

selfbuilder & homemaker

July/August 2014

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Bricks, Blocks & Cement
Insulation
Lighting & Electrical
Stairs, Balustrades & Balconies
Stonework & Masonry
Western Home Show Preview

POOLS, SPAS & DECKING SHOWCASE

BATHROOMS & WETROOMS SHOWCASE

From manor house to floating home of the future

Selfbuilder & Homemaker meets
Tony and Nicky Maude who
swapped their listed manor house
for an ultra modern home that's
the model of minimal living





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editor's letter

Hello,

As we enter the last months of the coalition government the Queen's speech has identified a new direction for some sustainable build requirements and the PM's cabinet reshuffle gave the housing sector a new Minister of State.

With the planning and housing portfolios now combined and upgraded, it is hoped that this reflects both the current and future governments' desire to support all aspects of the housing sector.

To support this apparent cross-party desire to encourage the creation of brand new communities, the Homes and Communities Agency has also identified its target to deliver almost 10,000 market sale properties over the next two years. However, it also confirmed that the Custom Build Fund will come to an end in 2015.

This is all covered in this issue along with case studies from both ends of the self-build spectrum. I hope you enjoy both the stunning minimalist White Lodge – an ultra modern, 'floating' home of the future – and the equally stunning, almost invisible but seriously sustainable, low impact, reinvented roundhouse from the past.

The world of self-build is entering an exciting era and you can be sure that *Selfbuilder & Homemaker* will continue to keep our readers up to speed with what is happening, where and how.

All the best,



Homebuilder releases self-build plot with planning permission

As part of their exclusive King Edward VII Estate in West Sussex home builder City & Country has released a unique, one-off self-build plot.

The Southwood plot comes with the benefit of planning consent for a 4,058 sq ft, four-bedroom house and provides buyers with the rare opportunity to build their own dream home in the exceptional surroundings of the South Downs National Park. Set in 1.86 acres, which includes gardens and woodland, Southwood offers the perfect opportunity for those looking to design and create their dream home in an area of outstanding natural beauty.

City & Country managing director Helen Moore commented: "The King Edward VII Estate will be a truly unique place to live. By being part of the Estate, Southwood will benefit from the miles of woodland walks, the beautifully reinstated

Gertrude Jekyll gardens, the proposed tennis court and swimming pool, while enjoying the tranquility and privacy that living in an outstanding area of natural beauty brings."

Commenting on the plot's immediate benefits, Conrad Payne from estate agents Strutt & Parker explained: "Achieving planning permission for a house like this is certainly challenging. Achieving it in the heart of the South Downs National Park is exceptional. The purchaser will be able to build their dream home, which could be valued at somewhere in the region of £2million when complete."

The King Edward VII Estate is in the closest National Park to the City, located just over 50 miles from Central London. Accessible via the A3 the development is around 20 miles from the south coast and 15 minutes from Haslemere, which offers trains to London in less than an hour.

New minister with responsibility for housing and planning appointed

Mrs. Thatcher, when completing a fairly painful cabinet reshuffle in the 1980s, was quoted as saying: "You can't make an omelette without breaking eggs".

In his pre election cabinet reshuffle David Cameron's soufflé saw familiar faces egged and new faces brought forward. One new face – to the housing sector at least – is Brandon Lewis MP.

Appointed as Minister of State for Housing and Planning at the Department for

Communities and Local Government, Lewis was previously Parliamentary Under Secretary of State at the Department for Communities and Local Government.

It is not just Brandon Lewis MP that has been promoted. For the first time in five years a fully-fledged minister of state will hold the combined housing and planning portfolios. This promotion of both Lewis and the portfolio he now holds hopefully reflects the government's desire to increase housing

development numbers.

Brandon Lewis MP was the Leader of Brentwood Borough Council for five years and is a close ally of Brentwood and Ongar MP and Communities Secretary, Eric Pickles, who confirmed that he would be remaining in post.

Elected as the Conservative MP for Great Yarmouth in May 2010, following his recent promotion Lewis tweeted: "honoured to be made Minister of State."

news



Bespoke home building forms important part of the government's housing sector puzzle

Small and bespoke builders featured in Eric Pickles' speech at the Chartered Institute of Housing in Manchester. The Secretary of State compared the existing housing sector to the one facing Stanley Baldwin's government in 1924 and confirmed that when the coalition came to power in 2010 it had inherited the lowest level of house building since Baldwin took office.

He informed the meeting that the government believes part of the solution to the current housing crisis is to provide better choice, better quality, and a competitive, well-stocked housing market that will satisfy potential homeowner demand. To achieve this the coalition has already 'unlocked' large-scale sites to maximise the use of under-developed areas with the potential to create communities of more than 1,500 homes.

Mr Pickles explained that the government had already 'freed up' enough sites for 80,000 homes and announced that the next phase of the £1 billion Local Infrastructure Fund had so far attracted 56 bids.

However, recognising that the country's housing issues will not be solved by large home builders alone, he went on to confirm that small builders would be given access to finance through a £525 million Builder's Finance fund.

He also confirmed that the government was aware of self-build projects' popularity throughout Europe and that bespoke homes can be cheaper to build than large-scale housing developments being built using traditional methods. Therefore, to support this growing part of the housing sector the government has published a prospectus for a new £150 million investment fund for serviced plots, which will ensure potential one-off home builders can be at the forefront of the emerging Custom Build industry.

Right to Build would continue to give custom builders the right to access land from their local council and this will lay a blueprint for more self-build projects. To further encourage this initiative a custom-build site in Park Prewett, Basingstoke is already being brought forward, in partnership with the local council, and will provide up to 120 self-build plots on a site surrounded by woodland and supported by existing infrastructure.

Concluding his speech the Secretary of State explained that: "Whichever direction you turn, there is a housing policy for every part of the sector and like a puzzle the pieces are all coming together, removing the barriers for Britain to build."

Self Build Course
9 - 11 August, Swindon
www.nsbrc.co.uk/self-build-courses

Eco Workshop: Sustainable Heat & Energy
16 August, Swindon
www.nsbrc.co.uk/eco-workshops

Western Home Show
12 - 14 September, Malvern
www.westernhomeshow.co.uk

Self Build Course
13 - 15 September, Swindon
www.nsbrc.co.uk/self-build-courses

Ask an Architect
20 September, Swindon
www.architecture.com/whatson

The London Homebuilding & Renovating and Home Improvement Show
26 - 28 September, London
london.homebuildingshow.co.uk

Grand Designs Live
9 - 12 October, Birmingham
www.granddesignslive.com

Ask an Architect
18 October, Swindon
www.architecture.com/whatson

Eco Open Houses
18 - 19 October, Brighton & Hove
www.ecoopenhouses.org

The Big Green Home Show
24 - 26 October, Swindon
www.nsbrc.co.uk/big-green-home-show-2014/

The Scottish Homebuilding & Renovating and Home Improvement Show
25 - 26 October, Edinburgh
edinburgh.homebuildingshow.co.uk

Eco Open Houses
25 - 26 October, Brighton & Hove
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Small sites might be exempt from the zero carbon homes requirement

The government's 'Allowable Solutions' mentioned in the Queen's Speech could have been easily missed when compared to other announcements in the government's last list of 'things to do' before the election. However, for smaller housebuilders they could provide a way around zero carbon regulations.

The announcement means that the zero carbon target for homes in developments of over 50 properties – after everything possible has been done on-site – will be relaxed to Level Four with the remaining carbon offset by off-site measures.

Previously, the introduction of the Zero

Carbon Homes Standard in 2016 would have seen all new homes built to Level Five of the Code for Sustainable Homes, with all carbon associated with their operation mitigated.

Recognising that the changes could in practice mean small housing developments being exempt from zero carbon regulations, the Royal Institute of British Architects President Stephen Hodder said: "While we welcome the government's commitment to provide clarity to the UK construction industry on how we should achieve a zero carbon standard for new build homes through viable solutions, we

are concerned by the proposition that 'small sites' might be exempt from the zero carbon homes requirement.

"This step will stunt the zero carbon home delivery plan by opening a loophole in legislation for developers to avoid zero carbon regulations, through phasing development into smaller sites, or manipulating definitions of the scale of their development."

However, given that most self/custom build projects are, more than often, driven by the desire to be extremely sustainable it is felt unlikely that allowable solutions will impact this specialist part of the housing sector.

Homes and Communities Agency sets out housing plans

The Homes and Communities Agency (HCA) plans to complete more than 9,500 market sale homes as part of its targets for 2014/15.

More than 5,500 of these will be delivered through the government's Get Britain Building programme, devised for schemes that have stalled due to a lack of finance. In 2013/14, the HCA delivered 6,818 market homes, with 2,839 under Get Britain Building.

These targets are part of the HCA's Corporate Plan covering 2014 to 2018. It said that under this it would continue to increase private sector housing starts 'through market interventions'.

The Plan also confirmed that 2014/15 is the final year of the Custom Build fund, which is providing £15 million in recoverable loans to groups and supports developers seeking to bring forward custom build developments. This initiative is part of the government's plans to boost the contribution of the custom build sector to supply housing across the country. The HCA also confirmed that the 2014 Budget announcement would further support the custom build sector with a

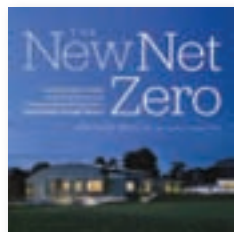
£150 million repayable loan fund to help provide up to 10,000 serviced plots. The Agency will be leading on bid assessment, due diligence and investment decisions, following publication of the bidding prospectus in June 2014.

In the market sale homes sector the agency anticipates the sale of around 29,000 homes through Help to Buy over the 2014/15 period. It also intends to release HCA land to provide more than 6,000 new homes, although it did not confirm if this was aimed at supporting the government's Help to Build programme.

HCA's chief executive Andy Rose said: "We continue to adapt our approach to reflect the programmes government is asking us to deliver, ensuring an efficient transition from one delivery period to the next.

"However, while our approach may be changing, the outcomes we are seeking remain the same; to meet local priorities and create successful communities with homes and jobs."

Net-zero-energy; the new threshold for green building



NET ZERO:
LEADING-EDGE
DESIGN AND
CONSTRUCTION
OF HOMES AND
BUILDINGS FOR A
RENEWABLE
ENERGY FUTURE
BY WILLIAM
MACLAY

According to sustainable architect Bill Maclay, the new threshold for green building is not just low energy; it is net-zero-energy. In his new book *The New Net Zero* he demonstrates for designers and builders interested in exploring this green design's new frontier: net-zero-energy and carbon neutral structures that produce as much energy as they consume.

Explaining net zero and discussing who might be interested in the book Bill explained: "More and more people are recognising the importance of the net zero concept and learning what it is. If we are really aiming toward a fossil-free and carbon-neutral future the new target is really zero.

"Everyone should be interested in this subject. This is a time of transition in terms of energy culture, quality of life and how people live. There are definitely messages for both consumers and design professionals. The book covers the big picture down to the nitty-gritty of how to do it with the middle section being more technically focused. And there are the parts looking at the larger environmental and ecological picture."

With traditional buildings using roughly

40 per cent of the total fossil energy produced, the interest in net zero building is growing among both designers interested in addressing climate change and consumers interested in energy efficiency and long-term savings. Bill Maclay's buildings have achieved high-performance goals at affordable costs, and his book makes the case for a net zero future; explaining net zero building metrics, integrated design practices, and renewable energy options. He also shares his lessons learned on net zero teambuilding.

The New Net Zero: Leading-Edge Design and Construction of Homes and Buildings for a Renewable Energy Future by William Maclay, is published by Chelsea Green, RRP £64.99.

High value self-build projects support increase in private new home registrations

The NHBC announced that private new home registrations had increased 6 per cent to 28,222 from March to May 2014, against the same period last year.

The NHBC's chief executive Mike Quinton said: "Housebuilding levels have remained steady, continuing through May and consolidating the high volumes seen in 2013. Overall we are seeing steady growth on last year's exceptional figures and we obviously hope that this will continue throughout the remainder of the year as the sector continues its impressive recovery."

The NHBC does not identify specific self-build registration figures but with the government's increased support of the custom build market with initiatives like Right to Build, other housing sector commentators are seeing growth in the number of one-off building projects entering the market.

Many of these projects may be financed by private funding and are not obliged to work with a warranty provider. However, they still come onto the registration radar as these specialist property



builders still appreciate the importance of build inspections to protect their investment and the benefit of the post completion 10-year build warranty. Additionally, should the self-builder wish to sell in the first 10 years, then it is worth considering some form of warranty cover to ensure that future buyers can obtain a mortgage.

Providing bespoke products for sectors of the housing market looking for greater flexibility in warranty conditions BLP Insurance business development manager Brian Kilroy (pictured) explained: "We are experiencing a real upturn in the number of high value custom-built projects coming onto the market. We also find that high value bespoke builders are also looking for warranty products that understand and cover modern methods of construction while providing flexible post build occupation terms.

"For a self-build it is not only the builder who wants to ensure that the full value of the investment is covered, but also those who have invested in the build, and in particular the homeowner."

show

The London Homebuilding & Renovating and Home Improvement Show makes its national debut at Olympia with new feature highlights and experts

– London, 26 - 28 September 2014

As the property market regains its confidence, the UK's fastest growing home show is coming to London for the first time as a combined event designed for both self-builders and remodellers. The exhibition will offer visitors the chance to benefit from an extensive range of products and recommendations from more exhibitors than ever before plus tips and bespoke advice from an extended expert panel on how to successfully complete a project from start to finish.

Piers Taylor, award-winning RIBA architect and co-presenter of BBC2 series *The House that £100k Built* will be making his first appearance on the London expert panel to inspire visitors with quality interior design and architecture recommendations, to help homeowners make the most of their projects. Charlie Luxton, presenter of *More4's Building the Dream*, will be making his awaited comeback to the London event and will also appear alongside other homebuilding and home improvement professionals including Michael Holmes, editor-in-chief of *Homebuilding & Renovating* magazine.

Another new feature for this year's event is the updated Interior Design and Decorating Clinic, brought to the show by Dulux Design Service. Visitors will be provided with insight-

ful ideas on how to decorate their homes through the use of appealing colour schemes, wall coverings and furnishings. Dulux consultants will be offering free one-on-one appointments to bring attendees one step closer to their aspirational house.

The Ask the Architects area will provide a space for dialogue between certified RIBA architects and visitors curious about the design and construction process of their project. It is hoped that after a consultation with a member of the team, homeowners will leave with the assurance that their plans will be ready to be implemented by well-guided contractors.

For attendees undertaking major works, changes and additions to their property, a meeting with planning permission expert Sally Tagg is vital to ensure that they understand the complex application process. Sally will be waiting at the Planning Clinic for individual consultations.

Come prepared with your plans and ideas and benefit from the wide range of experts

that can offer individual sessions at the Ask the Experts zone. This year, the panel of property specialists includes: Michael Holmes (editor-in-chief of *Homebuilding & Renovating* magazine); Jason Orme (editor of *Homebuilding & Renovating* magazine); Piers Taylor (award-winning RIBA architect and co-presenter of hit BBC2 series *The House that £100k Built*); Charlie Luxton (sustainable architectural designer and presenter of *More4's Building the Dream*); Julia Kendell (Interiors and Decorating expert from *DIY SOS* and *ITV1's Daybreak*); Matt James (designer and expert on *ITV's 'Love Your Garden'*); David Snell (*Homebuilding & Renovating* magazine's self-build and plot finding expert); Tim Pullen (eco expert at *Homebuilding & Renovating* magazine); Bob Branscome (chartered surveyor and builder); Chris Reeves (*Homebuilding & Renovating* magazine's Legal Expert and chartered builder and lawyer) and Roger Hunt (award-winning writer and eco expert).

For further information visit the website london.homebuildingshow.co.uk or call the ticket hotline on 0871 230 1086



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Self-building a sustainable roundhouse for the 21st Century

As we experience growing interest and government support of self-build it is easy to forget that only a few hundred years ago if you wanted a home you would probably have to build it yourself. Go even further back in our home building history to a time before the Romans civilized our woad-wearing ancestors and most ancient Britons lived in small communities of roundhouses, which were often built by their occupiers.

Move forward a couple of thousand years and meet Tony Wrench and his partner Jane who decided to build – without planning permission – their own 21st century, sustainable roundhouse at Briithdir Mawr in West Wales.

Tony and Jane had lived in a number of old and cold farm buildings over the years but dreamed of designing a home that was not always damp and draughty, faced the sun and was fun to live in. It was something that must not cost the earth to build, did not need a mortgage and allowed Tony and Jane to live the simple life.

Tony realised early on that it pays to think hard before building anything and now tells anyone thinking of building their own alternative abode that: "Before you lift a finger, check out the YouTube videos on alternative building and research as much as you can. Think hard about where you really would want to live. If we can do it, so can you. Any research will all pay off."

However, 15 years ago when Tony started to plan his roundhouse adventure YouTube was not available so he re-read his favourite book on self-build: Ken Kern's *Owner Built Home* and his sequel *The Owner Built Homestead*.

He then wrote himself a simple brief: "Goal: An autonomous house of wood; very warm, very dry, cheap to run. Made from pine logs with a turf/bracken roof and built on a slope near woods."

The 21st century roundhouse

Tony and Jane now live in their reinvented roundhouse, which is located on a site at Briithdir, on a south-facing slope, near local woods and is almost invisible from the surrounding hills.

As planned the skeleton of this roundhouse is a wood henge of uprights with crosspieces forming a complete circle, and a reciprocal frame roof made of Douglas fir pole rafters. The reciprocal frame is designed so that rafters rest on each other in such a way that they are unsupported and end up creating a



circular hole at the centre of the roof, which Tony and Jane have 'plugged' with a reclaimed coach windscreen which acts as a skylight. The roof is further strengthened – to hold up the estimated 1,400 turfs that insulate the roof – by an inner circle of supports.

The building's cordwood walls are made from logs placed in a cordwood pile so you see all the end grain. These are then stuck together with cob, made with a mixture of earth with a high clay content. A layer of straw is placed in the middle to improve the wall's insulation. The building's 11 windows, rescued from a skip and brought to the site on a converted milk float, are fitted into the cob walls to make the most of solar gain and the also reclaimed front door is metal framed with double glazed reinforced glass, which Tony believes 'must have been in some big classy building once.'

A 'Villager' flat top wood burner, with a back boiler, provides heating. This and the flue brought the total cost of the home from £2,500 up to £3,000 but provides loads of hot water. This is supplemented by a home made solar panel built from a wooden box, 2in/50mm of hay insulation, turkey foil, a radiator painted black, and fitted with a glass front. In recent years two solar voltaic panels have also been placed on the south side of the building to power laptops and phones.

The couple source their water from a spring located on Carningli, the mountain immediately to the west of Briithdir, and wastewater is filtered through a reed bed of bulrushes and yellow flag. These reeds have evolved to handle having their roots being in water for long periods of time and are capable of taking nutrients directly out of the water.

Tony's roundhouse journey

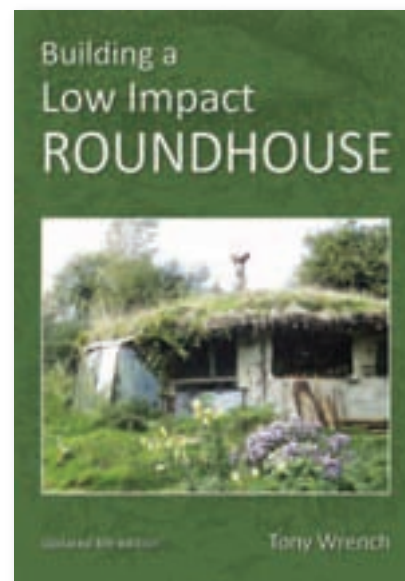
It is over 15 years since Tony and Jane built and moved into their sustainable roundhouse. They still have no water, heating or electricity bills. They pay no rent and don't have a mortgage. However, some things have changed. Their home has planning



permission; they pay council tax, and have a phone and the internet.

If you want to find out more about Tony's roundhouse journey he shares his many years of experience, the skills and techniques needed to build a unique and affordable low impact home in his book *Building a Low Impact Roundhouse* published by Permanent Publications, RRP £12.95.

The book has been updated for 2014 and covers the lifestyle required to live in a roundhouse, with essential advice on compost toilets, wood stoves and planning permission. The book also includes fascinating photographs of life in and around the roundhouse, as well as illustrations from the construction plans.



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Cut through the jargon of renewable energy



There has never been a better time to incorporate renewable technology into self-builds and refurbishments, thanks to the government's latest 'go-green' initiative. Michael Wright, owner of Yorkshire Heat Pumps, says the new domestic Renewable Heat Incentive (RHI) Scheme – introduced in April – offers huge potential to homeowners, but only if they understand it. In this article he answers a number of the most frequently asked questions.

Self-build properties and redevelopment projects offer the perfect opportunity to incorporate renewables. There's essentially a clean canvas which can help with proper planning and seamless incorporation of the technology – whether it's a heat pump or a biomass boiler.

But with so much jargon surrounding the subject it can be difficult to navigate and understand the real benefits homeowners could reap for years to come. And for developers there is an opportunity to add a renewables element to a self-build or refurbished property which can offer a genuine bonus for your clients and be a great selling point.

What is the Renewable Heat Incentive Scheme?

RHI is a world first – a government scheme which incentivises homeowners to switch to a renewable energy heating system. It pays people for every kilowatt hour of renewable energy they generate. Domestic RHI payments are made quarterly over a seven year period.

A non-domestic scheme was launched in 2011, and has just been extended to the domestic market.

Why has it been introduced?

The government has a tough carbon reduction target to hit by 2020 when 12 per cent of the UK's heating must come from renewable sources. The only way they can expect to hit this is by encouraging people to move away from fossil fuels. The most effective way to do this is by offering a financial incentive.

Can anyone claim?

Domestic RHI is for new installations of eligible renewable heating systems. It is also available to people who have installed eligible systems since July 2009 if their installations were done by appropriately accredited installers, who must have Microgeneration Certification Scheme (MCS) accreditation. The installation will also need to have been registered on the government's MCS Installation Database (MID) before 22 October 2013.

What is MCS?

The government backed Microgeneration Certification Scheme sets stringent standards that all providers are encouraged to work to. Only MCS accredited installers can register a system on the MCS Installation Database, and only once registered can homeowners go on to apply for RHI payments. The great thing about MCS is that it has consumer interest and protection at its heart, and represents a real badge of quality.

Which heating technologies are eligible to receive domestic RHI payments?

Ground source heat pumps, biomass boilers, air source heat pumps and solar thermal panels are eligible for domestic RHI.

What will homeowners get paid?

Homeowners are paid a tariff for every kilowatt hour (kWh) of renewable energy they generate, which varies depending on which technology they install. The tariff paid is expected to go

down as uptake of renewables grows and the government closes in on its carbon reduction target, so getting in quickly is likely to see homeowners reap the best returns.

How is the energy generated measured, to work out what the homeowner will be paid?

RHI payments are calculated by taking the total annual heat and hot water demand for the individual property, less the electrical energy required to generate that heat and hot water, which gives a figure called the total eligible heat demand. This is then multiplied by the tariff for the homeowner's technology to arrive at the annual RHI payment: total eligible heat demand kWh x tariff = RHI payment per year.

Homeowners can also opt to install a meter and be paid an additional flat rate per annum for seven years if they take up a metering and monitoring package. This is £230 per annum for a heat pump and £200 per annum for a biomass boiler.

Where do these heat demand figures come from?

The heat demand figures come from the Energy Performance Certificate (EPC), which is produced as part of the Green Deal Assessment (GDA), which must be completed for a property before homeowners can apply for RHI payments.

It's crucial that homeowners find a suitably qualified and registered Green Deal Assessor to undertake this. There are sadly some rogue traders out there claiming to offer this service but without the proper accreditation.

Homeowners can find a registered Green Deal Assessor by searching on the Department for Energy and Climate Change (DECC) Green Deal Assessor database:

<http://gdorb.decc.gov.uk/consumersearch>

It's also important to have a full heat loss survey conducted for the property, as this provides detailed room by room heat loss calculations and this information is used to size the boiler or heat pump correctly. Nobody wants to go to the lengths of incorporating a renewable heating technology that is either over specified and costs more than it needs, or that is underspecified and struggles to heat the property comfortably.

Enq. 105

| Technology | Domestic Renewable Heat Incentive payment: pence per kW hour of renewable energy generated (paid quarterly over 7 years) |
|-------------------------|--|
| Ground source heat pump | 18.8p |
| Air source heat pump | 7.3p |
| Biomass boiler | 12.2p |
| Solar thermal panels | 12.2p |

editor's focus

1

TOTAL HOME ENVIRONMENT

Imagine living in a home without condensation, draughty trickle-vents or noisy extractor fans. Experience clean fresh air, free from pollen, dust or stale odours in your air-tight house. With the cocktail of chemicals leaching out of floorboards, cleaning liquids, soft furnishings etc., wouldn't you want to have a whole house air change every two hours and save 90 per cent of your precious heat to be recycled back into your home? Reduce heating bills and allergy symptoms with Total Home Environment PassivHaus certified heat recovery ventilation units. You breathe 10,000L of air a day and spend 70 per cent of your time at home – you deserve the best air quality within it.

Enq. 106

2

BRICK DEVELOPMENT ASSOCIATION

Positive indicators of economic recovery continue to emerge with the nation's housebuilders reporting growing sales and profits, with new homes being built at the fastest rate for a decade. It's all good news for brick manufacturers and suppliers according to the Brick Development Association – the trade organisation which represents the UK's brick industry. The BDA reports higher production levels and long-term programmes of research, development and investment among many of its members. With stock levels stabilising, demand increasing and production rising, the BDA says the brick industry is well primed for economic recovery and market growth.

Enq. 107



3

TANUMSFÖNSTER

Tanum's Swedish triple glazed sliding doors offer you quality, performance, warmth and security. With optimum light and views, easy sliding doors, long life, lower maintenance and highly insulated triple glazing, they also keep you cool in summer.

Enq. 108



4

BELLAVISTA

Shutters and blinds are an inspired choice for any style of home, especially when you consider that they're just as beautiful when viewed from the outside as they are from the inside. Both stylish and practical, they offer privacy and light control, warmth and seclusion, style and charm. Since 1996, family-run BellaVista has brought beautiful and practical solutions to the windows of homes and businesses across London and the South East, to the satisfaction of all its customers. Whether it's style and functionality, or simply a fresh look that you are after, BellaVista Shutters and blinds can offer you this and more.

Enq. 109



5

EYE CATCHING ADVERTISING

Have you ever struggled to find a house number at night? This can be even more frustrating for taxi drivers, parcel delivery men, ambulance services and such. Eye Catching Advertising has seen many attempts to resolve this issue, such as solar and battery operated lights that are simply not bright enough. However, the latest venture from the company could be the answer to the problem. This is a 12V bright, LED House Number, with a sensor that automatically switches on and off, so there is no need for a timer. For more information, please visit the company's website.

Enq. 110



6

RETROTOUCH

Retrotouch's range of switches and sockets feature a classy glass finish, setting them apart from the everyday metal and plastic switches we see in most homes, offices, hotels and yachts. The glass finish creates that little extra touch of class in any environment. The seamless full glass models look at home in the chicest interiors and the chrome trim models set off the timeless classic black and white glass finish to create a sophisticated product range. Choose Retrotouch and add heart and soul to your projects. As well as being attractive, they are easy to fit to add value to any project or end production. Simply replace any existing switch or socket with a Retrotouch product in minutes.

Enq. 111



Manage your build... and most importantly your budget



BY JAMES BRYDEN,
CLEARPLAN PROJECT
MANAGER

In a recent survey* of house builders and homeowners, it was found that 75 per cent of respondents overspent. While spending your contingency can be a "joke" at dinner parties, in reality it's no laughing matter, with budget overspend being one of the biggest worries for house builders.

London house prices have risen 18 per cent in the last year alone and around 10 per cent across most of the South East**, which in turn has a knock-on effect on building costs. This year, so far, we are seeing a cost increase by an average of 2 per cent, driven by material and labour costs rising. These inflationary pressures can have a knock-on effect on financing a project, beyond the obvious. Banks are more often requesting independent analysis of costs before releasing funds.

It's no surprise that banks like to see budget structure and pre-planning so they are not left with unfinished projects to support. Often engaging an independent expert gives a bank the extra confidence to lend, as they see a third party taking charge of the finances and pulling together a realistic budget, which at the beginning of the project is critical to ensure smooth-running of the build and no nasty surprises for anyone.

An accurate budget will also build in the correct amount of contingency funding, the "what if..." part of your budget. All building projects have risks – before the project starts some risks will be known, some unknown. Until this point you may not have had any independent advice as to potential costs.

Your architect may or may not have given you guidance and a builder may have provided rough pricing, but until you start to fully break down all of the costs you will not have a reliable final number.

You need this figure to ensure that when you finance your new build, you borrow the right amount. Going back to the bank or building society at a later stage will almost certainly mean incurring more charges, not to mention the additional stress associated with re-approaching your lender.

If the overspend is then matched by an over-run, the problems really begin to stack up, often leading to extra rental costs and accompanying pressures on family and working life. 20 per cent of respondents in the survey over-ran by eight weeks, which worryingly will come as no great shock!

Good, reliable builders are booked up months in advance and are often running several projects in tandem. This can, again, lead to over-runs or sites being left quiet while builders juggle all of their projects. It is important to regularly check progress against your original timetable to ensure there has been sufficient progress in any one week.

Contracts are also frequently ignored. It is imperative that you have a contract between you and your builder when embarking on any building project. Having a contract in place will help to alleviate a

number of fears, including payment terms. Any reputable builder will expect a contract between themselves and the homeowner.

To help manage your budget, ensure that your plans are sufficiently detailed to give the best budget estimates prior to tender, that all contracts are adhered to and with all plans correctly interpreted and deadlines met. Some organisation and clear time-tables and contracts before you start your build will help prevent budget overspend and keep your stress levels relatively low!

SOURCE:

*CLEARPLAN SURVEY 2011

**NATIONWIDE INDEX APRIL 2014

Case study

A professional couple, dentists based in South Buckinghamshire, planned a self-build. To fulfil their dream project they needed to borrow £400,000 from the bank. While there was no concern or problem with their salaries being able to cover the mortgage, the bank insisted that part of the terms of lending were that they utilised an external independent expert for the following reasons:

- a) to compile a robust budget
- b) to minutely monitor spend as the project progressed
- c) for an extra pair of 'technical eyes' on the builder to ensure that the list of 'extras' didn't amount to more than necessary
- d) to ensure that the future value of the house was not compromised through lack of required documentation

A project manager was employed and the build was completed within time and on budget!

Enq. 112



VIEWS ACROSS THE SURREY DOWNS, SHIELDING TREES AND THE MATURE GARDEN ARE WHAT FIRST ATTRACTED TONY AND NICKY MAUDE TO THE SITE OF THEIR NEW HOME

THE CONTEMPORARY HOME HAS SPACE OUTSIDE AND IN, WHICH IS PERFECT FOR ENTERTAINING. ONE OF THE COUPLE'S KEY DESIGN STIPULATIONS



From manor house to floating home of the future

Selfbuilder & Homemaker meets Tony and Nicky Maude who swapped their listed manor house for an ultra modern home that's the model of minimal living

Tony and Nicky Maude lived in a listed manor house but dreamed of building a modern, sustainable home that would be easy to maintain and provide the space they needed to entertain friends. In 2012, their dream came true when they moved into the ultra modern and award winning White Lodge, which they designed with the help of Dyer Grimes Architects.

properties and controlled by a Council whose strict planning requirements strongly favoured retaining the local vernacular. But when you have a dream, and a good architect, you can make things happen. So Tony and Nicky bought the bungalow, and its perfect position, not knowing whether they would ever obtain planning permission.

Continued overleaf...

The journey

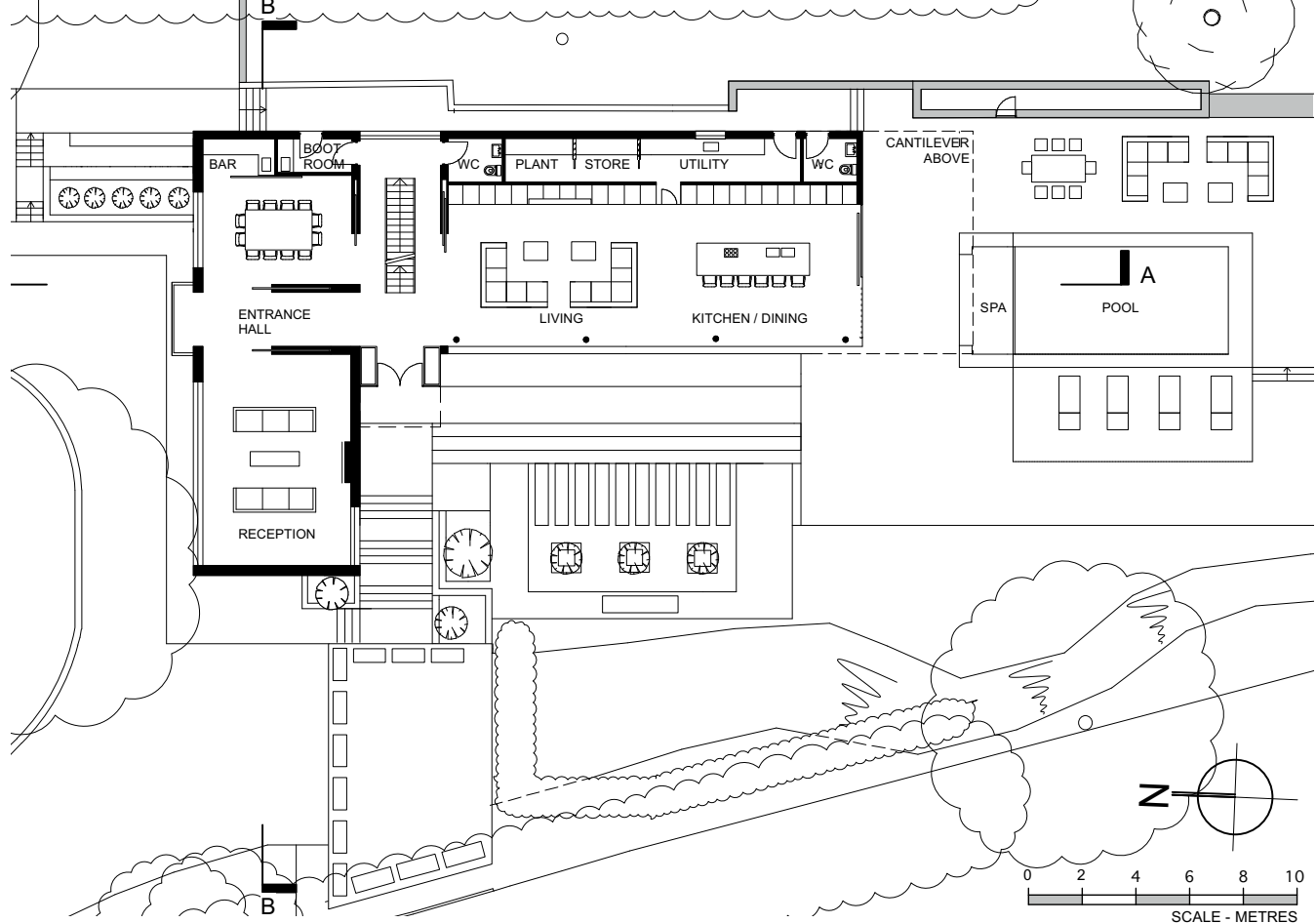
Selling their classic but expensive to run manor house, Tony and Nicky wanted to stay in the area and continue to enjoy all the benefits of Surrey country living. However, at the same time they also aimed to declutter their lifestyle, simplify their domestic surroundings and reduce their utility bills.

Fortunately they did not have to look far and found, only a short distance away, an unloved, prefabricated, 1960s detached bungalow. The almost derelict property was shielded by tall trees and enjoyed panoramic views across the Surrey Downs and beyond. The site appeared to be perfect, apart from being located in an area surrounded by traditional pitched roof

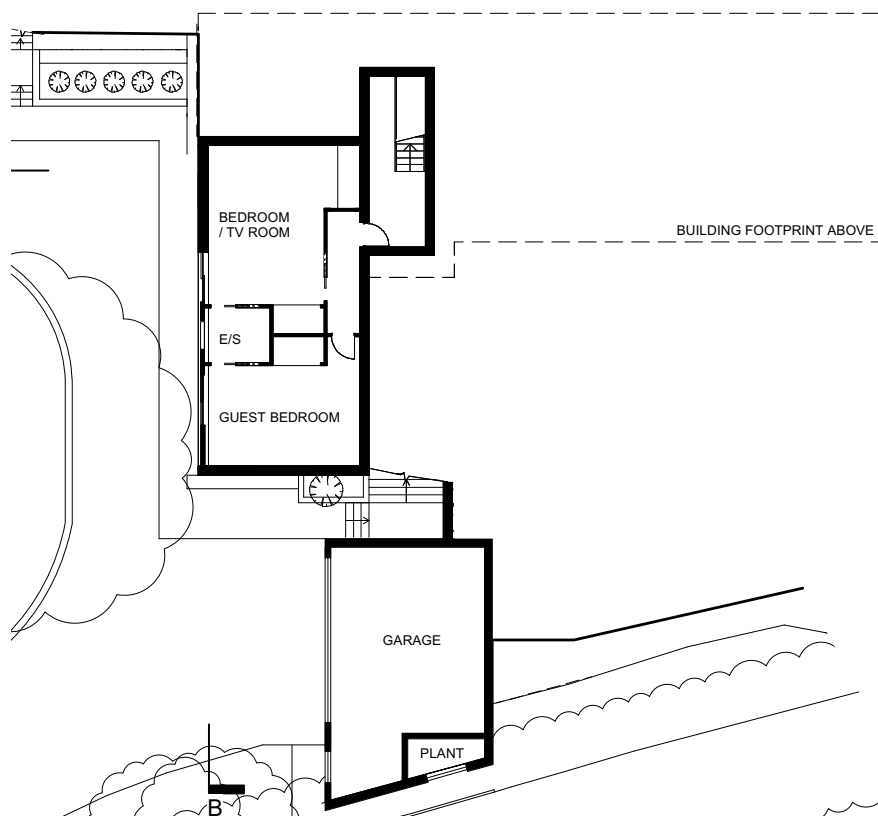
Tony and Nicky Maude dreamed of building a modern, sustainable home that would be easy to maintain and provide the space to entertain friends



THE EXTERIOR OF THE HOUSE, SHOWN FROM THE FRONT, IS A MIXTURE OF WHITE RENDER, TIMBER CLADDING AND EXTENSIVE GLAZING. THE UNEVEN SITE HAS BEEN THE PERFECT BASE FOR THE INTERESTING LANDSCAPING THAT SURROUNDS THE PROPERTY



Ground floor plan



Lower ground floor plan

White Lodge

Plans by Dyer Grimes Architects

The challenges

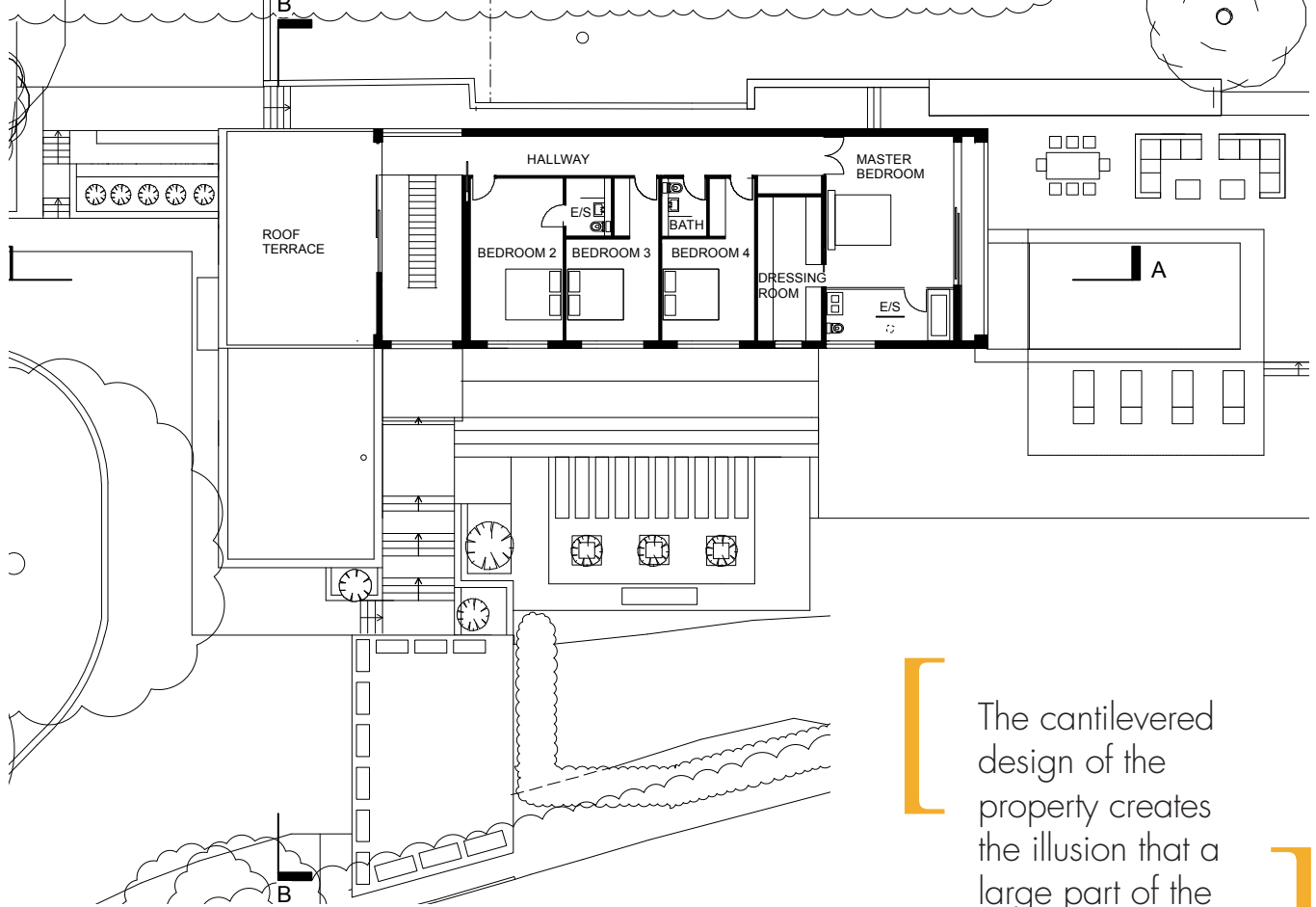
Their brief for the design of the ultra contemporary home included flexible, open living and entertainment space, to be illuminated by extensive glazing that would also make the most of the mature grounds, the surrounding countryside and the all-essential swimming pool. The home was also to embrace high sustainable standards of build and maintenance.

Dyer Grimes Architects' ultimate design would have to take into account Tony and Nicky's requirements to persuade a potentially restrictive development control regime to grant planning permission, remodel a site which sloped sharply away to one side and create a contemporary home that would complement the area's existing, traditional residential properties.

One of the early challenges was the local planning authority, which had a long-standing policy that ensured all new build homes matched the immediate area's traditional vernacular. But this was not to stand in the way of Tony and Nicky who did not want planning restrictions to preclude their stretching the planners' imaginations and pushing the boundaries of contemporary design.

The proposed home's design would also have to overcome the confines of the sloping site, which could have greatly limited the overall size of the building and the planned landscaping.

To add to the design challenges the property's construction had to embrace sustainable features that would be both easy and cost effective to maintain while taking advantage of renewable materials and energy.



First floor plan

The cantilevered design of the property creates the illusion that a large part of the home is hovering

A home that appears to hover

Working closely with both its clients and the planning authority, over 18 months Dyer Grimes Architects produced a design that won the approval of the planners to infill and level part of the site and build a contemporary, three-tiered, six-bedroom home, with 480m² of flexible living space, into the remaining sloping section.

Modern building technologies were combined with the highest quality materials, including hardwood cladding and white render, emphasised by large windows which flood the home with natural light and provide visual access to the local area's panoramic views.

In addition, attractive landscaped grounds were planted to surround the glazed ground floor living space and the first floor 'hovers' over the kitchen-diner area and swimming pool.

This is achieved by the cantilevered design of the property, which creates the illusion that a large part of the home is hovering above its own reflection in the glass-ended swimming pool.

The clever structural design and innovative construction methods incorporate slender steel columns, high performance glazing and an advanced insulated render system. This is enhanced by intricate detailing, including a shadow gap wrapping around the building between ground and first floor levels.

Making full use of the screening provided by the established, mature trees the three-storey home is approached at the lower ground floor level via a stepped promenade that leads to the front entrance on the ground floor level. Here the main living spaces are accessed from a

spacious entrance hall. To create additional space, when required, the large separating walls can be easily slid into specially designed wall pockets. This allows the living, dining and reception rooms to become one open plan space. Perfect for entertaining large numbers of friends.

The lower ground and the bedrooms on the first floor are accessed via feature timber and glass stairs. To increase the private outside space available the property also has a large roof terrace, which is accessed from the upper floor landing area.

A bay window on the north facade provides views back to the entrance gates, while glass walls to the south and west allow panoramic views of the landscaped grounds and swimming pool.

Continued on page 21...



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Enq. 113



THE MINIMALIST KITCHEN IS SURROUNDED BY FLOOR TO CEILING GLAZING CREATING A LIGHT, AIRY SPACE IN WHICH TO COOK AND ENTERTAIN



Interiors

Nicky's interior design followed the couple's desire to declutter their lives and minimize their surroundings.

The limited furniture was selected to complement the home's white rendered walls and massive panoramic windows. The first floor's dark tiled flooring, is simple, stylish, comfortable and effective. Large square formed sofa suites help frame the living areas, the dining area has a 12 setting suite and the kitchen is marked by a massive mahogany, under lit central island and breakfast bar. The normal kitchen clutter is hidden behind flush fitting, storage units with soft touch opening mechanisms.

The feature staircase, with its wooden treads, acts as a transition from the dark tiled first floor to the wooden floored upper level. Here the flooring matches the roof terrace decking and helps bring the outside in. The bedrooms' massive window spaces illuminate the rooms, which are all minimally furnished and dressed in white linen.

The finished interior look is clean, truly uncluttered and a model of minimal living. Nicky explained: "My key focus was the large kitchen and family room, which is where I anticipated we would spend most time together as a family, and entertain friends.

"From the beginning I tried to find the right balance between uncluttered minimalism and practical living, having a messy husband and two messy sons. I was lucky enough to be able to look at each room as a blank canvas and design bespoke modern furniture for each room rather than best fit old furnishings that we had accumulated over the years. All that was sold or given away.

"Tony also wanted a smart home, integrated lighting, a cinema room and the whole house wired for sound and video. I took this into account but made sure there was no visible wiring.

"Overall, the whole experience was amazing. It is something which I enjoyed from start to finish. There's always road bumps along the way, but I have to say working with Galowers Builders and Dyer Grimes Architects was simply a pleasure.

"Now we are able to simply enjoy the house and grounds and there's not too much I'd change. I guess the many hours thinking about the minutiae paid off!"

Continued on page 23...



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Hailed a 'modern marvel' by the Evening Standard and in demand by TV and film location companies. We've even had Ridley Scott's team knocking on our door

Sustainability

Great emphasis was placed on constructing White Lodge in an environmentally friendly and sustainable way. To support this objective a challenging sustainability target was set; to generate 20 per cent of the energy required by using renewable energy sources.

To achieve this the structure has a hybrid steel frame, with load bearing masonry, prefabricated concrete ground floors and sustainably sourced timber upper floors.

White Lodge also draws 12 per cent of its energy usage from renewable sources. A thermally efficient envelope, super efficient gas boiler, underfloor heating, solar hot water collectors on the roof, a highly sustainable drainage system and an air source heat pump, which circulates heat around the entire house, all help to keep energy bills to a minimum. In fact, White Lodge costs Tony and Nicky a fifth of the running costs they experienced in their former listed manor house.

Accolades

White Lodge has subsequently won four major design awards and has attracted the attention of the media world, while featuring in a number of music videos, model shoots and TV programmes.

Tony and Nicky explained: "We set out to push the boundaries of country living and create a house in which we could live and entertain effortlessly, and without the ongoing maintenance costs of a period country estate. As soon as we met Dyer Grimes Architects we knew we could realise our dream – but we didn't envisage that the end result would win us such accolades. Hailed a 'modern marvel' by the Evening Standard and in demand by TV and film location companies. We've even had Ridley Scott's team knocking on our door."

Continued on page 25...

Eco Workshops

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"The Eco workshop was excellent - I was so impressed with the information available! It was fantastic to hear straight from the experts. And all for free, just brilliant. Thank you"

Reader
Enquiry
114

For further information and to book your **FREE** tickets, call **0845 223 4455** or visit **www.nsbrc.co.uk**

The National Self Build & Renovation Centre, Lydiard Fields, Great Western Way, Swindon SN5 8UB



THE SMART HOME HAS A CINEMA ROOM, DESIGNED TO HAVE COMPLETELY INTEGRATED AUDIOVISUAL WIRING



THE LIVING AREA IS SEPARATED FROM THE KITCHEN AND CLEVERLY FRAMED WITH A LARGE SQUARE SOFA IN A WARM RUSTY COLOUR TO CONTRAST WITH THE WHITE WALLS AND SPACE



Project awards:

2013

- Best Family Home – British Homes Awards by Sunday Times
- Best Residential Architectural Property Award – International Design & Architecture Awards
- Highly Commended – Best Family Home Award – Evening Standard, New Homes Awards

2012

- Highly Commended – Architecture Single Residence South East – International Property Awards

Costs:

- Original house purchase was £850,000
- Overall build including land, pool, deck and landscaping circa £2 million

White Lodge has not been valued

Contractors & suppliers:

Project architect:

Dyer Grimes Architects
Studio 9, Carlson Court, 116
Putney Bridge Road, Putney
London SW15 2NQ
020 3627 9956
www.dyergrimesarchitects.com

Structural engineers:

Nick Maclean Ltd
8A Chamberlain Street, London
NW1 8XB

Quantity surveyor:

Bonfield Ltd
140 Gloucester Avenue, Primrose
Hill London NW1 8JA
020 7586 7550

Main contractor:

Galower Builders Ltd
102 Long Lane, Stanwell,
Middlesex TW19 7AE
0178 424 3187

Lighting consultant:

Dominic Myott Lighting 45 High St,
Welwyn, Hertfordshire AL6 9EH

Swimming pool:

Tanby Pools
01883 622 335

Kitchen and living room joinery:

Chambers Furniture
01959 532553
www.chamberfurniture.co.uk

Fitted furniture:

R&R Joinery Ltd
01784 465308
www.rr-joinery-staines.co.uk

Timber flooring:

Ultimate flooring, Richmond Hill
0208 332 1772

Bathrooms:

Lewis Charles Bathrooms, Redhill
01737 773 792



1



1. With the largest panels sizes available in the market and an industry leading warranty, ESG is the premier manufacturer and supplier of switchable glass in the UK. All panels are made to measure and are manufactured to full BSI standards. For full details on the ESG Switchable range, call 01376 520061 or visit www.esgswitchableglass.co.uk

Enq. 115

2. A fabulous new traditional collection called Arcade from Bathroom Brands brings an elegant, fresh look to bathroom nostalgia. At £2,199 including VAT, this ceramic basin is 50cm wide and the bicycle is supplied with a complementing wooden shelf. Available from late summer 2014 from independent bathroom studios throughout Yorkshire and the UK. The Albemarle freestanding bath is £3,990. Visit www.arcadebathrooms.com

Enq. 116



2



Interior inspiration: Bathrooms & wet rooms showcase

We have included a few of our favourite bathroom products and finishes in this issue's interior showcase to inspire your project. Whether you're looking to create a luxury spa feel, a traditional-style bathroom or a clean, contemporary look – this unusual collection will hopefully spark new ideas and possibilities



3



3. For a super organised bathroom, you can customise each piece of furniture so there's a place for everything. Leading bespoke designers Barbara Genda Bespoke Furniture tailor each project to individual needs to create a relaxing area that features sleek and sophisticated design with thoughtful and functional benefits. Barbara Genda Bespoke Furniture price bespoke commissions individually. A guide figure is £1,200 per linear metre. Visit www.barbara-genda.com for more information.

Enq. 117

4. Need to update your tired old shower but not sure how to do it? The Galleon shower panel from Hudson Reed makes it plain sailing. This all-in-one shower solution provides the luxury of multi-function showering in one product – so there's no need to wade through a sea of shower valves, slide rail kits, fixed heads and body jets. Retailing at just £799, the Galleon is available from mid-August and is just one of a wave of exciting new products launching this autumn. Visit www.hudsonreedbathrooms.co.uk

Enq. 118

5. Handmade in grey or white limestone, Lapidica's freestanding Bongo basin stands 84.5cm tall. The elegantly tapered form and ultra-contemporary honed finish give Bongo an architectural aesthetic, bringing a refined luxury to modern bathrooms. Available to order in Portuguese Grey Limestone or Mocha Crème Natural Limestone (pictured) it costs £4,200. Lapidica offer luxury stone for walls and floors together with freestanding decorative objects and a bespoke service. Visit www.lapidica.com

Enq. 119

6. Mapei has introduced a new flexible, water-repellent grout to its cementitious range. New Keracolor Flex is a low VOC product available in five natural contemporary shades and suitable for grout joint widths from 1 - 6mm. It can be used with a wide range of surface finishes, including ceramic, porcelain, natural stone, glass and mosaics – both internally and externally. For more information on Mapei products please call 0121 508 6970 or visit www.mapei.co.uk

Enq. 120

5



4



6





Lakes Bathrooms

Lakes Bathrooms has launched an extensive new range of mirrored shower enclosures, doors and bath panels. The mirrored option is now available on 15 of the products across the company's Classic Collection and its 8mm Coastline Collection. Uniquely, the mirrored effect is available not only on complete panels, but also as an inset panel, which creates a whole new look for the bathroom.

Lakes Bathrooms' mirrored products help to visually expand any room by reflecting light and creating the illusion of space. At the same time, the mirrored element provides privacy for the shower user while letting light through – effectively obscuring the user for discrete showering.

Introducing the new mirrored elements, Sales and Marketing Director, Clive Organ, enthused: "Our new mirrored treatment is an optional effect that is widely available across our product ranges. It offers numerous practical benefits and contemporary style appeal." The optional approach means that designers and consumers can configure to their own preferences, with a choice of side panels, shower doors and bath screens. Prices for the mirrored doors, panels and screens from Lakes Bathrooms start at £246.00 plus VAT. For a brochure detailing all the mirrored products, or more information, please visit the company's website.

Tel: 01684 853870 www.lakesbathrooms.co.uk/products

Enq. 121



Hudson Reed

The stylish new Spritz Thermostatic shower panel from Hudson Reed is the ideal way to update your shower. With its brushed stainless steel finish, the Spritz panel will create a modern, dream shower experience in any bathroom and offers anti-scald protection for all the family.

Indulge in the luxury of multi-option showering, with the inset fixed head featuring conventional water spray, plus nine additional nozzles which produce invigorating water jets – great for waking you up in the morning.

If you prefer a more gentle shower experience, simply choose the three body jets which produce a refreshing spritz of water. There's also a useful hand shower option, ideal for rinsing the bath or shower – or washing the dog.

With a 20 year guarantee, the Spritz shower panel offers the quality you expect from Hudson Reed and at just £969 including VAT, it makes luxury showering more affordable.

Tel: 01282 418000 www.hudsonreed.co.uk

Enq. 122

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Enq. 123



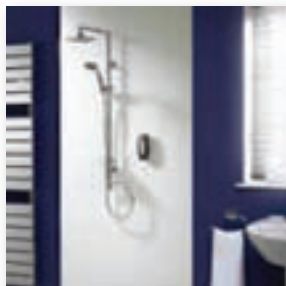
Mapei

Mapei is renowned for its colourful approach to grout development, inspiring designers worldwide. Kerapoxy CQ – the new, environmentally friendly, high performance epoxy resin grout – combines Italian designer flair with high performance technologies to create the ultimate in grout solutions. Utilising colour quartz technology significantly increases the grout's colour stability in a wide range of applications, from swimming pools, terraces, commercial and domestic kitchens through showers and wet rooms. It is also an important breakthrough in preventing staining to tile finishes during the wash-off process. Mapei has developed Kerapoxy CQ with the applicator and client in mind. The grout is easy to mix, apply and clean off, can be used in joints as narrow as 2mm and emits extremely low levels of VOC, conforming to GEV EMICODE EC1^{Plus}, a hugely important factor when measuring indoor air quality. Kerapoxy CQ is suitable for grouting tiles fixed to walls and floors in virtually any internal or external tiling situation. It is suitable for increasing the aesthetic appeal and technical performance of any tiled installation, whether with ceramic, porcelain, stone or glass tiles and mosaics. This performance is available in an impressive 21 vibrant colours, 11 of which are unique to Kerapoxy CQ, with many being designed to enhance a project's appearance e.g. ocean blue for swimming pools.

Tel: 0121 508 6970 www.mapei.co.uk

Enq. 124

Galaxy Showers



The Aqua Digitemp is an affordable and stylish showering solution from Galaxy. The innovative wireless digital mixer shower offers a host of benefits, providing a technologically advanced showering experience. The unit is wireless, meaning the digital mixer can be sited remotely, in the loft or under the bath, so there is no need for extensive excavation work to fit wires and pipes. The homeowner can control the shower through a stylish remote control, which can be used up to 10m away from the base unit. The new unit from Galaxy is available in two different variants, ensuring it will suit any system.

Tel: 0844 372 7761 www.galaxy-showers.com

Enq. 125

CCL Wetrooms

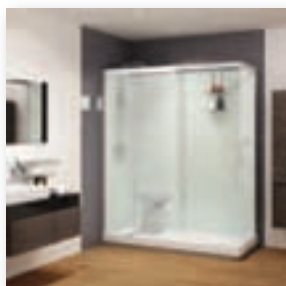


Over the last ten years wetrooms have seen rapid growth in the UK, with the open plan alternative having a major impact on the bathroom layout and design of hotel suites, luxury homes and the residential housing market. CCL Wetrooms has unveiled the latest development in the aesthetics of wetroom drainage – the 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. 126

Saniflo

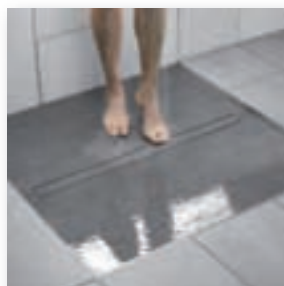


Cubicles offer a swift and hassle-free showering solution for any shape or size of bathroom. In most cases, you can have a watertight enclosure complete with the shower, controls and doors fitted in less than two hours. The Kinedo Kinemagic is available as a corner or recessed cubicle. The Kinemagic Corner (pictured) features sleek glass panels with an anodised finish. This high quality, all-in-one cubicle has been designed to fit in the same space as an old bath and has an integrated thermostatic shower control. The construction of the Kinemagic enables it to be fitted in just one day with no mess, no fuss and no re-tiling.

Tel: 020 8842 0033 www.saniflo.co.uk

Enq. 127

Schlüter-Systems



Schlüter-Systems' extensive range of wet room products offers simplicity, reliability and easy installation. Incorporating the latest innovations for floor-level showers and wet rooms, it 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 include the Schlüter®-KERDI-LINE, a linear drain channel system which is perfect for the construction of floor level showers and offers a particularly low assembly height. Schlüter-Systems has an essential role to play in every professional tiling project.

Tel: 01530 813396 www.schluter.co.uk

Enq. 128



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Enq. 129

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Now is the time to create a stunning home

The first Western Home Show is on at the Three Counties Showground from 12 - 14 September and right now is a great time to enhance, renovate, extend or even build your own home. With the property market and the economy continuing to strengthen in the west, the Western Home Show is the perfect place to find the right products and services to create your dream home – all under one roof



This really is a great time to focus on the biggest and possibly the most important investment you will ever make. The Economic Outlook Report from PwC released this July confirmed that house prices in the west look set to rise by eight per cent in 2014 and six per cent in 2015. This is great news for homeowners. But one of the biggest barriers to creating an ideal home can be finding the right products or services. Not any more! The Western Home Show is bringing them right to your door.

Whether you are considering an extension, a renovation, a new build or a home improvement project, the Western Home Show offers the perfect one-stop shopping opportunity. It covers all aspects of interior design, home improvement, self-build, finance, renovation,

energy efficiency and gardens.

Taking place over three days, you can attend free workshops and seminars, find thousands of products and services and get a wealth of free advice and information from the experts. Features include Ask An Architect, DIY School Workshops, Kids Can Do It Workshops, the Dulux Design Clinic and more. Bring your plans, your drawings or just your ideas and speak to experts with in-depth expertise and knowledge relevant to the west.

The Western Home Show is on from Friday 12 September to Sunday 14 September at the Three Counties Showground, near Malvern. Tickets are only £8 per person on the door and children under 16 go free. Your tickets are valid for all three days so you can visit as many times as you like.

For more information and advance tickets, visit www.westernhomeshow.co.uk
We look forward to meeting you there.



Cast your mind forward

Ornate Interiors MD Ronnie Clifford wants you to break the mould...

This is a call to arms! We want you to break the mould and unlock the unlimited potential of your interior spaces.

We have a very real chance to shape the future quite literally by considering the incredible possibilities of plaster and mouldings within buildings. After all who said walls should be flat?

It's time that we rediscovered the spirit of the 18th century neoclassical architect Robert Adam. His approach pushed back the boundaries of what is possible and anything is possible when you work with plaster and mouldings.

This is a vision from the past that we need to recreate for our times. We need to change our perceptions and realise that the only limitation is our imagination.

There is no reason why we can't turn spaces into works of art. Plaster and mouldings can shape the identity of spaces in stunning new ways with contemporary cornice and centrepiece designs, for example, just a tiny part of the story.

Plaster is the perfect medium with which to break new ground. It's lightweight, strong, very flexible and environmentally friendly – an important consideration in these times – and its innate versatility means that we can effectively mould anything into reality.

We've adopted this approach with features at many private residential projects and the results make spaces dance to a far more interesting and exciting tune.

Anyone involved in the creation or refurbishment of a building wants to leave their mark and few methods can bring these ideas to life as

effectively as mouldings and plasterwork.

Early in the 20th century the Art Deco movement proved to be a refreshing approach that reflected the times and we need that kind of thinking once again.

The message is clear. The potential of plasterwork is quite literally unlimited and more homeowners need to think outside the box when it comes to this flexible material.

Do you share the vision? It's time to break that mould and use your own creativity to literally shape the physical dimensions and look of interiors. Are you with us?

Enq. 130



Ancon



From 1st July 2014, the CE Marking of structural steelwork to BS EN 1090 became a legal requirement. Now, any fabricated structural component delivered to site without a CE mark is in breach of the EU Construction Products Regulation. Ancon is proud to have offered the industry a fully CE-compliant range since July 2013. The CE Marking of Ancon's extensive product portfolio demonstrates an established understanding of Eurocode design methodology and a long-term commitment to robust manufacturing controls. Ancon encourages the industry to understand the risks, demand the CE Mark and accept no excuses.

Tel: 0114 275 5224 www.ancon.co.uk

Enq. 131

Dickies



Dickies is supporting the first HavAGo Festival which is going to take place at the Forum, in the centre of Norwich on the 18th and 19th August. The event is a celebration of creative skills and a platform for a truly diverse group of artists and craftspeople from around Norfolk to showcase their work together and inspire others to be creative and 'have a go'. There will be more than forty different creative participants showing their work and offering the public a free of charge opportunity to try their hand. Dickies is donating 12 Dickies painters' bib and brace sets specifically designed for painting and decorating.

Tel: 01761 419419 www.dickiesworkwear.com

Enq. 132

Everbuild



It is now mandatory for all sealants covered in the European standard EN 15651 to be CE marked according to their application and properties. This legislation means that it will be illegal to manufacture sealants and sell within the EU without the relevant CE marking. To comply with these new regulations, Sika Everbuild has been working hard to add the required CE panel onto all appropriate packaging and labels as defined by the standard. In addition to this, Declaration of

Performance certificates for all affected products will be available to view on the relevant product pages of the Everbuild website from 1st July 2014.

Tel: 0113 240 3456 www.everbuild.co.uk

Enq. 133

Synseal



Synseal has won the ECMOD Direct Commerce Award 2014 for best B2B business/brand worth £50 million+. The ECMOD (Every Channel Mastered Optimised and Delivered) awards attract entries from some of Britain's most dynamic and innovative B2B and B2C companies. These annual awards recognise the hard work, flair and commitment of multi-channel businesses. Synseal topped some high quality competition to secure this award accolade and its successful submission was sponsored by ERP software systems providers Columbus, who provide specialist IT support services to the company.

Tel: 01623 443200 www.synseal.com

Enq. 134

Northcot Brick



Northcot Brick, a UK independent brick manufacturer, has been awarded membership of the Guild of Master Craftsmen in recognition of its skill and excellence in traditional brickmaking. To receive the prestigious 'Certificate of Quality and Service', companies are rigorously assessed and required to prove that they have earned the right to be called 'master craftsmen' through the quality of their work, customer care and the level of service they provide. "As a company steeped in the tradition

of master brickmaking, we are delighted to receive the Guild's 'Certificate of Quality and Service,'" said Works Manager Dale Moss.

Tel: 01386 700551 www.northcotbrick.co.uk

Enq. 135

H+H



A prestigious development of five luxury apartments has been constructed to Passivhaus principles using H+H aircrete Jumbo Bloks, Foundation Blocks and the H+H Thin-Joint System. Oyster Reach in Whitstable, Kent, was built by Masonry Frame Systems Ltd. Masonry Frame Systems specified H+H Jumbo Bloks for the internal and external walls primarily because they meet the demands of this Passivhaus construction. H+H aircrete blocks offer an advanced thermal performance

which adheres to Passivhaus standards. The Thin-Joint system was chosen for its speed of construction.

Tel: 01732 880520 www.hhcelcon.co.uk

Enq. 136

Ancon



Ancon is continuing to lead the market in low thermal conductivity wall ties, with an extension to its award-winning Teplo-Tie range that sees it now suitable for surface fixing to an in-situ masonry leaf or structural frame. The Teplo-Tie comprises a pultruded basalt fibre body set in a resin matrix. This material, with its thermal conductivity of just 0.7W/mK, minimises heat loss across an insulated wall cavity which is an essential consideration in low energy construction. The launch of the

Teplo-Tie coincides with further developments in the Teplo-Tie range which is available for an even greater range of cavity widths up to 450mm.

Tel: 0114 275 5224 www.ancon.co.uk

Enq. 137

Xella



SILKA calcium silicate 'big blocks', in sizes up to 1,000 mm x 645 mm, are used for load bearing, non-load bearing and inner leaf cavity walls. Unlike SIPs or blockwork and frame, a two-man team can lay 60m²/day, a single leaf 150mm thick wall providing an acoustic value of 50-55dB compared to 44dB for an unfinished 140mm aircrete block. A 120 minute fire rating compares to SIPs at 30-60, while calcium silicate's thermal mass enables it slowly, helping maintain a healthy living environment. Blocks are laid into a thin joint mortar from the building interior, saving on scaffolding costs.

Tel: 0843 290 9080 www.xella.co.uk

Enq. 138

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Standing the test of time

Richard Brown, category marketing manager at Wienerberger, explains how the versatility of clay combined with its inherent properties makes it an extremely viable and attractive choice for self-builders

[Clay stays as good as new, even when it's over 100 years old]

Most know of the inherent solidity and security associated with the material, and of the rich architectural history of clay brick in the UK. However, some of clay's other benefits are still too often overlooked. Clay has the potential to be an unsung material hero, meeting most structural requirements while giving self-builders a variety of options in terms of product, application and design.

Clay's sustainability credentials are invariably strong, while it also provides a winning combination of being low maintenance, extremely durable and thermally efficient.

Furthermore, it can be argued that the material most able to meet the criteria of sustainable new build housing is clay. It may be traditionally associated with heritage building, and is often overlooked for more modern developments, but it boasts the natural properties and design ver-

satility to make it a genuinely sustainable option.

Unlike timber, a material widely considered to be sustainable, clay offers a lifespan of at least 150 years with virtually no required maintenance, employing techniques that have been honed by centuries of usage and methodology. Even when a clay building's lifespan is up, the brick can still be recycled or reused. Essentially, this is a material that will deliver homes that span generations.

Not only are clay bricks entirely compatible with the higher level requirements of the Code for Sustainable Homes, but typical clay masonry walls are rated A+ in the Building Research Establishment (BRE) Green Guide. The majority of clay bricks available in the UK are certified to BES 6001 – the BRE Environmental and Sustainability Standard for the Responsible Sourcing of Construction Products.

Continued overleaf...





By applying glaze to high specification facing bricks, the choice of facade shades is virtually limitless

Though still the ideal choice for traditional bricks, new technologies and construction product developments mean that this is now just the tip of the iceberg in terms of how well clay can function in modern architecture. Much of this progress and development stems from the adaptability and compatibility of the materials: clay works beautifully with other common materials such as wood and glass, both in terms of practical efficiency and curb appeal. Such is the durability of the product that it can be easily recycled even at the end of its building life, while clay is also one of the easiest materials for modifying a building in the future. Not only that, it's comparatively cost effective against many other facade materials both in terms of total installed cost and whole life costs.

Developments in clay mean that self-builders are no longer limited by colour. The 'heritage' tag that brick is traditionally associated with is challenged by the fact that new colouration options give clay bricks more contemporary and dynamic applications. By applying glaze to high specification facing bricks, the choice of facade shades is virtually limitless. The high gloss finish on these bricks not only bolsters the aesthetic value, but actually offers protection to the depth and hue of the brick, keeping the finished structure vibrant and true to the original design for the lifetime of the building.

Furthermore, clay can also be used to meet the modern trend to vary the material dimensions of external wall finishes in order to generate different visual effects. Likewise, the structural longevity that clay products naturally possess is a real advantage and an attractive property to architects and consumers alike. However, new systems are able to offer the versatility and delicacy of design that, in the past, would have been out of reach. Facade solutions not only offer benefits in terms of the ease and speed of installation, but can also offer textural and colour combinations, perfect for decorative flourishes that can bring something different to a project.

Clay can be so much more than simply traditional brick. The material is one that should be in the thoughts of self-builders across the country as a leading option. It's easy to peg a material as only capable of delivering a single aesthetic, but with the imagination, range and innovation currently on the market, it's important to think of clay walling in a new, contemporary light.



Enq. 140

Snickers



The new Snickers product and price catalogue has loads of new garments and accessories for working effectively wherever you are on site – whatever trade you're in. You'll find quality, innovation and top class functionality in every garment – the sign of a brand that knows what it takes to get the job done properly. Whatever the task, whatever the season, the Snickers Workwear System provides the ultimate solution to make every man and woman's workday easier and safer. So get to know the cutting-edge range from Snickers Workwear... in every stitch, it's miles better. This full colour brochure is available free to professional tradesmen and women who want the best in working clothes.

Enq. 141

Synseal



Paul of Paul Jackson Conservatories wanted to know what orangery solutions would allow him to present his customer with something innovative. Two new upgrade options had been recently introduced to the K2 (a division of Synseal) Capella orangery: an internal full-height plasterboard soffit; and the popular aluminium fascia and optional decorative pilasters which had been adapted from the best-selling Global Summer. The installed Capella measures 6m x 4m and features a brick dwarf wall designed to seamlessly match the Georgian style property. "Our customers were over the moon with the end result," said Paul.

Tel: 01623 443200 www.synseal.com

Enq. 142

Snickers



Famed for its innovation in working clothes for nearly 40 years, Snickers has won yet another international product design award. The Red Dot Design Award is considered to be one of the world's most prestigious product accolades, renowned as a symbol of innovation and quality. Three styles from Snickers' new work gloves range have been awarded Red Dots – the Specialised Tool, Specialised Impact and Power Grip gloves received the awards for excellence in functionality

and design. Buying Snickers work gloves is unique because you can buy them individually if you need to – which helps when one eventually wears out. You can also mix and match them to suit the way you work.

Enq. 143

Crittall Windows



Making home improvements such as replacing your windows is one way of adding value to your property. Yet, getting it wrong could wipe thousands of pounds off its market worth. Correctly installing high quality steel windows adds value to the investment you've made in your home – an important consideration when it's time to sell. Whatever your style of house, Crittall has the solution to your replacement window needs. Crittall offers units to restore unique styles back to their former glories, without compromising on quality. It can provide customised square or arched windows to accommodate the sizes and shapes required.

Tel: 01376 530800 www.crittall-windows.co.uk

Enq. 144

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Enq. 145

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Synseal



Synseal are partnering with hardware suppliers Yale Door & Window Solutions to promote the Yale 10 year security guarantee. "The Yale Shootbolt and Encloser window locks are included in our expanding Synseal Hardware product portfolio," said Mark Frain, Synseal's hardware product category manager. "We selected these window locks as they are manufactured to a high quality standard and carry the respected Yale brand which is so well-known with UK

consumers." Paul Atkinson, sales director at Yale said: "Yale is delighted to be partnering with Synseal."

Tel: 01623 443200 www.synseal.com

Enq. 147

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.

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Enq. 148



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Enq. 149

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Enq. 150

Garador



Finding the very best garage door for a property has never been easier. Garador, a leading British garage door manufacturer, is already recognised for its great designs. It has also led the way in security, insulation and functionality. Now, to make choice easier, Garador has launched a brand new company website and a range of new, easy to understand brochures plus YouTube videos and blog. It has even launched a new Build Your Own facility on its website where customers can build their own door online and then request a quote from a local stockist/installer; an innovative solution to add the perfect finish to a build.

Tel: 01935 443706 www.garador.co.uk

Enq. 151

Synseal



A new Synseal showroom located at its Huthwaite headquarters is now open for customers to view. Synseal's Marketing and Technical Services teams have joined forces to create 'orangery central', located in the heart of the Midlands. Five orangery design solutions are displayed. Customers can come along and literally feel the difference by touching a Celsius performance glass demonstration wall that clearly shows how the specialist Celsius Clear, Celsius One and Celsius Elite glasses dramatically reduce thermal transference and heat loss through the sealed double glass units when compared to standard glass.

Tel: 01623 443200 www.synseal.com

Enq. 152

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Enq. 153

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Enq. 154



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Bifolding Doors Origin

Reader
Enquiry
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Marmox



Supplier of sustainable and ecological products for the construction and refurbishment industries, Eco Materials Online, a division of Marmox, has launched a new super-fast website that is both informative and easy to navigate. The website, although of course a modern concept, features a product that has very much stood the test of time and is referenced under the two main headlines on the homepage of breathable insulation and acoustic insulation. Heraklith boards, breathable thermal and acoustic insulation panels invented by Heraklith over 100 years ago, are the star of the show.

Tel: 01634 835290 www.ecomaterialsonline.co.uk

Enq. 157

Eurostove



Launched in Europe at February's Verona exhibition, the Hergom Glance woodburner from Eurostove proved to be a head turner and show stopper in every sense. The innovative design introduces front and side ceramic glass vision panels with a modernistic 'skyscraper' style top and side surround bars. The front of the unit – which can be free standing or wall mounted – has a flush glass finish with a discreet stainless steel handle. It has an efficiency performance of approximately 80 per cent, thanks to a cast iron double structure and vermiculite-lined firebox. As a modern wood burner design the Glance stands out from the norm.

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

Enq. 158

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Tel: 01799 512 031 www.buildingwarranties.com

Enq. 159

Diligence



Well suited to the smaller room, where a stylish focal point is still important, Paxfocus from the Focus range of fires, available in the UK through Diligence International, is a wall-mounted fire that offers a simple yet striking design. Capable of providing 4.5KW of heat output, Paxfocus brings with it a compact design, reliability and adaptability. At its widest point the fire measures 950mm, but – from the fixing wall – it projects just 680mm into the room. This subtle and unobtrusive

fire is equipped with a built-in heat exchanger that passes ambient air from the room, through channels, emerging as warm air. An adjustable plate allows the fireplace to be off-set from the wall.

Enq. 160

DRAGONS, WITCHES & WOLVES

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aradastoves.com



Enq. 161

UK firm exceeds green efficiency targets for 2022 – 8 years early!

Situated just outside Birmingham is Landy Vent UK Ltd, another unique success story for British innovation. This small, thriving business may not immediately show up on the radar, but it's a fascinating story of innovation and persistence. The company has been quietly developing a range of special wood-burning stoves. Yes, the market is already saturated with brand names and there's nothing unique about a wood-burning stove. However, the EccoStove is not only unique in its design, but also in the ratio between the stove size and slow release heat output.

The EccoStove uses a unique silicon carbide material mix, which not only stores heat but also releases it evenly throughout a typical four-bedroom house, with only one stove without any need to connect on to the house heating system or the need for fans.

What further sets these stoves apart from the competition is their efficiency. With new efficiency and pollution standards being introduced



to set targets for 2015 and ultimately 2022, the EccoStove already exceeds them.

Landy Vent UK Ltd recently announced that it completed further EU testing for its latest EccoStove models, namely the 678EC and 730EC, which are two of the company's top selling masonry heater and slow heat release, energy efficient wood burning stoves.

They are the first stoves to be constructed using silicon carbide, a combination of the

minerals silicon and carbon, which, when combined, is able to absorb extreme temperatures and then release heat slowly.

The E678 was launched in late 2010 and is a 9.4kw rated wood-burning stove, which Landy Vent says "will typically heat a three-bedroom property on average, providing heat to all parts of the home without the need for pipe work or ducting from the appliance". The E730, a 10kW model, is the latest to be launched last year.

David Ashmore, managing director of Landy Vent UK and designer of the Ecco Stove models explained in more detail the latest round of testing for the two models. He said: "We are delighted to report that both the 678EC and the 730EC have achieved groundbreaking efficiency levels. The carbon to atmosphere and particulates to atmosphere tests done at Kiwa GASTEC at CRE recently show an 88 per cent efficiency and CO emissions of just 0.07 grams per hour."

Enq. 162

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Enq. 164



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Enq. 165

CLEARVIEW STOVES

Britain's leading manufacturer of clean burning wood stoves

The complete solution for Selfbuilders and Homemakers

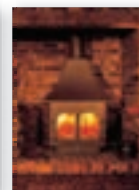


We are the UK's largest dedicated manufacturer of clean burning wood stoves, designing, manufacturing and distributing from our ten acre site in Shropshire.

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Enq. 166



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Schlüter-Systems

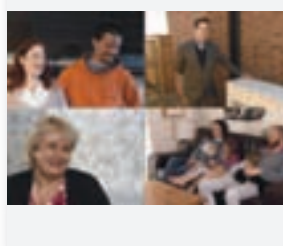


An innovative underfloor heating system that promises to cut installation time by up to 70 per cent is now available in complete box sets, to fit all common UK room sizes. Schlüter® DITRA-HEATE is the perfect all-in-one integrated solutions for use under tiles and natural stone flooring. The unique system, with a low assembly height of 5.5mm, comes in nine different box sets of varying sizes, to accommodate all common tiled areas such as bathrooms, en-suites, hallways and kitchens. The sets contain everything needed for optimal underfloor heating including a thermostat, uncoupling mat and heating cable.

Tel: 01530 813396 www.ditraheat.co.uk

Enq. 168

Mitsubishi Electric



Mitsubishi Electric has launched a series of testimonial videos which help convey the benefits of Ecodan renewable heating in the words of the people using it on a day-to-day basis. The four videos – part of an on-going series – feature the views and experience of a self-builder couple from Gloucestershire; social housing tenants from the Isle of Wight; the developer of new, executive homes and one of the homeowners, from Hertfordshire. Graham Temple, marketing manager for the company's heating systems said: "We hope these testimonials will help people understand why they should look at Ecodan."

Tel: 01707 278772 www.ecodan.co.uk

Enq. 169



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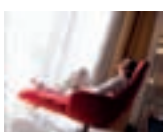
Step 1

Ice Energy will design, supply and install a heat pump to replace your existing heating system and save you money. We'll also register the installation and help you apply for generous payments via the government's new **Renewable Heat Incentive**.



Step 2

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Step 3

Sit back, relax and wait for your payments!

To find out more call **0808 145 2340** or visit www.iceenergy.co.uk



Enq. 170

Johnson & Starley



Johnson & Starley is running a £200 cash back scheme for householders who purchase a new QuanTec HR28C gas condensing boiler/Aquair heating interface unit package and have it installed. The same incentive is also available for any new WarmCair condensing Warm Air Heater installed during the same period. This scheme allows installers to encourage their customers to take advantage of the cash back offer and the latest Green Deal incentive, giving savings of up to £1,700. Claiming the £200 is simple – householders send the completed cash back claim form with the completed guarantee registration form and a copy of the invoice from the installer to Johnson & Starley.

Enq. 171

Vectaire



Vectaire's new catalogue details its range of high performance, low energy, economical, residential ventilation units with EC motors. It describes Whole House Heat Recovery Units which control condensation and pollution by providing low level, continuous ventilation in up to seven rooms (installation in lofts, cupboards or ceiling voids) with up to 93 per cent heat exchange efficiency. Also shown is the WHHR Mini DC (for small dwellings, hotel bedrooms, student accommodation etc.), the slimline Microbox DC, particularly suited for apartment installation and the Elegance and Elix dMEVs.

Tel: 01494 522333 www.vectaire.co.uk

Enq. 172

Arada



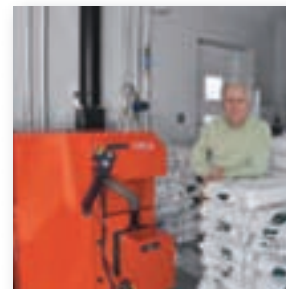
Leading stove manufacturer Arada Stoves has added to its extensive stove portfolio with the release of a brand new freestanding contemporary stove. Part of the i Series range is the sleek and sophisticated i400F, which provides the real wow factor with clean-cut lines, a space-saving integrated log store and an exciting selection of colour door options. This is the first time in many years that the Devon based company have produced coloured stoves. The stove body is available in

Anthracite or Grey and there are a wide choice of optional colour finishes for further customisation to suit any space.

Tel: 01297 35700 www.aradastoves.com

Enq. 173

Grant UK



With any new build, how to heat it efficiently and effectively is a designer's high priority, and Grant UK recently provided a winning solution in a fantastic new residence in Grimsby. A large PV array was installed in the garden to provide sufficient power to the property and also take advantage of the Government FIT's incentive (Feed in Tariff). For the heating and hot water a Grant Aerona ASHE 21.5kW heat pump was chosen. This supplied a large buffer tank which in turn fed the

underfloor heating and the hot water cylinder and was all controlled by a Grant Energy Management System.

Tel: 01380 736 920 www.grantuk.com

Enq. 174



ESG

ESG's Solarchromic® is not simply a tinted glass. The intelligent glazed product uses electrical currents to adopt different levels of tinted appearance. By changing the tones of the glass, the user has instant control over the transmission of heat and light into a room. By limiting solar transmission in the summer, you are not only kept cooler, but you also help limit the need for blinds. In the winter you can limit the amount of heat that escapes through your glass panels.

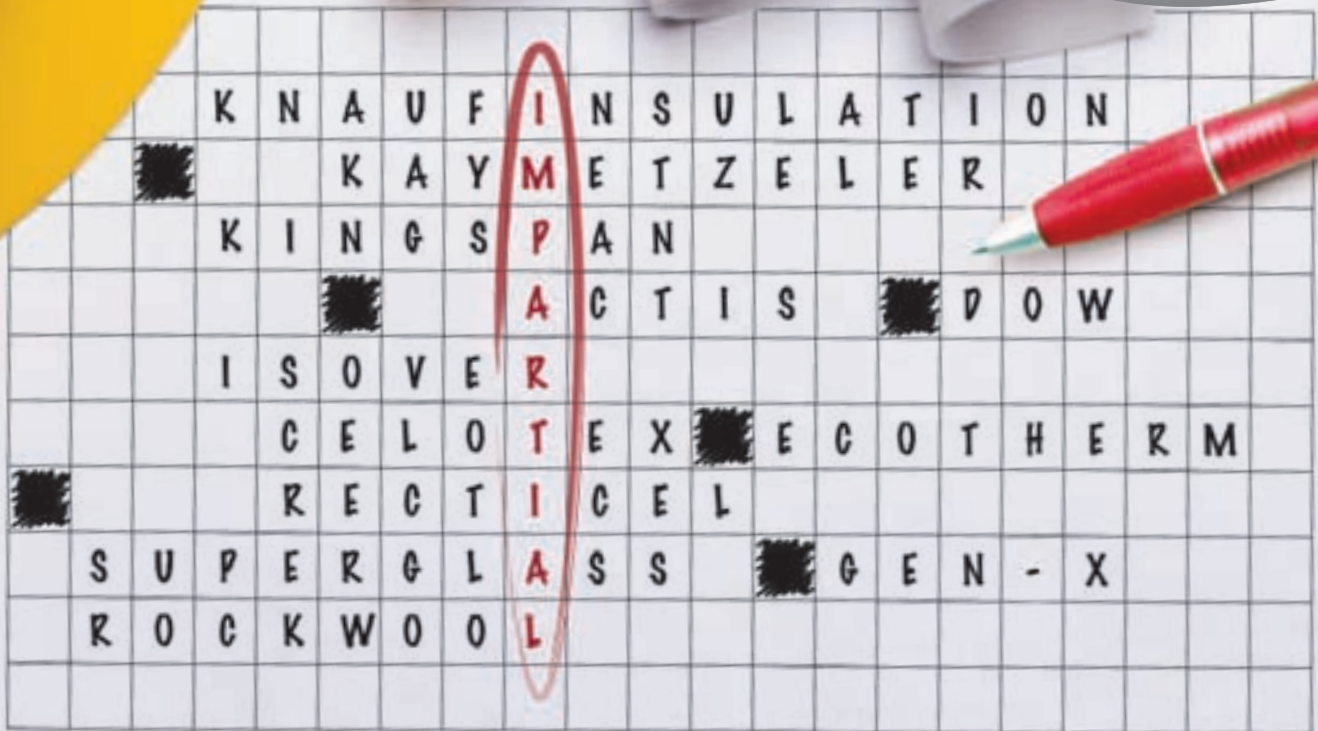
Lowering the need to use both heating and air con, this fantastic product helps lower your energy bills and makes your home more efficient. Panel sizes are available up to 1,350 x 3,300mm and can be combined with any other of ESG's range to provide an even greater range of applications. Solarchromic glass is the ideal product for windows, conservatories, loft conversions and glass roofs.

For full details on the Switchable range, contact ESG or visit the website.

Tel: 01376 520061 www.esgcontrollableglass.co.uk

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Puzzled by Insulation?

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Enquiry
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Build tight, ventilate right

Graham Copson, technical manager at Klober, explains why it's worth spending time getting the balance between ventilation and airtightness right

The phrase 'build tight, ventilate right' has become synonymous with the construction of low energy buildings, yet awareness of how best to achieve an airtight roof remains poor. Design standards such as Passivhaus and EnerPhit have, without doubt, focused attention on the value of doing so. But with sealants, tapes, air barriers and a plethora of other accessories available, product selection can be a daunting process.

The Energy Savings Trust confirmed that: "Addressing air leakage in new housing is key to reducing heat loss and associated CO₂ emissions," so it's worth putting some time into research and make sure you're getting the critical balance between ventilation and airtightness right.

Finding out how best to prevent air leakage from the roof space is a good point to start from. With the increasing use of warm roof construction for attic rooms and loft conversions, installation of an air barrier or vapour control layers is essential. However, such barriers can be compromised very easily and if this proves to be the case, tapes and sealants must be used to make any gaps and penetrations airtight.

Building Regulations currently define an acceptable level of air leakage as 10m³/(hr.m²) @50 Pascals (Pa), and the performance of any home is easily determined by one of the many companies that undertake air pressure testing. To put Building Regulations into some perspective, the energy efficiency standard set out for Code for Sustainable Homes Level 3 was a maximum of 3m³/hr/m². Despite the Code's demise, the self-build community has been at the forefront of building homes to even higher standards, achieving Levels 4, 5 and 6. This is where airtightness accessories really come into their own.

One reason why such products have seen inconsistent use is that, until its recent revision, Approved Document Part L had exempted buildings with a floor area less than 1,000 sq m from airtightness testing. This anomaly has now been removed, though for buildings with a floor area of less than 500 sq m an airtightness level of 1.5m³/hr/m²@50Pa can still be assumed. Given the effort which most self-builders go to in terms of design, construction and material selection, accepting such a level of performance seems highly counter-productive. Air

Continued overleaf...



THERMAL IMAGERY SHOTS TAKEN IN CONJUNCTION WITH AN AIRTIGHTNESS TEST SHOW THE EFFECTIVENESS OF MEASURES TAKEN



Air leakage can account for up to 40 per cent of heat loss from a building

leakage can account for up to 40 per cent of heat loss from a building so if the cost of other energy efficiency measures has been incurred, why put that investment at risk?

The majority of air leakages from roofs take place at junctions and this is why provision of a continuous air barrier is a basic requirement. Tapes and sealants used to seal points at which pipes and flues pass through the ceiling, underlay and roof must cope with extremely difficult surfaces. Membranes in particular can be extremely difficult to bond to so when choosing products it is important to determine the quality of long term adhesion and stability. They must be compatible with plasterboard, metal, glass and rigid insulation where services pass through vapour control layers, even around nails. Double sided tapes have been developed specifically to seal laps in underlays, vapour

control layers and air barriers and are multi-functional and relatively inexpensive.

A product such as Permo TR Plus, for example, will repair holes and tears in membranes and seal around solar thermal and PV sealing collars. Flashings have been developed to seal tiles and slates where boiler flues pass through them – the prerequisite here being to have a high degree of stretchability – in contrast to basic foil-based flashings.

A product such as Wakaflex, from Haus Profi, can be used to provide an airtight and weather-tight seal for all diameters of flue collar. It is particularly valuable for use with double-lapped tiles and slates, making a job which would otherwise be contracted out to a specialist roofer straightforward. The demands placed on a sealant used on the underside of an underlay at the joint with a rough or absorbent surface also requires a far higher performance than a basic silicone can provide.

The issue of providing adequate ventilation is the final piece in the jigsaw and one which led the NHBC to conclude that vapour permeable underlays alone could not be relied on. Only air-open underlays, of which there are currently just two, can now be used without supporting high level e.g. ridge ventilation. Condensation in the roof space will greatly affect the performance of insulation and the complexity of some roof designs prompted some companies to offer a condensation risk analysis service. Finding out how best to 'build tight and ventilate right' has finally become a simple process.

Enq. 178

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Enq. 179

Ritec



© www.go-glass.co.uk

Ritec International, pioneers in non-stick glass are launching its ClearShield Eco-System™ for splashbacks. The ClearShield Eco-System is the incredible and proven way for glass splashbacks to keep their sparkle, remain easy to clean and hygienic with the least possible effort. Ordinary glass treated with the ClearShield Eco-System is upgraded to ClearShield Eco-Glass™, resulting in a higher quality of glass. Splashbacks will hold a pristine appearance for longer and

will always be easier to clean, providing low maintenance cost savings for the home owner.

Tel: 020 8344 8210 www.ritec.co.uk

Enq. 180

Connect with Selfbuilder & Homemaker online

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Brochures and videos are also regularly available.

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Eurobrick provides external wall insulation solution for homeowners

The owners of this 1930s, three-bedroom detached house experienced all the common problems associated with properties of this age, namely deteriorating external walls, damp penetration, and severe cold and condensation in the winter. The house had no wall insulation and was costly to heat as a large proportion of the heat was escaping.

The owners decided that something had to be done to improve the living conditions of their home and decided to insulate the walls. They looked at different external wall insulation systems and decided to use brick slip cladding rather than insulated render as a brick finish was in keeping with the local area.

Having extensively researched the market, they chose Eurobrick's X-Clad system. Eurobrick is a long established company specialising in brick cladding systems. It was a big decision but the homeowners were comforted by Eurobrick's experience and expertise along with the fact that X-Clad has British Board of Agrément (BBA) certification – a product is only BBA certified following rigorous testing and scrutiny, giving customers peace of mind that it is fit for purpose.

Eurobrick has been selling X-Clad for nearly 25 years and was the first company in the UK to introduce a comprehensively designed brick slip system. Their systems follow a simple concept meaning installation is quick and straightforward. The homeowners in this case, liked the fact that X-Clad could be fixed directly to the outside of their house, causing minimal disruption.

A 75mm thick insulated backer panel was installed to the majority of the property's exterior and due to space restrictions, 50mm thick panel was used on the front elevation. As the porch is an open structure, it didn't require insulation so the thinnest 17mm panel was used here instead.

Eurobrick supplies a wide range of manufactured brick slips and can cut to order for specialist bricks. In this instance the customer chose a Rustic Red Charcoal multi with a detail band of Smooth Anthracite to fit with the surrounding houses.

The insulation has helped to lower the homeowners' energy bills and the new brick slips have transformed the appearance of the aging exterior. The cladding is low maintenance and will look as good in 20 or 30 years as it does now.

Commenting on the results of the building work, homeowner Gemma Moore said: "I am delighted with the whole process. Eurobrick



THE MOORES' HOUSE AFTER THE EXTERIOR WAS UPDATED

were really helpful and because it's fitted to the outside, we were able to continue living in the house normally.

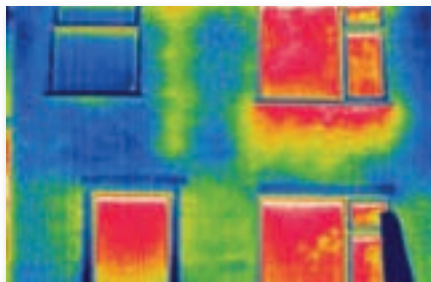
"There has been a considerably drier atmosphere within the house. Areas of damp, condensation and even my asthma have been so much better since the work was finished.

"We have received our first utility bill through since the work was completed and were extremely happy to see around a 30 per cent reduction in energy costs. It really shows that the system works. Following a recent valuation of the house we're also confident that the whole process has added value to the property as it has greatly improved the curb appeal of our home."

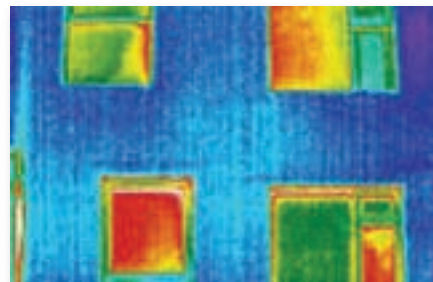
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BEFORE



HEAT LOSS FROM THE PROPERTY BEFORE INSTALLATION



THERMAL IMAGERY SHOWS A BIG REDUCTION IN HEAT LOSS

For more information on X-Clad and other products from Eurobrick, visit www.eurobrick.co.uk

Lighting for a digital age

As LED lighting increasingly becomes the solution of choice, it's important to understand how it works and what makes the difference between good LED lighting systems and disappointing ones. Duncan Chamberlain, director of Philips Lighting explains

Switching on a light is an everyday ritual that we often don't consider as significant. Most of us certainly don't appreciate that something as simple as the quality of a lightbulb can completely transform our homes and the way we enjoy them. The humble lightbulb, once a commodity, has been transformed by the digital age.

Not all LEDs are equal

In terms of delivering the required light output, energy performance and operational life it's important to be aware that not all LED light sources offer the same peace of mind.

For example, variation in colour temperature between individual lamps can result in an unsightly patchwork of colours across the installation. Consequently, how the manufacturer's quality control procedures ensure a consistent colour temperature is important.

White LED lighting is actually the result of using a blue LED to excite a phosphor that, in turn, emits white light – the same principle as fluorescent lighting. Varying the chemical make-up of the phosphor coating enables different colour temperatures. This means that the consistency of both the light from the blue LED and the phosphor coating are both extremely important. And while you don't need to know the minutiae of the quality control mechanisms you do need the assurance that colour temperature will be consistent. A good indication of a manufacturer's confidence in the consistency of colour temperature is the information on the packaging of the lamp. A precise colour temperature (e.g. 2,700K) indicates high quality control, whereas a range (e.g. 4,000-4,500K) indicates poor quality control.

When using LED, consider the colour temperature that is right for the requirements of a space. Opt for a warm white to create a soft and relaxing environment but use cool white for

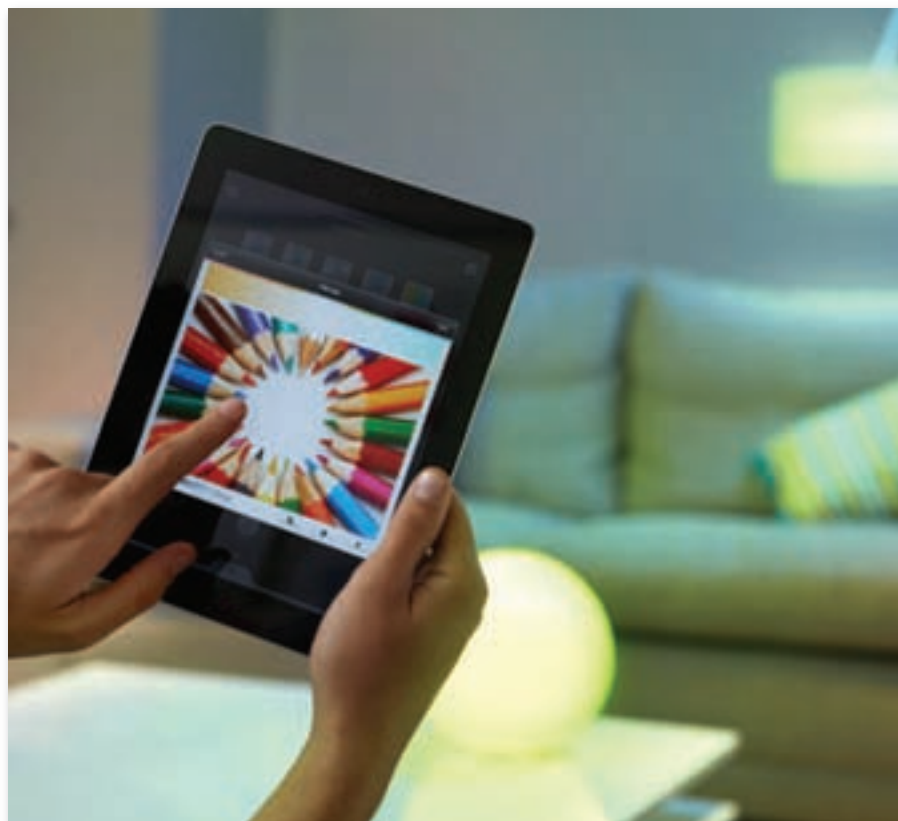
task lighting, such as lighting your desk or a kitchen workspace, where it can actually reduce strain on your eyes by providing bright and clear lighting.

Lumens and watts

One of the major differences between LED light sources and more traditional lamps is the lack of correlation between wattage and light output – so lumen output is more meaningful. Also, LEDs are directional so there is less dependency

on the optics of the luminaire and less of the light output is wasted inside the luminaire. Therefore the light output ratio is usually higher with LED lighting so that the required lux levels can be achieved with a lower lumen package.

As a guide most manufacturers will provide information on lumen output but it has been known for some companies to quote the light output of the raw LED before it has been incorporated into the lamp – giving a misleadingly high figure that will not be realised when the lighting is installed.



Are LEDs really capable of delivering beautiful light or are they only for the energy conscious?

Just as sunshine can transform your day and lift your spirits, so good lighting can have a similar impact on your home. With the development of LED technology, the lowly light bulb is now doing much more than turning on and off, it's impacting our mood, the way we express ourselves and our general sense of well-being. LED technology has resulted in incredibly flexible lighting, enabling the creation of light settings that are unique to you.

Good lighting is about creating layers of different lighting effects, with requirements varying from room to room. Tailor the lighting in each room, by applying the appropriate mix of ambient lighting, task lighting for close-up work and accent lighting to highlight special features. As a first step though, consider the light effect you wish to create. This could be achieved just by choosing the right bulb. For example frosted or white coated LED bulbs provide a diffused light compared to clear ones which generate a sparkling natural white light, ideal for use in chandeliers.

But LEDs can do so much more than just give you white light. With LEDs you can adapt both the colour and brightness in order to achieve the



effect you want. With dimmable LED bulbs, you can control the amount of light to create the perfect atmosphere. And smart LEDs make it possible to easily personalise your lighting via your smart phone or tablet. The digital age of lighting and the magic of the internet have combined to create a whole new world of possibilities. New lighting innovations are reinventing how you can interact with light through apps, using the extra functionality of LEDs to create flexibility that just wasn't possible with older technology. You

can now control, dim and bathe your house in all the colours of the rainbow. There are also four pre-programmed settings that adjust the lighting to help you relax, read, concentrate or boost your energy. LED tape that you can fix to any surface using the included adhesive back is also popular. You can cut it to size and stick it almost anywhere, so it's ideal for under-shelf or under-table lighting, inside an alcove, or above a bed to add ambiance. Lighting is clearly no longer just for illumination.

Enq. 182

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Enq. 185

Brett Landscaping



Brett Landscaping has launched a new image gallery to celebrate the award-winning work of its Approved Installers. The gallery – located on the company's Facebook page – showcases real-life installations where homeowners have benefitted from the precision and quality of work of Brett Approved Installers, who are specially accredited by the company. The examples of patio and driveway work – all of which have been winners or runners-up at the annual Brett Approved

Installer Awards – showcase the outstanding results that can be achieved by combining high-quality paving with experienced and dedicated installers.

Tel: 0845 6080570 www.facebook.com/BrettPaving

Enq. 186

Connect with Selfbuilder & Homemaker online

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






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

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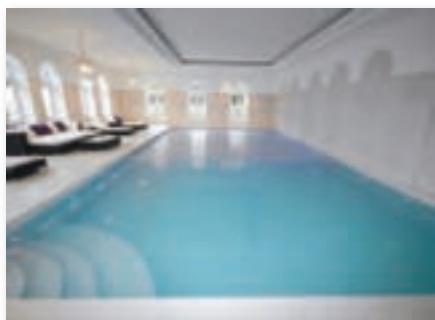
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Enq. 187

pools, spas & decking showcase



2 SPA DE LA MARE

Spa De La Mare Ltd continues to hold the accolade of the world's leading manufacturer of spa pools and swimspas and has recently celebrated its 30th birthday with the launch of the Coliseum II spa, the Piazza II spa and the unique Cleopatra V Swimspa. These luxurious additions to the company's portfolio are proving successful in the company's already bursting catalogue. Its unique, full foam insulation ensures that the spas run economically all year round, a vital quality required for today's clients.

www.spadelamare.com

enq. 189



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3 TDCA

Timber decking is increasingly the material of choice for gardens. With inherent warmth and beauty, timber enhances its surroundings, softening the atmosphere. It allows you to create unique and captivating spaces and is the perfect partner poolside, with bi-fold doors, on rooftops or on sloping sites. The Timber Decking and Cladding Association has a mission to ensure all decking installations conform to appropriate standards. Due to an increase in deck inspection enquiries, TDCA is calling out to all involved in or thinking of installing decking to consult its decking website before embarking on any project.

www.tda.org.uk

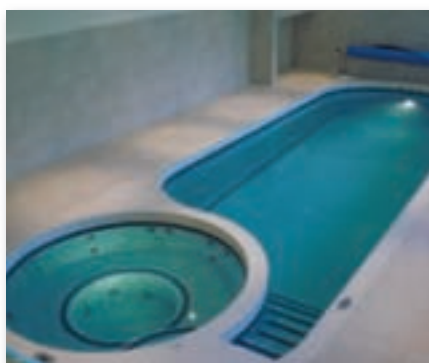
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1 TANBY SWIMMING POOLS

Celebrating 48 years of excellence and SPATA (Swimming Pool and Allied Trades Association) Pool Contractor of the Year, Tanby Swimming Pools is a family business specialising in designing and building award winning, luxury indoor and outdoor pools. Using contemporary, state-of-the-art equipment, Tanby work closely with architects and clients throughout the entire process to create bespoke dream pools. Its fully trained team of construction and service engineers and experienced showroom staff source the highest quality products to create a perfect space for fun and relaxation.

www.tanbypools.co.uk

enq. 188



LEVATOMONO porcelain paver system

The Levato Mono porcelain paver system is the pinnacle of external raised flooring technology; enabling the specification of lightweight, slip resistant and attractive raised flooring solutions, combining incredible technical properties with uncompromising aesthetics; making them the ideal choice for commercial and domestic use alike.



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Enq. 191

pools, spas & decking showcase



4 STAINLESS HANDRAIL SYSTEMS

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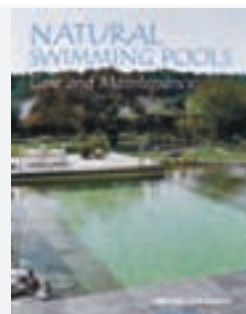
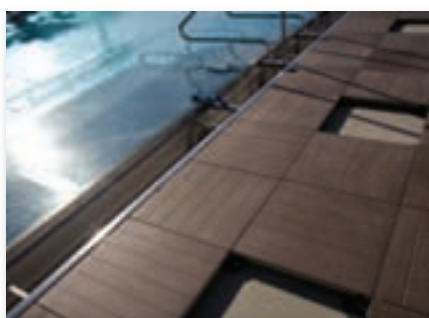
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5 THE DECK TILE CO

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www.thedecktileco.co.uk

enq. 193



MICHAEL LITTLEWOOD

6 *Natural Swimming Pools Care and Maintenance* is the latest book from landscape designer and architect Michael Littlewood, published by Ecodesignscape, 2014. The beauty of the natural swimming pools system is that the pool owner's role is simply to give nature a helping hand. Covering water quality, plants, pests, pool wildlife, infrastructure and equipment, this book takes you step by step through all aspects of routine care and explains how to tackle any problems that may arise. It concludes with a maintenance programme that will ensure your pool continues to be a delight to own and to use.

www.ecodesignscape.co.uk

enq. 194

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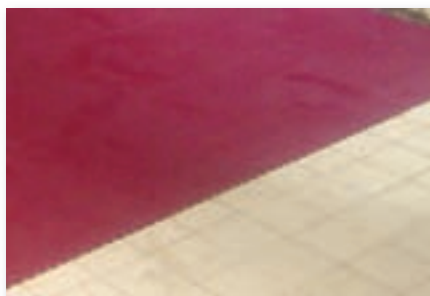
In this issue of Selfbuilder & Homemaker we look at the latest pools, spas & decking.

7 JOHN BRASH

John Brash's JB CitiDeck®, a smooth non-slip deck board, was initially developed in conjunction with the inclusivity officer for the Olympics but is now being used for residential projects. The deck boards provide a safe non slip surface, while complementing high design standards. The smooth deck boards are easier to clean as food and debris can't become trapped, making it more suitable for urban and domestic use than traditional grooved boards. The fine aggregate used for the anti-slip inserts in JB CitiDeck give superior slip resistance without presenting a trip hazard for the less able or children.

www.johnbrash.co.uk

enq. 197



8 PLASTIC EXTRUDERS

Heronrib matting from Plastic Extruders is a popular choice for barefoot and wet-side applications. Its embossed surface is slip resistant, warm and comfortable to stand on and minimises the risks associated with walking on ceramic and other floors. Another important benefit is that the matting is impregnated with anti-bacterial and anti-fungal additives, which reduce the risk of cross-contamination, making it both safe and hygienic for bare feet. Heronrib is manufactured from hardwearing non-porous vinyl with an open grid construction and channelled underbars, which help water to drain away easily in all directions.

www.plastex.co.uk

enq. 198

9 ARCUS POOLS & ENCLOSURES

Arcus Pools & Enclosures make swimming pools for life as well as lifestyle! Made from polypropylene to the size and shape you want, they will last at least 50 years and even have a 20-year warranty. The pools can be supplied either as a one piece unit to fit into a prepared hole, or for larger pools, it will have final assembly on-site. Various step arrangements are available including corner, roman end and lagoon.

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enq. 199



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pools, spas & decking showcase



CELINE WITH ROMAN STAIRS

10 NAUTILUS POOLS

Nautilus Pools Ltd is the distributor for the Waterair range of in-ground pools. For 40 years, Waterair Swimming Pools have helped more than 90,000 families across Europe realise what initially appeared to be a dream into an affordable project, adding to their pleasure and well-being every summer. Using exclusive technology, Waterair swimming pools are made from corrugated steel panels (strength equivalent to a 45cm concrete wall), to guarantee mechanical resistance and an exceptional lifetime. There is a choice of 86 models and more than 200,000 possible variations. There is a pool to suit every location and budget.

www.waterair.co.uk

enq. 201

11 SAIGE LONGLIFE DECKING

SAiGE Longlife Decking is a supplier of environmentally sourced composite decking in a choice of Charcoal, Redwood, Oak or Light Grey. With its anti-slip properties and resistance to mould and fungus this splinter free product is the ideal solution for decking around swimming pools, natural pools and hot tubs alike. SAiGE Decking comes with a full 10-year warranty and expected lifespan of over 20 years, the boards will not warp or rot and are consistent in size, shape and colour meaning the decking can be fitted easily and enjoyed for years to come.

www.saigedecking.com

enq. 202



12 SOFPAVE

Sofpave Limited specialises in the sourcing and supplying of environmentally friendly landscape and building products. All products utilise recycled waste materials making them the perfect sustainable option to help reduce the carbon footprint of any project. In many cases the production process itself reduces the amount of water and oil used, or reduces the amount of sulphur dioxide produced during their manufacture. These products have fantastic environmental credentials and can help address such issues as climate change.

www.sofpave.com

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Gripsure

The UK's first decking with built-in drainage is now on the market. Following the wettest winter on record and with more frequent flooding predicted, the launch of Gripsure Aquadeck™ provides a way of controlling water run-off in gardens and public spaces. Aquadeck is SuDS (sustainable drainage systems) compliant and responds to the need for decking that will remain safe in wet or freezing conditions. With the non-slip features that customers expect from its creator Gripsure, Aquadeck is a timber board that allows rain water to permeate through to the water course below. Traditional rubber infill decking boards can retain up to 0.6 litres of water, which can cause algae to grow. In freezing conditions, wet decking can become even more hazardous as residual water turns to ice. Removing the need for installing a separate drainage system, Aquadeck's Scandinavian Redwood timber boards include a rubber infill and unique dual system drainage channels. Absorbed by the rubber, which is available in a range of colours, rainwater passes through the board and back into the ground below. Aquadeck is the sixth product created by Gripsure, a leading UK supplier of non-slip decking boards.

Tel: 01726 844616 www.gripsure.co.uk

Enq. 204



James Latham

James Latham is all decked out for summer 2014 with the arrival of two exciting new decking materials with fabulous looks that are sure to last. Available in eight fresh and modern colours – all inspired by nature – UPM ProFi Deck allows you to bring style to outdoor living, and once created, your design will continue to look great through the years. UPM ProFi Deck sets new standards in colour durability. This is because, unlike wood and other composites, it is virtually free of lignin, the natural wood molecule which turns grey when exposed to sunlight. UPM ProFi's stone-like surface is non-porous so unlike with wood and many other composite deckings, wine, oil and other liquid spills are not readily absorbed and can be easily cleaned. Lifecycle by UPM ProFi, is available in three colours: dark Walnut, golden Tigerwood or sun-bleached Desert Sand. It is a wood-plastic composite decking that has the luxurious look and feel of real hardwood decking. However, unlike timber decking, requiring the minimum of maintenance, Lifecycle by UPM ProFi will continue to look good year after year and is backed by a 25-year manufacturers guarantee. Lifecycle by UPM ProFi requires no annual sanding, varnishing or staining and the embossed wood grain surface offers good friction whether wet or dry. Despite being hard wearing, the boards feel great to the touch and feature natural looking streaks and veins, making each deck a unique living surface. It's also extremely environmentally friendly – 95 per cent of the materials used to manufacture the boards are recycled.

Enq. 205

Greensquares



There aren't many floor products that can be used both indoors and out. Greensquares' Refin porcelain tiles and paving, however, are durable enough to withstand any kind of weather, and they're so good-looking that you'll be proud to bring them indoors. Available in nine colours, the 1cm thick porcelain tile (60cm x 60cm) is designed for traditional installation onto a wet mortar/cement base or suitable adhesive base. They may be used both internally and externally, allowing you to create a seamless finish from indoors to outdoors, with a surface design, texture and aesthetic that cannot be compared.

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Armour Home



Armour Home has announced the launch of its innovative digital home audio system. Simple to use and with a sleek design, the state-of-the-art Systemline 7 (S7) is built into the fabric of the house and offers fully integrated access to the widest available range of online music services on the market. As well as unrivalled access to online music, S7 also provides a comprehensive network music file storage capacity. It features a 1 terabyte hard drive; provides unbeatable 24/192 sound quality capability and enables auto CD ripping including album art finder. S7 is also operated by the most comprehensive app in the marketplace.

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KNX UK member Design Innovation's ability to deliver seamless, fast integration of all building control systems using KNX has been underlined at Spicers House in Oxshott. A combined solution of Control 4 with KNX was provided by Design Innovation. Both technologies allow huge possibilities for future expansion, and wiring has been included to cover the eventuality of additions being made. The completed installation has allowed connection for the control of underfloor heating, ventilation and cooling, lighting, blinds, access and CCTV, audio and AV distribution. A wall mounted panel has provided the perfect front end for the user to control all the elements all via over the KNX bus.

Enq. 208

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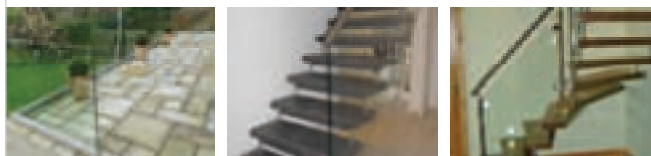
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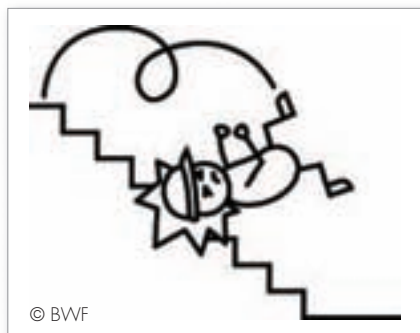
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© HIGGINSON STAIRS

The A-Z of stairs

To help self-builders understand the dos and don'ts when planning and designing the perfect staircase, the BWF Stair Scheme has produced a helpful A to Z guide of everything you need to know about stairs



© BWF

A is for... Accidents. Stairs are one of the most common areas for accidents in a UK home, accounting for 10 deaths a week and a serious fall every 90 seconds.

B is for... Balustrading. This is essential guarding for your staircase. A balustrade consists of the handrail, balusters (also known as spindles) and newels which provides extra support for the stair. There are specific guidelines for the distance between balusters to ensure that a small child cannot fit through the gap.

E is for... Engaging. Engage your stair manufacturer early in the process – there are many things to consider and they can help you ensure you get it right before you start.

F is for... Forward planning. Before the design process begins, consider the space of the area intended to house the staircase, identifying any areas of potential obstruction and how it will impact on the layout of the room. Consider accessibility and dimensions such as the width and length of the staircase including headroom.



© BWF

C is for... Creaky stairs. Two-thirds of homes suffer from squeaky stairs. This is due to problems with timber joints, caused by cheap manufacture, poor design and shoddy installation. The noise comes from components rubbing together, such as the treads rubbing against the risers and stringers.

D is for... Designing. Once you have assessed the space where the staircase will go and a layout has been established, the design process can begin. BWF Stair Scheme has published a design guide specifically for designers of timber stairs. It includes all the relevant guidance, legislation and regulations to consider.

G is for... Going. This is the horizontal distance between the nosings of consecutive steps.

H is for... Handrail. This is a handhold to support safe use of the stair.

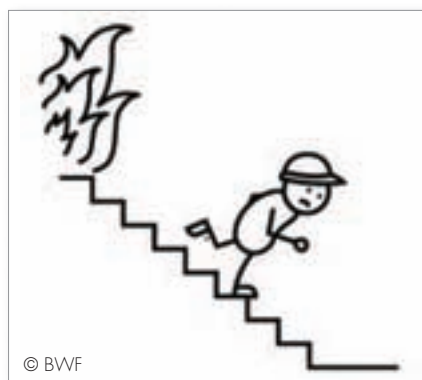
I is for... Installation. The installer should verify the details of the job and check that all components and instructions are available from the manufacturer. The BWF Stair Scheme provides an installation guide to help with this stage.

Continued overleaf...

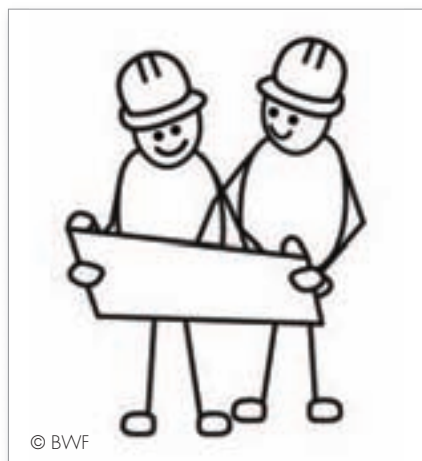
The Stair Scheme's aims are to stop stairs being supplied that do not meet the standards, to protect and increase the UK timber market for stairs, and to give you confidence



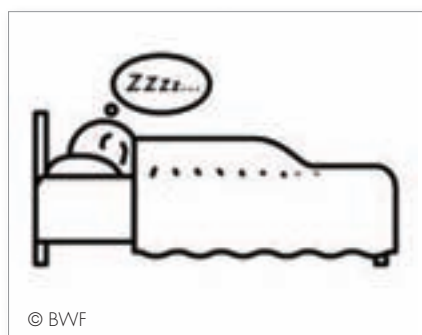
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J is for... Joiner. The joiner is the expert who will create the staircase and may also install it.

K is for... Kits. Some staircases are available in kits. If purchasing a kit, make sure you fully understand the installation process and have full instructions from the manufacturer before leaving the store.

L is for... Loading. Loading, deflection and fire-protection are the three major performance requirements for which a stair is assessed under the BWF Stair Scheme. For each of these characteristics there is a set level of performance they must meet.

M is for... Maths. Carefully record room dimensions before the design process begins, stick to exact measurements during manufacturing, and check the dimensions of the room and staircase again before installation. Remember that floor and wall coverings may impact on your measurements.

N is for... Newel Post. This is the post into which a string or handrail is affixed.

O is for... Our aims. Overall, the Stair Scheme's aims are to stop stairs being supplied that do not meet the standards, to protect and increase the UK timber market for stairs, and to give you confidence.

P is for... Pitch. The Building Regulations give strict guidance covering the pitch (steepness) of your staircase to ensure it is safe to use, they also look at headroom and other critical safety factors.

Q is for... Quality. Stair Scheme members work to a high standard of quality for the stairs they manufacture and every stair they produce is sealed with a badge proving their accreditation and quality.

R is for... Riser. This is the vertical component of a step.

S is for... String. This is the structural component into which the treads and risers are fixed.

T is for... Tread. This is the horizontal surface of a step (the bit you stand on) and the nosing is the front edge of a tread (that may overhang the riser).

V is for... Valuable advice. As part of its service, BWF offer customers a technical helpline to ensure they receive the most up-to-date and relevant technical information about timber stairs.

W is for... Winders. The steps that allow you to change the direction of the staircase.

X is for... X-factor. A staircase can add a real design feature to a home. The shapes and styles available for staircases are vast and varied to fit in with the most traditional or the most contemporary home.

Y is for... Young children. Young children are probably the most vulnerable when it comes to using stairs, so ensure that the correct measures are taken to provide them with additional safety. If you have young children talk to the installer about having stairgates installed at the same time.

Z is for... Zzzzz! The staircase is finished and you can relax knowing that it is built to the highest standard and has become a real feature within your home. It's time to climb up the stairs and have a well-deserved rest.

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FOR AN IN DEPTH DESIGN GUIDE FOR TIMBER STAIRS, GO TO:
WWW.BWF.ORG.UK/ASSETS/BWF-STAIR-DESIGN-GUIDE-2013.PDF

FOR TOP TIPS TO AVOID COMMON STAIRCASE PROBLEMS, GO TO
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Delta Membrane Systems



Two of the most popular products in the range from Delta Membrane Systems – MS20 and MS500 – have once again been awarded British Board of Agrément Certificates. These products have been shown to be fit for purpose with the award of Certificate No. 00/3742. Part of the BBA formal three yearly review, these new certificates include factors relating to compliance with Building Regulations and additional non-regulatory information where applicable, along with

independently verified technical specification, assessment criteria and technical investigations. Design considerations and installation guidance also feature.

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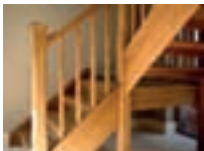
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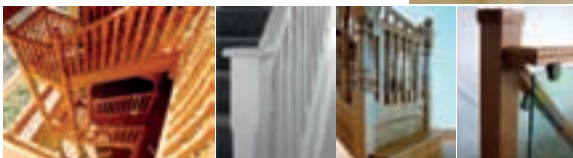
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Enq. 216

Green lime mortars show their true colours

Roger Shroff, sales and technical executive of Lime Technology Limited, explains the benefits to using increasingly popular lime mortar, both internally and externally



One of the joys of embarking on the journey of becoming a self-builder has to be the thrill associated with researching and evaluating the spectrum of building materials and products that an individual, family or couple will ultimately specify to turn their dream into reality.

Internally the primary debating points usually centre on the all important kitchen, bathroom, wet room or, more specifically, wall and floor finishes, lighting and heating, and soft furnishings.

In relation to the exterior, it tends to be more heavy-side products such as bricks, stonework, cladding, roof finishes, door and window furniture, and landscaping that come to the fore.

But choice today is not solely related to what many would term the main building ingredients. The same is equally true when it comes to the substance that is used to bind brick and stonework together, both internally and externally – mortar. And here we are talking lime mortars.

A rainbow of colours

As you are about to discover, not only do mortars tick all the boxes when it comes to green, environmental and technical credentials, you no longer have to stick the old Henry Ford adage of: "You can have any colour you want, providing it is black", or as is often the case with mortars, beige or grey! Today it is all about being adventurous and occasionally bold. Above all, it centres on personal choice and a break from the norm should be encouraged among even the most conservative self-builder.

The spectrum of lime mortar colours available today is impressive. In essence they range not only from a variety of shades of blacks to grey, beige to buffs and creams to vanillas, it is quite feasible for a customer to ask a supplier to create a bespoke colour match. Such is the sophistication of today's blending and manufacturing process. Indeed many suppliers are seeking to raise the bar further by increasing the romantic appeal of lime-based mortars.

As with any project, many would argue that its success often rests or falls on attention to detail. It is against this backdrop that the choice of lime-based mortar colour should be firmly on the radar, and for more reasons than one.

Green and technically proven

Not only do lime mortars come in a range of colours, they have a long and rich heritage here in the UK. They have been used for centuries and while it is only in the relatively recent past that cement-based mortars have populated the building and construction scene, it is certainly a case of what goes around comes around, as lime mortars are once again enjoying a marked revival. The difference this time around is, given that the green agenda is set to increase in significance, lime mortars are set for a long and successful renaissance.

So what makes it the preferred choice of their existing tribal following? Standing as an environmentally sensitive alternative to cement-based mortars, its soft, porous and flexible nature has long been universally recognised as being vital to maintaining the breathing performance of a building. Key benefits can be summarised as follows:

- It uses less energy to produce
- It reabsorbs some CO₂ given off during the firing process when it sets
- It reduces the need for expansion/movement joints
- It's durable, permeable and breathable
- It allows masonry to be recycled when a building comes to the end of its life
- The aesthetic attributes of lime mortar enhance the character of other materials used in construction, predominantly

brick, stonework, lintels and door and window furniture

- Workable for up to 24 hours, lime mortar is more porous than cement giving it an unrivalled breathability
- Instead of trapping water into buildings and causing water ingress, they allow full vapour permeation that limits the risk of water damage to buildings

In summary, lime mortars are easy to work with, kind on the environment, incredibly flexible and an increasingly colourful bunch. No wonder they are set to become the best friend of an increasing army of self-builders.

Enq. 217

They range not only from a variety of shades of blacks [...] to vanillas, it is quite feasible for a customer to ask a supplier to create a bespoke colour



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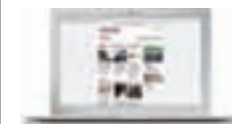
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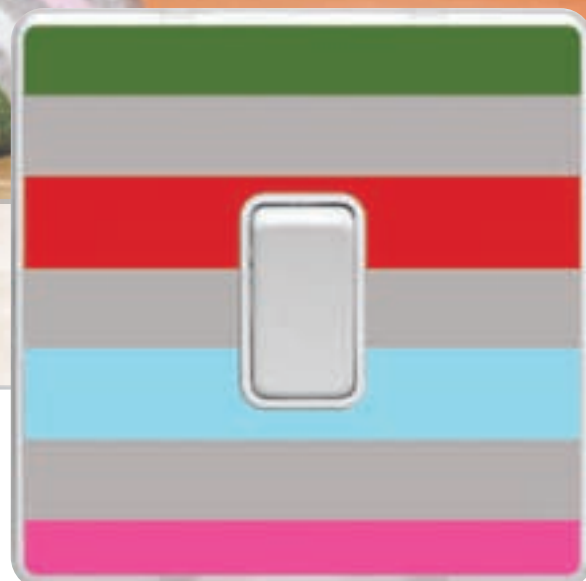
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