

# selfbuilder & homemaker

May/June 2015

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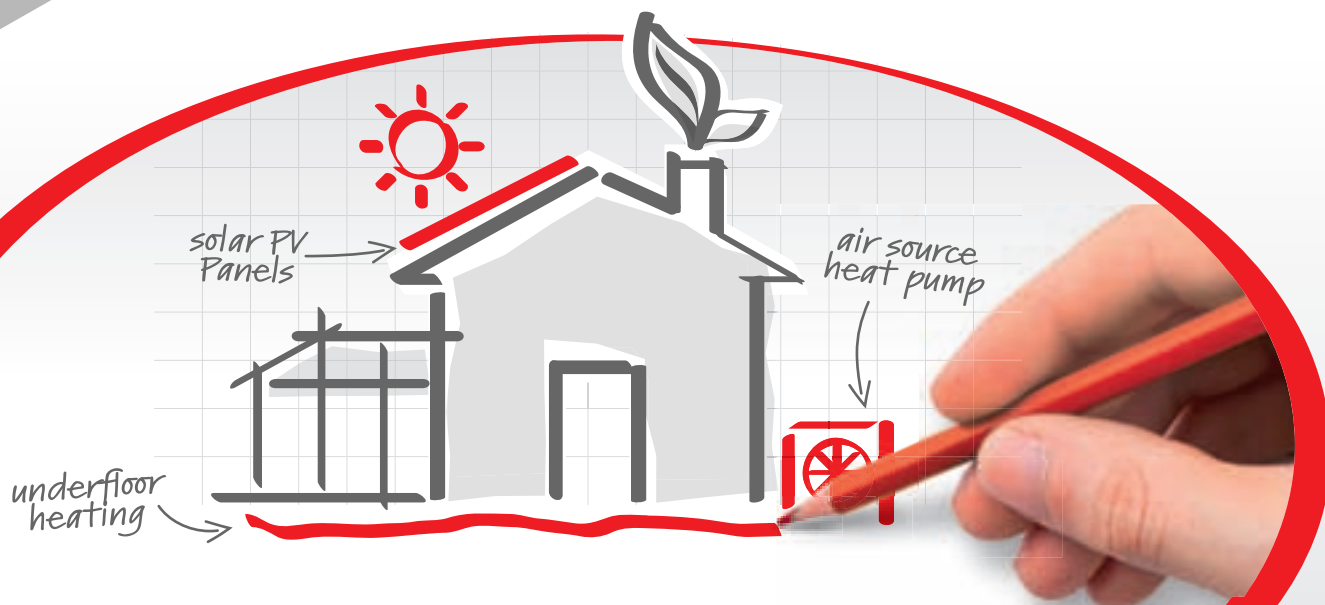
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## editor's letter



As the post election dust settles we will all now have to wait to see how new home construction will feature in the government's early activities.

It was pleasing to see that the housing sector should see some continuity with Brandon Lewis MP hanging onto his housing and planning Ministerial portfolio. However, he will be reporting to a new boss. With the exit of Eric Pickles and entrance of Greg Clark as The Secretary of State responsible for the Department for Communities and Local Government it will be interesting to see how the government's decentralisation initiatives will encourage the creation of the new large-scale neighbourhoods the country really needs.

And to make those large-scale neighbourhoods a palatable option for existing communities self-build must feature as part of the new build mix.

## Neighbours build together

A unique self-build neighbourhood of six detached houses with three or four-bedrooms is being built in Broadhempston, near Totnes, by local families and couples.

In 2013 Teignbridge Council gave the scheme the green light as the proposed self-build was only open to couples and families currently renting within a two-mile radius, or who had local links to the village. Groundwork is now well advanced and the selected neighbours will be building the homes together, two at a time, over the next 12 months.

The self-builders, who will receive on-site supervision on more technical areas of house building including plumbing and electrics, will be given a long lease on their homes and then a rent to buy option over 25 years.

It has so far taken years for the scheme to reach the build stage and it is hoped that additional voluntary labour will join the project, especially if they intend

to start similar self-build initiatives.

The sustainable homes are being built using eco-friendly materials and high thermal insulation. All the properties will be built around a structural timber frame, incorporate straw bale insulation and be heated with special sun rooms. These features, it is hoped, will remove the need for central heating during the winter months.

A supporting Broadhempston Community Land Trust was set up four years ago to enable local residents in need of housing to self-build affordable homes. The Land Society is a non-profit organisation, which approached residents in Broadhempston who were in need of affordable housing. A group of local residents then formed BCLT, a legally registered company.

The trust will own the freehold on the land and the 25 per cent of the value of the houses, which it hopes will always make them affordable and available to local people.

community

#### Eco Technology Show

11 - 12 June, Brighton  
[www.ecotechnologyshow.co.uk](http://www.ecotechnologyshow.co.uk)

#### The Southern Homebuilding & Renovating Show

27 - 28 June, Surrey  
[www.homebuildingshow.co.uk](http://www.homebuildingshow.co.uk)

#### Northern Home Show

3 - 5 July, Manchester  
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#### Western Home Show

11 - 13 September, Malvern  
[www.westernhomeshow.co.uk](http://www.westernhomeshow.co.uk)

#### 100% Design

23 - 26 September, London  
[www.100percentdesign.co.uk](http://www.100percentdesign.co.uk)

#### London Homebuilding & Renovating and Home Improvement Show

25 - 27 September, London  
[london.homebuildingshow.co.uk](http://london.homebuildingshow.co.uk)

diary



# A new government and housing growth – the how, the what, the where and the when?

The country is now recovering from the recent national and local election roller coaster. The neck and neck, hung government pre election prediction certainly persuaded thousands of potentially complacent conservative voters to set up their Sky+, visit their local polling booth and make their vote felt.

So – the conservatives have shaken off the shackles of a coalition government, the labour party is in disarray and the Scots are on the march. But how is this going to affect the housing sector and the opportunity for folk to own their own home?

There was a general recognition across all parties that housing supply needs to be increased, especially in London and the southeast, where property prices are becoming a significant barrier to young professionals entering the housing market. There was also a similarity in the predicted number of houses needed by the Labour and Liberal Democrat parties with both seeking to increase annual supply to 200,000 – 300,000.

However, pre-election promises apart the new conservative government is now faced with the problem that many of the parts of the country where the market could most readily provide new homes to the numbers required are in the Tory-voting Home

Counties. Possibly as a result of this, they had a less ambitious target. This was more focussed on young professionals, and potential future Tory voters, who are renting or living with parents, rather the owning their own home.

The only figure that David Cameron announced, with regards to housing, was 100,000, which following the election he will be expected to enforce. These were to be new homes for first-time buyers under the age of 40, living in England. He promised that the new government would enable them to buy a home at 20 per cent below the market rate stating: "I want young people who work hard, who do the right thing, to be able to buy a home of their own. So these starter homes will be sold at 20 per cent less than the market value".

All good stuff and this was just one of the pre-election 'homes for the people' Conservative policies, which had started to resemble the starters section of a Chinese take away menu, but did not mention self-build. The new government is likely, subject to the approval of the Bank of England, to continue the Help to Buy policy aimed at encouraging homeownership by those who are able to afford mortgage repayments, but who are unable to provide a sufficient deposit. However, what initiatives, other than Richard Bacon's Self-Build and Custom

Housebuilding Bill, they intend to introduce to help the self-build sector is yet to be seen.

However, well meaning housing initiatives apart there is still the sticky problem of an under supply of homes and where they should be built in appropriate numbers.

The Ebbsfleet Garden City, and other potential Garden City projects, which should include an element of self-build, will continue to command ministerial attention and I am sure local authorities, land owners and communities living near large lumps of accessible countryside will continue to watch this initiative with interest.

I believe that key to getting large numbers of homes built is not just about finding available land and getting the planning right. It will be, I'm sure, about winning over the 'hearts and minds' of existing homeowners and society as a whole. Therefore, it is essential that homebuilders work with government to ensure negative perceptions about new homes, and their affect on the economy and environment, are corrected. It will be about managing the image of the industry and making sure communities are communicated and engaged with, rather than simply told what is coming. Not an easy trick but one that could be make a little easier if locally targeted self-build projects were added to the mix.

## seminars

### Self-build seminars prove popular

Hundreds turned up to find out more about proposals for the UK's largest self-build site in Bicester.

Industry experts, including TV presenter Charlie Luxton, led a series of free self-build seminars to advise residents on building their own homes.

Organised by Cherwell District Council and the Graven Hill Development Company (GHDC), six seminars were held four times throughout Saturday 21 March with nearly 700 people taking part.

GHDC Director Karen Curtin

said: "Graven Hill has been making headlines both locally and nationally.

"This event signified the start of the journey, bringing together potential customers with the industry experts who could tell them more about what is entailed and answer any questions."

Seminars featured advice about the self-build process, budget and finance, their benefits and the supply chain.

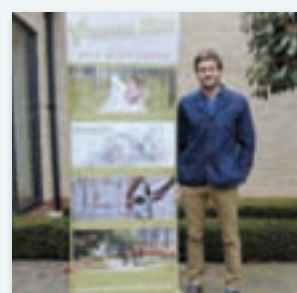
The site, sold by the Ministry of Defence to Cherwell District Council, has outline planning permission for up to 1,900 self-

build homes, a pub, primary school, shops and space for up to 2,000 jobs.

Initial construction at the 187-hectare site, three miles from junction 9 of the M40, is also set to star in a six-part documentary, *My Grand Design*, with presenter Kevin McCloud.

Karen Curtin added: "We knew that the event was going to be popular, but the interest and enthusiasm for the project has been staggering.

"It was not just local residents who attended, many people travelled across the country to take



part and the feedback we have received has been fantastic.

"It is fair to say that we are expecting a surge of demand when the first plots go on sale later this year."

### Lewis hangs on to housing

As many old faces left and new faces joined the new government's all Conservative cabinet Brandon Lewis has retained ministerial responsibility for planning and housing at the Department for Communities and Local Government (DCLG).

There was some confusion when it was initially thought that Mark Francois MP, who was appointed as Minister of State at the DCLG,

had been given the housing and planning briefs but it was later confirmed that Brandon Lewis would continue as Housing and Planning Minister.

However, he will report to a new Communities and Local Government Secretary in Greg Clark, who replaced Eric Pickles in the cabinet reshuffle.



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### Basement inspections result in enforcement action

A series of unannounced inspections of basements being dug under homes in central London has resulted in enforcement action being taken against a staggering 48 per cent of the 127 projects inspected.

The inspections were prompted by the death of Anghel Miloslevici, who was crushed to death by a collapsing excavation in Fulham in 2010. After an inquest, the court was told that if the trench walls at the site had been properly supported, the wall would not have collapsed and he would still be alive today.

According to the Health and Safety Executive (HSE), his death was one of 17 caused by excavations collapsing in the last decade. Of the prohibition notices issued, over two thirds addressed the risk of workers

falling from height, into unguarded excavations or through unprotected floor openings. Welfare facilities across all sites were also found to be insufficient or absent.

Speaking about the growth of basements and the linked accidents HSE Lead Inspector for Construction, James Hickman explained: "These alarming figures reflect the rapidly increasing number of companies entering the basement industry."

"Those new to basement construction work are often unaware of the risks associated with the technically challenging nature of the work, or of the standards required to ensure the safety of their workforce."

James Hickman's comments come at a time when the 'super basement' industry only seems to be growing and wealthy

property owners in space strapped London are adding saunas, kitchens, swimming pools and gyms underneath their property. Over the last five years there has been over 800 planning applications for basements in Chelsea and Kensington alone.

Senior Health and Safety Consultant at Alcumus Keith Rhodes said: "This is a wakeup call to all duty holders under the new Construction (Design and Management) Regulations 2015. Work should be properly planned."

"Designers must take into account the risks arising from their design which can adversely affect the project and make it harder for contractors to manage those risks. Good design plays an important part in delivering a project safely and without risks to health."

### How small houses can make a big impression

What challenges do architects face when designing living spaces of a limited size and what can these projects tell us about architectural principles?

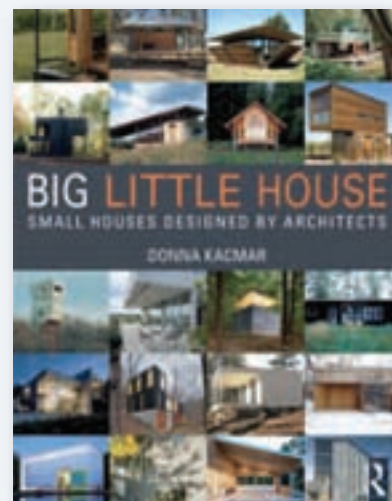
In the publication *BIG Little House*, award-winning architect Donna Kacmar introduces twenty real-life examples of small houses. Each project is less than 1,000 square feet in size and, brought together, the designs reveal a trend towards materials, light, enclosure and accommodation design, which is unique to minimal dwellings.

The book shows that small dwellings are not always simply the result of budget constraints, but constitute a deliberate design strategy in their own right.

Fully illustrated and in full-colour throughout, each example is based on interviews with

the original architect and accompanied by detailed floor plans. This groundbreaking book offers practical guidance to any professional architect or homeowner interested in small-scale residential design.

Having reviewed the book Naomi Pollock, AIA, author of *Modern Japanese House, Japan* said: "When it comes to houses, quality, not quantity, is what truly matters. Architect Donna Kacmar's eloquently written and beautifully illustrated *BIG little house* underscores this point again and again. The book's comprehensive introduction coupled with twenty, carefully curated, examples answer not just 'What' but also 'How' and 'Why'. *BIG little house* is a valuable resource."



### Building with Straw Bales – revised and updated edition

With the first straw bale houses to be offered on the open market having gone on sale recently, straw bale building is an eco-friendly building technique that is finally entering the mainstream, enabling people to design and build their own home in a low-cost and environmentally friendly way. *Building with Straw Bales: A practical manual for self-builders and architects* is the revised and extended 3rd edition which is in full-colour for the first time, with stunning photos that provide inspiration as well as practical details. The previous two editions of *Building with Straw Bales* have sold over 13,000 copies since 2002.

The author Barbara Jones is recognised as one of the world's experts on building with straw bales. It wasn't until 1994 that she first came across straw bale building and it was at this point that she knew she had found her true path. Not only did it appeal to her environmental ideals,

she believed she had found a way for ordinary people to get involved in building again, through simple techniques and affordable methods.

Popular among self-builders for the ease of the methods and the ability to save money on labour, it is also used more widely for community buildings, shops, housing development and even farm buildings. Straw-bale buildings are not only environmentally friendly, they are also energy efficient, cost-effective and allows you to create a home that is exactly the size and shape you want it to be.

A better than carbon-zero material that is cheap and easily available, straw bales also provide masses of insulation for very little cost. They are an ideal solution for a future that moves towards affordable, healthy and sustainable construction.

The book was released on 29 May and is priced at £29.99 for paperback or £39.99 for hardback.



# Tips on how to add space and value to your home

The latest 'House Price Index' figures released by Rightmove, reveal that the average cost of a UK house has increased by 5.4 per cent compared to last year, from around £266,511 in March 2014 to £281,752 in March 2015. As a result, people who cannot afford to move are considering renovating their existing home to create the extra space they need and to increase its value when selling, says Michael Holmes, spokesperson for The Southern Homebuilding & Renovating Show. Here are Michael's top tips on how to add space and value to your property:

## 1) Convert your garage

An attached or integral garage is typically worth more converted into additional living space or bedroom accommodation than as a garage or store, especially in high value areas, providing there is still enough space to park cars off road on a driveway. You can use the converted space for almost any purpose, from an extra living room or bedroom, home office, or even a self-contained annexe.

A garage conversion is usually more cost effective than an extension: prices range from £850-£1,450 per m<sup>2</sup> plus VAT, so a single garage conversion will cost £12,500-£25,000 plus VAT and a double garage conversion £20,000-£40,000.

The change of use will not require a planning application and, in most cases, nor will the minor alterations required to the exterior, but always check with your local authority first and make sure there are no other restrictions on conversions registered on the title. All work must comply with building regulations.

## 2) Make use of a cellar

If you have an existing cellar with enough headroom to stand up, converting this into a habitable basement can prove a cost effective way to add living space. Basic costs range from around £1,150-£1,350 per m<sup>2</sup> plus VAT, including tanking and insulation. If the floor needs to be excavated to increase the headroom, then this will increase the budget required and may necessitate underpinning the existing

structure. Extending an existing basement or digging a basement from scratch is also an option but due to the relative expense it is only likely to make financial sense in high value areas.

The change of use will not require planning permission, and nor will any external alterations in most cases such as adding lightwells to the rear, but always check with your local planning authority. You can use the space for almost any residential purpose but forming a new independent dwelling would require planning permission.

## 3) Convert your loft

Converting your loft is typically the most cost effective way to add living space and lends itself to use as additional bedroom accommodation, although it can be used for almost any purpose. If the shape of the roof does not provide sufficient space with full height headroom in its current form, it can be extended (for instance by adding dormer windows). In high value areas, it can make financial sense to remove the existing roof

*continued on next page...*

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structure and replace it with a new one designed with more habitable space, typically a 'mansard' roof.

The change of use does not require planning permission but if the roof shape is being altered, consent may be needed. Smaller additions at the rear or side are usually classed as permitted development so are automatically allowed ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)). Always check with your local authority or a professional architectural designer.

Converting the existing roof and adding rooflights will cost from £1,050-£1,250 m<sup>2</sup> plus VAT. A conversion with dormer windows to increase the volume of habitable space will cost £1,150-£1,350 m<sup>2</sup> plus VAT. A mansard type conversion forming a new roof will cost approximately £1,250-£1,450 m<sup>2</sup> plus VAT.

#### 4) Add a small extension

If you have explored options to remodel or convert existing space, consider an extension. Most people think of extending into the garden at the rear or side, but consider alternatives to build, such as adding a first floor extension over the garage. Depending on local property values, residential space is worth from £1,000 per m<sup>2</sup> in lower value areas and up to £40,000 per m<sup>2</sup> in prime Central London. If you compare the average cost of an extension at £1,150-£1,950 per m<sup>2</sup> plus VAT (depending on location and quality of finish) you can establish whether or not it will make financial sense. In many areas, an extension will add considerably more value than it costs, but be aware that there is a maximum 'ceiling' value for a property, depending on its postcode.

Many smaller extensions to the rear or side (single storey only) do not require a planning application as they are classed as permitted development ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)), but always check with your local authority first.

#### 5) Add a conservatory

A conservatory can be a cost-efficient way to add extra living space, particularly if it is an off the shelf kit to a standard design. However, it is important to think carefully about orientation, heating, cooling and screening. A poorly designed and located conservatory can be too hot to use in the summer and too cold to use in winter. Planning permission for a small conservatory to the rear or side of your property will not usually require planning permission as it is classed as permitted development ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

Many home improvers are now opting

for an extension that incorporates large areas of glazing. Limiting the area of glass on walls with little or no view and the area of glass in the roof can significantly improve the energy efficiency of the structure without compromising the design. This can allow larger additions that are fully open plan within the existing property, rather than separated by external doors.

In England, the rules on single storey rear extensions have been relaxed until 30 May 2016 so homeowners can extend 6m from the original rear wall, or 8m for a detached house (subject to design constraints on height, especially on boundaries with neighbours).

#### 6) Build a new basement

If extending up or out is not an option, consider the potential to extend down to form a new basement storey underneath your home, or possibly underneath the garden too. In many areas a basement extension does not require a planning application, providing its design and size falls within the definition of permitted development ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

Digging underneath an existing house is an expensive way of extending, costing from £2,500-£4,000 per m<sup>2</sup> plus VAT. This investment can make financial sense in higher value areas, where space is worth at least the average cost mentioned above.

Extending underneath the garden tends to be slightly less expensive as there isn't the cost of underpinning the walls of the existing house, although any boundary walls with neighbours will need to be stabilised.

Basement space can be used for almost any habitable purpose, providing the design complies with building regulations, but be aware that in flood zones the space cannot be used as habitable space such as new bedrooms. The key to forming high quality living areas is to bring in daylight via lightwells and possibly a sunken courtyard garden to the rear, or even internally.

A basement extension that forms a separate independent dwelling will always require planning permission, however, a residential annexe will not.

#### 7) Create more parking

Off road parking can be very valuable, especially in an urban area where there is limited street parking, or a parking permit system. Sacrificing part of your front garden to create a parking space or two can make excellent financial sense. Forming a new access onto the highway will require consent from the local authority highways department and may also require planning permission depending on the classification of the road. Work to the highway (such as forming a dropkerb), can only be

undertaken by a specialist contractor with a permit for such labour. It is also essential to ensure that you have a private right of way between the highway and your home.

#### 8) Consider planning permissions

A clever way to increase the value of your home is to apply for planning permission to maximise development potential, even if you don't have the funds to complete the work. Future buyers will then have the confidence that they can improve the property if needed, enhancing its value. Submissions for an alteration or extension of a property cost £172 in England, £166 in Wales, £192 in Scotland and £285 in Northern Ireland, although your local council might need to advise on this.

#### 9) Update your property's features

Before investing in revamping your property or adding extra space, make sure you have the budget to undertake essential repairs and updates. Basic works such as stabilising the walls and roof structure if there are signs of movement, fixing or replacing the roof tiles, solving damp, treating any rot or woodworm including replacing any damaged doors or windows, and updating the wiring and central heating system, are always the key priorities. These basic improvements will always add at least as much as they cost and a clever scheme to enhance a run down property can add 5-10 per cent to its value.

#### 10) Invest in a two-storey extension

Building a two-storey extension does not imply doubling the budget, in fact the more storeys you build the more cost effective the construction, because you are spreading out the cost of the two most expensive elements: the foundations and the roof. A two storey extension will most likely always require planning permission unless it is very modest in size and is created at the rear of the property. A double-height extension can cost £1,250-£1,850 per m<sup>2</sup> plus VAT.

For further advice from Michael Holmes, visit The Southern Homebuilding & Renovating Show (Surrey, Sandown Park, 27-28 June). Standard tickets are £12 in advance or £18 on the door (children under 16 go free).

For further information visit [www.homebuildingshow.co.uk](http://www.homebuildingshow.co.uk) or call 0844 854 0503

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# Home Quality Mark: a positive step forwards for sustainability?



Stacey Cougill is the acting managing director of Eight Associates, a sustainability consultancy providing expertise and value added solutions to building owners and design and construction professionals

The Code for Sustainable Homes (CfSH), the national standard for the sustainable design and construction of new homes, has now been withdrawn. The industry is going through a transitional phase in which current projects, both large and custom build, with a planning or funding requirement for a CfSH assessment can obtain certification. Projects where CfSH is already a requirement and the developer is not appealing, you must see the CfSH through. However, developers who are about to submit a planning application that meets a specific CfSH level will need to reconsider the project's objectives and options.

How former CfSH's aims of reducing carbon emissions and promoting higher standards of sustainable design will endure is not yet clear. Some argued that CfSH held developers back from increasing housing supply. However, others can prove how its explicit and robust standards have driven the inclusion of energy reduction measures, sustainable material sourcing and green roofs into the residential sector.

Into the void created by the loss of the CfSH, BRE has launched a new sustainability standard, the 'Home Quality Mark' (HQM). The HQM is a voluntary, consumer-focused standard that will enable developers and homebuilders to differentiate their homes based on design, running costs and the impact on occupants' health and the environment.

Given this shifted focus and remit, it is difficult to draw any direct comparisons, particularly as the HQM's technical guidance is yet to be released. So, while it is the end for CfSH, the debate on whether the HQM is a serious sustainability instrument has only just begun.

CfSH covered nine areas of sustainable design to achieve an overall rating between zero and six, namely energy and CO<sub>2</sub> emissions, water, materials, surface water run-off, waste, pollution, health and well-being, management and ecology. These areas are all part of the intrinsic language of built environment professionals, and are reassuringly

tangible, quantifiable and measurable.

The HQM's five star rating aims to offer the same assuredness to consumers who are comparing brand new homes. Under HQM, energy is defined primarily in terms of cost impact, while the emphasis on positive impact on health clearly will have a popular appeal. A familiar vocabulary runs through its three sections:

- Knowledge Sharing
- Our Surroundings; and
- My Home

The extent to which this language embraces sustainability rigour or can be used as a marketing tool will become clear over time. If it means consumers associate sustainability with quality, this would be a welcome development.

There are indicators of the HQM's potential. For example, it looks to have a progressive approach to bridging the performance gap in the 'Knowledge-Sharing' section by including credits for construction processes and commissioning to reward well-built homes.

Whilst there does not appear to be any criteria yet which evaluates workmanship and quality of construction, these are areas that could be 'ramped up' in future versions of the scheme, as necessary construction skills and experience become more widespread.

CfSH was never a set of regulations. It was enforceable however, when local councils required developers to comply with a CfSH rating in planning conditions. Affordable housing funded by the Homes and Community Agency had to built to CfSH Level 3. So, what level of HQM adoption can we expect to see?

It has an impressive level of support from housing developers, social housing providers and insurance companies. Lend Lease, Peabody and Linden Homes are among those who have already agreed to trial the new quality mark.

However, initial soundings also suggest some planning officers will not replace the CfSH standard with HQM. If they already have sustainable development policies in

place that require high standards, then the rationale follows that developers will be able to choose the best method to achieve these. In London for example, developers will continue to be expected to work towards the GLA requirement of carbon offsetting and the 35 per cent reduction in operational carbon emissions over Part L, but will ultimately have to look to implement the 2016 Zero Carbon Homes standard.

There is a growing expectation however that this requirement will be pushed back as the jump from today's CfSH level 4 to level 6 ('Zero Carbon') by next year appears to be improbable, particularly as the industry is still in the process of upskilling on how to build a 'zero carbon' dwelling.

Early indications are that the BRE-backed Home Quality Mark will be adopted by developers and builders, who recognise the importance of differentiating their homes in an increasingly busy market. Our experience of clients' sustainability credentials means we are optimistic that the impartial guidance offered by the HQM will be valued, and will attract value, in the housing market.

Will the HQM promote higher standards in sustainable design as CfSH set out to do? Its softer encouragement and wider remit means HQM is not a substitute for CfSH's robust standards. But perhaps it was never designed to be so. Looking ahead, a clear roadmap to zero carbon dwellings will be more important in filling the space left by CfSH.

At Eight Associates we are currently working on a number of 'future-proofed' schemes, which are already achieving the 2050 target of an 80 per cent reduction in operational carbon emissions. Meeting this standard has taken a collaborative approach from all members of the design and construction teams. This collaboration provides a greater insight into how sustainability standards in housing will continue to improve and is paramount in achieving genuinely low carbon homes where highly technical solutions are essential.

# Eco Technology Show: Your one stop ideas shop

Self-builders have a great track record for trying out new and emerging green technologies, and with architects, contractors and suppliers queuing up to declare their credentials and work with you, you are spoilt for choice. Standards and regulations are driving ever-faster change, and even the Treasury seems to be falling over itself to try and help you with incentives.

The future is bright, but many prospective self-builders find themselves confused by the choices they are presented with. The key to getting it right is to never lose track of your vision or forget why you started out along this path in the first place, advises Nicola Gunstone, who launched the Eco Technology Show four years ago. She is now busily preparing for the 2015 event which will be completely free to visit at Brighton's Amex Stadium on 11-12 June.

"Every self-builder I talk to at our shows tells me that this is something they have always wanted to do. They want to create a sustainable property that can last the distance but, above all, they want to create something beautiful," she said.

Once you have a basic concept for a functional and beautiful place that you will enjoy looking at and living in, then there is plenty of scope to make sure it is truly sustainable.

No matter how far along the road your project is, The Eco Technology Show provides a one stop shop for practical ideas you need to bring it to life.

Exhibitors will be happy to take the time to explain how their products will add value, and a packed programme of free seminars will cover technology and legislation. "From integrated energy control to water-saving tap adaptors,

we've got it all covered," says Nicola.

This year's Show is set to be the biggest yet with over 70 talks and seminars and 120 exhibitors. The brand new Innovation Zone will showcase ideas from new businesses, many exhibiting their ideas for the very first time to keep you ahead of the curve.

"The only thing we can't provide is the vision... but you already have that!" says Nicola.

The Show and seminars are free to attend. Register now to avoid the queues on the day at [www.ecotechnologyshow.co.uk](http://www.ecotechnologyshow.co.uk)

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© Green Square Duo Pellet Stove



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## british homes awards

### British Homes Awards supports Garden City initiative

The British Homes Awards already have a reputation of having established an effective legacy in pioneering innovative home design and build solutions, whilst championing the use of exciting new technologies and products.

Continuing in this essential role the award organisers have just announced that, in partnership with H+H UK Ltd, Redrow Homes, BRE and the Architects Journal 'The Sunday Times British Homes Awards 2015', will be supporting the Garden City initiative. The awards will invite submissions for a single stage open design competition for visionary designs for a potential standard house type suitable for planned Garden City developments and constructed with H+H UK's environmentally friendly aircrete building materials.

Architects are challenged to innovate, while ensuring their submission is buildable, replicable, compliant with current building regulations and conforms to NHBC/Premier Guarantee standards.

Organised by The British Homes Awards, all enquiries should be made to the promoter through [www.britishhomesawards.co.uk](http://www.britishhomesawards.co.uk) or further information on Aircrete visit: [www.hhcelcon.co.uk/british-homes-awards-2015](http://www.hhcelcon.co.uk/british-homes-awards-2015)

It is hoped that the successful design submissions will help form the blueprint for the UK's future housing stock as new neighbourhoods of homes are developed within the planned Garden Cities.

The house design will be evaluated as a prototype house type for new build sites and built by one of the UK's premier and most enlightened homebuilders, Redrow Homes.

Showing his support for the design award initiative the Minister for Housing and Planning, Brandon Lewis said: "It gives me great pleasure

to launch the design brief for 'Homes for Britain' – the 2015 Sunday Times British Home Awards. The competition has a long track record of producing cutting-edge designs of real excellence and innovation across a broad range of categories. This year's competition, which challenges architects and designers to produce a standard house type suitable for Garden City type developments, with a focus on innovative designs which are both buildable and replicable, promises to continue in that vein.

"The quality of design and construction of new homes is of real importance, not just in the context of the government's housing programmes, but across the housing sector generally. We want new housing developments which are people are attracted to, with well-designed buildings, streetscapes, green and other public spaces, which respond to the character and identity of the local surroundings, establish a strong sense of place, and contribute to creating well-functioning, sustainable communities. We have encouraged this through our National Planning Policy Framework and Practice Guidance, as well as through our housing programmes such as Housing Zones, Estates Regeneration, and our large-scale housing development programme. This week we have also announced a new approach to encouraging well-designed Starter Homes including the setting up of a new Design Advisory Panel to help set the bar on housing design across the country.

"This year's Awards presents an exciting opportunity to respond to this challenge. In the UK have some of the most innovative and creative architects and designers in the world, and I have no doubt the competition will produce new ideas for homes which are of practical and lasting benefit."

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## Need help with your wooden floor?

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Passion for wood floors



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1. Rug Couture produce hand-tufted pure wool rugs with luxurious pile weights (dependant on rug). Pictured are the Ivory and Black Bespoke Rug, Custom Hubris Rug and Custom Alamo Rug, all of which are hand made to measure. The Hubris and Alamo rugs are also fully customisable – the shape and colours on the rug can be edited with a simple tool on the company's website. The rugs are also available in hand tufted wool, hand knotted wool, art silk, silk and as a mixture of any of these materials.  
[www.rugcouture.com](http://www.rugcouture.com)

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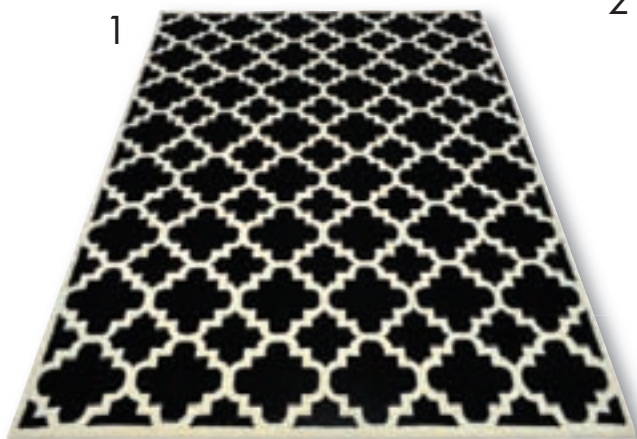
2. New for spring 2015, Mylands – a paint and polishes manufacturer – has launched a new Floor Paint available in a comprehensive range of colours (pictured is Maritime No. 236). Specially developed for use indoors on wooden floors, Mylands Floor Paint is easy to apply and extremely durable, resisting soaps, detergents, grease and oil. It will transform old, tired or bare floors into a stylish addition to your interior space. Samples (100ml) available at £4 each; floor paint priced £62.00 for 2.5 litres.  
[www.mylands.co.uk](http://www.mylands.co.uk)

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3. Reclaimed parquet flooring is versatile and can look good in a traditional period home or a modern one. Not only are there many species of wood to choose from, but the way the floor is fitted and finished can make a design statement too. There are a variety of patterns; the most popular being herringbone, but chequerboard and brick bond also look fantastic. The finish can be an ultra matt to high gloss and anything in between. Prices for the supply of reclaimed parquet ranges from £16 to £36 per sq m.  
[www.parquet-parquet.co.uk](http://www.parquet-parquet.co.uk)

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1



2

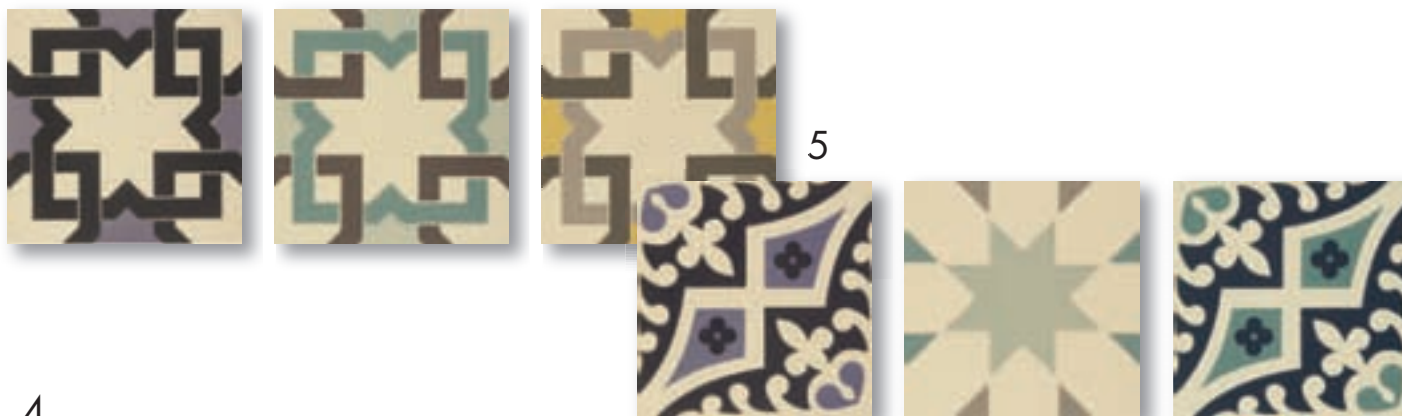


3



## Interior inspiration: Floors & floor coverings showcase

This issue, Selfbuilder & Homemaker showcase a variety of flooring and floor coverings to inspire you. From tiles to wood flooring and rugs to floor paint, there's something to suit every house and project.



4. The Sandalo Taupe Natural Wood Effect Floor Tile is a realistic wooden effect tile with a matt finish and design that's as close to natural wood as possible. The tile is manufactured using the latest ink-jet technology to create a random natural appearance varying from tile to tile. It's perfect for those who want the look of a wooden floor without the extra maintenance, and it's also suitable for underfloor heating. Tiles are sized at 662 x 235mm, 8mm thick and priced at £12.98 per tile.

[www.tilemountain.co.uk](http://www.tilemountain.co.uk)

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5. Original Style manufacture a variety of ceramic tiles, each screen printed by hand in Devondale and measuring 151 x 151mm with a depth of 9mm. Pictured on the top row is the Ottoman range in: Dark Blue and Indigo on White; Light Jade, Dark Jade and Grey on White; and Summer Yellow on White. Pictured on the second row is: Romanesque in Dark Blue and Indigo on White; Seville in Light Grey, Dark Grey and Light Jade on Dover White and Romanesque in Dark Blue, Dark Jade on White.

[www.originalstyle.com](http://www.originalstyle.com)

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6. Fit your home with beautiful, resilient vinyl – but without the fitting costs – from Grant Westfield. The company's twinFLOORclick is a floating, vinyl floor that combines the surface textures of luxury vinyl tiles and planks, with DIY installation. The completely waterproof system – complete with commercial grade wear layer – is supplied with Uni-Clic interlocking joints. For more information on the product, including pricing and colour options, or to order a sample, visit the dedicated website.

[www.multipanel.co.uk](http://www.multipanel.co.uk)

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## Protect your wood with Osmo



It's important not to forget that wood is a natural material and will react and change with its environment.

Osmo UK's Wood Protector protects and preserves wooden flooring, wherever its location.

Osmo's Wood Protector can be quickly and easily applied as a coating to all wooden surfaces.

Based on natural oils and waxes, Wood Protector complements the properties of the wood, allowing it to retain its breathability and elasticity while making the flooring resistant to water, preventing the wood from becoming dry and brittle.

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## Osmo introduces its new spray-mop



Osmo UK, the eco-friendly wood and finishes expert, has boosted its cleaning and maintenance range with the introduction of the Osmo Spray-Mop, a new cleaning system which is ideal for use on wooden floors treated with Osmo Polyx®-Oil. Spray-Mop incorporates a fibre mop and spray-fix cartridge. The 0.75L container is ready-filled with a special cleaning dilution and fixed near the bottom of the mop. At the press of a button, the liquid is sprayed directly onto the wood flooring, removing the need for heavy buckets and extra cleaning equipment. Designed to remove everyday dirt and grime. The concentrate incorporates natural oils which prevent the floor from drying out.

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## Viva la rollution!

Luxury Vinyl Tiles are becoming an increasingly popular flooring choice within residential and commercial properties due to their durability and attractive designs. Schönox iFloor from Everbuild Building Products is a revolutionary new system incorporating a unique rollable adhesive providing a fast and clean installation ensuring the mess and waiting times of standard flooring adhesives are a thing of the past. Supplied in kit form, Schönox iFloor contains Schönox KH Fix Primer, primer roller, iFloor Adhesive and adhesive roller. The kits are available in two sizes, each containing the required components to fit either 50m<sup>2</sup> or 125m<sup>2</sup> of LVT's. Using Schönox iFloor has many advantages over traditional flooring adhesives with speed and ease of application being the key benefits, as both the primer and adhesive are roller applied bringing an end to time consuming and back breaking trowelling. The system also has a long working time of two hours but a short waiting time of just 10 minutes allowing the flooring to be laid quickly. Roller applying the adhesive in thin layers eliminates the problem of excessive adhesive residues and stops any residual adhesive moving up through the joints leaving both the vinyl surface and the installers hands clean. The thin layer also forms a flat adhesive bed rather than the adhesive notches of a trowel applied product ensuring the risk of point load deformation is dramatically reduced.

Tel: 0113 240 3456 [www.everbuild.co.uk](http://www.everbuild.co.uk)

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# Now is the time to create a stunning home

The fourth Northern Home Show is on at Manchester Central from 3 – 5 July and right now is a great time to enhance, renovate, extend or even build your own home. With the property market and the economy continuing to strengthen in the North West, the Northern Home Show is the perfect place to find the right products and services to create your dream home – all under one roof!

This really is a great time to focus on the biggest and possibly the most important investment you will ever make. The Economic Outlook Report from PwC released recently confirmed that house prices in the West look set to rise by 8 per cent in 2014 and 6 per cent in 2015. This is great news for homeowners. But one of the biggest barriers to creating an ideal home can be finding the right products or services. Not any more! We're bringing them right to your door.

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

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

The Northern Home Show is on from Friday 3 July to Sunday 5 July at Manchester Central in the middle of Manchester. Tickets are only £8 per person on the door and children under 16 go free! Your tickets are valid for all three days so you can visit as many times as you like. For more information and advance tickets, visit [www.northernhomeshow.co.uk](http://www.northernhomeshow.co.uk)



## Exclusive to Selfbuilder & Homemaker magazine readers

There are 100 pairs of tickets to give away to Selfbuilder & Homemaker readers – just go to [www.northernhomeshow.eventbrite.co.uk](http://www.northernhomeshow.eventbrite.co.uk) and use the following **Promotional Code: SBH** to claim two free tickets worth £16!

THE BUNGALOW WAS DATED AND RUN DOWN WHEN DAVID BOUGHT IT WITH A VIEW TO BUILDING A FAMILY HOME IN ITS GARDEN

**BEFORE**



**AFTER**





# Planning to perfection

Months of meticulous research were behind the successful build of David and Jane Collins' family house – but their plans to enjoy family life in their dream home proved to be short-lived

By Heather Dixon



THE L-SHAPED HOUSE IS BUILT OF BLOCK AND RENDER WITH A SLATE EFFECT CLAY TILE ROOF

*Continued overleaf...*



## HIGH POINT

"Finding out that there were no historical issues with the plot. These days there is often good reason for a promising plot of land to stand empty, but we had the land surveyed and there was no trace of anything untoward, so conventional foundations could be built for a reasonable cost. Some of the biggest hidden costs can be in the foundations."

DAVID AND JANE CHOSE CONVENTIONAL CENTRAL HEATING RATHER THAN UNDER FLOOR HEATING TO KEEP WITHIN THE STRICT BUDGET



THE WOOD STOVE KICKS OUT PLENTY OF HEAT IN THE WELL INSULATED LIVING SPACE, WHILE THE ARGON-FILLED DOUBLE GLAZED WINDOWS AND DOORS GENERATE SOLAR GAIN



"As an architect I am used to designing other people's properties, but I wanted to do something personal – a house built specifically for us as a family"

– David Collins

It was a passion for mountain biking that first drew David Collins and his family to the bustling Yorkshire market town of Malton.

With Dalby Forest – famed for its nationally acclaimed cycle routes – on its doorstep they found themselves spending every spare week-end and holiday in the area.

"It reached the point where we agreed to move here and fulfill a long-standing ambition to build my own house," says David. "We have always renovated properties in the past, and our home in Knaresborough was no exception but I had always liked the idea of building a house from scratch. As an architect I am used to designing other people's properties, but I wanted to do something personal – a house built specifically for us as a family."

It was a colleague who happened to spot a dated 1920s bungalow for sale on the outskirts of the town, complete with a large suburban garden.

"It was lurking behind a very high hedge so it was easy to pass it by unnoticed," says David. "The bungalow itself was run down, but there was a garage and a shed in the garden which could be demolished and built on. It was a gamble because it didn't have planning permission, but I was confident that we could get it – especially as there were buildings already on the garden plot."

So David and his wife Jane bought the bungalow in 2009 for £270,000 and divided their time between their home in Knaresborough and Malton while they renovated the property.

The rooms in the bungalow were small and quite dark, and there were two small bedrooms in the attic accessed by a rickety loft ladder. David and Jane stripped the house back to a shell, installed a new staircase, updated the services, re-plastered the walls and upgraded all the fixtures and fittings. They also created a boundary fence between the bungalow and its

garden to the side.

They spent £30,000 on the renovation and, within six months of it going on the market, sold it for just under £300,000, which went straight towards the cost of the new-build.

"Our aim was to become mortgage free," says David. "That meant working to a realistic budget and making sure we carried out plenty of research before we started so that there were no unexpected costs to throw us off course."

David and Jane carried out most of the research, as well as applied for planning permission to build their new home, while they were renovating the bungalow.

"It was an incredibly busy period because I was working full time and our children were quite young at that point, so we paced ourselves and gradually planned everything down to the last detail."

Planning permission was granted without any major changes to David's proposals for an L-shaped five-bedroom family home, positioned on the plot to complement the neighbouring houses.

One of the most unusual aspects of the build cropped up when David discovered the existence of chancel repair liability – an ancient legal obligation on some property owners to pay for repairs to their local parish church. After taking advice, David and Jane took out transferrable chancel liability insurance rather than face an unexpected bill for thousands of pounds to help repair the church roof.

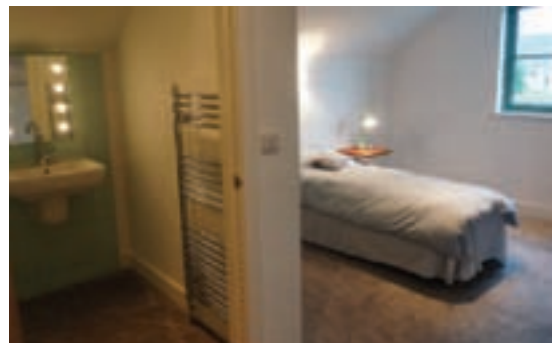
The build itself was very straight-forward. David enlisted the help of a friend, a structural engineer, to establish the suitability of the ground for conventional footings and hired a recommended builder to carry out the works.

The foundations began with the removal of

all the top soil and the subsoil was excavated to around 1m deep. The ground was not hampered by heavy clay, subsidence or historic problems such as an in-filled pond or brick pit, so the builders were able to lay standard concrete strip foundations with a Visqueen damp proof course and Jablite high density insulation boards. Deeper foundations were created where support columns would be built to accommodate the corner glazing. A 100mm concrete slab with mesh reinforcement was then laid over the top and leveled.

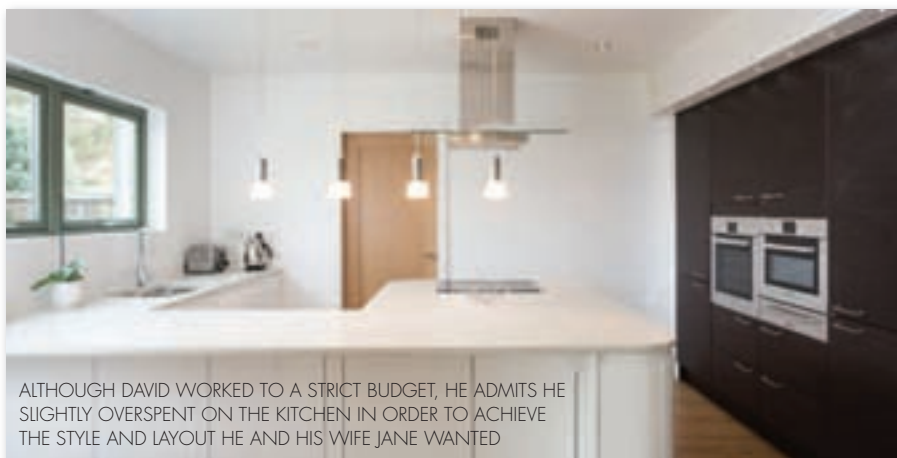
The walls are built to a standard block and render cavity wall construction filled with 100m of insulation. Slate-look clay tiles are used on the truss timber roof structure and all the windows and external doors are softwood timber framed, argon-filled, double glazed and factory painted for a low maintenance finish.

"We designed the house tailored very specifically to our lifestyle," says David. "We were planning on living in for many years so it had



to be right from the outset. One of the first things I considered was the orientation of the house and its aspects. It's a west-facing plot so I wanted to make the best use of natural solar gain as well as providing shelter from the winds. That influenced the overall design."

David and Jane also wanted to introduce ecological elements but had to stick to a 'sensible' budget, so they included maximum



ALTHOUGH DAVID WORKED TO A STRICT BUDGET, HE ADMITS HE SLIGHTLY OVERSPENT ON THE KITCHEN IN ORDER TO ACHIEVE THE STYLE AND LAYOUT HE AND HIS WIFE JANE WANTED

*Continued overleaf...*



## LOW POINT

"We built the house fully intending to move here and live in it. It was my dream to build and we designed it to suit our lifestyle. Unfortunately, family circumstances mean we are now having to stay at our house in Knaresborough and sell this one before we've even had chance to get our new lives established. It's disappointing, but family has to come first and it's just made us more determined to build another one when the time is right."



"WE LOVE THE CONCEPT OF OPEN PLAN LIVING BUT WE ALSO BUILT A WALL TO FRAME THE KITCHEN WITH A VIEW TO ADDING SLIDING OR FOLD-BACK DOORS AT A LATER DATE. THAT WAY WE WOULD HAVE THE OPTION OF SHUTTING OFF THE KITCHEN IF WE WANTED TO," SAYS DAVID

insulation, a highly efficient combination gas boiler, lots of glass to maximise solar gain, and built the garage roof ready to take solar panels. The aim was to have low maintenance and low running costs, although there was no buffer zone in the budget for more sophisticated eco-features which they planned to add later.

An open plan family area on the ground floor was also key to the design, along with a separate versatile living space.

"A small room off the main family area can be very flexible and used as a study, TV room, playroom, hobby room – the scope is endless," says David. "Modern lifestyles are about flexible spaces."

Outside, David created two drives – one for the bungalow and one for the new build – with the permission of the Highways Department

before landscaping the private garden and trimming back the hedge which had originally hidden the bungalow (and its potential building plot) from view.

To avoid unexpected expenditure, David and the builder agreed to a fixed budget and itemised everything that would include.

"I work to a triangle philosophy," says David. "The three points represent cost, time and quality. It's almost impossible to have all three – usually something has to give – and in this case it was time. We chose a contractor who came highly recommended but were warned that the timescale could stretch. We agreed that we would rather stick to budget and have a high quality build than rush it. The best advice I could give to anyone thinking of building their own home is to do masses of research so you have

a very clear idea of the way the house will be designed, built and function, and order finishing materials yourself where possible," says David. "That way you can manage the quality of the fittings, the budget and the timing of deliveries. It's hard work at the time, but the rewards are well worth the extra effort."

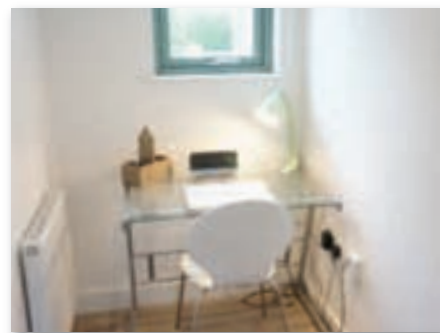
But just as David and Jane were starting to pack up their home in Knaresborough ready for the big move, family circumstances forced them to change their minds at the eleventh hour.

"Family comes first and after a great deal of discussion we agreed that we had no option but to sell the new house," says David. "It was a very difficult decision to make, but we take heart in the fact that at least we fulfilled a long-standing dream – even if we didn't get chance to live in it for a significant length of time."





An open plan family area on the ground floor was also key to the design, along with a separate versatile living space



DAVID INCORPORATED A SMALL ROOM OFF THE MAIN SITTING/DINING ROOM WHICH HAS A FLEXIBLE USE – AS A STUDY FOR EXAMPLE

## Cost breakdown

Overall cost of land:	£280,000
Total construction cost:	£217,200
Value of property now:	£395,000
Kitchen & utility:	£15,500
Bathroom fittings:	£11,000
Electrics:	£9,500
Plumbing:	£11,000
Floor coverings:	£3,000
Windows & external doors:	£7,500
Internal doors & joinery:	£19,000
General contractor, materials & labour:	£135,000
Feature lighting:	£1,800
Tiles:	£1,600
Stove:	£2,300

## Contacts & suppliers

Architect: Wave Architecture  
07764 612477  
[www.wavearchitecture.co.uk](http://www.wavearchitecture.co.uk)

Legals: Crombie Wilkinson  
[www.crombiewilkinson.co.uk](http://www.crombiewilkinson.co.uk)

General contractor: Dawsonbuild  
01347 878186

Windows & external doors: Russell TimberTech  
[www.russelltimbertech.co.uk](http://www.russelltimbertech.co.uk)

Footway & highway works: SRC Paving  
[www.srcpaving.co.uk](http://www.srcpaving.co.uk)

Bathroom fittings: Hansgrohe, Villeroy & Boch by Ripon Interiors  
[www.riponinteriors.co.uk](http://www.riponinteriors.co.uk)

Kitchen & utility: Second Nature by Ripon Interiors  
[www.riponinteriors.co.uk](http://www.riponinteriors.co.uk)

Tiles: Porcelanosa  
[www.porcelanosa.com/uk](http://www.porcelanosa.com/uk)

Internal doors & door furniture: Howarth Timber  
[www.howarth-timber.co.uk](http://www.howarth-timber.co.uk)

Light fittings: Castlegate Lights Online  
[www.castlegatelights.co.uk](http://www.castlegatelights.co.uk)

Aluminium fabrications: AH Fabrications  
01347 824185

Flooring: Lifestyle Floors  
[www.lifestyleflooringdirect.co.uk](http://www.lifestyleflooringdirect.co.uk)

SAP & EPC calculations: Mason Assessors  
[www.masonassessors.com](http://www.masonassessors.com)

Wood stove: York Heating  
[www.yorkheating-heworth.co.uk](http://www.yorkheating-heworth.co.uk)

Financial services: Brooklands Commercial Finance  
[www.brooklandscf.co.uk](http://www.brooklandscf.co.uk)

# editor's focus

1

## TOTAL HOME ENVIROMENT

With gas and oil prices increasing year on year, what could be better than building yourself a truly energy efficient home, that kills bills? You can insulate the building really well, then Total Home Environment can install an air source heat pump for 350 per cent efficient heating. But with an airtight home, how do you get fresh air in without losing heat? The company can provide a whole house heat recovery ventilation system, to ensure that the VOC's inside get expelled, but the heat stays in. It can complete room-by-room heat loss calculations to work out the best combination of systems for your home.

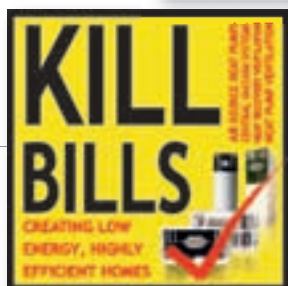
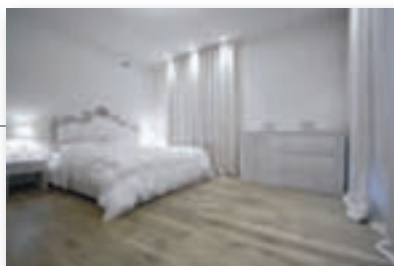
Enq. 119

2

## ULTRA-INTERIORS

Ultra-Interior Ltd is a hardwood flooring specialist company dedicated to supplying stunning wood floors. While other natural resources may eventually be depleted, a well managed forest goes on creating wood forever. All of the wood Ultra-Interior use is sourced from well managed, legal, sustainable forests and purchased responsibly. The company will select the raw material with skill and imagination and evolve it to create the floor. The floor area is usually the single biggest space to be covered in the same material, making it a key design feature of any interior project.

Enq. 120



3

## ZUCCHETTI BRASSWARE

85 years of experience and a commitment to innovation enables Zucchetti to continue to create iconic contemporary brassware and showers. Zucchetti works with renowned international designers including Ludovica+Roberto Palomba, Matteo Thun and Nespoli & Novara resulting in many award winning design concepts. From the clean deceptively simple lines of the accessible On collection, through to Savoy, the definition of minimalist understated elegance, Zucchetti's extensive collection is imaginative, inspirational and has been developed to suit a wide range of design briefs and project budgets.

Enq. 121



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richard@eco-toilets.info  
susanne@eco-toilets.info

**www.eco-toilets.co.uk**

Enq. 122

## Irish self-build is B5 beautiful with Cembrit



Cembrit's B5 corrugated sheeting has recently been chosen as part of a renewable energy self-build project in Northern Ireland, which sees 210 black sheets installed on both the walls and roof of the property. Self-builder Michael Montgomery required a perfectly scaled corrugated sheet for the roof and walls of this property in the rural Irish countryside. Fibre cement has a number of advantages over metal sheeting, such as it being rust resistant and not noisy in the rain. It is for these reasons, and the profile and depth of corrugation, that he decided to work with Cembrit B5. "Fibre cement corrugated sheeting is the perfect aesthetic for use in the countryside," said Michael Montgomery.

Enq. 123

## Caroline Lucas MP to Chair Panel



The Eco Technology Show has announced that recently re-elected MP of Brighton Pavilion, Caroline Lucas, will chair an important discussion on 'The Future of Energy Efficiency' on Friday 12 June at 2.30pm. Caroline will be joined by a panel of energy efficiency experts including Matthew Farrow, Executive Director of the Environmental Industries Commission, Christoph Harwood, Director of Marksman Consulting, Mike Walker, Sustainable Energy Using Products Team at DECC and Alex Hunt, Partner of The Green Building Partnership. While the free seminars don't need preregistration, if you want to dig deeper into any core topics, it is worth booking one of the limited spaces.

Enq. 124

# Expert speakers and the latest ideas



11-12 June 2015, American Express Stadium, Brighton  
@EcoTechShow

A lower carbon future is only going to happen if builders actually use eco technology... and experience shows that self-builders are most willing to embrace new ideas and show others the way ahead... and that means you!

Although there are said to be seven million people in the UK who are keen on self-building, the National Custom and Self Build Association tells us that no more than 10 per cent of new UK homes are built independently. So, if you are one of the few and have got as far as finding a plot and winning planning consent, you are a driver for the change we need. So how do you know which ideas are best, and which will work for your project? We recommend a visit to Brighton this June.

With over 120 exhibitors, the Eco Technology Show provides a great opportunity to step back and take an overview of the latest ideas and thinking, and talk to the experts to find out what will work best for your project. The two-day event is packed full of free talks and Q&A panel sessions. These are spread across three seminar areas, five meeting rooms and a communications hub where visitors can get free advice from experts.

The event, now in its fourth year, has firmly established itself as the South's premier showcase for new ideas and thinking on the practical use of low carbon solutions. It therefore attracts interest from leaders in industry and government departments, who make up an impressive panel of expert speakers and panel leaders.

"The self-builders are always first in the door in the morning and last to leave the Show at night," said show director Nicola Gunstone. "They tell us that the scale of this event allows them to have invaluable one-to-one time with inventors, manufacturers and advisers, and to meet and swap ideas with other self-builders."

With all the changes in energy legislation making it hard to keep up with, the Eco Technology Show's programme of free talks and seminars will provide the information, tools and latest legislative updates you need to ensure your project is ahead of the curve.

As well as a packed floor showcasing new build materials and the leading-edge heating and control technologies, this year's event also boasts a new Innovation Zone for products and solutions that have never been exhibited in public before. Examples of these brand new ideas are the Waterblade adaptor which will



drastically reduce the water flow through taps, flexible solar panels and a robot for insulating hard-to-reach areas.

Other highlights for self-builders seeking to add value to properties will include:

- How to achieve an affordable Code 5 home: Learn from Nicola Thomas, director at Arch Angels Architects on how to build a home that meets stringent environmental performance criteria can be made affordable.
- Achieving part L and beyond in the face of regulatory uncertainty: Martin Russell of RICS explains how to comply with regulations when it comes to the conservation of fuel and power.
- The benefits of retrofitting domestic properties: Hear from speakers of the Low Carbon Trust about why making home improvements geared around energy efficiency is a good thing.
- The energy express retrofit solution: Learn about this 'Kwik Fit' approach to domestic retrofit from Energy Express MD Philip Strong.
- Renewable heat – the solutions: Find out how the government's Renewable Heat Incentive scheme pays households for



renewable energy they generate from Patrick Allcorn of the Domestic RHI.

- Reducing utility bills through green energy: Green Energy Consulting's Dr Kyle Crombie demonstrates, using real life examples and case studies, just how much money you can save through renewable energy solutions.

One of the most familiar sources of financial support is FiT (Feed in tariff) for solar panels on roof space. It is actively being encouraged so every self-builder should at least explore the options. The Eco Technology Show will provide a one-stop shop to talk to a range of providers and gain a comprehensive understanding of the latest technologies and business models before you make what will be a long-term commitment. The Solar Cloth Company will be in the Innovation Zone showcasing lightweight, flexible solar panels that can be easily applied to rooftops, including those which cannot support the weight of traditional solar panels. All of the talks at the Show are free, and it's worth a visit to the show's website so you can plan your day. Nicola Gunstone says: "If you thought you knew what is currently on the market for sustainable build projects, think again and plan a visit to the Eco Technology Show. You won't be disappointed."

Register online now for free fast track entry to  
the show at [www.ecotechnologyshow.co.uk](http://www.ecotechnologyshow.co.uk)



## HM The Queen honours Ancon



Three years after receiving the prestigious Queen's Award for Innovation, Ancon's outstanding business performance has been recognised again in 2015 with a second Queen's Award, this time in the International Trade category. The Queen's Awards for Enterprise are presented annually by HM The Queen for exceptional business achievements. Following Ancon's first Award in 2012 for the development and commercialisation of a unique Lockable Dowel, this second

Award celebrates Ancon's phenomenal success in growing sales across new and existing export markets.

Tel: 0114 275 5224 [www.ancon.co.uk](http://www.ancon.co.uk)

Enq. 125

## End-of-year accounts show 32.8 per cent growth



Year-end accounts show 32.8 per cent year-on-year growth at leading light-weight steel roofing tile firm Metrotile UK. The Chippenham-based company enjoyed sales of just over £7.1 million in its year 2014/15 which came to a close at the end of January. Following a strong end to the year, the figure was even higher than forecast and is up by 32.8 per cent on the previous year's sales of £5.3 million. John Cunningham, managing director of Metrotile UK, said: "It's been an amazing year for us as we've sold more than one million tiles for the first time, with a record month in September of more than 120,000 tiles."

Tel: 01249 658 514 [www.metrotile.co.uk](http://www.metrotile.co.uk)

Enq. 126

## UK Worker of the Year and Dickies prove a hit



Globally recognised workwear brand Dickies proved a huge hit at Donington Park, as the Somerset-based brand started their new MCE British Superbike Championship campaign. Dickies, who is the associate sponsor of the new Be Wiser Kawasaki team, had a presence all over Donington Park. Along with the new team, Dickies had a mobile showroom in the trade area, along with a Dickies Paddock shop. It was an exciting weekend for Dickies, who launched the

new Be Wiser Kawasaki team clothing; that was sold from the Dickies mobile showroom.

Tel: 01761 419419 [www.dickieseurope.com](http://www.dickieseurope.com)

Enq. 127

## Interior designer Kelly Hoppen joins Polypipe



Kelly Hoppen MBE, a UK interior design icon and star of the BBC's popular *Dragons' Den*, has been confirmed as brand ambassador for Polypipe's underfloor heating. Kelly has long been a proponent of underfloor heating and utilises it to maximise all of the available space where projects allow. Kelly will be making consumers aware of the aesthetic and lifestyle benefits that systems can offer, and just how affordable they can be.

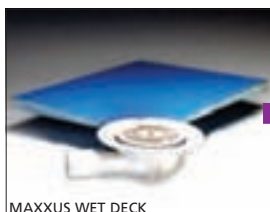
Kelly said: "It makes perfect sense for me to work with Polypipe, a great British manufacturer, to bring the benefits of underfloor heating to a wider consumer audience."

Tel: 01709 770000 [www.polypipeuflh.com](http://www.polypipeuflh.com)

Enq. 128

## wetrooms made easy

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The Maxxus Kit is a third generation deck that takes the wetroom dream to a new level, answering all the deficiencies of existing products. It is the strongest deck on the market, sustaining a 470kg load over joists without any under-boarding, or alternatively set into concrete.

[www.wetroominnovations.com](http://www.wetroominnovations.com) 01629 815500

Enq. 129

## New generation of GRAFT products at London Build



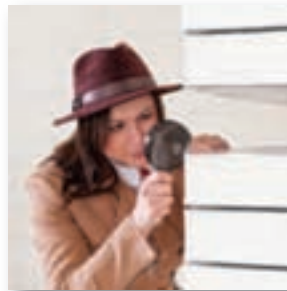
Visitors to London Build, 18-19 June 2015, will be able to get their first look at the new, distinct packaging for the award winning GRAFT range and see the recently launched GRAFT Product Assistance app on stand D18. Polyseam, the company behind the range, has responded to customer feedback and in addition to refining the product has simplified the selection process with the packaging. Orlando Salina, marketing manager explained:

"The range is now packaged in distinctive colour coded tubes, each bearing clear icons to assist with product selection and showing key attributes."

Tel: 01484 421036 [www.polyseam.co.uk](http://www.polyseam.co.uk)

Enq. 130

## Product manufacturers to face scrutiny



In an uncertain world awash with regulation, safety data sheets and large fines, one company is set to unveil its latest and greatest weapon in the battle against unregulated construction products. As part of its SIG Assured scheme, SIG Distribution (SIG) is utilising a super sleuth trained in the art of stealthy stock takes and compliance crosschecking. Emma Dixon-Child, a key member of the SIG Assured Team, will be on the front line of customer protection after undertaking the position of

Construction Industry Detective (or CID). Emma will be responsible for investigating manufacturers' claims into areas like product provenance.

Tel: 01274 696974 [www.sigassured.co.uk](http://www.sigassured.co.uk)

Enq. 131

May/June 2015

# Doors, Windows & Conservatories Supplement



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**301**

express   
bi-folding doors



A man in a light blue shirt and khaki pants stands near a large bi-fold door, looking towards a woman in a red dress who is standing behind a dining table. The table is set with a white tablecloth, a striped runner, plates, glasses, and a vase of flowers. The room features large windows and a modern interior design.

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**302**

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The National Self Build and Renovation Centre (Stand TV 91)

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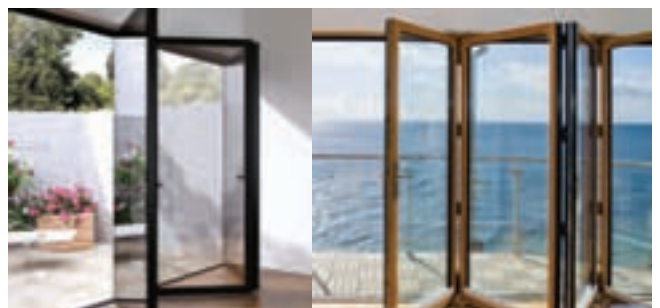


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The  **Folding Sliding**  
**Door Company**



**Express Bi-Folding Doors** services the full process – from manufacturing to installation – and produces British ready-made and bespoke aluminium products including bi-folding doors, sliding doors, windows and roof structures. These types of products are increasingly popular. Two of the company's most popular products are the XP View Bi-folding Door and the XP Glide S sliding door. The XP View is strong and lightweight, adjustable and boasts superb engineering which facilitates the largest bi-folding door panels available in the market place. The XP Glide S is the most energy efficient door product in the Express portfolio. Able to achieve a U-value as low as 1.3, it boasts excellent thermal efficiency and operates with a highly robust lift and slide system.

Enq. 301

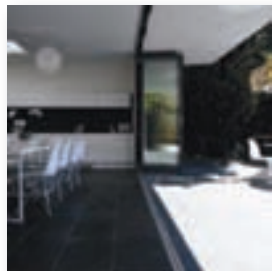


**Origin**, a British manufacturer, designs and builds exceptional quality products. The Origin Home, a complementary product range, includes bi-fold doors that open-up rooms and merge inside with the out, elegant windows that are crafted specifically to let in more light, plus made-to-measure blinds to add a touch of inspiration to any surrounding.

Origin's bi-fold doors and windows come with a 20 year guarantee and are available in 150 different RAL colours, with an industry-leading 'Your Lead Time, Not Ours' delivery promise.

For further details about the Origin Home product range, please visit the company's website or call and speak to a member of the team.

Enq. 302



Folding sliding doors systems from **The Folding Sliding Door Company** can be used in a wide range of applications, from the replacement of an old and tired patio door to a large supermarket entrance.

The folding sliding door (bi-fold) can be used wherever your imagination takes you.

Whatever the situation the company will endeavour to realise your vision. Its fully trained sales staff can give you all the advice you will need on every aspect of the bi-fold doors.

Choosing the right material and opening configuration for your situation is vital to any successful installation.

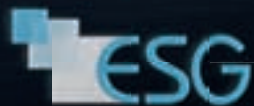
The Folding Sliding Door Company's website will introduce you to its products and how they can be tailored to your designs.

Enq. 303



**ESG**, one of the UK's largest independent glass processors and manufacturers of technical glass products is expanding its range of bespoke products for the home. The company's successful introduction into the residential market of its controllable glass products has seen it become one of the largest manufacturers in the UK. Now with the introduction of new production facilities ESG is now looking to expand its range of bespoke designer glass products. Now fully able to digitally print any image onto any bespoke shape, the range allows for completely unique home products such as splash backs, shower cubicles even as pieces of wall art. For more information on ESG's products, visit the company's website or call the team directly.

Enq. 304



## The next generation of Switchable LCD glass



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01376 520061

Enq. 304





**Kloeber UK Ltd** is a specialist manufacturer of bifold doors in timber and aluminium and advanced glazing solutions in timber, aluminium, composite and coloured uPVC.

The full Kloeber range includes complementary designed sliding doors, windows, glazed screens, French doors, contemporary and traditional entrance doors, single doors, room dividers, glazed screens, fixed panels and roof lights.

Kloeber is a one stop shop for the self-builder and home improver and can provide technical consultations, surveys and a full installation service if required. Visit the company's website for more information on the products and services on offer.

Enq. 305



The exclusive Hampstead Victorian Casement Stays and Fasteners Range from **IronmongeryDirect** features window fittings in the classic stay and fastener style that have been seen in properties for years, and continue to be popular today. The elegant design is timeless, making it ideal for both traditional and contemporary interiors. The range offers outstanding quality and with all 32 products die forged from solid brass using traditional processes, the heavy weight of each piece demonstrates the craftsmanship of these fittings. The exceptional quality results in a smooth opening action time after time, making these handles the obvious choice where style and quality are paramount. For more information visit the company's website.

Enq. 307



**Arbor** manufactures sliding and folding doorsets, hinged doorsets, casement windows and glazed screens in European Oak and durable hardwoods. All products are designed and made at the factory in Bristol and are supplied nationwide.

Bifold doors are available in standard sizes (the E60 range) and to bespoke dimensions and designs up to a maximum width of 8 metres and a maximum height of 3 metres. Internal bifolds are also manufactured in single or double glazed specifications.

Hinged doors, windows and screens are all made to customers' specific requirements and dimensions and complement the bifolds doors perfectly. Visit the website for more information.

Enq. 310



Stylish symmetry. **JB Kind Doors** successful 'Symmetry' wide shaker panel range sees the addition of six new exclusive door designs, to its clean and uncomplicated style.

Adding three new finishes to the white Axis designs, you can now choose from Axis Oak, Axis Walnut and Axis Monochrome, as well as their glazed partners.

All pre-finished, solid core doors, the glazed Oak and Walnut offer clear safety glass, while the glazed Monochrome has striking chequered opaque glass with its solid version sporting an all black central panel. FD30 fire doors are also available.

For more information on JB Kind's products, visit the website or call the company directly.

Enq. 311

## Bespoke glazing solutions

*in timber aluminium & composite*

Kloeber's advanced glazing solutions are available in bespoke or set sizes, with exceptional insulating values, multi-point locking and low maintenance finishes. View our website for further details of our extensive product range with solutions for all self builders and home improvers.

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- sliding doors
- french doors
- single doors

- windows
- shaped glazed screens
- entrance doors
- roof lights

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Enq. 305

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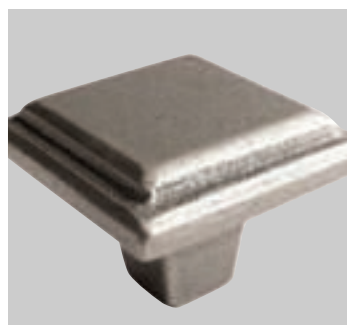
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\*Ex VAT

## World's first integrated doors win Red Dot Award



**Centor** is celebrating worldwide recognition of its pioneering Integrated Doors after winning a Red Dot Award in the internationally respected design competition. Challenging all concepts of what we know as a door today, Centor has integrated doors, screens, shades and hardware as one, to create a new category of Integrated Doors that connect you with the world outside without the compromises. The innovative built-in screens and shades provide unprecedented versatility, allowing control of sunlight, insects and privacy so you can enjoy inside-outside all year round. Concealed locks and hardware contribute to the contemporary look, while doors move with fingertip operation thanks to Centor's patent-pending hardware. Centor Integrated Doors are available in Folding, French and Single configurations with a range of customisable options available. To experience Integrated Doors, visit the website to find your nearest Centor Integrated Dealer showroom.

**Tel: 0121 701 2500** [www.centor.com](http://www.centor.com)

Enq. 308

## Synseal launches high performance roof



**Synseal** is proud to introduce Celsius solid roof – a new and innovative system that employs a structural framework of timber components with environmentally-friendly Envirotile external roof tiles and cappings to create a truly warm solid roof construction, with no possibility of cold bridging. At the heart of the system are thermally-efficient structural insulated panels (SIPs), enabling Celsius solid roof to achieve a pitched roof U-value of 0.18 W/m<sup>2</sup>K for compliance in England and Wales. The U-value of 0.15 W/m<sup>2</sup>K for compliance in Scotland is achieved by fitting insulated plasterboard to line and finish the solid roof interior. Synseal Envirotile external roofing components are injection moulded to Synseal's exact specifications from 100 per cent recycled polypropylene. Precision manufactured and lightweight, each single Envirotile has a low profile chamfered front-leading edge with an aesthetically pleasing riven finish and is extremely simple to fix yet performs exceptionally, securely locking into adjacent tiles without any need for battening to form a quick-fitting and fully integrated roof covering.

**Tel: 01623 443200** [www.synseal.com](http://www.synseal.com)

Enq. 309

[www.arborwinsys.co.uk](http://www.arborwinsys.co.uk)



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Enq. 310

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Enq. 311





## Form and function in perfect harmony

Great design is not just about looking good, it's about performance too. Windows and façades that are perfectly watertight; secure entrance doors; sliding, folding and panoramic doors that open and close effortlessly. Schueco UK's range of aluminium residential systems has what your home needs. Superior quality, unmistakable style. Unbeatable levels of thermal and acoustic insulation. The Schueco Contemporary Living Collection: where everything works in perfect harmony. [www.schueco.co.uk](http://www.schueco.co.uk)

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**312**

**SCHÜCO**



New from **Schueco UK** are two products that make the sliding vent easier to operate and safer in use.

SmartClose makes the closing action effortless by converting the energy generated by the initial pull on the sliding vent into momentum that carries it smoothly along the length of its track until its final soft insertion into the frame. The action is similar to the soft-closing drawers found in many contemporary kitchens.

Schueco SmartStop employs a soft braking action that stops the vent prior to closing, when it can be locked in the normal way.

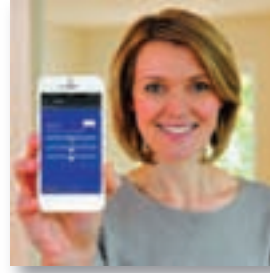
Both products are available from July. For more information on these and other products visit the Schueco website.

Enq. 312



First impressions aren't black and white. Colour adds personality to your new house design and coloured windows are an effective way to achieve the look and style you want. Impressions, the new colour range from **Swish Windows and Doors** offers colours and shades that contrast with external brickwork and render, or complement your inside décor. The Impressions palette offers realistic wood-grains, bold colours and neutral hues. Agate Grey is a lighter shade ideal for modern and contemporary design, while period colours such as Chartwell Green and Siena PR woodgrain can inspire a renovation project. Or, for a barn conversion, try Dark Red. Download a brochure at the Swish Windows and Doors website or call the company directly.

Enq. 313



New security app to operate the doors to your home.

For use with **Hörmann** garage doors, automated gates and entrance doors, the BiSecur Gateway and app allows you to use your smartphone to check whether a door is open or closed.

A scenario function also enables you to set a series of actions to be carried out in sequence, with one touch. In addition, the app can control automated internal or external illumination.

The system is so secure that it uses the same level of encryption as online banking.

For more information on the doors, gates and app visit the Hörmann website.

Enq. 314



**Urban Front** design and make hardwood contemporary front and internal feature doors and garage doors in its workshop based in Chesham, Buckinghamshire with deliveries worldwide.

The company specialises in over-sized and flush doors up to 1.5 x 3m in six hardwoods: European oak, iroko, American walnut, fumed oak and wenge – with the ability to also produce bespoke options. A choice of any RAL color finish is also available.

All doors are steel reinforced and high security with the option of pivot or 3D hinges.

The range also includes the E98passive which is certified Passiv Haus with a U Value of 0.8V2K.

Enq. 315



# Colour adds personality to your build

Create the look and style you want in bold colours and natural hues with Impressions colour collection from Swish Windows and Doors.

Impressions

**Swish**  
WINDOWS AND DOORS

call 0808 178 3040 or visit [www.swishwindows.co.uk](http://www.swishwindows.co.uk)

Enq. 313

ThermoPro steel entrance door



## When the Build Matters the Doors are Hörmann

- Widest range of garage and entrance doors in the UK
- Precision German engineering
- Excellent security and outstanding reliability
- Large selection of designs to match every home

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**314**

**HÖRMANN**  
Garage and Industrial Doors







**Made For Trade**, a supplier of aluminium bi-fold doors and conservatory roofs, has added SMART's Visoglide+ patio doors to its range.

The multi-point locking patio doors are available in any RAL or British Standard shade, with a choice of dual colour. There is also a wide selection of finishes, including a range of textured colours.

Compared to the previous model, the new Visoglide+ patio door has improved strength and weather resistance and features an extended Polyamide thermal break in the main sections to help it achieve better U-values.

For more information, contact Made For Trade or visit the company's website.

Enq. 317



The **Glazing Vision** fixed Flushglaze rooflight is the only glass rooflight to achieve accreditation by the British Board of Agreement (BBA). It has been independently tested for strength and stability, durability, condensation risk, light and solar transmittance, behaviour during a fire, water resistance and thermal performance.

View Glazing Vision's range of precision engineered, fixed, hinged and sliding rooflights available to buy online directly from the company's website.

Flood your building with natural daylight, create ventilation, open up your roof for a real wow factor or even install walk on glass with contemporary, independently tested designs starting at £599.

Enq. 337



**Quayside Conservatories** has been creating hardwood conservatories for the trade and general public for over 20 years.

A team of craftsmen, working from premises on the banks of the river Waveney, ensure that the products they lovingly create and install are of the highest quality.

The latest news is that during its 20th year the company has decided to invest in a new window line, which will assist in the creation of a new top of the market, more thermally efficient window.

Quayside Conservatories are rebranding this new window line under the QTech brand (Durable, Stable and Sustainable). Further information can be found on the company's website.

Enq. 338



If you're looking to improve the energy efficiency of your home without compromising on style, then **JELD-WEN** has the solution with its Stormsure + casement window. Awarded to top A+ energy rating the Stormsure + is supplied with triple glazed Pilkington EnergiKare™ glass and high quality ERA hardware as standard.

Available in a variety of bar designs and a wide choice of colour options, these fully finished softwood timber windows offer superb thermal efficiency, sound insulation and an attractive appearance.

For more information about this and the other ranges available, visit the JELD-WEN website or contact the company directly via telephone.

Enq. 319

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Enq. 316

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**317**



\* Lead times based on standard colour range  
\* Price applies to bi-fold doors per leaf only.

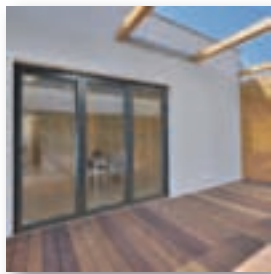
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**Thermal Window & Conservatory Roof Systems Ltd** is a trade Window and Door manufacturer, the Home of ecoTHERMAL™ A Rated PVCu Window. With rising energy costs, fuel costs and living costs, the last thing you want to do is throw valuable money out of the window and at the same time do irreparable damage to our planet, affecting future generations. Do your bit, Install eco-THERMAL A Rated windows. The ecoTHERMAL™ A Rated Window is arguably the best window system on the market, taking advantage of the latest advances in glass and using Super Spacer technology to provide sealed units and a complete window system that delivers a U-value of 1.6w/m²K, and an energy index of +2 with ease.

Enq. 326



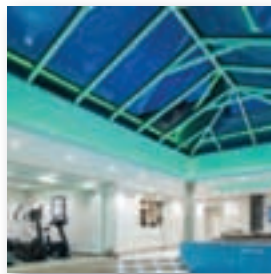
'Emperor Concealed' is the new, revolutionary aluminium bi-fold door from **Duration Windows**.

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 new design of 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.

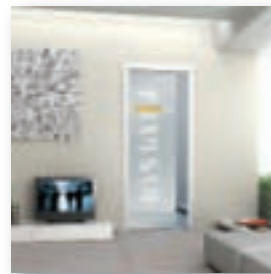
Visit the Duration Windows website for more information or for an instant on-line price and details of the many shows that the company will be exhibiting these doors at throughout 2015.

Enq. 331



KATpod from KAT is the advanced engineering solution in lantern design, allowing in an unrivalled amount of light and providing a feeling of space, uninhibited by bulky roof spars. KAT only makes niche products to a superior specification and KATpod is no different. It is a thoughtfully engineered roofing solution with ultra slim sightlines, excellent structural integrity and unrivalled thermal performance. The choices are simple; choose the frame colour combination, the glazing tint and the roofkit size. The roof is delivered by KAT ready to be quickly assembled on-site and includes an optional bespoke timber upstand kerb. KATpod offers solutions for all property types; from sensitive period buildings, spa's and atriums, to new build properties, extensions or refurbishments.

Enq. 335



What makes your en-suite...

Bigger without moving the walls, brighter without adding a window and creates a feature without costing the earth?

**Eclisse** does!

Just add an Eclisse frameless glass pocket door. The frameless glass can be made in simple satin finish or decorated with a choice of patterns and colours to make a real feature in your bedroom. The glass means more light enters the en-suite making the atmosphere light and airy and the door just glides back into the wall creating more usable space in the same room. Prices start at £475.00 plus VAT for the complete kit. For further information on the product visit the company's website.

Enq. 336

We know the trade.

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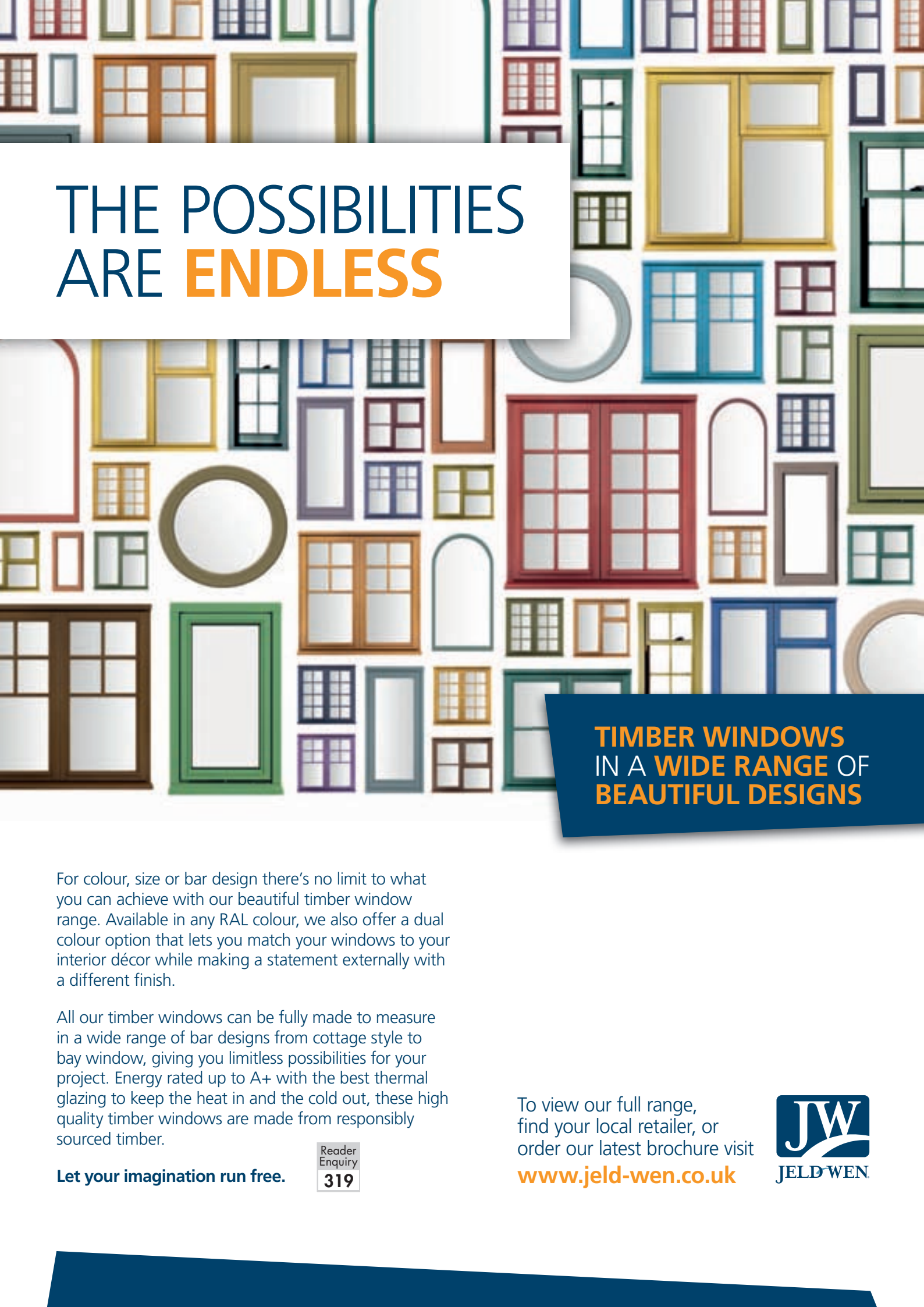
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Enq. 318





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For colour, size or bar design there's no limit to what you can achieve with our beautiful timber window range. Available in any RAL colour, we also offer a dual colour option that lets you match your windows to your interior décor while making a statement externally with a different finish.

All our timber windows can be fully made to measure in a wide range of bar designs from cottage style to bay window, giving you limitless possibilities for your project. Energy rated up to A+ with the best thermal glazing to keep the heat in and the cold out, these high quality timber windows are made from responsibly sourced timber.

**Let your imagination run free.**

Reader  
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**319**

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order our latest brochure visit  
**[www.jeld-wen.co.uk](http://www.jeld-wen.co.uk)**

**JW**  
JELD-WEN

# Set and match to Garador!

Garador has introduced a complete range of front entrance doors to complement the styles and designs of its garage doors.

These exciting new FrontGuard front entrance doors have been carefully designed to match many of Garador's popular Up & Over and Sectional garage doors, with a wide range of styles, designs and colours.

The front entrance doors are all produced within the Garador group offering the same high end manufacturing and functionality as their garage doors including excellent security. SBD accredited front doors are also available. The SBD accreditation qualifies for two points under the Code for Sustainable Homes, a government national standard now used in the home construction industry.

High density insulating foam is incorporated in all FrontGuard front doors for serious thermal and acoustic insulation and even the door frames and seals have been specially designed to minimise the loss of heat and to eliminate thermal bridges. The FGS 700 FrontGuard front door (pictured) has a stunningly attractive design and a U value down to 1.5 W/m<sup>2</sup>k.

The FrontGuard range offers a number of additional features such as rubber sealing on all four sides of the door panel; a five point high



security locking system, three way adjustable hinges for quick and easy installation. With a choice of 14 colours and finishes, and optional features such as transom lights, brass or chrome spy holes, window drips and an electric strike plate with key catch for keyless access, you can build a door to suit your requirements.

This range of FrontGuard front doors along

with an extensive choice of Up & Over and Sectional garage doors, confirms Garador's leadership in the external door market and with prices from just £898 (excluding VAT) for a front door they offer excellent value for money.

Find out more about Garador's garage door and front door ranges by calling 01935 443709 or visit [www.garador.co.uk](http://www.garador.co.uk)

Enq. 320

## FAKRO launches PVC high pivot roof window



FAKRO's latest innovation is the PYP-V high-pivot PVC roof window for bathrooms, wetrooms, kitchens and any areas subject to intense periods of moisture creation. It has a balanced hinge mechanism which enables the sash to be positioned as required, enabling users to stand unobstructed in an open window. In addition to white, the PYP-V is available in Golden Oak and Pine to complement exposed timber features. In common with natural pine products in the high pivot range,

the PYP-V offers extended height in a single window to maximise use of natural light. Installation can be undertaken in pitches ranging from 15–90°.

Tel: 01283 554755 [www.fakro.co.uk](http://www.fakro.co.uk)

Enq. 321

## Steel windows bring industrial style



Keen to extend their house in Wandsworth, South West London, to create a large, light filled family kitchen and dining area opening directly onto the garden, Simon and Marissa Pilkington used a screen of steel windows and doors to provide a strong industrial aesthetic. To manufacture and install the windows, they chose Steel Window Association member, Steel Window Service and Supplies. Working with Steel Window Service and Supplies to refine the

design, the couple decided to have two sets of double doors and a central panel of fixed lights which resulted in an impressive 5m wide by 2.7m high area of glazing.

Enq. 322

## Couple choose Residence 9 for restoration



A couple from Lincolnshire have achieved a stunning new look to their six-bedroom brick built home with authentic Residence 9 windows from HWL Windows Group. The homeowners liked the look of Residence 9 windows. They chose HWL Windows Group as an experienced company that could manufacture the windows to their exact specification and at a price that met their budget. HWL Windows Group provided a complete design, planning and project management

service for the couple. The project involved the production of 23 Residence 9 windows and three external composite doors with custom-designed stained glass lead effects to the top lights, plus a set of French doors.

Enq. 323

## Evolve VS are even more authentic for conservation



Synseal's popular Evolve VS sliding sash has been improved with the addition of a new deep bottom rail design option, to provide an even greater degree of authenticity for heritage and conservation project applications. Standard Evolve vertical sliding sash windows feature a slimline bottom rail 60mm in height to maximise glass area and daylight, however a 100mm deep bottom rail has previously been available as a special manufacturing option by

combining two extrusions. Now a new ovolo deep bottom rail created from a single extrusion, 100mm deep, is readily available.

Tel: 01623 443200 [www.synseal.com](http://www.synseal.com)

Enq. 324





# The Quick way to **Build Character**

To satisfy local planning and building control, David Marshall required his windows and doors to fit in with period properties in the same area.

Quickslide offer nationwide delivery of made-to-measure PVCu sliding sash windows that blend the very best of traditional styling with contemporary design and energy efficiency.

## Project Breakdown (per dwelling)

1 x Composite door	£ 925
9 x Sash windows	£ 3,330
1 x French door	£ 740

Total cost                      £ 4,995



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**325**

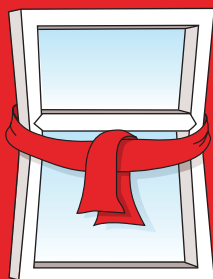
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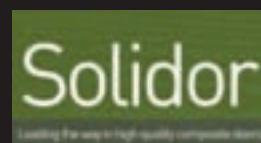
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BSEN7412

## "Thumbs-up" from Synseal at Ecobuild 2015



Synseal successfully exhibited at this year's Ecobuild. The key objectives were to demonstrate the diversity of Synseal's product solutions with a focus on true innovation and also introduce new sub-brand solutions following the recent acquisition of Sheerframe and Masterdor. Featured on the stand was Synseal's innovative WarmCore aluminium folding sliding door, a Sheerframe 8000 fully reversible window, a high specification Masterdor composite door and a touchy-feely solar gain heat lamp to demonstrate the effectiveness of Synseal's exclusive thermally-efficient Celsius performance glass.

Tel: 01623 443200 [www.synseal.com](http://www.synseal.com)

Enq. 327

## George Woods' timber door canopies



George Woods UK manufactures a large range of door canopies, all hand made in timber from sustainable forestry. The company always holds a large stock of its standard size canopies, which enables it to offer a next day delivery service. A bespoke design service is provided for both timber door canopies and barge boards, which can be crafted from your design. Beautifully crafted porch canopies are available in soft wood and include an extensive range of

barge boards (fascia boards), all of which are manufactured on-site by hand. Having a canopy prolongs the life of the front door, extends time between maintenance and adds value.

Enq. 328

## VEKA UK Group adds newly-designed patio door



The VEKA UK Group has introduced the third product in its innovative Imagine range with the addition of a new, in-line sliding Patio Door. The door was previewed at the 2014 FIT Show where it drew much attention for its contemporary stepped outerframe styling. With this product, The VEKA UK Group offers a choice of chamfered or sculptured sashes and beads, and the option of a matching midrail – ideal for letterplates, house numbers and other door furniture. This Patio

Door joins a technically-advanced Bi-Fold and French Door in the Imagine range, both of which feature a stunning flush finish.

Tel: 01282 716611 [www.vekauk.com](http://www.vekauk.com)

Enq. 329

## Global conservatories gain easy orangery retro-fits



Synseal's popular Global conservatory roof can now be enhanced with orangery style retro-fit solutions on both the inside and outside which are good-looking and straightforward to install. With over 4 million existing conservatories currently gracing British homes, many of which will be in need of refurbishment to replace weathered frames and original polycarbonate glazing, there is no doubt that the installed park of conservatories is getting older every day. The new Global retro-fit solutions

employ product elements from Synseal's proven and market-leading hybrid orangery design, Global Summer.

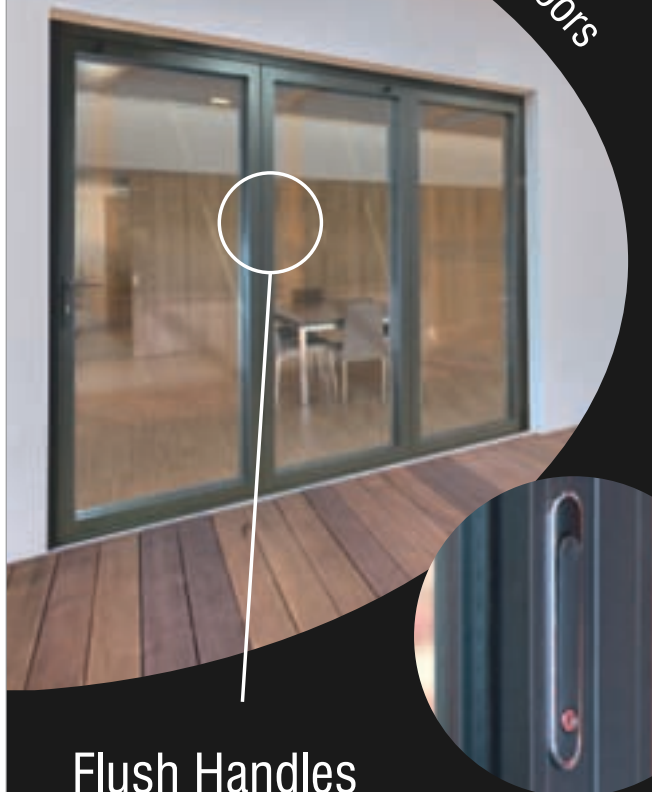
Tel: 01623 443200 [www.synseal.com](http://www.synseal.com)

Enq. 330

# Emperor Concealed

Innovative Bifold Doors

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Enq. 331

## Imago redefines timber sliding doors

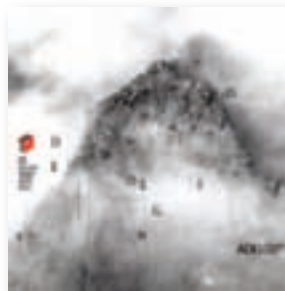


Perfect for the UK climate, Imago Lift & Slide is the definitive timber wide-span door for design led homes. The super-slim wooden frame makes it an exciting choice where style and performance is paramount. Imago is the stunning timber lift and slide door system from **AGB**. Imago frames the view with a sightline down to just 2cm. Unlike most wooden doors, Imago has a sash slimmer than even some aluminium lift and slide doors. The hardware disappears into the frame and the silky smooth slide mechanism is invisible. The Imago Lift & Slide Door is so innovative it has been selected as one of the best industrial designs, alongside an impressive line-up of new offerings from luxury brands renowned for beauty and performance. The result is a huge glazed window door that offers an uninterrupted view. The combination of elegant style and industry leading thermal and weather performance has redefined what is possible from a timber door. Our British weather means large doors stay firmly shut for most of the year. Imago's slim design means there aren't multiple frames to break up the view, creating a light filled space.

**Tel: 01279 812958** [www.agb.it](http://www.agb.it)

Enq. 332

## Imago takes on a Ferrari

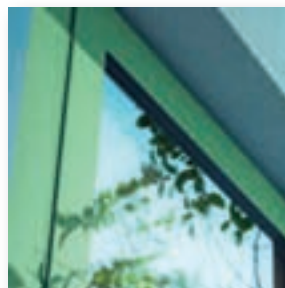


There aren't many door hardware companies that can place themselves in the same class as Ferrari, Ducati and Maserati, but Imago Lift & Slide Door from **AGB Hardware** can. Established in 1954, the ADI Design Index acknowledges the most significant in Italian designs, and in 2014, Imago was shortlisted for the prestigious Compasso d'Oro award. Imago is the first lift and slide door to be recognised by them and it's unsurprising. 'Technology must be beautiful' is the philosophy at AGB and Imago truly is beautiful technology. Imago has been designed to create a door with the widest glazed area available.

**Tel: 01279 812958** [www.chooseimago.co.uk](http://www.chooseimago.co.uk)

Enq. 333

## Lumi sheds new light on windows



**Apeer** has entered the windows market with a groundbreaking new, structurally bonded window and door glazing system. A first in its field, the radically styled new Lumi collection is set to bring the seamless sophistication of iconic glass structure to the residential housing market. The range of frameless windows, doors, entrance glazing, French doors and a bi-fold door system was launched at Grand Designs. Offering a frame-free, 'wall of light profile' the triple glazed Lumi collection is distinguished by its fused ceramic colour border. It is available in eight different exterior colours and eight further interior finishes.

**Tel: 02825 632200** [www.appeer.co.uk](http://www.appeer.co.uk)

Enq. 334

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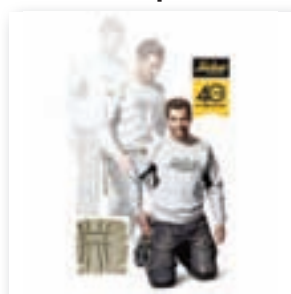


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**336**

### Snickers' superior knee protection on site



The launch of these new D3O Lite Kneepads from **Snickers Workwear** means its time to seriously consider giving yourself superior knee protection. Leading the way in reliable and certified knee protection for professional tradesmen and women, the new D3O Kneepads deliver the most advanced knee protection available today. Delivering superior cushioning and protection, D3O® Lite is a high-tech material that's flexible, durable and cut-resistant. These dynamic

kneepads also have an advanced ergonomic injection-moulded design that makes them mould around your knees while their subtle air channels provide outstanding ventilation for maximum comfort when you're working.

Enq. 132

### Get a great deal with Snickers' anniversary hoodie



With a contemporary design and cosy comfort, this hardworking **Snickers** hoodie is great for all trades on site. Made from a cosy, durable fabric for extra ruggedness, it's also got an adjustable drawstring hood plus kangaroo handwarmer pockets at the front. It's also pre-washed for a comfortable and pre-shrunk fit. With top quality Snickers embroidery on the front and a 40th anniversary logo on the arm, it is available in a wide range of sizes in black. Check out your local

Snickers Dealer for availability and great prices – but hurry, this unique celebration garment is only available while stocks last. Contact Snickers for more information on the hoodie.

Enq. 133

### EUROWALL+ achieves 0.18 U-value target

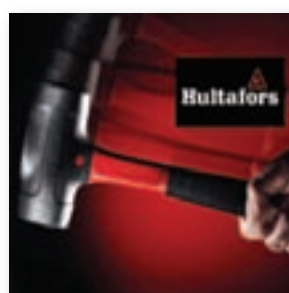


Designed specifically to achieve a 0.18 U-value target, **Recticel Insulation's** new cavity wall PIR insulation product, EUROWALL+, is set to help meet the Part L 2013 Building Regulations. EUROWALL+ has also been developed to meet current building design requirements, achieving a 0.18W/m²K in 100mm cavities. Installed using a tongue and groove edge profile, EUROWALL+ allows for optimum installation, improving on 'ship-lap' joints or flat edges, which do

not provide as positive a fit. In addition, this innovative design further enhances its thermal performance by creating an airtight seal between boards, preventing moisture passage.

Enq. 134

### Hultafors' dead blow hammer



Giving you recoilless power without the sparks. This Dead Blow hammer from **Hultafors Tools** delivers all the power you need, but with reduced recoil and no sparks thanks to the internal ball bearings that cushion shock and reduce recoil. These fantastic Hammers have a fiberglass and Santoprene handle for optimal grip and comfort. Most important of all is the fact that the Hammer's design ergonomics and efficient operation will help reduce repetitive strain injury.

Available in a range of different sizes, their designs feature soft faces to minimise the risk of leaving marks on the work piece, and a flat area on the head for upright storage.

Enq. 135



GPML Construction is a leading provider of building and maintenance solutions to customers in London and across the South East.

Established in 1990, the company has a long track record in meeting the demands of projects with varying size and scope for extensions, loft conversions, new builds, basements and refurbishments.

A proven, flexible service means that the company can help develop a project from conception to completion.

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Enq. 136





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## Timóleon saves 18th century barn



Programmes such as *Grand Designs* or *Restoration Man* frequently show scenes of building owners or their contractors taking sledgehammers to demolish the internal walls and floors of old properties. Imagine the feelings of a family, who were told that their immaculately restored, Grade II listed home had to be virtually gutted due to a problem with the heating system. Thankfully, the owners decided to seek another opinion, subsequently calling in Pure Plumbing and Heating of Cambridge. Although the company's director was of the same opinion that the existing underfloor heating system needed to be replaced, he had also got past experience of the underfloor heating range manufactured by Timóleon and believed the systems offered a far more convenient as well as a considerably more economic alternative. As a result, the owners of the elegantly restored barn did not have to watch the place being ripped apart and were actually able to remain in residence while Pure's engineers completed the installation of an overlay system in just three weeks. As a key element to Timóleon's Underfloor Heating Products range, ToronFloor can be fitted floating over a concrete base as well as across joists or battens.

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## Are you planning on starting an Extension, Renovation, Conversion or New Build in 2015?

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## Hot shower, say "no" to cold bathroom floor with Cosyfloor™

You've just stepped out of a nice hot shower so why spoil the effect with a cold bathroom floor?

Cosyfloor™ electric underfloor heating is designed for bathrooms, shower rooms and any tiled or marbled floor. The gentle warmth is ideal for bathrooms, the product is easy to install, and there is no need to have unsightly and cumbersome radiators in what is often the smallest room in the house. The wiring can be adapted to fit around bathroom furniture so all the area is covered.

Spring is the traditional time to make home improvements and if a bathroom refurbishment is being planned, this is where underfloor heating can add value to the new décor.

Cosyfloor™ meets all safety standards and requires no maintenance. Other heating products in the range include Ecofloor and Ecomat. The company also manufactures demista™

Heated mirror pads to ensure the bathroom mirrors remain steam free at all time.

For more information on all products available, contact Cosyfloor™ or visit the website.

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Reader  
Enquiry  
**143**

**ICE ENERGY**  
  
**TECHNOLOGIES**

# Renewing your faith in fuel

Calor Gas explores the latest green options available for rural living and explains how LPG can be the ideal partner fuel for modern renewable systems

What springs to mind when you conjure up an image of your dream home? Is it the location, the layout or the furnishings that are most important to you?

For many self-builders, environmental sustainability is top of the agenda, meaning there are some important decisions to be made around the fuel that will heat your home. But what if you are building a property in a rural location that is not connected to mains gas?

With important factors such as fuel costs, boiler efficiency and reliability to take into account, some of the latest renewable options seem very attractive. But you may have concerns about the dependability of a renewable heating system and whether it will cope with the energy demands of your new home.

The good news is there is another way – hybrid systems.

A hybrid solution that combines a heat pump with LPG is a great option if you are interested in renewable solutions but may be reluctant to choose a system that relies solely on green technology.

The heat pump provides warmth for the home on milder days, and the gas boiler offers a reliable secondary source of fuel to give you peace of mind that you'll never be without heating or hot water.

*Continued overleaf...*

A hybrid solution that combines a heat pump with LPG is a great option if you are interested in renewable solutions but may be reluctant to choose a system that relies solely on green technology







## How hybrids work

Hybrid solutions combine an air-to-water heat pump with a condensing combi boiler that is fuelled by gas. By using the outside air as a renewable energy source coupled with an on-site gas supply, it allows you to generate reliable heating and hot water that doesn't cost the earth.

The intelligent system automatically selects the most cost effective mode – using either the heat pump or boiler – depending on the weather and demand, in order to provide maximum efficiency. You simply input your energy tariff and the technology will deliver the lowest running cost, which could result in savings of up to 35 per cent on your gas bills, compared to a standard gas boiler.

In addition to this, systems that use heat pump technology and renewables are eligible for the Domestic Renewable Heat Incentive (RHI). This is a scheme set up by the government to encourage uptake of renewable heat technologies among householders through financial incentives.

The hybrid system may enable you to receive payments of up to £600 per year, for seven years, paying 7.3 pence per kWh for each unit of renewable heat produced from an air-to-water heat pump. For example, if your property produces 115 kWh of renewable heat every month, this could equate to an £80 payback in just one month alone.

## LPG benefits

Having LPG as a secondary fuel source to heat your home also brings with it a number of addi-

The hybrid system may enable you to receive payments of up to £600 per year, for seven years, paying 7.3 pence per kWh for each unit of renewable heat produced from an air-to-water heat pump

tional advantages. Versatile and efficient, it offers all of the same benefits of mains gas – providing fuel for central heating, hot water, cooking and gas fires.

It is also the cleanest burning fossil fuel, emitting 11.7 per cent less CO<sub>2</sub> per kWh of energy used than oil, and is virtually impossible to steal – a great plus for those in rural areas where oil theft is common.

Oil theft can cause significant environmental damage when a tank is pierced and oil is siphoned off, which can cost you in terms of tank repair, clean up of spillages not to mention replacing the lost fuel. So choosing a hybrid system that combines LPG and renewables



means you can eliminate any worries you may have about the theft of your heating fuel.

You've also got the option of hiding a gas tank underground, or using discrete cylinders to help you make the most of your outside living space too. And what's more, the heat pump sits neatly against an outside wall of the property, so it won't intrude on your inside living space – with a compact gas boiler installed on the inside.

So if you're looking for a sustainable, efficient and environmentally friendly off-grid fuel option that is also cost-effective, then choosing a hybrid system that incorporates LPG could be the ideal solution for you.

Enq. 144



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## Why choose underfloor heating?

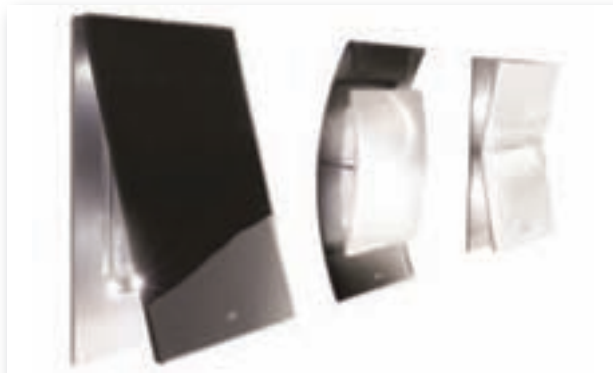


**Nu-Heat** is committed to designing bespoke, energy efficient heating systems that perform. From interpreting and creating CAD drawings to making those early recommendations that will improve a system's efficiency, you can expect more when you choose Nu-Heat underfloor heating (UFH) for your new build or renovation project. UFH works by pumping a controlled flow of warm water from any heat source through tubing embedded in the floor. Because the emitting area is large, sufficient warmth is provided across the whole floor surface to heat the room effectively. Not only does UFH provide a superior heat, it is also an efficient heating system that saves you both energy and money. Because UFH uses lower water temperatures than radiators, it is the perfect partner for both condensing boilers and heat pumps, providing the highest levels of energy efficiency and lowest possible annual running costs. Nu-Heat's underfloor heating can be integrated seamlessly with both ground and air source heat pumps as well as solar thermal. To find out how a Nu-Heat underfloor heating system can be integrated in your build visit the company's website.

Tel: 01404 540650 [www.nu-heat.co.uk](http://www.nu-heat.co.uk)

Enq. 147

## Sweeter smelling warm air from Specflue



As an addition to its range of air pellet stoves, **Specflue** is now offering the first design diffusers. Supplied as part of the MCZ Comfort Air® range, the diffusers are fitted to air distribution outlets and offer a true design piece. They can be integrated into any air-vented system and their exclusive light and aromatherapy functions make them unique to the market. Comfort Air® can effectively carry the warm air into other rooms up to a distance of eight metres. Unlike traditional systems, in which the jets must be positioned at the top, the diffusers allow the jets to be freely positioned, giving architectural and aesthetic advantages. A tank located inside the diffuser contains water that vaporises when the hot air exits the system, ensuring balanced humidification of the room. Fragrances and essences can be added to the tank for a pleasant aromatherapy effect. The extractor on the back of the hot air exit diffuser allows the heat produced by the stove to dissipate rapidly and uniformly, giving a 30 per cent increase in the heat released compared to traditional systems, ultimately providing energy savings to the householder.

Tel: 0800 9020220 [www.specflue.com](http://www.specflue.com)

Enq. 148

# Off Gas?

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## Absolut **XP**ERT

System Chimney

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homes

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3 3 | 0

3 | 33

Airtight homes and modern heating technologies place enormous demands on gas temperatures can lead to condensation. With its integrated and insulated combustion air shaft, Absolut XPERT from Schiedel is the ideal system to

compatible its the Absolut XPERT solution for stress free heating.

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## Ecodan heat pumps now offer EPC cashback



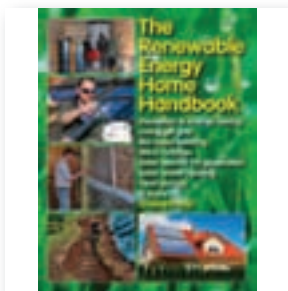
Mitsubishi Electric has teamed up with Green Deal advice service 'Easy EPC' to offer homeowners a full cashback on the cost of an Energy Performance Certificate (EPC) and a Green Deal Assessment (GDA). The six-month promotion was launched on 9 April 2015 to coincide with the first anniversary of the governments' Renewable Heat Incentive (RHI), the world's first, long-term financial support programme for renewable heat. All Ecodan systems (outdoor unit and cylinder) purchased,

installed and commissioned between 9 April 2015 and 9 October 2015 will be eligible for a refund of £147.95.

Tel: 01707 282880 [www.ecodan.co.uk](http://www.ecodan.co.uk)

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## Euroheat's vital role in new renewables handbook



Installers and property owners alike can now learn more about domestic renewable energy in a new easy-to-follow manual, *The Renewable Energy Home Handbook*, which was written in close collaboration with natural energy provider Euroheat. Available now, the manual could prove a valuable tool for customers looking to make the switch to 'green' energy, detailing the pros and cons of renewable energy products; from biomass and solar pv to wind turbines and insula-

tion. The step-by-step guide enables readers to make an informed choice as to what system would prove best for their intended property.

Tel: 01885 491112 [www.euroheat.co.uk](http://www.euroheat.co.uk)

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## New products for the Schlüter®-DITRA-HEAT range



A popular electrical underfloor heating system from manufacturer Schlüter-Systems has been enhanced with exciting new features in its range. Schlüter®-DITRA-HEAT has become popular with specifiers, installers and homeowners as the perfect all-in-one integrated solution for use under tiles and natural stone flooring. And now the system benefits from even more flexibility thanks to a new feature rich touchscreen digital thermostat launched this year which allows the end user to have control over individual room temperatures. The digital thermostat Schlüter®-DITRA-HEATE-R includes full touchscreen technology and provides two floor sensors, with the option of air temperature, ensuring climate control is balanced at all times and at only 5.5 x 5.5cm, blends easily into its environment. The thermostat comes ready to run straight from the box. Also new for 2015 is the innovative Schlüter®-DITRA-HEATE-VVS which provides electric heating within walls, offering a discrete, safer and more practical alternative to traditional towel rails and radiators. Available in complete box sets and suitable for use under tile or stone, the system is designed for easy installation.

Tel: 01530 813396 [www.ditraheat.co.uk](http://www.ditraheat.co.uk)

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## Colour co-ordinate your radiators



Self-builders are warming to the idea of selecting coloured radiators from leading manufacturer **Stelrad**.

Most radiators come in white as standard, but Stelrad's designer models can be specially ordered in up to 35 colours, making them extremely attractive products for interior designers, architects and self-builders, looking to match radiator colours with specific colour décor.

Visit the Stelrad website for more information on all its available products or call the company directly.

**Tel: 0870 849 8056** [www.stelrad.com](http://www.stelrad.com)

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## New DuoWIN combination biomass boiler



Windhager has just launched its brand new DuoWIN combination biomass boiler. With hybrid technology, DuoWIN combines heating with wood and pellets in one unit. This sophisticated biomass boiler system allows users to either use logs or wood pellets and its intelligent fuel switching detects when the wood gassifier is in burnout and switches to pellet operation, either automatically or at a desired time. It is available as either a comfort or energy optimised variant.

Available in four models from 33 kW – 56 kW output, the DuoWIN has a filling volume of 145 litres for 50cm split logs and 164 litres of wood pellets, the feed for which can be either manual or fully automatic.

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Enq. 158



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Enq. 159



A six person package sewage treatment plant for underground installation



# Small scale sewage treatment

Just as 'Transport' is evolving into 'Logistics' so 'Sewage' is rapidly evolving into 'Waste Water'.  
Mark Newbery, consultant at Burnham Environmental Services Ltd explains further

If your self-build does not have access to mains drainage by gravity or pumping then sewage or waste water is nowadays normally dealt with by a treatment plant rather than an old fashioned 'Septic Tank'. A septic tank has a relatively small retained volume and an overflow that must be to a properly designed system of soakaway trenches, alternatively called a sub-irrigation system. The effluent from a septic tank is typically a strong malodorous polluting liquid. Septic tanks should normally be emptied once per year.

The name 'Cesspool' is currently used to describe a very large tank with no outlet and from which all the waste water is removed by tanker. Such systems are very expensive to operate and large tankers consuming diesel and wearing out roads are not an environmentally friendly option.

When an off mains site needs to be assessed for sewage disposal options the regulatory authority, such as the Environment Agency (EA) in England, requires a comparison of the costs between somehow reaching the nearest sewer by gravity or pumping and the alternative options. In broad terms for single properties the cost of reaching a sewer some distance away quickly becomes more expensive than an on-site solution. Each case is judged individually. Building Regulations from either the local authority or a private company are always required and Planning Permission is required for some larger installations.

When a disposal solution is required for larger sites then the comparison allows greater distances to be covered before on-site sewage treatment becomes the more favourable option in terms of cost. On some occasions connection to mains drainage will not be allowable if the receiving treatment works is already full to capacity either due to hydraulic loading or the organic/pollution strength loading measured in Kg BOD per day. The BOD test is used to test the strength of an effluent or watercourse and stands for Biochemical Oxygen Demand. BOD tests are carried out in a laboratory and each test lasts for five days.

When on-site sewage treatment has been determined as the most appropriate means of waste water disposal a set system of appraisal is carried out. Surface water from roofs and hardstandings is excluded from the foul drainage system for new developments but where remedial sewage treatment is required for an existing site, investigation is needed to determine if any surface water is included in the foul drainage system. If there are connections these need to be assessed by the manufacturers of what are generally known as 'Package Sewage Treatment Plants' and separation of the surface water may be required. Infiltration of ground water into defective drains may be a further factor.

The ways in which loadings are assessed for a package sewage treatment plant are set out in British Water's Data Table 'Flows and  
*Continued overleaf...*

In broad terms for single properties the cost of reaching a sewer some distance away quickly becomes more expensive than an on-site solution. Each case is judged individually



A garden with an underground six person sewage treatment plant and a package effluent pumping system under the statues



Outlet pipe for treated sewage effluent into a ditch with a natural growth of duckweed

Loads 4'. For single houses such as a self-build project the design population is the number of bedrooms plus two. For example, a four-bedroom house requires a six person treatment plant.

Some of the different types of treatment plants currently available in the UK use 'Total Aeration' technology. This means there is no stored septic sludge and all the organic matter coming down the drain is aerated, treated and purified. Such systems have the longest emptying intervals of the different systems available. Some companies will offer a guarantee of operation without any foul odour.

The technologies now most commonly sold today incorporate aeration in a number of different ways and such systems can run for as long as a year without any maintenance, although routine checks are always advisable. Complicated technologies that require substantial maintenance and expensive spare parts are being superseded by the systems using aeration. Linear and side channel air blowers are

Examples of an air blower



reliable and simple to maintain when all other design parameters have been correctly chosen.

When making a choice inexpensive treatment plants are rarely the best option for the end users.

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For single houses such as a self-build project the design population is the number of bedrooms plus two. For example, a four-bedroom house requires a six person treatment plant

### Synseal Venetian orangery



The Leylands were looking to extend the kitchen in their beautiful stone detached house, nestled in the Pennine Hills. The four-bedroom property already had a conservatory installed onto the kitchen, with sliding doors separating the two areas. With dreams of a spacious and airy open plan kitchen area, homeowner Gaynor started considering a traditional extension to achieve this vision. But after visiting a friend's property, she reassessed her plans. The Leylands had a brand new kitchen installed including a new island, and the original kitchen area now runs seamlessly into the spacious orangery. The entire space also enjoys the luxury of underfloor heating. The Venetian Orangery from Synseal has been installed with solid stone pillars and warm cherrywood woodgrain, to match the existing stone walls and windows of the impressive looking property. It features a signature decorative fascia on the outside and, on the inside, the Venetian's impressive orangery soffit is fully insulated for added warmth and comfort. A glazed lantern roof that stretches across the full width of the extension allows the light to stream in.

Tel: 01623 443200 [www.synseal-homeowner.co.uk](http://www.synseal-homeowner.co.uk)

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### Shaws of Darwen Shaker sink



The Classic Shaker 800 is a deep, heavyweight single bowl sink with traditional style square sides from the Shaws of Darwen Shaker family. Its Shaker sinks are manufactured with a durable glaze designed for years of use. They all feature 3 1/2" waste outlets suitable for basket strainer or waste disposer and are perfect for new build or refurbishment projects in contemporary styled kitchens. Due to the weight of Shaws sinks, the company recommends that adequate support is in

place before installation. Visit the website to see the full range of sinks, taps and accessories available.

Tel: 01254 775111 [www.shawsofdarwen.com](http://www.shawsofdarwen.com)

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### Make a splash this summer with Lustrolite



As we step into summer, we all long to be able to jump into the cool blue sea or at least, a sparkling blue swimming pool. However, the sea isn't always in sight, so why not bring that coastal, holiday vibe into your home with this summer's hottest shades of blue instead? Add that exotic feel to your kitchen or bathroom with Lustrolite from Abacus Direct in Blue Atoll which is a deep yet bright blue that can make you feel like you are beachside in seconds.

If you are looking for a cooler shade of blue then try Lustrolite in Glacier for a refreshing new look. Lustrolite's glass effect acrylic wall panels are the perfect way to breathe life back into your kitchen and bathroom.

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# Islands in the dream

A look at the use of islands in your dream kitchen, by Michael Wright, of Michael Wright Kitchens and Interiors, leading luxury kitchen specialist

Contemporary kitchens offering multi-tasking island life are catching the on-trend eye.

Kitchen islands are a great hub for family life, incorporating a work station with a desk top or room for the kids to work at their laptops, especially for those with an open-plan multi-functional space to play with.

The latest kitchen island designs even have integral dining tables, a trend which seems to be really gaining momentum.

As more and more multi-tasking parents are looking for practical solutions which allow them to prepare supper while overseeing homework and monitoring what children may be browsing online, kitchen designers have responded with this clever use of islands.

But if you have your heart set on an island, do remember they are best as part of a well thought out design. If you have the space a kitchen island can be a great asset, providing additional practical preparation areas. But if your space is tight don't try and squeeze one in as it will look pinched and won't be workable. You need a minimum of 1.1m between the island and your banks of appliances or other work surfaces. Anything else just isn't comfortable to work in.

But all is not lost for those looking to create space.

For optimum use of space in a smaller area, you can incorporate a straight or curved bench on the end of the island and couple this with a free standing dining table. When not in use, the table can be tucked in over the bench freeing



up more space in the room.

If you're really short of space but crave additional work surfaces, consider a moveable butcher's block which is both practical and ergonomically effective, instead of a traditional fixed island.

A very large room also shouts out for meticulous planning to make the most of the space as

The latest kitchen island designs even have integral dining tables, a trend which seems to be really gaining momentum

there are pitfalls to avoid.

Beware of making your island too large, however big your kitchen may be. An overlarge square island has a 'problem area' in the middle which isn't practical for preparation or work and becomes a dumping ground for clutter that simply gathers dust. Ideally an island should be no deeper than 90cms.

Rectangles work better and consider just how large you need your island to be; just large enough for the task in hand, but not large enough to attract mess.

Whether it contrasts or matches the rest of the kitchen is a personal choice and depends





on whether you want major impact or pleasing blends.

Mix crisp, light coloured lacquered units with a dark natural stone top for maximum effect, or conversely take dark lacquered units and couple them with a fine-lined white island top in a man-made composite.

You can take a rectangular island or peninsula and add on the end a curved dining table at a lower level, as opposed to a breakfast bar at island height. Particularly effective in an open plan space, this has the effect of creating a transition or blurring the lines between kitchen and living space with the change of height and particularly with a change of material. Coupling a stone island top, for example with a laminate dining surface in a contrasting colour can be very effective.

Always consider the practicalities and your own particular lifestyle. You could consider a flamed granite island which is quite a 'soft' finish for natural stone. It looks lovely, but its riven surface is impractical for rolling pastry (usually great on a cool stone surface), and woe betide anyone who spills candle wax! Consider carefully how you want to use the island as this may well dictate materials to embrace and those to avoid.

A seamless transition from work top to sink in a man-made composite can look very striking. You can mould sinks and upstands incorporating gentle curves rather than right angled joints.

There are many composite surfaces on the market with advantages such as mouldability and a huge colour range, but durability is a major concern. Some scratch rather easily and most will not take a hot pan straight from the hob and having to have a trivet on the island can spoil its otherwise sleek lines. Happily there are new innovations on the market – composite



materials made from glass and ceramic ingredients which are ultra-heated and baked to form what can only be described as a bomb-proof material which won't scratch and can even manage a heated chip pan without marking.

For real luxury, and if money is no object, you could consider having a stone sink drilled out of a solid block of granite.

Clever features can also add to the practicality of the island.

It's good to have flexibility in how you use your island – from working at your laptop to using any number of kitchen gadgets – so power points are a must. They can be unsightly so a neat solution is to incorporate a pop up power panel which can be hidden discretely from sight when not in use and popped up when you need to plug in your food processor.

All very wow factor, but kitchen customers are

also urged not to forget the boring, practical bits – like plumbing and electrics – when designing their room.

Start planning early as you'd be amazed how many aspects of kitchen design an island will impact upon – from the precise positioning of utilities (water, waste, power), to the ventilation for a cooker hood and the layout of any under floor heating. You don't want under floor heating under an island bin for example – that can encourage unpleasant smells. You may also need to allow space within the guts of the island for a vacuum cylinder if you're incorporating a boiling water tap.

Kitchen islands can be an amazing focus for a stunning kitchen and a very useful practical addition to the heart of any home – but as with everything else in a fantastic home which is wonderful to live in, careful planning is key.

Enq. 165

[ Kitchen islands can be an amazing focus for a stunning kitchen and a very useful practical addition to the heart of any home ]





## COMPAC delivers the perfect quartz finish



COMPAC has introduced a new glacé finish for eight of its popular quartz worksurface colours including: Absolute Blanc, Botticino, Carrara, Cool Grey and Perlino and it's also available on one of COMPAC's latest quartz worksurfaces – the New York Collection. This innovative glacé finish, exclusively developed by COMPAC, not only delivers the same porosity as the traditional gloss finish making it hygienic and easy to clean, each worksurface also has a beautiful silky smooth and sensuous feel to the touch. The colour and grain of the worksurface is more enhanced creating a magical 3D appearance. Glacé from COMPAC – perfect in every sense.

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## Lucca from KBB is ultimate five-piece package



The new Bellissimo Lucca vinyl-wrapped range from KBB Replacement Doors is set to make flexibility and colour choice in the five-piece door format more affordable than ever.

Lucca comes in four woodgrain matt colours off the shelf – Ivory, Mussel, Cashmere and Dakar. Another critical point is that curves and made-to-measure sizes are available in all colours. What's more, the four bars

which surround the centre panel are wider than standard at 105 mm, giving a distinctive, contemporary look and an extra air of quality.

Tel: 0289 048 3676 [www.kitchenbedroomdoors.com](http://www.kitchenbedroomdoors.com)

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## Return to Rise Hall: this time the kitchens get it



Granite Transformations has returned once again to Rise Hall, the magnificent 19th century manor house restored by TV's Sarah Beeny and artist husband Graham Swift, and this time the kitchen makeover specialist has actually helped transform two kitchens, the Butler's Pantry and an ensuite installation in the hall managers' live-in quarters. Sarah and Graham's passion for Britain's heritage and their attention to design detail are evident throughout, as is their use of functional and

sympathetic new materials like Granite Transformations' quartz, granite and recycled glass surfaces.

Tel: 0800 044 5393 [www.granitetransformations.co.uk](http://www.granitetransformations.co.uk)

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## New gas hob launched in built-in Victoria collection



New from Smeg is the SR964 60cm Victoria traditional gas hob, which is part of the colourful new retro Victoria built-in collection, which features the same stunning aesthetic and traditional, classic styling as the existing, award-winning Victoria range cooker collection. Perfect for injecting personality into your kitchen, the unique new Victoria built-in appliances look stunning in both traditional and contemporary settings and have been designed to co-ordinate with a wide

range of other products within Smeg's portfolio. Elements of the modern and traditional are combined in this model through the use of traditional design features and cutting edge technology such as automatic electronic ignition.

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# Rainwater & Greywater Showcase

In this issue we look at recent trends in rainwater & greywater products

## 1 YEOMAN RAINGUARD

Yeoman Rainguard has launched its new SL Aluminium Rainwater Systems to the builders merchants and construction markets. Manufactured from 2mm thick aluminium the new SL gutters and downpipes offer a wealth of advantages to the builder including longevity, ease of fitting and style. Finished in a polyester powder coating, the SL Aluminium system is a long lasting and robust which once installed will not require any repair, replacement, repainting or maintenance.

[www.rainguard.co.uk](http://www.rainguard.co.uk)

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## 3 SAINT-GOBAIN PAM UK

Saint-Gobain PAM UK has added a high quality steel system, called Cyclone, to its range of rainwater and gutter products. Ideal for both new build and refurbishment applications, the new, lightweight Cyclone range offers a cost-effective alternative to plastic gutters, with the strength and longevity of a steel system. With no risk of shrinking, leaking or colour fading over its guaranteed life, the steel system is easy to install with no specialist tools or skills required.

[www.saint-gobain-pam.co.uk](http://www.saint-gobain-pam.co.uk) Enq. 177

## 2 RAINCLEAR SYSTEMS

Online retailer of metal guttering and downpipe products Rainclear Systems, has added four new colours to the range of quality Galvanised Steel it keeps in stock for next day delivery nationwide. The demand for steel guttering has never been higher with homeowners and installers looking for high quality rainwater solutions that last. The steel systems are made of highly durable and recyclable metals and come either galvanised or colour coated.

[www.rainclear.co.uk](http://www.rainclear.co.uk)

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## London to Athens with FreeFlow!

Freefoam Building Products has just released figures to show that if all the guttering sold in 2014 was laid end to end it would reach from London to Athens. These figures highlight that an increasing number of construction professionals are realising the benefits of the Freeflow brand. For many fitters a rainwater system is out of sight so out of mind – until it goes wrong and many will assume that rainwater systems are a commodity with one brand being very much like another. That can be a costly mistake. Freefoam's rainwater range, Freeflow, offers clever solutions to common issues giving fitters considerable benefits with the added choice both PVC and Cast Iron effect finishes. Co-extruded gutter with a white interior to minimise heat absorption and reduce expansion, highly visible red advanced long-life compressible seals which create flexible water-tight joints, and gutters and downpipes covered with protective film to survive transit and storage. All features that make Freeflow the ultimate fit and forget product that can be relied on to perform year after year. The Freeflow rainwater system is available in a range of four colours, and a variety of systems. A Cast Iron effect system was added last year giving specifiers and property developers the choice of a low maintenance long lasting PVC system with the charm and appeal of authentic cast iron features.

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# Six steps to smoke alarm specification

By Martyn Walley, national technical manager at Aico Ltd

When building your home you are governed by a myriad of rules and regulations, including those pertaining to fire safety. Under Building Regulations, smoke alarms are a legal requirement in new builds; they are, after all, a life saving device.

But sticking a few smoke alarms around your property is not good enough. Did you know, for example, there are different types of fires, which have different by-products? As a result, there are different sensing methods. Incorrectly select and site an alarm and it may not detect a fire in time and could also become a nuisance with false alarms.

A good electrician – and increasingly architects too – will be well versed in alarm specification and should have a good understanding of both Building Regulations and BS 5839-6:2013 – the British Standard for domestic fire alarm installation. However, it's your property, so a basic understanding of the issues and the products available to you would be sensible.

Here is an overview of the six steps to take to ensure you get the fire alarm system best suited to your property.

## Step 1: Property type

The first stage in creating a smoke alarm specification is to identify your property type by number of storeys. Larger properties may require a different type of alarm system than a standard domestic mains powered (Grade D) system. From here, you need to take into consideration the layout and features, such as solar power (a potential fire hazard as the associated electrical equipment is often installed in loft spaces) or an open plan layout as these will affect the alarm specification.

## Step 2: Level of protection

Once you have identified your property type, it's time to choose the level of protection required. Choose from High (Category LD1) through to Minimum (Category LD3) protection. For those unsure, Medium protection (Category LD2) is recommended for the majority of installations. The level of protection required will dictate the number of rooms to be protected with an alarm, as laid out in BS 5839-6:2013.



## Step 3: Alarm power/back-up

The first stage in selecting the alarms themselves is to determine the alarms' power source. There are three options: Grade D mains powered alarms with rechargeable Lithium battery back-up, Grade D mains powered with alkaline battery back-up and Grade F battery powered alarms only. We recommend mains powered alarms with rechargeable Lithium back-up as they don't require battery replacement.

## Stage 4: Alarm sensor type

Now that the alarm power/back-up has been determined, the next step is to choose the alarm sensor types. The decision to be made at this stage is between 'standard' alarms (Optical, Ionisation and Heat) or the more advanced Multi-Sensor alarm (in conjunction with a heat alarm in the kitchen and garage if applicable).

Optical and Ionisation alarms both detect smoke.

Optical alarms are most effective at detecting smouldering fires with large particles, such as produced by burning furniture, and are less likely to react to the type of invisible smoke

produced by cooking fumes so are recommended for circulation spaces such as hallways close to kitchens and landings. However, they can react to steam, so should not be located too close to bathrooms.

Ionisation alarms are less likely to false alarm from dense tobacco smoke, excessive dust and insect ingress and are sensitive to fast flaming fires. However, they are also sensitive to cooking fumes, so shouldn't be used near a kitchen.

Heat alarms don't detect smoke at all, but instead react to temperatures of 58°C or over. A Heat alarm should only be used in a kitchen or garage, and only as part of a fire alarm system that also includes interconnected smoke alarms.

*Continued overleaf...*

Under Building Regulations, smoke alarms are a legal requirement in new builds; they are, after all, a life saving device



For the ultimate protection, consider instead a Multi-Sensor as this provides the best response to all different fire types. This alarm combines optical and heat sensors and has built-in intelligence that enables it to not only monitor the signals from both sensors, but also to interpret them.



## Stage 5: Alarm interconnection

Under Building Regulations and BS 5839-6:2013, smoke alarms should be interconnected within a property so that if one alarm on the system is triggered, every other alarm in the property also activates. It provides an earlier warning and the best chance of escape. You can choose to do this by traditional hard wiring – the most popular in new build as it can be planned in to the build – or by using wireless interconnection technology that uses Radio Frequency (RF) signals, such as Aico's RadiolINK Professional.

## Stage 6: Accessories

The last step is to consider accessories to make the system easy to use and add flexibility. Examples include an Alarm Controller to test and control all alarms on a system from a convenient wall mounted unit; a Module to allow you to integrate with a Sprinkler; an Alarm for the Hearing Impaired.


## The finish line


Producing a good smoke alarm specification requires a thorough understanding of both Building Regulations and BS 5839-6:2013.

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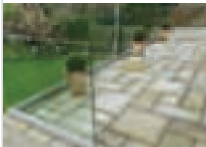
Smoke alarms should be interconnected within a property so that if one alarm on the system is triggered, every other alarm in the property also activates








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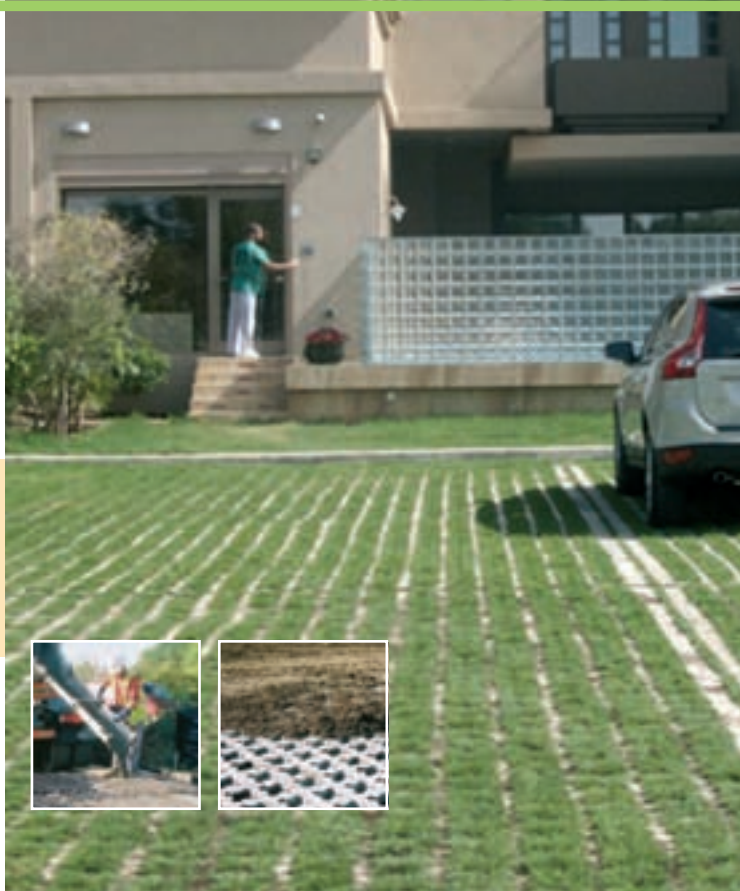


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# Truly sustainable timber

Sustainability has been a dominant theme in construction for many years. We all want the houses we build to be energy efficient and have a minimum environmental impact, and that sentiment extends to the specific materials we use in construction. Vastern Timber explains more on what to consider when choosing sustainable materials

Fortunately, sustainable materials and energy efficient methods have become increasingly fashionable in the self-build market, from ground-source heating and natural ventilation, to reclaimed bricks and tiles, and it is often the case that sustainable materials add that certain something special to designs. Wood remains one of the most popular of materials in the self-build market, especially for sustainable designs. People appreciate both the inherent environmental benefits of wood, as well as the beautiful textures and design flexibility wood delivers.

However, we should be careful before concluding that simply using wood in our designs automatically ticks the sustainability box, because some wood is more sustainable than others.

It seems ridiculous to suggest that timber is in any way not a sustainable material. Surely

timber represents one of the most sustainable materials known? Trees capture carbon as they grow, and the actual process of harvesting and replacing trees itself delivers huge environmental benefits. The process to turn raw timber into useable wood products is relatively energy efficient and certainly not as intensive as metals or plastics, and there is definitely no issue with end of life disposal, as untreated wood is naturally biodegradable and does not pollute.

However, we need to think of sustainability in terms of more than just environmental sustainability. It's not just about carbon capture, energy efficiency, biodiversity and wildlife, it is equally about social and economic sustainability and the communities affected by the harvesting and processing of timber.

Unfortunately we have become overly reliant on imported hardwoods in the UK, to the detriment of our own domestic hardwood industry.

We need to think of sustainability in terms of more than just environmental sustainability. It's not just about carbon capture, energy efficiency, biodiversity and wildlife

*Continued on page 73...*



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## Breather membranes make meeting BS 5534 easy



IKO Plc has launched a range of breathable membranes for pitched roofs to meet BS 5534:2014, the new wind-uplift standard. IKO's Rubershield ECO, ECO EXTRA, PRO and PRO EXTRA membranes were launched in February before the new legislation was enforced. The BBA Approved range offers options suitable for every wind zone using a 345mm or 250mm (or under) batten gauge. The wind-zone classification is printed on the underlay wrapping, clearly showing

which zone each option is suitable for, and the maximum recommended batten spacings. Contact the IKO technical team for more information, who is also advising on any queries about BS 5534.

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Only 6 per cent of hardwoods currently used in the UK are native. Yet there is no reason why designers should ignore the design and sustainability advantages of British woods



This in turn has had a negative effect on our own native woodlands. Demand for British timber has been superseded by imported woods. As a result our domestic industry has contracted, with inevitable job losses and impacted communities. And with this contraction there has not been the investment made into making sure our woodlands are properly managed. Research has shown that up to 65 per cent of our native mixed broadleaf woodlands are unmanaged.

Yet, even as British timber has become dominated by imported wood, our own domestic timber is still superior in many respects.

Of most interest to self-build designers, British timber offers superior design flexibility. Imported woods are invariably generic in both grade and available sizes. Should a designer want a particularly texturally interesting wood, or a non-standard size, there is no way this request can be passed back along the chain to the source. Imported timber is very much 'off the shelf' in nature, yet with British timber the designer needs only to travel a few miles to a British sawmill to discuss specific requirements

and can often view the actual timber before making a choice. Plus, the sawmill can cut bespoke sizes if necessary. Where imported woods are 'off the shelf', it's worth thinking of British timber as more akin to Savile Row and ideally suited to a creative self-build market.

But moving back to the issue of sustainability, British timber offers obvious advantages with regards to the carbon footprint of its transportation. It might not be a huge reduction, but it is still significant.

It is also easier to monitor, inspect and report on the environmental and social effects of British timber when the woodland and sawmill are just 50 miles away. Imported woods might carry accreditation that it comes from properly managed sources, but how can we see for ourselves that there are no negative impacts to ecology or communities if the source is on another continent?

Unfortunately, only 6 per cent of hardwoods currently used in the UK are native. Yet there is no reason why designers should ignore the design and sustainability advantages of British

woods. From a design perspective, as well as social, economic and environmental perspective, there are more good reasons to buy British than there are not to.

The Grown In Britain movement is working hard to spread these messages and promote the UK timber industry to manufacturers, architects, designers and customers. The UK timber industry is working on the development of more modern and advanced products, such as thermally modified timber products that will enable greater use of lesser used hardwoods. Meanwhile the new Grown In Britain certification that designers are becoming more familiar with is an assurance that the wood you use comes from well-managed British woodlands.

By using British wood we are protecting, valuing and supporting our own woodlands. We are not only supporting our domestic industry and safeguarding jobs, we are also helping to grow an industry that has been dominated by imported timber for too long. So if self-build designers want to make sure they tick that sustainability box, they really have to buy British.



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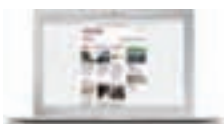
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