be used from breakfast through to dinner time."

Enq. 179

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Enq. 180

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As well as the bi-monthly magazine, Selfbuilder & Homemaker have an increasingly popular online profile to help keep you up to date with all of the latest products, innovations, inspirational ideas and projects. Newly launched is the Selfbuilder & Homemaker Pinterest page; a one stop source of inspiration. 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 can organise and share all the beautiful things you find on the web. Subscribing to our Selfbuilder & Homemaker Facebook and Twitter pages enables you to easily keep track of all of the latest products, innovations and inspirational ideas and projects.

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Enq. 182

Timbmet



Timbmet has updated and extended its range of kiln dried engineered White Oak mouldings. Providing clear, knot free profiles with increased stability and minimal waste, the Timbmet range is extensive. It now includes ex stock skirting and architrave products, along with a range of stair products including mopstick and crown handrails, infill and base rails. The door and window range includes rebated door casings, door linings, weather bars and window boards. A moulding for internal cladding application completes the range. Timbmet's range is available from stock, ready to be delivered within 48 hours through the company's national distribution network or its merchant partners.

Enq. 183

Yeoman Rainguard



Yeoman Rainguard, in conjunction with WOW Contracting has supplied and installed a wide range of products, including Aluminium pipes and gutters and GRP radius guttering along with associated white GRP soffits, for a prestigious £1.8 million new build development in Kingston upon Thames, Greater London. Ross Purcell, director of WOW Contracting, which offers developers a complete commercial residential contracting solution, said: "We chose Yeoman Rainguard

for the quality of the products and the company's ability to provide radius guttering. Delivery and installation went smoothly and we are pleased with the final appearance of the products."

Enq. 184

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Enq. 185

timber showcase



1 JB KIND

JB Kind's Eco Colours door range has six new design additions for 2014. Complementing today's neutral interiors, this contemporary range of painted doors is both a style and budget pleaser. The impressive painting technology means that a flawless timber graining effect can be created. This FSC® certified range is also supported by a flexible bespoke service and FD30 fire door options.

www.jbkind.com

enq. 186

2 KIT STONE

The Suffolk full height larder is the modern solution to the pantry. Both good looking and practical, it has four adjustable shelves, above sturdy ash drawer boxes. Handy spice racks are concealed on the inside of the doors. At the base, there are two large pan drawers, designed to hold heavier items. The Suffolk larder is available in single, double and curved options.

www.kitstone.co.uk

enq. 187



3 URBAN FRONT

Urban Front is a designer and manufacturer of contemporary natural hardwood and steel reinforced doors. It is proud to be a British manufacturer, with everything made and designed in England. The company manufactures a steel reinforced warp resistant door with high insulation. In addition, it uses high security locks, security keys, high grade stainless steel fittings, and 3D concealed and pivot hinges.

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enq. 188

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Enq. 190



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ENVIROMAT

Enq. 191

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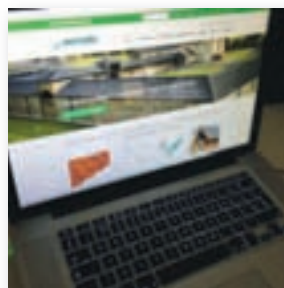


For his Cheshire self-build, property designer, chartered surveyor and energy assessor Simon Kettle used FAKRO ridge flashings in conjunction with FTU-V L3 white, polyurethane-coated pine roof windows. Two banks of four fitted with self-cleaning glass were installed. Operated by remote and with an external rain sensor, they form part of a passive stack ventilation system. SAP calculations identified net solar gain and FAKRO were actively involved in design requirements for the flashing which forms part of a distinctive design feature. FAKRO ridge flashing can be used on pitches between 15° and 55°.

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Enq. 192

Metrotile UK



Metrotile UK is proud to announce the launch of a brand new website. Designed to be a content-rich experience that is as accessible for existing customers as it is for newcomers to the Metrotile brand, the site features details about all of its products, including specifications, a full CAD library, case studies, downloadable e-guides and a full image gallery. Metrotile is also very excited to announce its new series of installation guide videos, going live very soon. Metrotile manufactures lightweight roofing systems with a 40 year guarantee. Metrotile doesn't just match the benefits of so-called traditional roofing materials - it exceeds them.

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Enq. 193



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Enq. 195

How green is your rooftop?

Here we review green roofs as an option for your self-build: why you should consider them, what ranges and varieties are available and the practical issues to be aware of

One of the great joys of building your own home has to be the ability to do something different, such as foregoing traditional slates or tiles and going for a green roof instead.

Of course it is hardly a new idea – green roofs have been around as far back as 2500 BC in the Orkney Isles of Scotland, and the excellent thermal protection they provided from the often harsh weather is just as important today. What is new is the range and variety of green roofs that are now available, and the different systems available that make them relatively straightforward to install.

Why do it?

There are lots of reasons to consider having a green roof. In a country setting it allows buildings to blend in more with their surroundings; in built up areas it injects a breath of green life into the hard architecture around it. Green roofs can enhance thermal performance, clean the air, reduce dust and smog levels, and lessen the urban heat island effect in cities. They create a protective layer which increases the life expectancy of the roof and provides a heat shield in the summer.

They are also very good at retaining storm water. The issue of flood management is particularly important in light of the increasing amount of severe flooding experienced across the country in recent years. Green roofs will not solve the problem of persistent rain, but they can certainly help to reduce the impact.

A green roof will increase the available natural habitat for animals and plants, as well as provide a very effective barrier to noise. Last but not least, it has the potential to make use of what could otherwise be dead space, and provide a garden where otherwise there would not be room for one.

If you are convinced that a green roof is the way to go, the next thing is to consider what kind of green roof would be right for you

Intensive or extensive?

There are several types of modern green roof: intensive, semi-intensive, extensive, and bio-diverse. The latter carries the least benefit, simply consisting of rubble strewn across the roof to allow local wildlife to continue to thrive in a city setting – a movement inspired by the Black Redstart bird that began to thrive in bombed London during the Second World War.



SEDUM IS A POPULAR CHOICE AS IT IS HARDY, LOW GROWING AND CAN PROVIDE A CARPET OF COLOUR ALL YEAR ROUND

By contrast, intensive green roofs can be designed as simple gardens or fully landscaped recreational areas with all the features of a green space at ground level. These provide a fully useable outdoor living space, which naturally needs to be maintained, as any cultivated garden does.

By far the most popular choice is an extensive green roof, which is constructed using low maintenance planting such as succulents, grasses and herbs. Sedum is frequently used, as it is hardy, low growing and stays green all year round. This type of roof is not suitable for recreational purposes, but needs very little maintenance, and can provide a pleasing carpet of colour as well as an ideal environment to encourage biodiversity.

Practical issues

One thing it is crucial to bear in mind is that any kind of green roof can dramatically increase the loading on a building, so a primary factor is to make sure that the supporting structure can take the additional weight that a green roof imposes.

The additional loading varies depending on the type of green roof selected. Although they all consist of the same basic series of layers, the depth of the growing medium and type of vegetation and features will produce significant differences.

Typically these layers would include a waterproof layer, which must be root proof as well as waterproof, then a drainage layer, which could comprise lightweight aggregates or preformed plastic cellular layers, and performs the task of removing excess water and preventing the plants from sitting in waterlogged soil.

A filter mat will normally be used between the growing medium and the drainage layer to prevent the latter getting clogged. The growing medium itself would usually be a lightweight 'soil' artificially manufactured using material such as vermiculite mixed with organic compost, which may then need an erosion mat to prevent wind erosion in exposed areas while the vegetation establishes itself.

Perhaps the hardest aspect to assess is the vegetation itself, certainly for an intensive green roof which may have trees or larger shrubs that will grow to maturity, so this needs to be taken into account. Any calculations should of course be based on the roof being saturated, as the building could also end up supporting a significant volume and weight of water. These loading issues must be properly calculated and included in the design and specification to avoid any structural problems.

Whatever kind of green roof you opt for, as long as it has been designed and constructed properly, it will enhance the lives of those living under it and around it for many years to come.

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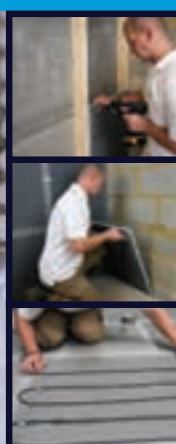
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Enq. 198

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Enq. 199

Rigid approach to damp-proofing

Grant Terry, head of brand development for Marmox (UK) Ltd, advocates a structured approach to dealing with damp and insulation issues

Despite theories that global warming could turn our latitudes into some sort of sub-Saharan desert, the past few months have reminded us that the UK remains – for the present at least – a temperate climate given to long wet spells with generally high humidity levels. For this reason, the latest revisions to the Building Regulations – due to come into force in April – not only strengthen the requirements for cutting heat loss through the introduction of Fabric Energy Efficiency Standards (FEES), but also continue to emphasize the need to address the problems of moisture ingress and condensation risk.

It is important to realise that the latest edition of Approved Document L to the Building Regulations – being a major step change on the route to zero carbon living – is now so challenging that it requires a holistic approach to the effectiveness of the building envelope; in refurbishment and conversion situations as well as new-build work.

Meanwhile, traditional damp proof courses and membranes are installed to protect against moisture rising from the ground on which properties are built, or are introduced above openings to direct wind driven rain back out of the cavity. There are other risks, however, which the specifier or self-builder needs to be aware of and that ideally they should address at the design stage.

The construction methodology needs to respect interstitial condensation, otherwise viewed as the tendency for the 'dew point' to be reached within the make up of the wall, roof or floor. Furthermore, with buildings being made far more airtight in order to cut heat loss, there is more chance of moisture laden air being trapped within structures, leading to problems of condensation and mould growth. The Building Regulations actually permit the use of solid wall construction, which can be achieved using very thick aircrete blocks carrying an insulated render system, but most dwellings rely on twin-leaf construction with either a partially or fully filled cavity. This approach to achieving the necessary U-values for walls is popular whether the building structure features a steel or timber frame as the alternative to a traditional block-work inner leaf.

Residential properties designed under the 2013 Building Regulations must have a calculated Dwelling Fabric Efficiency Rate (DFER) not greater than the Target Fabric Energy Efficiency Rate. This TFER figure is expressed as the number of kilowatt hours of energy consumed annually, per square metre of floor area. These are shown in Table 1 (below). These targets are now so demanding that in addition to fully filled extra wide cavities, designers are also likely to have to include a thermal laminate across the inner face of the exterior wall to improve performance.

These are commonly specified in the form of a standard plasterboard with insulation layer on the back, but these have the problem of being susceptible to impact damage and deterioration due to dampness. They are also normally screwed in place across a backing of battens, which leaves a cavity that can be prone to the collection of condensation.

The more robust and reliable alternative is to utilize an extruded polystyrene based material which, unlike the type of white polystyrene frequently seen as packaging, features a closed cell structure that is totally water resistant. The core of XPS will ideally feature a thin but very strong facing of fibreglass reinforced polymer concrete that facilitates bonding direct to block-work. The inner surface can also accept direct decoration or even be wallpapered over if an appropriate lining paper is used.

There are XPS cored lining boards available that carry the recommendation of the Energy Saving Trust, which are easy to install and that can make a valuable contribution to the overall



performance of any element to the building envelope. They will remain resistant to both moisture ingress and condensation problems throughout the life of a property and can even be employed for the tanking of wet rooms, which would help make a bathroom fully accessible to less able bodied people – in line with the Lifetime Homes standard – and importantly these very versatile and user-friendly boards, available in different thicknesses, are just as appropriate for refurbishment and conversion projects.

Enq. 200

TABLE 1: THE LIMITING FABRIC STANDARDS, AS SET OUT IN ADL1A (FOR ENGLAND) THE U VALUES FOR NEW DWELLINGS

Element	Limiting U-value	Recommended U-value	Individual element U-value
Wall	0.30 W/m ² K	0.18 W/m ² K	0.70 W/m ² K
Floor	0.25 W/m ² K	0.13 W/m ² K	0.70 W/m ² K
Roof	0.20 W/m ² K	0.13 W/m ² K	0.35 W/m ² K

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