

selfbuilder & homemaker

January/February 2015

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Ground Reinforcement
Smart-Home Technology
Underfloor Heating
Folding & Sliding Doors Showcase
Living Rooms Interiors Showcase
Ecobuild Show Preview
National Homebuilding & Renovating Show Preview





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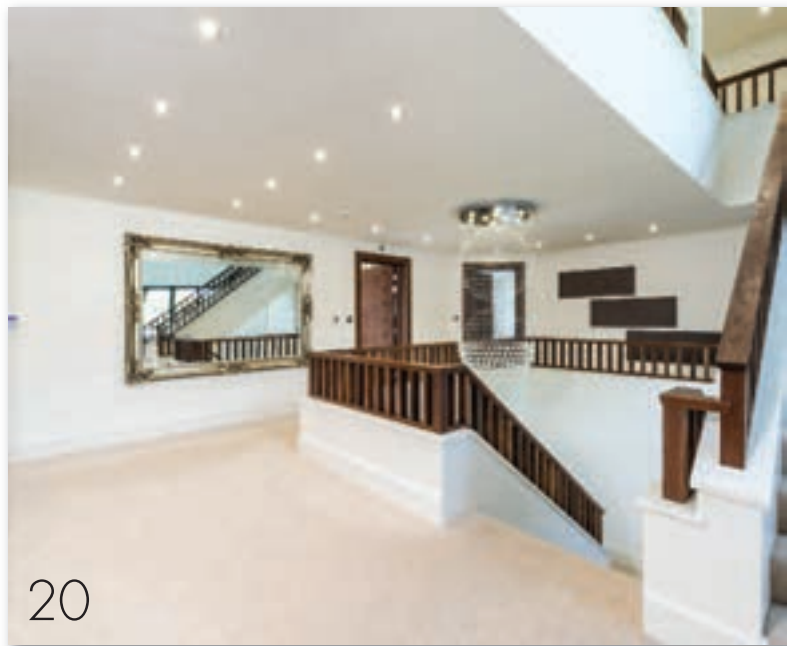
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CLASSIFIED & DIRECTORY



Cover image of the self-build case study © Andy Scott. See pages 20 - 29 for more.



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editor's letter



May I wish our readers a belated Happy New Year, in which we hope you will be able to build the home you have always dreamed of.

Although the festive period is normally quite quiet Richard Bacon MP has already helped our bespoke home community by sponsoring the first reading of the Self-Build and Custom Housebuilding Bill, which took place on 12 January, and formality signals the start of the Bill's journey through the Lords.

This has to be great news for potential property builders who are trying to find small plots of building land in the area they want to live. It could also encourage larger homebuilders to release bits of their land for appropriate self-build projects.

I am not sure I have experienced the start of a year that appears to offer such opportunity for the growing self/custom build community.

We will continue to ride the crest of this construction wave and bring you news that will hopefully help your self-build dreams become a reality.

All the best,

National Planning Policy Framework "risks unsustainable development"

nppf

According to a report published by the Communities and Local Government (CLG) Committee the National Planning Policy Framework (NPPF) does not do enough to protect against unsustainable development.

Welcoming the government's moves to simplify the planning system through the NPPF, the report says it had found some developers who were using loopholes within the framework to produce speculative planning applications for "substantial" housing development at the edge of towns or villages.

It found that this activity was "particularly acute" when a local plan or five year supply of housing land was not in place. In these cases the report suggests that developers were chasing planning permissions "in areas that local communities do not consider suitable for development".

Commenting on the report the Chair of the CLG Committee, Clive Betts MP said:

"Councils must do more to protect their communities against the threat of undesirable development by moving quickly to get an adopted local plan in place."

In its recommendations for improving the NPPF, the committee stated the need for clear guidance on assessing housing need. It called upon the government to create a remediation fund for brownfield sites to cut the cost of their development.

However, the committee also acknowledged that the NPPF needed more time to "bed in" and that "it would be ill-advised at such an early stage to consider tearing up the document and starting again."



CLIVE BETTS

Self-Build and Custom Housebuilding Bill passes final stage in the House of Commons



First reading of the Self-Build and Custom Housebuilding Bill took place on 12 January. This stage formality signals the start of the Bill's journey through the Lords. The second reading, which will be a general debate on all aspects of the Bill, is yet to be scheduled.

The Private Members' Bill, sponsored by Richard Bacon MP (pictured), will place a duty on local authorities to keep a register

of individuals and community groups who have expressed an interest in acquiring land to bring forward self-build and custom-build projects. They will also have to take account of and make provision for the interests of those on such registers when developing their housing initiatives and local plans. This it is hoped will also encourage volume house builders to include self-build and custom-build projects as part of their affordable housing obligations.

As chairman and founder of the All Party Parliamentary Group on Self-Build, Custom Build and Independent Housebuilding, Mr Bacon believes that his Bill will offer greater

affordability and choice to prospective tenants, as well as to would-be homeowners.

Speaking about his Bill Mr Bacon said: "I am delighted that the House of Commons has agreed to the passage of my Bill. There is now a serious prospect of the Bill becoming law.

"I am very pleased that Lord Best has kindly agreed to help steer the Bill through the House of Lords. Lord Best is a highly respected figure with many years of experience and great expertise in the housing sector. I look forward to working with him to secure the passage of the Bill through the Upper House."

house prices

Office for National Statistics House Price Index

The Office for National Statistics (ONS) has reported that UK average house prices increased by 10.0 per cent over the year to November 2014. These statistics indicate an increase of 10.4 per cent in the year to October 2014. This follows house price increases experienced by the UK since April 2012, which was driven by increases in London. The average UK mix-adjusted house price in November 2014 was £271,000.

Hardly good news for those wanting to get on the housing ladder was that the average price for properties bought by first-time buyers have increased by 11.0 per cent over the year to November 2014. However, this is down from an increase of 12.0 per cent in October 2014.

In November 2014 the average price paid for a house by a first-time buyer was £208,000.

ONS figures show that during the year to

November 2014 prices paid for brand new homes increased on average by 10.8 per cent, compared with an increase of 8.5 per cent in the year to October 2014. The average UK house price for a brand new home in November 2014 was £253,000.

During the year to November 2014 prices paid for pre-owned dwellings increased on average by 9.9 per cent, compared with an increase of 10.5 per cent in the year to October 2014. The average UK house price for a pre-owned dwelling in November 2014 was £272,000.

ONS house price key findings:

- UK house prices increased by 10.0 per cent in the year to November 2014, down from 10.4 per cent in the year to October 2014
- House price annual inflation was 10.4 per cent in England, 3.1 per cent in Wales, 4.4 per cent in Scotland and

11.7 per cent in Northern Ireland

- House prices continue to increase strongly across the majority of the UK, with prices in London again showing the highest growth
- Annual house price increases in England were driven by an annual increase in London of 15.3 per cent and to a lesser extent increases in the East (11.9 per cent) and the South East (10.8 per cent)
- Excluding London and the South East, UK house prices increased by 7.1 per cent in the 12 months to November 2014
- On a seasonally adjusted basis, average house prices increased by 0.2 per cent between October and November 2014
- In November 2014, prices paid by first-time buyers were 11.0 per cent higher on average than in November 2013. For existing owners, prices increased by 9.5 per cent for the same period

Southern Home Show
30 January - 1 February, London
www.southernhomeshow.co.uk

Build It Live! Manchester
7 - 8 February, Manchester
www.builditlive.co.uk

Build It Live! Bluewater
28 February - 1 March, Bluewater
www.builditlive.co.uk

Ecobuild
3 - 5 March, London
www.ecobuild.co.uk

National Homebuilding & Renovating Show
26 - 29 March, Birmingham
www.homebuildingshow.co.uk

Grand Designs Live London
2 - 10 May, London
www.granddesignslive.com

Eco Technology Show
11 - 12 June, Brighton
www.ecotechnologyshow.co.uk

Northern Home Show
3 - 5 July, Manchester
www.northernhomeshow.co.uk

Western Home Show
11 - 13 September, Malvern
www.westernhomeshow.co.uk

100% Design
23 - 26 September, London
www.100percentdesign.co.uk

London Homebuilding & Renovating & Home Improvement Show
25 - 27 September, London
london.homebuildingshow.co.uk

Grand Designs Live Birmingham
8 - 11 October, Birmingham
www.granddesignslive.com

BIM4Housing Conferences help spread Building Information Modelling knowledge

Back in 2011 a government Task Group embarked, with industry, on a four-year programme for construction sector modernisation. The programme's key objective is to reduce capital cost and the carbon burden from the construction and operation of the built environment by 20 per cent. Central to these ambitions is the adoption of information rich Building Information Modelling (BIM) technologies, process and collaborative behaviours that will unlock more efficient ways of working at all stages of the project life cycle.

Set up at the prompting of the government's BIM Task Group to promote the take up of Level 2 Building Information Modelling (BIM) among housebuilders, architects, the self-build community and social housing groups BIM4Housing are building evidence of the benefits of using BIM to the homebuilding community.

They are also collecting case studies from the homebuilding community; liaising with and sharing best practice with other functional BIM groups, including BIM4 manufacturers, and other geographical BIM4Housing groups such as the US and European equivalents.

BIM4 is now spreading this knowledge around the UK homebuilding community and to achieve this has been running a series of conferences around the country where the first fruits of the information gathering have been disseminated.

The conferences were structured to allow an insight from every part of the housing 'value chain' with an emphasis on benefits. Each conference was opened by a presentation from architects PRP who demonstrated the challenges and benefits of adopting BIM. PRP has developed BIM case studies from a range of domestic schemes and has identified benefits including the reduction in professional time on projects and improved interaction with clients.

Attendees at the conferences also heard about BIM Telford Homes and Wates case studies. The homebuilders have been able to describe the real world benefits of BIM projects spanning small bespoke housing schemes, larger developments, through to high rise apartment buildings. The BIM benefits described by Wates' Chris Barker and Telford's Mark Duffield demonstrated how consistency between developments, increased clarity in the specification and tendering stages, dramatically reduced error levels on site and created more effective communication between contractors and architects.

Discussion among conference participants focused in on the upfront time and cost of



implementing BIM, including the cost to purchase software and train staff to use it. The construction sector professionals describing case studies have emphasised that all functional and process improvements in any industry will take time and attract cost to implement. BIM is no different, but benefits can accrue quickly, particularly in the design and specification stages of any housing project.

Legal contributors from DLAPiper and Trowers also outlined the contractual and liability implications of BIM adoption. In particular they highlighted where professionals can assume legal issues are the same, and where they differ in the new BIM world. At each of the conferences there was engaged discussion about ownership and liability of data within the BIM world, notably where models were passed onto social housing and building management groups, to use for managing housing stock.

Contributions from Andrew Orriss of SiG360 described how the component manufacturing industry is joining the BIM party, and examined the state of play in available BIM component supply. Happily for the housing industry, the volume of BIM components is growing rapidly. Conference discussion centred on the volume of data being created in models that work with BIM components, especially as many participants were concerned that models had become unwieldy.

BIM4 Housing has committed to work with BIM4Manufacturing to address these concerns and to ensure that the data BIM components make available is relevant to the

stage. There was general consensus that Level 3 BIM, where models will be increasingly connected to online applications, will solve some of these issues by ensuring data is held in the cloud, not in the models.

As part of the wrap up to each conference, BIM consultancy Excitech has reviewed the processes by which BIM is adopted in various industries and applied the logic to homebuilding. The next steps for BIM4Housing will be the publishing of a benefits matrix based on these findings so that every player in the housing sector can clearly identify the benefits that they should seek.

Concluding the conferences Nigel Walley from the Chimni project, which is looking at the next stage of BIM – Level 3, discussed how the data created in the housing industry could be made available to homeowners and tenants as part of online services and interfaces. The limited impact, outside of social housing, of the facilities management industry on homebuilding was identified as an area limiting the appeal of a technology like BIM, where normally the O&M stage generates significant benefits.

Nigel also made the case that BIM data was just one component of the coming Smart Home revolution and that the industry must take control of this data now, rather than giving control of it to players like Google, and Apple.

The success of the conferences and demand for spaces has encouraged the development of a new round of BIM4 sessions now being planned for 2015.

NHBC announces new standards for basement construction

With limited availability of land and smaller plot sizes more developers and custom-builders are extending living area space by building below ground.

With basements becoming an increasingly common feature in both refurbishments and custom-build projects the NHBC announced details of its new Standards Chapter to improve their quality and build.

Benefiting from the growth of interest in basement construction Steve McStea from Advantage Basements explained: "Our order enquiry rate has more than doubled in the last two years. The average value of each project we accept has gone from £120,000 to £300,000 in the same period. We are recommended and approved Delta Membrane authorised installers. This guarantees the waterproof system for 30 years. The largest project we

have completed so far was 3,500 sq ft."

However, some builders are not as experienced as specialist companies like Advantage Basements and the NHBC has reported that between 2005 and 2013, waterproofing below ground structure claims cost the housing industry £21 million, and affected almost 900 homes. The NHBC Chapter 5.4 'Waterproofing of basements and other below ground structures' is aimed at improving the quality and robustness of below ground waterproofing, resulting in reduced need for remedial works, costs and disruption to homeowners.

Explaining why the new standards are essential the NHBC Head of House-Building Standards, Mark Jones, said: "The new chapter introduces significant changes in the way the housebuilding industry considers below ground waterproofing, including



STEPHEN MCSTEA

an up-skilling of designers and installers and changes to future designs."

award

Architect's home wins sustainability award

The Birmingham office of civil and structural engineers Thomasons has won a regional structural award from the Institution of Structural Engineers for its role in designing a highly sustainable family home – 'Home4Self' – in partnership with Axis Design Architects.

The winning project was the brainchild of Rob Annable, director at Axis Design Architects, whose vision was to create a healthy, comfortable and low-energy house for his family, in Wolverhampton.

David Sharpe, an associate at Thomasons, was chosen as his project partner due to his experience in designing low energy homes. As one of very few UK engineers qualified as a Certified Passivhaus Designer, David incorporated some of the design approaches developed by Germany's Passivhaus Institute to create a house with outstanding energy efficiency. For example, the home targets a total heating demand of just 30kWh/m² per year, which equates to an estimated cost of just £275.

Rob Annable explained: "The support provided by Thomasons for this unusual and challenging project was excellent. They successfully helped to resolve numerous complex details using innovative materials, ensuring the quality of the design and technical performance was achieved.

Working with an engineer who is a Certified Passivhaus Designer, and under-



CRAIG MCFADYEN, REGIONAL CHAIRMAN OF ISTRUCTE MIDLAND COUNTIES REGIONAL GROUP (LEFT) PRESENTS THE AWARD TO DAVID SHARPE, ASSOCIATE AT THOMASONS MANCHESTER

stands how to integrate robust design methodologies to achieve low energy performance, was invaluable."

The award, in the sustainability category, was presented to David Sharpe, by Craig McFadyen, regional chairman of the Institution's Midland Counties Regional Group.

Speaking about the award Craig McFadyen said: "We were very pleased to recognise Thomasons' project as part of our Midlands Counties Awards, which celebrate the range of skills that characterise the structural engineering profession in the Midlands. Home4Self was a worthy winner."

Plain English Guide to the Planning System

Communities in England will now have information about planning at their fingertips thanks to a new *Plain English guide to the Planning System*.

Produced by the Department for Communities and Local Government the guide explains how the planning system in England works. However, it is only intended to give an overview and does not set new planning policy or guidance. Planning guidance can still be accessed online via the Planning Portal.

The guide offers a quick and easy explanation of how the planning system works, how local and neighbourhood plans are written and adopted, and how to go about obtaining planning permission.

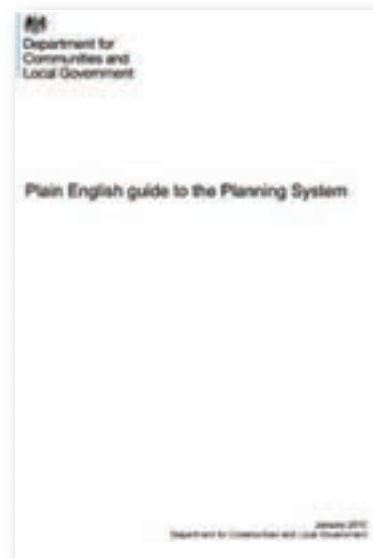
This could prove very useful for communities wanting to have their say over the future development of their local area as the guide clearly explains the opportunities for local

people to get involved in the debate over what is built in their neighbourhood.

The guide forms another part of the government's wide-ranging reforms of the planning system, which has included abolishing Regional Strategies and giving local people a greater say over future building in their area.

Housing and Planning Minister Brandon Lewis explained: "The previous system of top-down targets left residents powerless in the face of local development – our reforms have reversed this, and put people back in control."

"People are already voting with their feet, with 1,200 communities involved in neighbourhood plans, and 80 per cent of authorities have published a local plan – this plain english guide gives all the information anyone would need to get involved in the local decision-making process."



doors

Doors for thought

When it comes to deciding how you want to open up the back of your new home, there is a key question for every budding self-builder to ponder – do you choose a door which folds and slides, or do you choose a door which only slides?

Howard Hirst, sales director for multi award-winning PVCu brand Linar, looks at the main differences between contemporary 'fold and slide' bi-folding doors and the more traditional 'sliding' patio door, including a few tips on what to consider when making your decision.

"Bi-fold and patio doors are both excellent, elegant additions to anyone's home, but there are two key things to think about when considering which would be the right one for you."

"The first is available space, both inside and outside the home."

"A bi-fold door allows you to open up a whole wall of your home, bringing the outdoors in and creating a whole new dimension for entertaining or relaxing in your home. The bi-fold is seen as a 'must have' addition to the modern home thanks to style magazines and TV shows such as *Grand Designs*."

"However, it is not always practical for every home. Bi-folds need room for the doors to fold back and space is often at a premium in the modern family home."



BI-FOLD DOORS

"If you find you are more limited inside the room and need to have furniture in the proximity of the doors, then the patio door is the perfect alternative. Even though they might provide less of an opening, multi-pane patio doors can actually save space inside the room and still let in the light."

"The second consideration is cost; patio doors by their very nature are less expensive than their bi-fold counterparts. As with all things there is a balance between cost and benefits, but both door types will offer a great enhancement to your home."

"The great news, regardless of which door type you choose, is that the days when PVCu doors were considered a poor substitute for timber or aluminium are long gone. Modern



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"Whichever you choose, modern bi-folds and patio doors can span the full width of many dwellings, have very similar U-values, thermal properties, locking systems, glide action and accessories."

"So, what's the answer? As each building is different and each family has different needs, it's ultimately up to you, but do make sure you carry out plenty of research and see the doors for yourself in a showroom before you buy."

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POTTON'S NEW PASSIVHAUS SHOW HOME AT ITS ST NEOTS SELF BUILD SHOW CENTRE



Planning granted for a contemporary Passivhaus show home at Potton's St Neots Show Centre

Planning permission has been granted for self-build specialists Potton, to build a brand new Passivhaus show home at its show centre in St Neots, Cambridgeshire – the first show home of its type in the UK.

Work will commence on the new building in Spring 2015 and when complete it will be the fifth show home on the site. The new Passivhaus will bring a different dimension to Potton by demonstrating the diversity of designs that can be produced and its capabilities within the low energy sector. The new home will also reinforce the company's reputation as market leader.

Designed by HTA Design LLP, a leading housing design practice with a long term commitment to sustainability, the two storey contemporary show house will be highly insulated and draught free, providing an energy efficient 'thermal envelope'.

By working closely with HTA and low energy building consultancy WARM, Potton has ensured that the new home meets the demanding requirements of the Passivhaus standard and as such, it will require very little energy for heating or cooling, allowing for efficient management of summer heat gain and winter heat loss.

Commenting on the new Passivhaus, Potton's Technical Director, Paul Newman said: "We hope that our new show home will help drive sustainable development by self-builders in the UK and show our

customers, first hand, that Passivhaus buildings generally, and especially those designed and constructed by Potton, are wonderful places to live.

"This innovative new show home will be a welcome addition to our range of beautiful homes and will show visitors that there are no limitations on design when building with Potton. Our aim is to dispel the myths that the Passivhaus design has to be boxy and boring, and spark the imagination of prospective self-builders."

Rory Bergin, partner, Sustainable Futures,

HTA Design LLP said: "We are delighted to be part of this project with Potton and we very much look forward to the completion of this visually exciting and technically challenging sustainable design."

The show centre based in Mill lane, Little Paxton welcomes over 5,000 visitors per year and attracts aspiring self-builders from around the country. According to National Association of Custom and Self Build, seven million people are currently researching self-build in the UK.



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Proposed changes to CDM regulations – how will you be affected?

By Chris Ivey, health and safety consultant director at THSP Risk Management

On 9 January the Health & Safety Executive (HSE) published its draft guidance to the proposed Construction (Design and Management) Regulations 2015. Set to be introduced on the 6 April 2015, the new regulations are changing the way in which health and safety is dealt with from pre-construction phase through to completion.

The guidance follows the consultation document issued last year which had the intention of revising the existing CDM regulations to more accurately reflect a European Directive, commonly referred to as the 'construction sites directive'. It was felt that the existing standard carried excessive bureaucracy and was accompanied by an overly complicated approved code of practice.

The new information provided by HSE in advance of the regulations is presented as a legal guidance document and a suite of six industry guidance notes; five targeted at the specified duty holders (clients, contractors, designers, principal contractors and principal designers) and the other at workers.

So what is changing?

While the technical standards set out in Part 4 of the current regulations have essentially remained unchanged, the key changes lie in the removal of the CDM co-ordinator role and the re-allocation of their duties, plus the introduction of a new duty holder; the principal designer.

With the CDM co-ordinator removed, many of the duties previously placed upon them are expected to be performed by either the sole designer or the principal designer. This means that the responsibility for the coordination of construction health and safety information during the pre-construction phase now falls to them.

This includes identifying, eliminating or controlling foreseeable risks as well as ensuring that relevant information is passed to other



duty holders. They will also be responsible for ensuring that the Health and Safety File is prepared and passed onto the client at the end of the project.

The second key change is that the new regulations will, for the first time, place duties upon 'domestic clients' (i.e. homeowners). When working on a project for a domestic client the role of designers, principal designers, principal contractors and contractors is generally no different to their role when working for a commercial client.

However, under the new regulations the domestic client would normally transfer their duties to the contractor/ principal contractor or the principal designer.

From a design perspective, it is also important to note that design teams will need to be more risk aware when considering schemes; not only for those risks arising from what they propose to construct, but also from the existing building or site's current conditions.

They will be responsible for ensuring that this information is passed to the construction team.

And what does this mean?

The new regulations introduce a requirement for a construction phase plan (CPP) to be produced for all construction projects – whether that is retiling a bathroom or building the tallest skyscraper. In the new guidance HSE state that the size and content of these will need to be determined by the levels of risk.

All of this may be somewhat daunting for those contractors used only to working on domestic projects, particularly as there is currently no legal requirement for a written health

and safety policy or record of risk assessments for companies with less than five employees. Under the new regulations, however, there are no exemptions and a construction phase plan will need to be in place for all projects.

Clearly this will lead to an increase in the amount of paperwork some contractors will need to produce, especially when working on domestic projects.

This is likely to incur additional costs which will need to be included within the project budget.

When do the new regulations come into effect?

From 6 April only those projects lasting longer than 30 days and which involve more than 20 persons, or those involving more than 500 person days will need to be notified by the client to the HSE.

A transitional period will run for six months from 6 April 2015 to 6 October 2015. This will enable existing project teams to put in place arrangements to comply with the new regulations without jeopardising health and safety during the interim.

While the guidance may still be subject to change following parliamentary approval, it has been provided at this stage to enable duty holders to familiarise themselves with the proposals and get prepared for the changes before they come into force.

So use this time wisely, ensure you and your contractors are informed and where necessary, sufficiently trained to undertake their new responsibilities ready for 6 April.

For more information visit the HSE website at www.hse.gov.uk



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Main contractor v trade by trade route

A current hot topic for discussion with self-build projects is whether to use a main contractor (builder) to employ tradesmen and oversee the build, or for the client to liaise directly with the tradesmen. This is simply termed main contractor v trade by trade”.

The great advantage of the main contractor route is that the builder takes responsibility for everything on-site acting as the project manager.

In this option there is the need for a contract administrator, who ensures the terms of the contract are adhered to.

These include checking on the quality, progress and costs on-site and are independent of the building work. If a standard form of contract is being used, then the contract administrator will be named. This is often, unwittingly, assumed by the client and it is advisable to speak to an independent project manager or your architect before assigning this role.

In the trade by trade route, the client contract is directly with the tradesmen. If using a project manager, they will have sole responsibility for managing the tradesmen.

The big difference between the two routes is risk. The construction risk is assumed by the client in the trade by trade route, but the client saves the main contractor's premium.

Other considerations are:

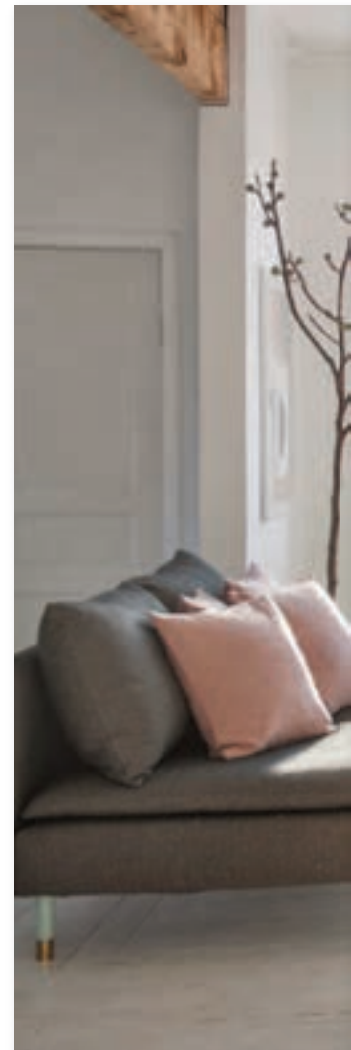
- Retention – under a main contract there is a retention with the builder – typically five per cent of money is held back until completion when half of the retention is released. At the end of the defects period the other half is released. With the trade by trade approach there is generally no retention.
- Defects period – with the main contractor the builder returns at the end of the period to correct any defect – incentivised to do this because the client holds the retention. With the trade you have no retention and rely on the tradesmen's goodwill.

Clients often opt for the trade by trade route if

they are buying a large element of the build from their own source (i.e. timber frame) and want a team created around this element. They may also know some of the trades, or, crucially, for the build to proceed they need to save the main contractor premium. It is also important that any clients using a project manager are reassured they are acting independently from the trades used and that a fixed fee is agreed rather than a percentage.

Understanding the pros and cons of the main contractor v trade by trade routes will ensure a client has confidence in making an informed choice and ultimately the right decision for them.





Interior inspiration: Living rooms showcase

When you're choosing furniture for your new living room or restyling, be inspired by our choice of the latest innovations in living room furniture to suit traditional homes or modern living.

1. James Hare's interiors fabrics are the natural choice for curtains, providing a smart window dressing solution in countless classic and fashion-forward colours, textures and decorative designs in co-ordinated collections guaranteed to inspire. Clockwise from top left: Pimlico RRP £150 per m, Aurora Silk RRP £55 per m, Luna RRP £80 per m, Oriel RRP £155 per m, Astor Stripe RRP £32 per m, and Cosmos Lace RRP £125 per m. James Hare fabric collections are available worldwide.

www.james-hare.com

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2. The Chair People's range of Jasper cubes and Lily cylinders are the perfect flexible seating solution. Upholstered in luxurious 100 per cent wool from Abraham Moon and Sons there's an array of stunning designs and colours to choose from. The designs also include the gorgeous Multispot and Multicheck from Moons newest collection – The Dales Collection. As well as looking good, the Jasper and Lily's are also multipurpose and can be used as seating, a footstool or a table.

www.thechairpeople.co.uk

Enq. 106

3. Heal's has commissioned three emerging UK artists to create new Heal's 1810 designs for Spring/Summer 2015. Claire de Quénétain and the creative duo Danny Augustine and Adam Bridgland are all graduates from the Royal College of Art. Highlighted by their bright colour palette, the exclusive prints by Augustine and Bridgland are available on a selection of cushions. Pictured left to right is the Parade Cushion, £55; the Balcony Cushion, £45; and the Thursday Cushion, £55.

www.heals.co.uk

Enq. 107

5



6



4. Bemz, known for designer covers for IKEA furniture, is taking the next step in its commitment to the environment with the launch of Bemz Respect, a collection that has sustainable living and caring for the environment at its heart. The Bemz Respect collection is produced using surplus textiles from the fashion industry and manufactured entirely without the use of water or dyes, all in an effort to reduce environmental impact. The collection will be available from February 2015.

www.bemz.com

Enq. 108

5. Two brand new lighting products, 'Belle' and 'Beau', have just been released from the David Trubridge Studio following their launch at the Westedge Design Fair in Los Angeles, USA. They are now officially available to order in two sizes and three finishes: Natural, Caramel and Black Stained Bamboo. Belle and Beau's light sources are less visible than most of our lights. They are made from thin 1mm bamboo plywood through which a warm glow filters, accentuated by the overlapping patterns.

www.davidtrubridge.com

Enq. 109

6. COMMON is a capsule-collection of furniture for the lounge consisting of a modular system of upholstered seats and benches as well as a side table. These elements can be arranged in a variety of ways in order to create an interior landscape that conjures up the gentle rolling countryside of designer Naoto Fukasawa's native Japan. Minimalist and contemporary with a timeless aesthetic, COMMON is a simple collection that works equally as individual pieces or an overall assemblage.

www.viccarbe.com

Enq. 110

Editor's focus

1

KLOEBER

Kloeber always proactively reach its clients at exhibitions and at its two existing showrooms in London and Cambridgeshire. The company are now are opening its third extensive showroom in January 2015. Situated in Grendon Underwood near Bicester, the Old Dairy is currently undergoing a full refurbishment to incorporate Kloeber's own windows and doors into the building as well as exhibiting a full range of the company's products in the actual showroom.

Enq. 111

2

SOLARFOCUS

SOLARFOCUS has long experience in the field of biomass technology and solar technology. The company are manufacturers of biomass boilers with the highest efficiencies, as well as solar collectors, available on the global market. As the only one, SOLARFOCUS use downward combustion technology which allows maximum efficiency. SOLARFOCUS is firmly rooted in the UK market through its well-developed network of trained and experienced partners throughout the country. Take the chance to have a chat with one of SOLARFOCUS' partners for your needs at Ecobuild and assure yourself of the advanced quality.

Enq. 112

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3

JB KIND

Whether it's an innovative, contemporary or classic door design you are after, you will be able to find it in JB Kind's new 2015 brochure. With 37 new additions and more than 200 door styles, JB Kind's superb quality products and undeniable value ensures you will be able to find something to suit your project and budget. From the stunning new painted door range Nuance, to a choice of 14 brilliant new bi-folds, the 2015 collection is the most distinct to date.

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4

LINIAR

One product more than any other bridges the gap between indoor and outdoor living for self-builders designing their dream homes – the bi-folding door. The bi-fold door does something which no other door can genuinely claim to have achieved; enabling a seamless transition between the home and garden to create a holistic living experience. With its latest technical advancements including bottom rolling doors rather than being hung from the top in the more traditional manner, the Liniar ModLock™ bi-folding door is smoother and more stable in operation. Capable of being installed into the widest openings to open up an entire wall of a room, the new ModLock™ bi-folding door with its PVCu and aluminium composition gives home owners the opportunity to have the best of all worlds with slim sightlines, low threshold options, an unlimited range of colour options, and outstanding thermal efficiency.

Enq. 114



5

TRUE NORTH LOG HOMES

Self build your very own eco friendly, energy efficient Canadian log home. For 28 years True North Log Homes has been manufacturing one of the most technologically advanced log walls in the world, with multiple patents for its pioneering technology. Work with the design team to create your custom dream home or choose existing plans from the award winning plan book. Your home is erected for you, typically watertight in a few weeks, or the kit is supplied for self build projects. The highest quality timber is sourced from FSC Certified sustainable forests in Canada. The UK office builds residential, commercial and holiday homes worldwide.

Enq. 115

6

RAINWATER HARVESTING

Rainwater can be used for any non-potable application including toilets, washing machines and any outside use. As demand increases it makes sense to include rainwater to supply for a long term sustainable solution. Rainwater Harvesting Ltd designs and manufactures mains backup control systems in the UK specifically to meet UK regulations. Both direct Back Up In A Box and the award winning gravity fed Rain Director are WRAS approved and therefore accepted by all water authorities. The introduction of shallow dig tanks has made installation even easier. You will only fit rainwater harvesting once into a property so fit the best.

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Heat pumps – a Q&A

Clare Campbell, product marketing manager at Dimplex Renewables, looks at heat pump technology and how it can help self-builders to cut their energy bills



What is renewable heat?

Renewable heating solutions such as heat pumps, solar technology or biomass boilers are proving increasingly popular on self-build schemes.

With details of the government's Renewable Heat Incentive (RHI) now confirmed and the scheme set to start in spring (although funding has been available for all eligible installations since 15 July 2009), householders can now install with confidence knowing they will be rewarded with attractive tariffs for the renewable heat they generate.

One of the main technologies included is heat pumps, which extract warmth from the ground or ambient air and compress it, raising the temperature sufficiently to run a heating system.

What's the difference between air source and ground source?

As the names suggest, air source heat pump systems take energy from the air and ground source systems use the earth's own energy.

The biggest difference when installing the two systems is in the space required. Air source systems are perfectly suited to domestic use because they require a minimal external footprint. A ground source system requires internal space to house the heat

pump and a large external space or deep bore hole drilling for ground collectors, which can prove expensive.

Both technologies are eligible for the government's Renewable Heat Incentive (RHI) scheme, which offers householders regular tariff payments for the renewable heat that they generate.

Do I need planning permission?

In most cases air source heat pumps do not require planning permission in England and Scotland as long as they meet certain criteria, such as the size and location of the product.

Ground source systems are generally allowed as permitted development in England, Scotland and Wales.

Remember that both air source and ground source heat pumps require planning permission in Northern Ireland, while anyone looking to install an air source heat pump in Wales must apply for planning permission too.

What do I need to know before I install?

The important thing to remember with heat pump systems is that they work more efficiently at lower output temperatures. This means that the choice of heat emitter – whether radiators, underfloor heating or spe-

cially designed low temperature radiators – is crucial to the ongoing performance and running costs of the system.

Heat pumps which feed a low temperature system such as underfloor heating or fan assisted radiators will benefit from a better performance and lower running costs. Good insulation is key too in order to prevent heat loss, so make sure your new extension is suitably insulated and draught-proofed.

We would always recommend looking for an installer who is MCS accredited, which is a requirement in order to be eligible for RHI funding, and make the most of online support from manufacturers too.

How much will it cost?

Installing a typical air source heat pump system can cost between £8,000 and £14,000 depending on the property, but the combination of lower energy bills and added income through the RHI scheme could see higher efficiency models pay back in as little as five years.

Ground source heat pumps are inevitably more expensive to install but with bigger cost savings and higher RHI payments, the payback period could be as low as four years.

Running costs will vary depending on a number of factors – including the size of your extension, the level of insulation and what temperatures you are aiming to achieve.

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A high note on modern design

Ray Bull spotted his ideal plot of land back in 2012, but had to wait three years before finally securing it as his own. Now, he has developed a large and stunning home for his family, designed with modern living in mind.
By David Smith

Continued overleaf...



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THE FAMILY HAE ENJOYED SOME GREAT DINNER PARTIES IN THE DINING ROOM



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RAY INCORPORATED A GYM, COMPLETE WITH ROWING MACHINE, STATIONARY BIKE AND TABLE TENNIS, INTO HIS DESIGN

THE MASTER BEDROOM FEATURES A DRESSING ROOM BEHIND THE BED, CREATING AN UNUSUAL BUT EFFECTIVE DESIGN FEATURE



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Having lived in South Cheam, a town perched on the border of Surrey, for the best part of 12 years, Ray Bull – the owner and developer – was keen to develop a particular plot in this area with a property aimed at modern day living.

After spotting the ideal plot for his house approximately six years ago, Ray had to wait for three years until February 2012 before he could secure it and begin to replace the original “run down bungalow” with a sizable modern property. The venture was made possible by the plot becoming available after its previous owner’s business ran into difficulties and Ray, at the time, was fortunate enough to be able to develop it. “Opportunities like this in the area are very far and few between,” says Ray.

The plot, located on a tree-lined road, is .35 of an acre and situated in one of South Cheam’s most desirable areas, with the majority of houses being substantial in size. The build, taking only 15 months to complete, comprises of a 6,000 sq ft property with ample open plan areas and lots of glass, ideal for modern day living. “We wanted to create a terrific living environment with certain features that relate to modern day living,” says Ray.

Ray and his wife Jill both wanted the design to cater for a modern family. They took inspiration, he says, from a number of holiday

rental homes in Florida. They didn’t fancy the idea of having corridors so they made the whole property accessible from a large gallery staircase. “Although the house is very large, this design makes you feel engaged with the whole house as a family,” Ray says.

The property consists of six large sized bedrooms, four bath/shower rooms, three reception rooms, kitchen (with KitchenAid appliances) family room and utility room. It includes underfloor heating, aluminium double glazing and solar panels, along with an electric double garage and landscaped grounds with a detached studio.

Other features include a gym with a rowing machine, a stationary bike and table tennis.

Ray was looking for a clean, minimalistic approach but he incorporated some interesting features throughout. The master bedroom, for example, has a dressing area behind the bed. “It was such a large room that we needed to incorporate more features, rather than having the dressing room as a standalone,” he says.

The kitchen is the family’s favourite room. “Most of our time is spent as a family in the large kitchen/breakfast room,” says Ray. “But we have had some great dinner parties in the dining room and the boys love to watch all the sport up in the media room.”

Ray and his architect, Rick Gamble, along

Continued on page 25...

The build, taking only 15 months to complete, comprises of a 6,000 sq ft property with ample open plan areas and lots of glass, ideal for modern day living



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A spectacular feature is the 240 piece chandelier, which Ray put in over a day and a half. "It required a lot of effort and an awful lot of detail," he says



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with some input from Jill, worked together to create this large detached property using a simple design. He says that he wanted to create "something simple in its construction terms but highly desirable in its design terms."

Ray outlines that "the actually basic design of the house is divided into three, 6m [parts]... there is concrete floors and the maximum width you can have a standard domestic concrete beam is 6m... and they range from about 10 or 12m deep".

The architect had worked on many similarly sized projects previously and coupled with Ray's desire to keep the design simple, it helped ensure they were both "singing from the same sheet."

Although Ray has some experience in the construction industry he is quick to admit he was out of his depth in this particular project. "I do have some experience of building from the past but nothing on this scale," he says.

The symmetrical simple design of the house allows for fantastic open spaces. These open spaces enabled Ray and his architect to be flexible about how they set out the interior of the house. Ray comments that the open space helped allow him to "mix and match where you

Continued on page 27...



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Enq. 120

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Ray Bull's self-build, as featured in the case study

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Enq. 121

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Enq. 122

THE KITCHEN IS THE FAMILY'S FAVOURITE ROOM



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put walls and doors and other features."

But he faced difficulties too. Ray says that a particular challenge of the project were some initial issues with obtaining planning permission and some minor changes with the budget. In relation to the planning permission the original design of the property included a front elevation in which two gables were stepped in from the main house.

"The first application we put in the planners weren't happy with, they decided it didn't really fit the plot," he says. The planners' main concern was how the property fitted in relation to the properties on either side, and "how it fits the street scene". But following a successful meeting between Ray and the planners, the design was

slightly altered so that the front elevation ran in parallel with the main house, resulting in an increase in the property size by 400 sq ft.

"We actually met with the planners on site to discuss ways forward and it was a very productive meeting," says Ray.

The changes recommended by the planners did not alter the visual appearance or internal structure of the building, something which Ray was very happy about. The planning permission process for Ray only took five months in total, having applied initially in April 2012 and been granted planning permission in September 2012.

The construction work services were kept within Ray's family. The main builder of the

"Most of our time is spent as a family in the large kitchen/ breakfast room," says Ray

Continued overleaf...



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HIGH POINT

When discussing what he likes most about the property he highlights the full height ceiling and staircase that creates a "wow factor" on entering the building.



© Andy Scott

“We wanted to create a terrific living environment with certain features that relate to modern day living.”

- Ray Bull

property was his wife's cousin and subsequently those involved in the groundworks and roof construction were people recommended to him by his builder.

He admits that for a project of this scale to succeed there are three main elements involved. Firstly, getting the right people involved is key and “paying them a fair price for what they do”, followed by ensuring they are organised in a manner in which the work flows. Ray considered himself the conductor of the orchestra and his main role involved guaranteeing that “everyone got what they needed at the right time and making sure they got the right materials.”

It only took 18 months for Ray to move in,

which meant it was a relatively fast process for a house of this scale. He says that originally living only two miles from the plot and having the funds available to buy it were key to the speediness of the project completion.

When discussing what he likes most about the property he highlights the full height ceiling and staircase that creates a “wow factor” on entering the building.

“The ceilings on the ground floor are 3m and then they are about 2.6m on the first and second floor. When you open the front door the full height is 9m.” A spectacular feature is the 240 piece chandelier, which Ray put in over a day and a half. “It required a lot of effort and an



awful lot of detail," he adds.

Ray declines to say how much he invested in this project but says that sticking to the original budget was also a challenge after he decided to include some additional high-end touches. "We went for solid walnut handrails through the staircase that was a slightly expensive item but as a design feature it just works so well," Ray says.

Despite the project having taken over two years of Ray's life, he doesn't regret it and is keen to pursue future similar projects. "Creating something, seeing it all come together and other people's appreciation of what has been achieved... that really is the buzz for me."



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From future construction materials, lighting and technical solutions, to solar, low carbon, resource management and energy efficiency and generation, Ecobuild is the marketplace for green building.

Innovation is set to be at the forefront of Ecobuild as it signs a new partnership with retail giant Marks & Spencer (M&S) to highlight innovative products and solutions from across the sustainable built environment.

Following overwhelming feedback from Ecobuild's visitor community that innovative new products and solutions are a key reason to attend the event, Ecobuild 2015 will incorporate a curated innovation exhibition around one of the arenas.

As the industry puts pressure on new materials to drive innovation and rebuild the UK supply chain, Ecobuild will showcase the latest sustainable, low carbon building materials and technologies predicted to meet this need.

Fostering innovation at every level, Ecobuild's *Dragons Den* style event will showcase companies pitching their new ideas and innovation to a panel of industry experts. For 2015 this will be elevated to a conference session held in one of the two arenas. In conjunction with the UK-GBC, Ecobuild will launch the search for the best innovations and the judges will whittle these down, who will present live at Ecobuild.

M&S is also sponsoring the Innovative Product of the Year category in the inaugural Ecobuild Awards. Produced to celebrate innovation across the sustainable built environment, Ecobuild exhibitors can enter the following categories; Ecobuild Sustainability Personality of the Year; Ecobuild Sustainability Initiative of the Year; Ecobuild Innovative Product of the Year and Ecobuild Workplace and Wellbeing Initiative of the Year.

Looking forward and gazing boldly back, Ecobuild, with the support of M&S, will examine the barriers which have slowed innovation in the construction industry in the past and lay on a range of sessions to empower the industry to strip them away.

Water

Responding to demand from over 6,000 Ecobuild attendees keen to specify water management and efficiency solutions, organiser UBM will deliver its strongest offering ever in 2015 with a dedicated water area and content programme.

Significant investment is being injected by both Ecobuild and the industry to showcase the latest consultancy and services, water efficient and water recycling products, and water infrastructure innovations.

Ecobuild's official water sponsor Wavin and its brands Hep2O and OSMA will be out in force at the 2015 event. They will be joined by a growing number of brands now committed to the event including ACO, Rainwater Harvesting Ltd, Balmoral Tanks, Biorock and Alutec.

Green energy

For buyers keen to procure renewable technologies, Ecobuild is the place to visit. As the UK's premier energy event, over 140 brands will be showcasing the latest solutions. Of particular note is Practical Installer run by Plumb Center, which will focus on biomass and heat pump technologies. As the importance of energy storage rises up the agenda, buyers should visit the Solar City theatre where sponsor SMA Solar will be launching some new energy storage solutions.

For further information or to register for your free ticket to Ecobuild, please visit:
www.ecobuild.co.uk



Ancon

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Ancon, specialist in the design and manufacture of high integrity steel structural fixings, will introduce its new Acoustic range of cavity wall ties and shear load dowels at the UK's leading sustainable construction event, Ecobuild 2015. Having tackled various causes of cold bridging with innovative fixings that improve the thermal performance of a building and reduce energy use, Ancon has now turned its attention to improving the sound resilience of our structures. Visit Ancon on stand

N3090 to see examples of all new products and to speak to a technical advisor about your projects and performance specifications.

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Ecodhome

ecobuild stand no



One of the UK's newest home automation providers is showcasing its innovative MyVirtuoso Home system at Ecobuild. Following a successful launch in Italy, the company agreed supply deals with Italy's major energy provider and DIY chain, and now Ecodhome is targeting the burgeoning UK market and sees Ecobuild as the ideal platform. The MyVirtuoso Home system allows users to remotely monitor heating and energy use. Alongside these core features, Ecodhome's system

offers a host of additional applications such as security and remote IP camera controls.

Tel: 01449 615117 www.ecodhome.co.uk

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Johnson & Starley

ecobuild stand no



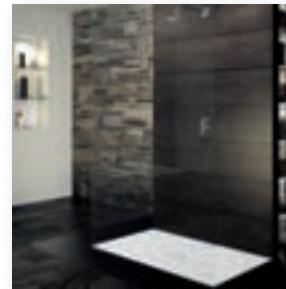
Exhibiting on Stand N3092 at Ecobuild 2015, Johnson & Starley will highlight its comprehensive range of highly energy efficient heating and ventilation solutions. The company has been at the forefront of the industry's most significant recent innovations and Ecobuild 2015 will give visitors the opportunity to see all these products "under one roof". The company is now a major force in the field of ventilation products for local authority, social housing, private residential and commercial applications. Mechanical ventilation with heat recovery, passive ventilation and central extract ventilation systems are all available.

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Kaldewei

ecobuild stand no



On stand S2010 Kaldewei will exhibit a selection of bathing and shower solutions made from their unique and sustainable steel enamel. Appealing options for low level shower surfaces include matt organic colour finishes, virtually invisible anti-slip and a new model, Scona, offering unprecedented value for a wide range of projects. The popular Puro bath ECO model with reduced water capacity, while still offering superb levels of design and bathing comfort. For high-end projects, the Meisterstücke collection of baths with seamless enamelled panelling provides the ultimate expression of luxury for freestanding bathing.

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Enq. 130



Garador

The new hit film 50 Shades of Grey may not be for everyone, but Garador's huge range of fabulous colours will certainly cater for every demand. Its new extended range of deep colour finishes on their popular up and over doors not only include several different greys (window grey, light grey, stone grey, grey aluminium and anthracite grey) but they also offer the biggest choice of bright and subtle shades such as Light Ivory, Fir Green, Ruby Red and Pigeon Blue. Garador now offer 18 shades to bring a fresh new look to every property. Adding a new Garador garage door with a bright colour finish is one of the most economical and effective ways to give a house a makeover. The new range of colours on Garador steel up and over garage doors are available now. Contact Garador or visit the website for more information.

Tel: 01935 443709 www.garador.co.uk

Enq. 131

Metrotile



Area sales manager Rod Glen has joined lightweight steel roofing firm Metrotile UK, with the aim of helping to continue the company's 30 per cent growth from 2014 into 2015. More than half of Metrotile UK's growth last year, 18.3 per cent in all, came in Scotland, Northern Ireland and the north of England, under the eye of Glasgow-based regional director Mark Kelly. Mr Kelly's performance contributed to sales of 1.16 million tiles nationally by the end of last year, with record turnover figures of £7.1 million with forecasted nett profits of £679,000. Mr Glen said: "I'm looking forward to my new role."

Tel: 01249 658514 www.metrotile.co.uk

Enq. 132

Schueco



The UK Commission for People and Skills, the body responsible for Investors in People – the UK's premier people management standard – has awarded Schueco UK Limited, one of Britain's foremost specialists in aluminium systems for the building envelope, IIP Gold Status. Achieving the prestigious gold status further enhances Schueco's reputation as a highly successful, well-run company that achieves ambitious business goals, while being totally committed to the well-being of

its staff. The company became an accredited IIP organisation in 2010 and achieved Silver Status in 2012.

Tel: 01908 282111 www.schueco.co.uk

Enq. 133

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Enq. 134

Panasonic



Panasonic has been recognised by The British Allergy Foundation, receiving the Allergy UK 'Seal of Approval' for its Nanoe-G air purifying technology. Nanoe-G is a revolutionary air purifying system which is used in all Panasonic Etherea air conditioning units. Using nano-technology, fine e-ion particles are released by the air conditioning system, which deactivate 99 per cent of airborne bacteria and viruses in the filter's indoor unit. This ensures that the air is cleansed rapidly.

It works effectively on airborne and adhesive micro-organisms such as bacteria, viruses and mould, thus ensuring a cleaner, healthier environment. It also neutralises odours to provide a more pleasant and healthy environment.

Enq. 135

Envirovent



The Sunday School on Grove Road in the centre of Harrogate has undergone a sympathetic restoration and the occupants will experience all the benefits of a Mechanical Ventilation with Heat Recovery (MVHR) system from ventilation specialists EnviroVent. Mark Hinchcliffe set his heart on sympathetically restoring both the Sunday School and adjacent former Wesleyan Methodist Chapel. The properties, which feature a bold Italianate design with lavish architectural embellishments, have been transformed into high specification dwellings. The Sunday School, which dates back to 1929, is the first project to be completed and will be featured on Channel 4's *Restoration Man*.

Enq. 136

Sustainability in ventilation: why it matters and how to achieve it

Jon Hill, Technical Manager at Polypipe Ventilation, highlights the importance of sustainable ventilation in self-build projects and how it can be achieved

Recent developments in the design and build of domestic properties have led towards ever more energy efficient homes, which aim for superior thermal performance and far greater levels of air tightness to minimise heat loss; thereby causing a subsequent increase in the use of balanced mechanical ventilation technologies. This adoption has also been reinforced by changes to building regulations Parts F and L, which are driving the need for good quality and sustainable ventilation solutions more than ever before.

These ventilation systems and component parts must also be highly energy efficient if they are to play a part in reducing a property's overall carbon footprint and ongoing energy usage.

How do you ensure the equipment you install provides a genuinely sustainable ventilation system that meets building regulations, is SAP listed and enables you to comply with the Code for Sustainable Homes?

Let's start with ducting. The ducting must have exacting tolerances, i.e. a good fit of rigid extruded systems. If the duct bows, or looks concave, or the wall thickness appears uneven, the tolerances will be too wide. If the duct doesn't retain its shape, it can be difficult to fit together and result in air or condensate loss. Always opt for a duct system which has all the accessories you need to create the ventilation system as a whole and that has been designed to work in harmony as part of a system and finally, third party tested for end-to-end system performance.

Alternatively, you might want to consider



semi-rigid duct systems. With a radial system each room vent is served by twin or single semi-rigid duct which connects to a distribution manifold, providing a more even airflow. The manifold is then connected to the mechanical ventilation appliance.

It is vital to insulate ducting in colder areas such as loft spaces, to remove the possibility of condensation forming and to maintain thermal efficiency, as well as between a mechanical ventilation appliance and the external terminals; this may need to include an integral vapour barrier in certain applications. To meet building regulations the insulation material must be of $\leq 0.04 \text{ W/(m.K)}$ at 25mm thickness.

Which now brings you onto Mechanical Ventilation with Heat Recovery (MVHR) systems; MVHR systems work on the principle of extracting and reusing waste heat, such as that found in a bathroom or kitchen. MVHR systems efficiently pre-warm and filter fresh air drawn into the building with waste stale air using a heat exchanger; more than 95 per cent of

Ventilation systems and component parts must also be highly energy efficient if they are to play a part in reducing a property's overall carbon footprint



Continued overleaf...



There are many MVHR systems available today, but as with most things they vary in quality and effectiveness. The good news is that the best performing models are easy to identify by their heat exchange performance and Specific Fan Power, which are listed on the Product Characteristics Database (PCDB)

waste heat can be recovered by this mechanism. The filtered, pre-warmed air is then distributed around the home.

There are many MVHR systems available today, but as with most things they vary in quality and effectiveness. The good news is that the best performing models are easy to identify by their heat exchange performance and Specific Fan Power (SFP), which are listed on the Product Characteristics Database (PCDB).

Other key considerations when selecting an MVHR unit for maximum sustainability are the incorporation of a summer bypass facility which helps prevent homes from overheating during the warmer months and the type of fan built into the system. To comply with building regulations, using an MVHR or MEV unit with a

low SFP – no higher than 1.5 watts per litre per second (W/l/s) for MVHR or 0.7 W/(l/s) for MEV – is very important. A low SFP results in minimal energy usage and maximised air-flow performance.

Bathroom and kitchen fans also play a key role in most aspects of domestic ventilation. The SFP requirement for fans is set by building regulations but it's important you look for a fan that uses minimal power when in standby mode. Domestic fans containing electronic controls, such as an overrun timer, can use anywhere between an extra 10-20 per cent of the overall power used, when in standby.

But it's not just equipment that makes a ventilation system sustainable; you must also ensure it is correctly installed. building regula-

tions Part F, Ventilation, require a qualified installer to commission new ventilation systems and submit a commissioning report to the Building Control Body. The installation must meet the performance laid out in the original system design and an inspection checklist must be completed and submitted to Building Control. A check box in the SAP 2009 programme needs to be completed to enable improvement to the overall energy rating.

MVHR and MEV systems are playing a role in moving towards the Code for Sustainable Homes and are becoming ever more popular as a relatively low cost way of moving towards the zero carbon goal. But simply fitting any MVHR or MEV system isn't good enough and fitting one poorly is no better.

Enq. 137

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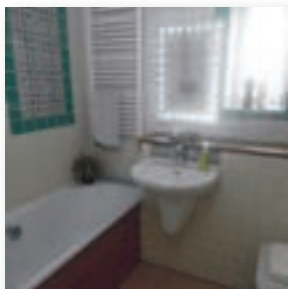
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www.regavent.co.uk



Enq. 138

Hansgrohe



Hansgrohe EcoSmart products were specified for a groundbreaking eco efficient home renovation project in Oxford. The Talis E basin mixer provides modern looks and good performance despite a flow rate of just 3.5 l/min. The hand shower Crometta 85 Green delivers 6 l/min; it's operated by a concealed thermostatic control to ensure a constant safe temperature, and diverts to the Exafill bath filler. The shower room houses the Croma 220 overhead shower; delivering a generous downpour but with an EcoSmart flow rate of 9 l/min. The hand shower is the Raindance Select S120 hand shower, also delivering 9 l/min.

Tel: 01372 465655 www.hansgrohe.co.uk

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PUNK

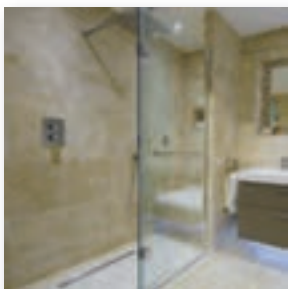


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Enq. 140

Abacus



Create the ultimate luxury wetroom with Abacus Elements wet floor systems and installation guides. Abacus Elements is a range of easy to install, tileable wet floor systems for domestic and commercial applications. Made by specialist manufacturer and distributor of bathroom products Abacus Manufacturing Group, the waterproof structural foam boasts high insulation properties and high compressive strength. Added benefits include a lightweight, easy-to-handle structure

which is easy to cut, fire retardant and made without CFC, HCFC, HFC or CO₂, so it can also help reduce the carbon footprint of a building. Abacus Elements shower bases come with a 10-year guarantee.

Enq. 141

Snickers Workwear



There's no doubt that the most important tools that you have on-site are your hands. That's why it's so important to make sure they are properly looked after in winter. Snickers now have a range of work gloves that cope with the harshest of weather conditions. From tough, hard-wearing Weather Essential Gloves to Weather Cut Protection Gloves, these top-quality Snickers products will keep your hands properly protected and warm. There's eight styles in the range that will suit all

types of working environment. Typical of these bad weather gloves is the Weather Dry Glove, which is made from advanced materials to deliver precise dexterity, friction and grip, even in wet, cold and slippery conditions.

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Enq. 144

Limetec Group



Sustainable building systems company Limetec has introduced a full colour-match service for its range of Baunit decorative finish render products. With its new tinting set-up, Limetec customers can choose from the 888 standard colours or create a bespoke shade to match their specific building's requirements. Baunit are one of the European leaders in lime-based, breathable renders. Limetec brings all of its eco-friendly products to the UK, ideal for conservation/renovation

projects, historic buildings, new homes, self-build and mainstream commercial applications.

Tel: 01235 434300 www.limetec.co.uk

Enq. 145

Osmo



When a family took on a new self-build project in 2008 to build a 'double log' construction as their new home in Woodhead, Aberdeenshire, they were in need of interior and exterior wood treatment. Osmo's eco-friendly wood finishes were recommended to provide an aesthetically pleasing and long-lasting protection. Six years on and the Osmo finishes are still providing optimum results. The homeowner chose to use Osmo Natural Oil Woodstain in Pine (700) for exterior

wood and Osmo Wood Protector for all interior wood. Osmo Natural Oil Woodstain, an oil-based protective finish was applied to the exterior of the house. The finish provides protection against all weather conditions.

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Larger than ever pool of hands-on property specialists to inspire visitors

As the property market has strengthened over the past year, the updated National Homebuilding & Renovating Show, is returning in full force to the NEC, Birmingham from 26-29 March 2015 with a record number of over 15 self-build, renovation and home improvement specialists. Homeowners planning to undertake an ambitious house project such as remodelling, extending, constructing a new dwelling from scratch or revamping their existing property will find more tailored inspiration and specialist guidance to pursue their plans than ever before.

Throughout the four day exhibition, visitors will have access to the latest products on the market, services and innovations from over 500 exhibitors and one to one consultations to discuss tailor made project ideas. They will also be able to attend free seminars held by experts and masterclasses on topics including sustainable heating; financial and planning permission issues; eco living and architectural design.

Charlie Luxton, sustainable architectural designer and presenter of *More4's Building the*

Dream, and Julia Kendell, interior design expert and co-presenter of ITV's *60 Minute Makeover*, will be returning to the Midlands' home show to inspire the audience with invaluable advice and information on current industry trends.

Visitors will have a wide variety of seminars and masterclasses to choose from at the Selfbuild Theatre. Members from the Royal Institute of British Architects (RIBA) will be present at the Ask the Architects zone to provide professional assistance for those undertaking a building project, no matter the stage of their plans. The experienced team from RIBA will guide visitors and answer any questions or concerns they may have.

The one-to-one Design Consultations services held by skilled architects are also expected to generate significant interest among visitors. These organisations will offer customers one-to-one sessions on how to make better use of their building materials to ensure that their project stays within budget.

Attendees in search of novel ideas on how to enhance their home decor can book free

consultations about the latest colour schemes and wall coverings at the Interior Design & Decorating Clinic.

Sally Tagg will be present at the Planning Clinic together with her team to inform consumers on the key steps to bear in mind throughout their development or new build. They will be available to advise homebuilders and renovators with all stages of the application process, pointing out major pitfalls to avoid.

At the Ask the Experts area, show attendees will receive guidance and suggestions from experienced property specialists including Michael Holmes; Jason Orme; David Snell; Chris Reeves; Hugo Tugman; Tim Pullen; Bob Bromsgrove; Mark Brinkley and Andy Perkins.

The Home Security Advice Centre is making its awaited comeback for all homeowners concerned about the safety of their property. The team of experts will make proprietors aware of the different bespoke protection and surveillance methods, applications, products and latest technologies available to avoid unwanted intrusions.



Standard tickets are £12 in advance or £18 on the door (children under 16 go free). For further information visit www.homebuildingshow.co.uk or call the ticket hotline on 0844 854 0503



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HWL Windows



HWL Windows Group has launched an exciting new website, which is set to become an information hub for windows, doors and bi-folds to the self-build market. The website demonstrates HWL Window Group's complete product range, including its authentic Residence 9 windows, aluminium bi-folding doors, energy efficient Kommerling PVC-u windows and stylish Solidor composite doors. The website is designed to make the process of buying windows and doors as easy and straightforward as possible for self-builders, as it includes easily downloadable technical product specifications and its latest product brochure – the Definitive Collection.

Enq. 153

Synseal



For the last few months, Synseal's new WarmCore aluminium folding sliding door system has been undergoing extended extreme weather testing in Portugal along with structural strength and enhanced security testing, which has been carried out by UKAS testing laboratories, with both tests regimes yielding excellent results. A 5-sash WarmCore unit was installed in an outdoor location back in July 2014 and this continental climate exposure testing programme will continue indefinitely to prove the technical performance of the aluminium framing in association with the innovative third generation thermal break.

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Limetec Group

Sustainable buildings material manufacturers Lime Technology and Hemcrete Projects have rebranded as Limetec Ltd and HemBuild Ltd under the joint Limetec Group banner, and have launched with a new visual identity and website. Limetec Group specialises in helping customers create buildings which are eco-efficient: conserving energy use and employing natural, organic materials. The new website caters for self-builders and renovators, architects and specifiers, and commercial and trade customers. Limetec operates two divisions: Limetec Mortars & Renders manufactures traditional hydraulic lime mortars in a range of earth tones, and partners with Baunit to provide pre-mixed renders and plasters. Limetec External Wall Insulation offers an extremely effective means of reducing heat loss, and its internal wall insulation is simple to install in both new build and retrofit applications. HemBuild offers three different building systems: high-performance off-site panelised and timberframe building solutions; HemClad, designed specifically for 'infill-walling' situations; and HemLine panelised factory-made internal wall insulation.

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Just relying on a Public Liability cover isn't always going to provide you with the protection you really need and if you are exercising control of the works on site you will have responsibility under work place health and safety law to consider as well.

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Eurostove



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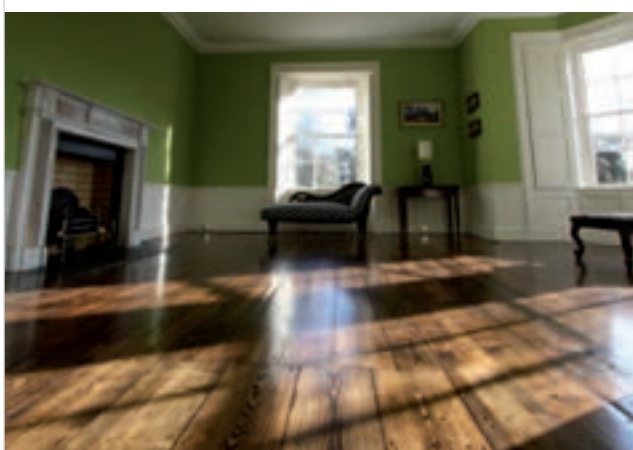
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Enq. 168



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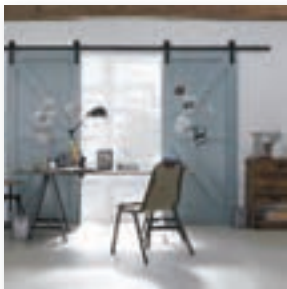
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Passion for wood floors



Enq. 169

P C Henderson



To meet demands for the rustic modern interior design trend, P C Henderson, leading manufacturer of sliding and folding door hardware, has released the new Rustic 80 sliding hardware. Ideal for barn conversions, period properties, or just for a unique feature. Rustic 80 has been designed and tested for interior applications and features exposed steel straps that fasten down the front of the door to support the rustic finish, while the beautifully crafted hangers run smoothly along a

flat bar track. Rustic 80's main components are made of carbon steel with a black powder coating finish for a sleek and elegant style.

Tel: 0191 377 0701 www.pchenderson.com

Enq. 170

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Enq. 171

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Enq. 172



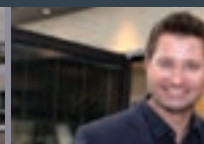
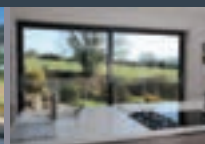
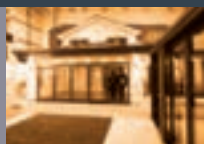
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Architect and television presenter, George Clarke

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Reader
Enquiry
173


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Folding & sliding doors showcase

1 DURATION WINDOWS

Emperor Concealed is the new, revolutionary aluminium bi-fold door from Duration Windows. By placing the hinges completely within the sashes the doors benefit from much cleaner, more contemporary looks without the clutter of visible hinges. The clean lines are further enhanced with a newly designed flush, child-friendly interior handle. The doors are painted in a tough polyester powder coat finish in the usual RAL colours, plus an exciting range of textured Trend colours.

www.duration.co.uk

Enq. 174



3 1ST FOLDING SLIDING DOORS

1st Folding Sliding Doors Ltd offers the supply and installation of specialist concertina style and sliding doors. With many years of experience, the company are proud to offer a personal service, handling the project from concept to completion. The in-house fitting teams ensure the installation is carried out with minimum disturbance. Folding sliding doors provide improved access because the design allows the ultimate in free-running, lightweight operation.

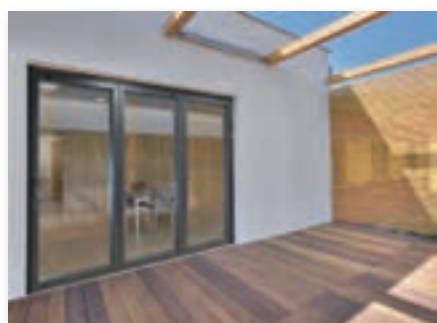
www.1stfoldingslidingdoors.co.uk Enq. 176

2 EXPRESS BI-FOLDING DOORS

Whether to update a period property, create space for a modern family or to facilitate entertaining larger groups, bi-folding doors are an increasingly popular method of optimising existing space. Modern day aluminium patio doors have a completely different proposition to their UPVC equivalents; the strength of the aluminium profiles ensures individual panels can be manufactured in excess of five sq m creating a striking visual impact from inside or out.

www.expressbifolds.co.uk

Enq. 175



Bring the outdoors in... with the Liniar bi-fold range

The Liniar bi-fold door is purpose designed and crammed full of innovative features for self builders

- ModLok™ bi-fold provides the first true alternative to aluminium
- Energy efficient - can achieve a U-value of 1.0 W/m²k
- ModLok™ combines steel reinforcing with a high security locking mechanism
- Low threshold - ideal for family homes and wheelchair-friendly access
- Available in a variety of opening configurations from 2 to 7 panes
- A wide choice of matching colours from stock, backed by the Liniar 10 year guarantee.

www.liniar.co.uk/sbhm



Enq. 177

In this issue of Selfbuilder & Homemaker we look at recent trends in folding & sliding doors



4 JELD-WEN
With slim frames and large glass panels, JELD-WEN's extensive range provides more visibility with minimal take-up of space, perfect for bringing the outdoors in and for creating a bright and airy living space. JELD-WEN's stunning solid oak, folding sliding Canberra range, available in golden or dark oak, is top hung so that it glides open at a touch of a finger. The Canberra range can be made to measure and is available in a range of sizes, opening options and colours.

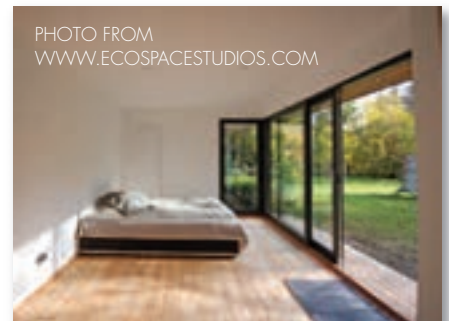
www.jeld-wen.co.uk

Enq. 178

5 OLSEN DOORS & WINDOWS
Olsen Doors & Windows has developed the latest in sliding door technology – an all timber corner door with moving post. This pioneering product, already available in an all aluminium system, enables the whole corner of a building to be opened with single sliding panels. Timber frames and triple glazed units give a warm and green feel to any home. These folding and sliding doors incorporate a vast array of functions, including moving corner posts.

www.olsenuk.com

Enq. 179



6 TANUMSFÖNSTER AB
Tanums' Swedish triple glazed sliding doors offer you quality, performance, warmth and security. With optimum light and views, easy sliding doors, long life, lower maintenance and highly insulated triple glazing, they also keep you cool in summer. What more could you want from your sliding doors? You enjoy all of these benefits when you choose Tanums' sliding doors, windows and French doors. Choose from Tanums' many styles in either all wood or aluminium clad options.

www.tanumsfonster.co.uk

Enq. 180

Slide in style... with the Liniar patio door

The Liniar patio door is purpose designed and crammed full of innovative features for self builders

- Ground-breaking 'air-glide' system for a uniquely smooth, quiet action
- Thermally broken low threshold - ideal for family home and wheelchair-friendly access
- ModLok™ combines steel reinforcing with a high security locking mechanism
- Style with substance - slim sightlines, decelerator and hidden 'crash-stops' built in
- Energy efficient - can achieve a U-value of 1.3 W/m²k
- A wide choice of matching colours from stock, backed by the Liniar 10 year guarantee.

www.liniar.co.uk/patio



Enq. 181



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Enq. 182




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Enq. 184

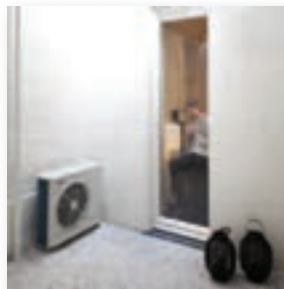
Infrarad Ltd



Whether it's a glamorous shed, a home lodge, a conservatory – or, indeed, any room in the house – new infrared heating that consumes half the energy required to run conventional radiators is available from Infrarad Ltd. The Contract range is a collection of five lightweight composite radiators designed wall- or ceiling-mounting at least 100mm off of the floor. Three hard-wired models are available in output ratings of 500W, 800W and 1kW. They are available in plain gloss white and plain gloss black (pictured) with matching frames, and are designed for a surface temperature of below 85°C. The capital cost of Infrarad's radiators is generally lower than traditional radiators and boilers.

Enq. 185

Calor Gas



Calor have teamed up with renewables specialist Daikin to provide an air-to-water heat pump with condensing combi Calor gas boiler. To provide maximum efficiency for homeowners who don't have access to mains gas, the Daikin Atherma hybrid system automatically select most cost-effective option to ensure the lowest running costs – through using the heat pump or boiler. The system offers the best of both worlds – optimising energy efficiency and delivering completely

reliable and controllable heating and hot water. Not only will you save money on your heating bills, you'll also be eligible to receive Renewable Heat incentives. Visit the website for more information.

Enq. 186

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Enq. 187

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Enq. 188

Sustainable ground reinforcement solutions – solving age old problems

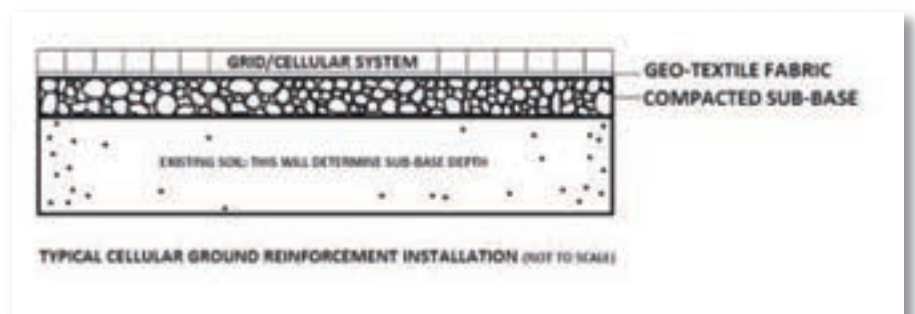
By Jonathan Tame, technical officer for the British Association of Landscape Industries, the UK's largest trade association for landscape contractors, designers and suppliers. He has previously worked across the UK managing a range of landscape and civil engineering projects in both the domestic and commercial sectors

Ground reinforcement is nothing new, for time immemorial humans have been utilising materials so to avoid boggy conditions underfoot or wheel; typically using stone or timber to stabilise soil for roads and flooring. Modern materials now allow us to use sustainable, easy to install products to solve age old problems.

Ground engineering is a specialist subject in its own right, more information on this subject is available from the Institution of Civil Engineers. This article looks relatively at simple ground and embankment reinforcement in the context of what is available for landscape construction projects.

Driveway/parking reinforcement for gravel

Gravel driveways can suffer from wear and tear that can make them unsightly and/or unusable over time. Gravel areas can become rutted and end up with a 'beach' effect, where gravel is pushed into ridges resulting in an uneven and unattractive area. Another issue with unstabilised gravel is that it can be difficult to traverse with wheelchairs and baby-buggies. Gravel areas



can also see weed growth and soggy spots if a sufficient sub-base or drainage is not installed. Weed growth will result in either laborious hand weeding or the application of herbicide. So installing a reinforcing system on a gravel area can, in the long run, save you time and money.

There are a few methods that can be used to reinforce gravel areas but a common method would be plastic grid/cellular systems; there is an ever increasing amount of these available and they are sold under various trade names. Most products available from reputable suppliers are UV stable, weather and rodent resistant and are often made from recycled materials. One should check that the weight/loading specifications meet the requirements of the site; often the weight loading limits (typically vehicles) will depend on the sub-base the grids are laid on, in general, greater weight limits require a greater depth of sub-base. Each site will be different and factors such as site/local topography and soil type need to be considered. The recommended subbase for a domestic driveway with a cellular reinforcement would be between 150 and 450mm. The sub-base depth would need to be increased for heavier traffic or soils prone to movement.

Another benefit of cellular systems is that they can be easily incorporated into traditional or sustainable urban drainage (SUD) systems; if this

is the case then construction methods will need to be adjusted accordingly to incorporate drainage pipes, grills or storage tanks. Many suppliers offer easy to follow installation instructions.

Grass reinforcement

Most cellular reinforcement systems can also be used to create reinforced grass areas. Such systems, if installed correctly, can offer an almost seamless effect to unreinforced grass areas, such as a traditional lawn. Reinforced grass areas could also increase the sustainability value when compared to gravel systems.

For grass areas there are also a number of products that can be installed over existing turf and require no excavation; the product can simply be pegged onto existing turf and the grass is allowed to grow through. Such products are often used for overflow car-parks and on golf courses and many have features to increase wheel traction.

Embankment reinforcement

Some of the systems used for gravel and grass areas can be used on slopes, but check

Continued overleaf...



One only has to watch Grand Designs or similar TV shows to see that typically commercial products are now being used much more for domestic applications

individual product specification for suitability. For larger areas where cellular systems may not be cost effective, erosion control products could be used, subject to an assessment of the site and its suitability for such products. Erosion control products are generally cheaper to buy and install as they can be installed directly onto a prepared surface, rather than having to excavate and lay a sub-base. They can of course be much cheaper and more aesthetically pleasing than installing retaining walls.

There are a large number of products to choose from, with most sold in rolls that are opened up and pegged to a soil surface. Some contain synthetic materials, others are 100 per cent natural and will biodegrade over time, such as coir or jute based products designed to ease establishment of plant material, like grass or

groundcover-herbaceous plants or shrubs: the plants roots then become the slope support.

For larger slopes, stabilisation can also be achieved by using honeycomb type products. One only has to watch Grand Designs or similar TV shows to see that typically commercial products are now being used much more for domestic applications; and there is no reason why these products cannot be used in a domestic setting if the need exists and the site allows. Key reasons for using this type of product would be to reduce erosion, add stability to the slope, to increase the useable area on a site and to better manage rainwater. And for those who think using commercial products is above their level of DIY knowledge, well, the success of these products is due to the ease and rapidity of installation on commercial projects.

Enq. 189



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Enq. 190

Stelrad



Stelrad has a range of stunning towel rails for classy bathrooms.

The range is typified by the Caliente towel rail. Caliente is Spanish for heat and that's why this is one hot, heated towel rail which heats the bathroom as well as the towels.

Available in single and double models, this attractive tubular design comes in white as standard but is available in 35 colours to match or contrast with bathroom colour schemes. For more information, contact Stelrad on the number below or visit the website.

Tel: 0844 543 6200 www.stelrad.com

Enq. 191

Mitsubishi Electric



Mitsubishi Electric has just released three new testimonial videos to highlight the benefits of Ecodan renewable heating in real world situations. The three new videos feature the views and experiences of a social housing tenant from Prices Risborough, Buckinghamshire, a heat pump installer and the project manager from Red Kite Community Housing in High Wycombe. The videos join several other testimonials currently available on the company's website. The technology also qualifies

for the Renewable Heat Incentive, which can see households receive quarterly payments for the next seven years.

Tel: 01707 282880 www.ecodan.co.uk

Enq. 192

Euroheat



Leading biomass solutions provider, Euroheat, has launched a new prefabricated wood heating solution for the domestic market, ideal for customers looking to take advantage of the Domestic RHI in a hassle-free and speedy fashion. The Energy Cabin size 1 is the smallest model in Euroheat's Energy Cabin range; a total biomass system, including pellet or split log boiler, accumulator and fuel store; delivered ready to plumb and wire in its own 'house'.

Looking very much like a well-built garden shed, the Energy Cabin 1 has an extremely small footprint and will fit largely unnoticed into most back gardens.

Tel: 01885 491112 www.euroheat.co.uk

Enq. 193

Firebird Heating Solutions



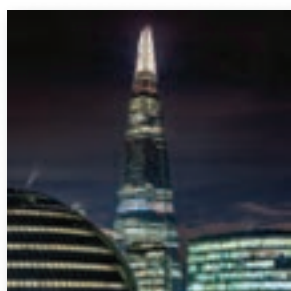
Firebird Heating Solutions has introduced a multi-fuel version of its oil fired range cooker to offer options for the wider market. Uniquely, the multi-fuel range cooker, like its oil fired counterpart, incorporates a heating boiler with an efficiency of up to 80 per cent and which provides a high heat output of up to 15kW to heating and 4kW to the room where the cooker is located. The new multi-fuel version is suitable for use with wood or ancient smokeless coal and, in addition to being a must have

for the upmarket home, is excellent for traditional cooking. It is also compatible with Firebird's innovative solid fuel heat exchanger.

Tel: 01752 691177 www.firebirdrangecookers.com

Enq. 194

CMS Danskin Acoustics



Widely known for their soundproofing contributions to such iconic structures as The Shard and the RIBA Sterling Prize-winning Everyman Theatre, CMS Danskin Acoustics have now turned their attention to the self-build market, via their Refurbishment Division, with Regupol 3912 amongst other products. Regupol 3912 is an acoustic underlayment that has been designed for refurbishment and timber construction markets and is ideal for use beneath carpets, hardwood floors and

tongue and groove chipboard where Part E compliance is a factor. What's more, it's made from recycled materials and is completely recyclable.

Tel: 01925 577711 www.cmsdanskin.co.uk

Enq. 195

Shaws of Darwen



Egerton is a popular Shaws of Darwen, British-made, handcrafted double bowl fireclay sink featuring a unique and distinctive patterned front and the offset dividing wall is branded with the well-known Shaws logo to complete the finished look. This beautiful sink is from the company's Original Collection and comes without overflows but includes 3 1/2" waste outlets for basket strainers or waste disposer. Shaws sinks are produced with a durable glaze in both white and biscuit

finishes designed for years of usage. Due to its weight, Shaws recommend this sink is installed professionally with bespoke cabinetry.

Tel: 01254 775111 www.shawsofdarwen.com

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Enq. 198






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Enq. 201

Brett Landscaping



Presenting an ideal complement to its increasingly popular Alpha and Regatta TRIO block paving ranges, Brett Landscaping has now enhanced its versatile, preselection of paving products for its merchant customers with the introduction of the new Beta TRIO block paving range. The high quality TRIO packs from Brett have proved consistently popular with merchants, meeting a requirement for their small builder and DIY customer base to buy paving without wastage. The pre-packed solutions give merchants a product their customers can install with ease and reduce waste without compromising on quality.

Tel: 0845 608 0570 www.brettpaving.co.uk

Enq. 202

Marley Eternit

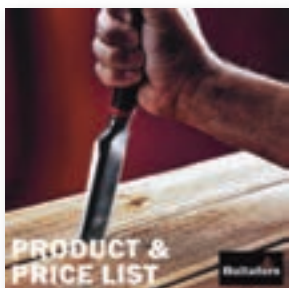


A new range of premium handmade clay tiles is due to launch from Marley Eternit at the beginning of 2015. Marley Eternit is bringing back traditional skills to provide a genuine handmade tile. The new Canterbury tiles will be available in three colours; Chailey (orange), Loxleigh (antique) and Burford (brown) with its own handmade fittings range. Premium projects and heritage sites can benefit from the high quality aesthetic of the richly coloured tiles, particularly in areas subject to specific planning requirements and where handmade roof tiles form part of the architectural vernacular, such as the South East.

Tel: 01283 722588 www.marleyeternit.co.uk

Enq. 203

Hultafors



Hultafors Tools' new product catalogue is now available free to professional tradesmen. It's packed with details of innovative hand tools and accessories for working effectively wherever you are on-site. Everything in the Hultafors Tools range bears the hallmarks of the company's 100 years' experience in knowing what it takes to get a job done efficiently, effectively and safely. Proof of Hultafors' quality and innovation can be found in every tool. Ergonomically crafted with built-in

Fisco technology, there's a host of tools for measuring, marking, chopping, striking and levelling. So, whatever job you've got in hand, these tools deliver top-class solutions for making your workday easier.

Enq. 204

CompetentRoofer



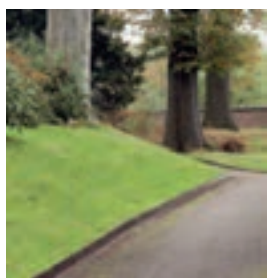
On Thursday 13 November 2014, the 40th annual National Home Improvement Council (NHIC) Awards took place in London. Since 1974 the NHIC Annual Awards have recognised achievement in the UK housing arena and it has become the premier event in its sector. For the second year CompetentRoofer has sponsored the awards and has used them as the ideal opportunity to recognise the work achieved by its members. This year the Merit Award for Services to Self-






Assessment was awarded to Jackson Jackson & Sons, a roofing contractor who was an early adopter of the scheme when it launched in 2011.

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Enq. 205

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Enq. 206

Sixth sense

Creating a smart environment in your property demands far more than technical expertise, argues Hugh Roche of Atlantis AV solutions, specialists in home technology

To begin by stating the obvious, the most attractive feature of a self-build is the capacity to call the shots. Your property is a blank canvas, ready to express your plans and ideas. This applies just as much to its internal environment as the physical structure.

Smart homes have been with us since the 70s, although it's fair to say that what was considered smart back then doesn't look all that clever to contemporary eyes. That's because the single most significant change over the past five decades – affecting almost every aspect of our lives, seen and unseen – has been the extraordinary growth in computing power. Everyone now knows that the smartphone in their pocket has more processing power than all the computers used by NASA to put a man on the moon: the fact that it's a cliché doesn't make it any less staggering.

Intelligent observers recognise that this rapid growth is ongoing, and that the technology that today appears cutting edge may be superseded in just a few years. To be honest, it's sometimes difficult even for those who devote their professional lives to sourcing, combining, and installing the best and latest kit to stay abreast of developments. The pace of technological change is unrelenting, which is why, when you're planning a smart home environment, you need to future-proof it.

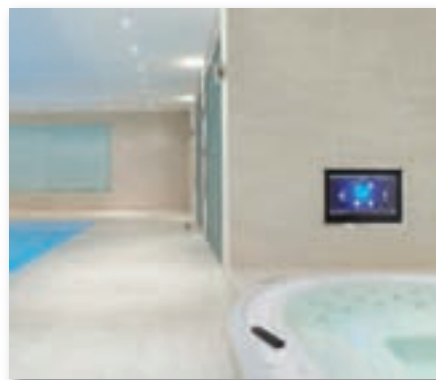
The first step is consultation. With a good professional consultancy you'll almost certainly discover that your expectations only scratch at the surface of what's possible, and that you need to be set up in a way that allows for what's currently impossible (or even unimaginable).

The next, critical step, is the cable infrastructure. Here the advantages of introducing smart technology at an early stage of your project, and treating its installation as an essential project management component, are obvious. The aim is to ensure that every room or area is



enabled for communication and delivery. The cabling infrastructure is your property's nervous system, serving all five senses. Thus it needs to be responsive, robust, and secure, so that once in place you can add, upgrade, and integrate media and facilities both now and in the future. This is not an area on which to scrimp. You need the best possible cabling from the outset, and the best possible connectivity in every area.

The system naturally needs a brain, a central function that can both send and receive information – from within the property and from external sources – and make the 'decisions' that connect and synchronise the services in your home. Not just facilities such as internet, home cinema, multi-room audio and video, but essentials such as discrete room heating, hot water, lighting, atmospheric extraction (you were promised all five senses), air conditioning and security. These decisions will not only create and maintain your desired environment, but reduce expensive



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Your objective is a home that is intelligently designed and specified

energy consumption. Here again, you'll want to take expert advice on this core facility to ensure that it's specified to fulfil both current and unforeseeable future requirements.

Congratulations. You now have full processing, delivery and connectivity, installed in such a way that it more than fulfils your current perceived requirements and is capable of accommodating new ones. It's now time for all this kit to actually do something. The ways in which it can be put to use present a complex – often bewildering – matrix of options. You'll therefore need to fully consult with your adviser, learn about the myriad possibilities and decide how you wish to structure your smart ecosystem.

An essential part of this process, and one which again will have been considered as early as possible in the process, is to establish which are going to be integrated into the physical structure of the property, and how you wish this



to be implemented. Beauty may only be skin deep, but that shallow surface rightly plays a massive part in our lives, and especially in our homes. Find a smart consultancy that specialises not just in the technical side of installation, but is equally adept at integrating technology seamlessly with the aesthetic values of your environment. There are numerous ways of doing this, but a fully thought-through and delivered integration requires specific skills and experi-

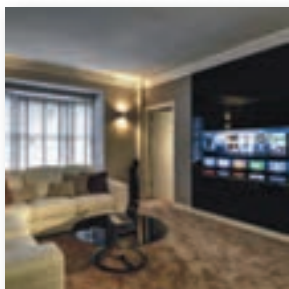


ence without which no installation can be considered truly successful.

Your objective is a home that is intelligently designed and specified, pre-tested and installed professionally and in harmony with your aesthetic vision, ready and waiting for seamless adaptation as the future presents. Achieve this and you'll realise the added value – both in personal and financial terms – that a truly smart home brings.

Enq. 207

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The most recent innovations in cinema audio technology are fully immersive, three dimensional sound systems, the main proponents of this being Dolby Atmos® and Auro-3D® which uses additional height layers of speaker channels. Amina Technologies have developed DMLs to a point far beyond peoples' expectations for hidden loudspeakers. By using flat, lightweight, rigid vibrating panel technology their speakers are designed specifically to be flush mounted and plastered directly onto with standard 2mm thick trade finishes. Plus, against conventional perceived wisdom, the resulting sound quality is not "muffled".

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Fakro



The new FAKWRS1 and FAKWRS2 solar powered remote control units from FAKRO take energy efficiency in roof windows to a new level. Quick and easy to install, either at the time of window installation or as a DIY retrofit, options are available for either single or multiple window operation. Both can be used as part of smart home technology, the FAKWRS2 also having a wireless rain sensor to activate automatic closure. Operating distance is up to 100m and when closed windows have an opening resistance of 150kg. Batteries recharge in daylight with stored energy used to operate in overcast conditions or at night.

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Securikey

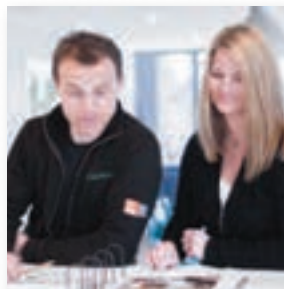


Securikey, a leading UK supplier of physical security products, offers a safe range with an eye-catching difference. Safes don't have to be industrialised grey and lacking in style or a personal touch. Euro Grade safes come with the option of multiple customisations; from the outside colour to the inner compartments and the locking mechanism, everything can be made to order. Securikey's Euro Grade safes not only come with a multitude of functions and storage features but also offer the

opportunity to show off a person's individual taste with a huge range of bespoke colours made to order. This is ideal for those who want to blend their safe in with their home or office design, especially if space is limited.

Enq. 210

Intelligent Abodes



Home automation specialist Intelligent Abodes has recently launched a video explaining how the company works with clients to tailor home control – lighting, heating, audiovisual, curtain/blinds and security – to optimise a space. Karen Chugg, managing director of the Exeter based company explains: "We work alongside designers, architects and homeowners, on projects of all sizes, to ensure that technology enhances an environment. It can add functionality, fun, improve security, help to declutter or save energy and it always adds value." Don't forget to consider home automation early on in a project.

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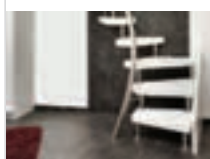
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The benefits of underfloor heating – for you and your wallet

Giacomini explains why underfloor heating is becoming evermore popular and the benefits to any selfbuild project

In the face of rising heating bills, homeowners and housebuilders are always on the lookout for cost effective solutions. This is why underfloor heating systems are becoming increasingly favourable. The benefits of underfloor heating are endless, not only does it save money but it also has significant health and well-being benefits.

Underfloor heating systems use radiant energy instead of convection currents used by modern convection radiators. Convection results in the floor being the coolest part of the room, leaving a mass of warm air at ceiling level. It also picks up fine dust particles from the floor and distributes them into the air and over furnishings.

By heating almost entirely by radiation, underfloor heating is the most natural, efficient and comfortable form of heating. With underfloor heating the whole floor becomes an emitter for the radiated heat, the energy reaches into every corner of the room or space evenly, giving a consistent temperature throughout the room, which means no cold spots, no warm ceiling and no cold feet! It also retains heat for longer than a radiator after the system has been switched off.

The large surface area of the floor means the system does not have to be heated to the same high temperatures as a radiator. By distributing



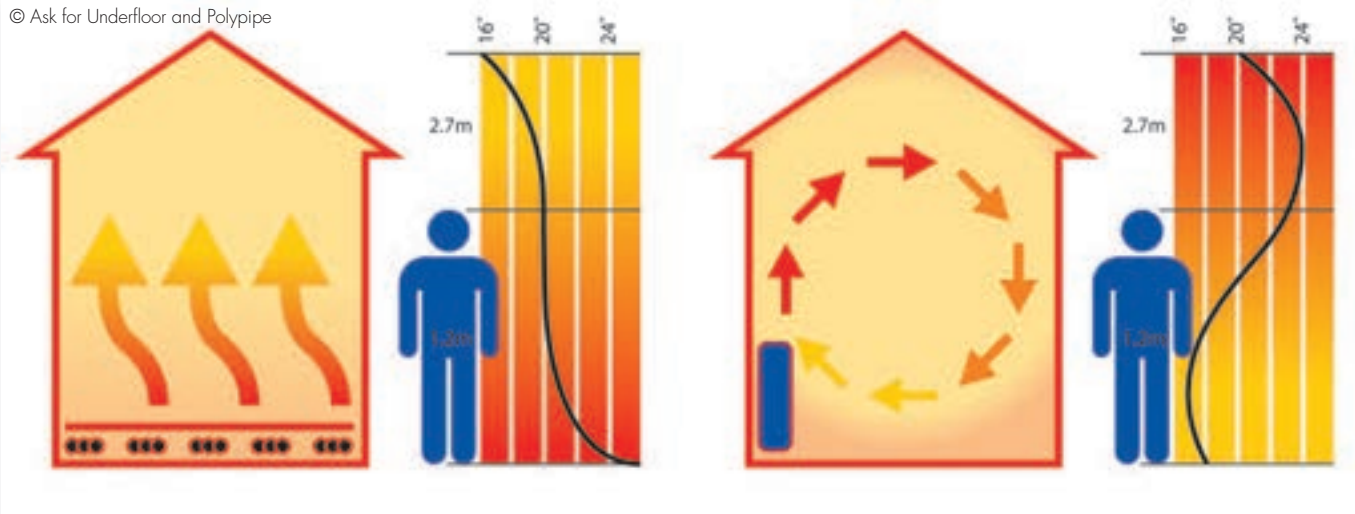
heat through the use of lower operating temperatures, underfloor heating can reduce running costs by up to 30 per cent. A further financial benefit of underfloor heating is that it has no maintenance costs; this is because the system has no moving parts. Cost efficiency is also boosted by minimising waste energy. Underfloor heating allows different rooms to have different temperatures, which is achieved by thermostats that allow independent control.

Aside from being a great way of minimising costs, underfloor heating is healthier for its environment. Reduced air movement means a reduction in dust and airborne germs so that homes are cleaner and healthier, which is good for those with asthma or allergies. Underfloor heating also reduces the moisture content in the room, which further reduces the presence of dust, as the dust mites cannot survive as well without moisture. It is also effective in reducing the problems in dwellings caused by damp.

A further benefit of underfloor heating is its safety. Safety features such as lower running temperatures and no protruding radiators have resulted in underfloor heating being the number one heating choice for hospitals, schools and care homes.

Underfloor heating is one of the most versatile heating options available on the market today. Due to its low flow and return temperatures it can be combined to work with many renewable technologies, for example heat pumps, biomass boilers or solar thermal systems. This allows further reductions in energy costs and carbon footprint. It can be installed in new builds or retrospectively, making it an option for most building projects. The uses of underfloor heating are endless – it is even being used on farms to heat greenhouses and grow tomatoes! Not only that, underfloor heating in a property is a good selling point and makes the house more desirable, which in turn increases the property price. Add

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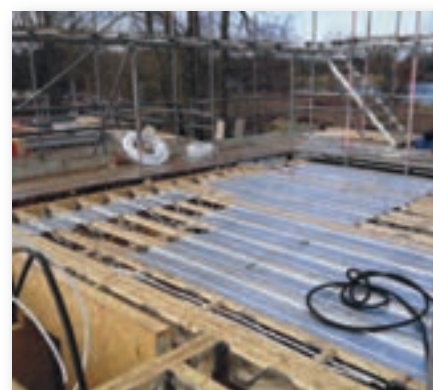


that to the endless money saving benefits and the choice is easy!

Once you've decided that underfloor heating is the option for you, you need to choose a supplier. The most convenient and trusted providers are those that offer a complete package, from design and manufacture through to installation and commissioning. The benefits of in house production are being more widely recognised and companies that not only supply and manufacture all of the components required for a heating project, but also provide the design and installation, are seeing an increase in custom. Keeping all services in house means that you

will be assured of excellence and control throughout the entire design and manufacturing process without the concern of subcontracting and supply chains. This method, which is rapidly becoming the preference for many people, will not only boost your confidence in your decision but will also give you a single point of responsibility and liability, as well as a permanent supply of spare parts.

This year will undoubtedly see more news stories about heating bills rising but with the above information in mind, there are plenty of options available to you to help maximise the efficiency, both energy and cost, of your housing project.



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