

# selfbuilder & homemaker

November/December 2015

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## FEATURES IN THIS ISSUE:

Cladding & Facades  
Doors, Windows & Conservatories  
Floors & Floor Coverings  
Selfbuild Finance & Insurance  
Timber & Joinery  
Stairs, Balustrades & Balconies Showcase  
Kitchens & Appliances Interior Showcase

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# contents



## features

18

### MONTAGUE HOUSE – THE INFILL CHALLENGE

Never shy of a challenge, Debbie Callow decided she wanted to build a house in south-east London. Well known for its high property prices and limited land availability, Debbie knew she would have to take an unusual approach if she were to find land and build a home in this very desirable part of London

38

### ZINC – TAKING A FOOTHOLD IN SELF-BUILD

Jonathan Lowy of Umicore VM Zinc discusses the increasing usage of zinc in commercial projects, and the reasons behind it

45

### BE SMART ABOUT HOME SECURITY

David Herbert, business development director for Yale Smart Living, looks at the latest home security products on the market and examines the key points self-builders should consider when specifying security solutions

52

### FLOORING THAT TURNS HOUSES INTO HOMES

With many new residential flooring types available, Navjot Dhillon, marketing manager at Gerflor Limited, explains why early planning can help you to find the perfect flooring for your new home

57

### SELF-BUILD INSURANCE – THE RIGHT APPROACH

Douglas Brown, managing partner at Renovation Insurance Brokers, discusses finding the right insurance for large renovations

63

### LET THERE BE LIGHT, WITH TIMBER LIFT AND SLIDE DOORS

Self-builders want the most advanced door technologies available as well as craving light and space for their home. Marco Zen, sales manager of AGB Hardware, manufacturers of Imago Lift & Slide doors, explains why timber lift and slide doors are the ideal solution

## product round up

Kitchens & Appliances.....	14 - 17
Appointments & News.....	37
Bathrooms & Wetrooms.....	37
Cladding & Facades.....	38 - 39
Building Products & Services .....	40
Doors, Windows & Conservatories.....	40 - 51
Floors & Floor Coverings.....	51 - 54
Fires & Fireplaces.....	54
Glass & Glazing.....	55
Insulation .....	55
Plant, Tools & Equipment.....	55
Water & Damp Proofing.....	55
Pools & Spas.....	56
Rainwater & Greywater Products .....	56
Roofing .....	56
Stonework & Masonry .....	56
Selfbuild Finance & Insurance .....	57 - 58
Stairs, Balustrades & Balconies.....	59 - 61
Timber & Joinery.....	62 - 65

## also in this issue

4

### INDUSTRY NEWS

14

### KITCHENS & APPLIANCES INTERIOR SHOWCASE

16

### EDITOR'S FOCUS

27

### HEATING & RENEWABLE ENERGY SUPPLEMENT

59

### STAIRS, BALUSTRADES & BALCONIES SHOWCASE

66

### CLASSIFIED & DIRECTORY



Cover image of Sandpath by Adrian James Architects winner 2015 Sunday Times British Homes Awards one-off house of the year (2,500 - 5,000 sq ft) See page 5 for more.



Cointronic House, Station Road,  
Heathfield, East Sussex, TN21 8DF

**Publisher:**  
Lesley Mayo

**News editor:**  
David Mole

**Editorial & production assistants:**  
Roseanne Field & Jack Wooler

**Senior sales executives:**  
Nathan Hunt &  
Sheehan Moir-Edmonds

**Sales executives:**  
Suzanne Easter & Kim Friend

**Circulation/reader enquiry service:**  
Jane Spice

**Managing director:**  
Simon Reed

**Advertising & administration**  
Tel: 01435 863500  
Fax: 01435 863897  
Email: info@netmagmedia.eu  
Website: www.sbhonline.co.uk

**Editorial features**  
Tel: 01435 863500  
Fax: 01435 863897  
Email: lesley@netmagmedia.eu

**Press releases**  
Email: editorial@netmagmedia.eu

Subscription costs just £18 for 6 issues, including post and packing. Phone 01435 863500 for details. Individual copies of the publication are available at £3.25 each inc p&p.

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## editor's comment



I guess the big news at the moment is the government's Housing and Planning bill comfortably negotiating its second reading stage in the Commons.

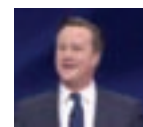
Although not widely discussed the Bill has made changes to the Self-Build and Custom Housebuilding Act, which was given Royal Assent earlier this year. The changes to the Act explains the new council duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area'.

It is likely that the Act will come into force in the early part of 2016 and could potentially be a real 'game changer' for the self-build and custom build industry.

However, potential self and custom builders will have to make sure they ensure their local authorities both make the registration process accessible and used as evidence for the need for serviced plots.

Roll on 2016.

## Government publishes Housing and Planning Bill



The government has published its Housing and Planning Bill, which takes forward a number of proposals to boost homebuilding and home ownership.

Although not widely discussed the Bill has made changes to the Self-Build and Custom Housebuilding Act, which was given Royal Assent earlier this year. The changes to the Act explains the new council duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area'.

The Bill's other proposals include a legal duty placed on local authorities to guarantee Starter Homes on all 'reasonably sized' new sites and to promote the initiative to first-time buyers in their area. Local authorities can also bid for a share of a £10 million Starter Homes Fund, which is part of a £36 million package

to speed up the delivery of Starter Homes.

Brownfield sites identified on brownfield registers will get automatic planning permission in principle. The Bill will also give the Secretary of State further powers to intervene 'if local plans are not effectively delivered'.

Other measures include planning reforms to boost the self-build/custom-build market. Local authorities must help allocate land to people who wish to build their own home. The Bill also extends Right to Buy to housing association tenants.

Speaking about the Bill the Prime Minister said: "A Greater Britain must mean more families having the security and stability of owning a home of their own. My government will do everything it can to help people buy a place of their own – at the heart of this is our ambition to build 1 million new homes by 2020."

**The National Self Build & Renovation Show**  
29 - 31 January, Swindon  
www.nsbrc.co.uk

**Build It Live!**  
6 - 7 February, Bluewater, Kent  
www.builditlive.co.uk

**Build It Live!**  
20 - 21 February, Excel, London  
www.builditlive.co.uk

**Ecobuild**  
8 - 10 March, Excel, London  
www.ecobuild.co.uk



# The Sunday Times British Homes Awards 2015

Over 500 guests gathered at the London Marriott to celebrate the best of property design and development, demonstrated by winners at the Sunday Times British Homes Awards.

The self- and custom-build sector was well represented with three winners in the 'One-off house or extension' category.

In the 'up to 2,500 sq ft' section the award was given to Sandpath, designed by Adrian James Architects. Described as 'a timber and glass box on a budget' Sandpath is set in the countryside near Oxford. Featuring a cantilevered front and minimalist staircase Adrian James explained: "The purity of the shape not only helped the cost, it helps the architecture, keeping it pristine and clean."

The 'between 2,500 and 5,000 sq ft' section award went to Broombank by Soup Architects. Located on the River Alde in Suffolk, Broombank is an example of sensitive modernism, with a pale grey brick facade that disappears into the neighbouring marshland and sliding glass walls on the building's riverside.

The final award for the 'above 5,000 sq ft' section was given to Bighton Grange, designed by Adam Architecture. Inspired by

Sandpath- designed by Adrian James Architects



John Nash's Regency architecture Bighton Grange is located on a quiet country lane near Winchester, in Hampshire.

Confirming the event's commanding position in the housing construction industry's calendar event organiser, Mike Gazzard said:

"Challenging convention and inspiring innovation the British Homes Awards has been pivotal in providing a catalyst for change in the way we design and construct our homes, recognising and showcasing exemplars of best practice."



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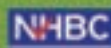
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# Self-build and Custom Housebuilding Act 2015 workshop



Around 50 housing professionals gathered in October for a workshop on the 'Self-build and Custom Housebuilding Act 2015'. The audience was given a run-down of what this new Act will mean and what the requirements are for councils. Gus Zogolovitch, CEO of custom-build enabler Inhabit, discusses his take on the Act and its implementation

It is likely that the Act will come into force in the early part of 2016 and could potentially be a real game changer for the self-build and custom-build industry.

It is clear that government is trying to encourage the self-build sector, as they have realised that it could be an important contributor to housing numbers and a possible part of the solution to the UK housing crisis.

They have looked at our European cousins, especially Germany where almost 60 per cent of new homes are delivered through self-build and custom build, and decided that this housing construction activity could encourage both more and better quality home building.

I share their enthusiasm and appreciate the government's support as the sector is still very much in its infancy and needs help to get it off the ground. The NaCSBA, DCLG and Richard Bacon MP, have come together and done a great job creating legislation, which will level out the playing field – at least in the short-term. However, we all still have a job to do.

The Act itself will force councils to set up a register to measure demand for self-build

and custom build in their area. The Act will also define what self-build and custom-build actually are, which is no easy feat. How do you differentiate between custom-build developers and developers who sell 'off-plan'? In the eyes of Act, the difference is in the amount of customisation the property's ultimate occupiers make to the residence. Investors looking for a 'buy-to-let' property, people looking for a holiday home or traditional 'off-plan' developers will almost certainly be excluded from the definition. The Act also attempts to stop traditional developers 'gaming the system'. The Act argument for CIL exemption suggests that the creation of more custom build homes will help local affordability or even bring new wealth into an area. This remains to be seen, and will be kept under review.

There are also some great reasons for developers to use custom build as a simpler route through the planning process and possibly the avoidance of CIL. The downside to this is that it is likely to only be a matter of time for the definition of 'levels' of customisation to attract development abuse or legal testing. It is also going to put councils under

pressure, as CIL is an important stream of local authority income.

Once a council has set up its register, it will have to take the local self-build demand into account when preparing its local plan. Each council will also have a duty to make a suitable number of serviced plots available to meet demand.

The Act workshop I attended was in London, but it certainly was not clear how self-build might work in the capital. I have lived in London my entire life and know it fairly well. I do not often see large swathes of land that would be suitable for serviced plots. So it will be interesting to see how that pans out.

The workshop also announced the launch of a self-build and custom-build 'online toolkit', which will give councils and other interested landowners access to 'how to' guides that draw on best practice. It will also offer generic advice about subjects including VAT and SDLT.

My concern is the register and its implementation. In London the GLA will be running a register and they have already registered over 600 names. However, we

*Continued on page 8...*



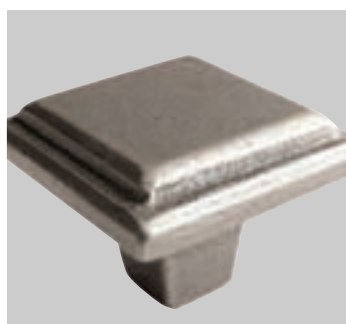
Inhabit's custom build Blenheim Grove project

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*Continued from page 6...*

were told that each borough within London would also be expected to run its own register. This seems like a lost opportunity. I have customers who are so keen on building their own home that they will go anywhere in London to do so. What a pain therefore, to have to register on potentially the 32 different borough registers? If the GLA one is not actually going to help borough registration, why bother registering on it at all?

In my personal view, there should be one single national register run by government and promoted by councils. This would have one standardised set of questions, assess demand nationally and locally, and provide councils access to the national register. It could be promoted both nationally and locally.

With so many registers being operated, how will people find the one in the locality that is appropriate to them, and will potential self-builders be bothered to fill out more than one registration? I certainly would not want to do a registration for each of London's 32 boroughs!

Another question - what kind of marketing are councils going to do to promote these registers?

It would be easy for a council to 'bury' a register in the digital equivalent of the locked filing cabinet and when it comes to their local plan say: "well, no-one signed up, that must mean that no-one wants to build their own home".

Recent surveys suggest that over a million people are currently searching on Rightmove for a plot to buy. We also know that out of that million people only 10,000 actually manage to buy a plot in any one year. That is a 99.9 per cent drop off rate. If demand registration suggests few people are interested in self-build I suggest that will be an indication of a registration process not being promoted, rather than an indication of lack of demand.

While we have a potentially game changing piece of legislation coming our way, it will rely on us as citizens, influencers and future self-build customers to make sure that we keep those registers out of councils' locked filing cabinet.



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# Community self-build approval for south London homes

A community self-build group, the Rural Urban Synthesis Society (RUSS), which aims to provide homes for those priced out of the housing market, has been approved to deliver up to 33 self-build units on an old school site in Lewisham.

The Lewisham-based community land trust teamed up with renowned sustainability architects, Architype and Jon Broome Architects to develop the innovative scheme, which seeks to develop the skills of self-builders to deliver an ambitious Passivhaus inspired design.

The scheme will comprise of one to four-bedroom properties, across a range of tenures including social rent, affordable rent, shared equity and shared ownership. The specific mix of properties and tenure will be tailored to suit the mix of residents that come forward for the scheme. People interested in the project will then be able to get involved in the self-build process and learn new skills, regardless of their skill level at the outset.

The design, which will promote social inclusion, incorporates large terraces to maximise external space for shared gardens and food production, as well as roof gardens and communal pavilions. A community hall, office and kitchen will also be created to accommodate community meetings, performances, physical activities and childcare.

The scheme looks offer an alternative response to the current housing crisis in London, tackling not only the shortage and cost of homes but also the quality. Unit sizes will be 10 per cent greater than area standards in London and the 'fabric first'



approach will promote high-quality, high performing robust materials that will drive down life-cycle costs. The proposed Passivhaus designs will also ensure residents maintain low energy costs through occupation, which for some could be as little as £70 a year.

For Architype, the project is a return to the practice's successful self-build roots, reflecting on their early pioneering projects such as 'Diggers' self-build in Brighton and 'Hedgehog' in Beveden, inspired by the

late Walter Segal.

Associate Director of Architype, James Todd explained: "The self-build development on the Church Grove site is a fantastic example of a bottom-up approach to the housing crisis, challenging the conventional market led top-down approach which is currently failing all over the UK. RUSS is looking to build truly affordable homes, appropriate to income rather than market prices so that the real community can afford to continue living in, while contributing to their local area."

The project, which was initiated by RUSS founder, Kareem Dayes, was inspired by Dayes own upbringing living in a self-build property on Walter's Way, built by his parents in the early 1980's. After five years of planning and fundraising, he was delighted with the result saying: "We are now able to begin the real work of building a truly affordable and sustainable community and can now move a step closer to empowering local people to create an alternative to private ownership and private rented housing."

"Although completion of the scheme is not expected until 2019, work on the design development will begin, followed by skills teaching and more fundraising. "We aim to establish a new precedent, a replicable model in community-led housing that will benefit people currently unable to access housing on the open market. As a Community Land Trust we invite all local people to get involved, become a member of RUSS and participate in the realisation of this project."







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## Urgent call for more self-build homes in Sussex

More self-build homes are needed across East and West Sussex, to balance out the high number of new homes being built by volume housebuilders. However, hundreds of opportunities for self-builders are being un-necessarily lost.

A report from Goldsmith's University of London – featured in *Selfbuilder & Homemaker* September/October – revealed why: “self-builders are struggling to build their own homes...even those with social, economic and cultural capital.” The main reasons, cited in the report, are that the whole structure of the housing market is geared towards developers, rather than self-builders. The report concludes

that structures of the housing and land markets should be challenged

Julia Arnold, managing director of Sussex Home Hub explains: “We meet self-builders who are failing on a daily basis. Most can't even get planning permission. They are falling at different hurdles, as the system is stacked against them and many come unstuck as they are badly advised or try to cut corners.

“Sussex needs self-builders. They not only benefit the community by supplying much-needed new homes, but their properties are often on brownfield sites, lower density, higher quality and architecturally more interesting and individual.”

## ecobuild

## Ecobuild evolution given seal of approval

Ecobuild has received a record number of potential visitors pre-registering to attend following the launch of the event's evolved proposition. Passing the 10,000 pre-registrations mark with six months to go to until the 2016 event reflects the success of Ecobuild's strategy of refreshing the event to focus on growth and market priorities and align with its audience's key topics.

For 2016 Ecobuild has identified key growth areas for the industry including well-being, housing, energy efficiency, infrastructure and technology and has tailored the confer-

ence programme and exhibition around these areas. The conference's three themed days cover homes, architecture and 'next generation', which will look at a broad range of future challenges for construction.

A high profile speaker lineup on the first housing-dedicated day includes Tony Pidgley, Chairman of leading homebuilder Berkeley Group and Richard Sheridan, Chief Executive of developer Keepmoat. Highlights of day two will include Design Panel chair of HS2 Sadie Morgan, and outspoken architect and broadcaster, Jonathan Meades. The final day

will include key sessions looking at future design approaches from architects Alex Smith of [Y/N] Studio and Sam Martin, director of Exterior Architecture, and social entrepreneur Anna Hill, founder of Space Synapse.

Ecobuild's exhibition features two major new features for 2016 to engage visitors: SMART showcasing intelligent building technology and DISCOVER featuring cutting edge products, materials and construction methods both bring fresh approaches to enabling visitors to interact with and experience innovations at the show.

## CRL and Capita launch innovative building services portal

Structural defects insurance provider CRL and Capita Building Standards (CBS), have joined forces to create a new client portal that streamlines building regulations and warranty services.

The CBS Client Portal will provide a consolidated service for building regulation and warranty requirements to revolutionise the current building standards procedure.

Launched at UK Construction Week, the ground-breaking portal will combine CRL's 10-year structural defects insurance and Capita's Approved Inspector building control services in a single online product for public and private sector clients.

This combined service will not only provide the end user with the confidence that their application is progressing, but will provide a significant time saving from application submission to completion.

At present the end user would hear nothing from submission until their application was either rejected or approved typically between five to eight weeks later.

The CBS Client Portal will speed up this entire process at the same time providing its users with constant communication as to the progress of the application.

CRL's 10-year structural defects product was selected as the preferred warranty and for the first time will be available direct from the portal.

Steve Mansour, CEO at CRL Management Limited, said he is delighted CRL were appointed as Capita's preferred 10-year

structural defects provider and predicted a high level of take-up for the product.

He explained: “For CRL, this partnership means considerable growth – putting CRL directly in contact with local authorities and Capita's Approved Inspector customers.

“The opportunity for CRL to work with Capita also brings cutting-edge technology and key strategic partners together to provide a greater service and transparency for all consumers. Our strong relationship with Capita is borne out of congruent principles of high quality services, exceptional products, innovation and a venturesome spirit. Our offerings go hand-in-hand to provide a full building standards product that will change the face of the industry.”

Capita Building Standards director, Chris Jones added: “We have created a holistic building standards product that is both transparent, functional and efficient to satisfy the requirements of an ever-increasing competitive marketplace.

“The portal will provide all clients and local authorities access to building standards related services, offering complete transparency of the building regulations application and inspection process. This pioneering technology not only eases the clients' headaches with its single point of contact for all building standards needs – but allows customers greater control over their individual building projects, with the ability to view the process and progress of their individual submissions.

For more information visit [capita.dataspacelive.co.uk](http://capita.dataspacelive.co.uk)

## Potton's 'Self Build Live' proving a major success

Potton, one of the UK's best known self-build specialists, is celebrating the success of its innovative Self Build Live programme, which has already seen nearly 150 aspiring self-builders given 'access all areas' to the construction of Potton's fifth show home at its St Neots Show Centre.

Only eight weeks into the construction of the company's most contemporary show home, visitor numbers have surpassed expectations, and as a result of its popularity, additional Self Build Live dates have been scheduled to satisfy demand.

Through Potton's renowned Self Build Academy® wannabe self-builders have been able to watch stage by stage construction of the new show home – which has been designed as a fully certified Passivhaus – and learn every aspect of building their own home.

The two storey show home is being constructed from Kingspan TEK® structural insulated panels (SIPs). Marking a major milestone for the project, 80 Self Build Live visitors recently watched the final panels lowered into place to complete the second storey.

Potton's Self Build Director Dr Paul Newman said: "Our Self Build Live visitor numbers have clearly demonstrated the increasing popularity of self building. The positive feedback so far has confirmed that observing a self-build project first hand reveals the reality of building



your own home, helps to clarify technical complexities and makes the process far more achievable".

With each stage of the construction programme being slowed down, there is ample opportunity for aspiring self-builders to take part in Self Build Live before completion in

May 2016. A full schedule of events can be found at the website.

In addition to the published event dates, Friday of every week is 'drop in' day where visitors can turn up and be shown around the site.

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



## Small homebuilders beware of VAT zero rating

Roderick Campbell, partner and head of Commercial Property at law firm Hart Brown, points out that a new dwelling may not always be VAT zero rated.

comment

Recently a small homebuilder thought that following the sale of a new property the VAT incurred was recoverable. HMRC decided otherwise.

The property was in London and the developer intended to demolish the existing building and construct a new house. However, because of the way the original building had been constructed, there was a risk that the party wall between the property and the neighbouring property might fall down. Accordingly, the developer chose to retain one half of the front facade of the property to provide support to the party wall.

When the property was sold, HMRC asserted that zero rating did not apply because the original building had not been completely demolished. It assessed that the developer should pay £45,295 VAT (plus penalty interest) and treated the sale of the property as an exempt supply, so that no input VAT was recoverable.

The developer appealed but the First Tier Tax Tribunal upheld the HMRC assessment.

Zero rating requires the property to be "demolished completely to ground level". Whilst HMRC could have exercised a discretion to disregard the retention of the front facade, which after all was

only done for safety reasons, they chose not to.

The Technical Details – The sale of a new dwelling is a VAT zero-rated supply. The VAT Act 1994 (paragraph 1, group 5 of Schedule 8) provides for the zero rating of "the first grant by a person: (a) constructing a building: (i) designed as a dwelling or number of dwellings ... of a major interest in, or in any part of, the building, dwelling or its site."

The statutory notes under group 5, note 16, says: "for the purpose of [group 5] the construction of a building does not include: (a) the conversion, reconstruction or alteration of an existing building."

Note 18 states: "a building only ceases to be an existing building when: (a) demolished completely to the ground level; or (b) the part remaining above ground level consists of no more than a single facade or where a corner site, a double facade, the retention of which is a condition or requirement of statutory planning consent or similar permission."

The problem for the small homebuilder in this case was that the facade had not been retained as a condition of the planning permission. It had been done for safety and pragmatic reasons.

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**105**

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# Interior inspiration: Kitchens & appliances showcase

4

The kitchen is traditionally known as the heart of the home, so it's important you make the right choices when choosing every aspect of your new kitchen. Our kitchens and appliances showcase will inspire you with a range of styles to suit traditional homes or modern living.



1



2



3

1. The retro look is becoming more and more prominent, both in what we wear and how we style and decorate our homes. Smeg is known for its 50's style fridges, but the company also offer a variety of matching appliances, including washing machines, dishwashers and even toasters. The appliances come in a variety of colours, such as the neutral cream and pastel blue pictured. Visit the dedicated Smeg 50's style website to view all products available in the range.

[www.smeg50style.com](http://www.smeg50style.com)

Enq. 106

2. The Anzio Modern Bar Stool is the perfect place to perch at a breakfast bar with a latte or glass of chilled white wine. Its contemporary designer sleek look makes it stand out from the crowd and is bound to make it a talking-point in your kitchen. The padded round seat is upholstered in high quality White faux leather. The chrome legs are slender with the rear legs wrapping round to make an integral trendy footrest. Also available in an Adjustable Gas Lift version in trendy Mulberry Purple. Priced at £79.

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

Enq. 107

3. The Ashbourne Cameo is a beautiful Ash shaker that draws on the simplicity of the traditional shaker design. It incorporates classic detailing and a subtle paint palette to create a classic yet contemporary look to suit a country-style home. The shaker style is timeless, meaning your kitchen will still look fresh and new for years to come, and the simple design leaves the room looking uncluttered and sophisticated. To view more of the Masterclass Kitchen's shaker collection, visit the company's website.

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

Enq. 108



6



4. Add a splash of colour to your units for a modern and unique look. The Cooke & Lewis High Gloss Aubergine accent doors add a luxurious feel to the kitchen, while giving it instant warmth and a playful personality. The rich, purple hue contrasts effortlessly with the High Gloss White units and doors, keeping the kitchen looking fresh and bright. An ultra smooth glossy surface completes the look, giving your room a distinctive sense of style, with just the right touch of attitude.

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

**Enq. 109**

5. The Breakfast Master from Smart Worldwide is the perfect kitchen appliance for gadget-lovers. Making delicious breakfasts and brunches is made so much easier, especially for large families or those who are often entertaining others. It can boil up to six eggs or poach up to three eggs at a time while toasting two pieces of toast. Made from stainless steel, it is sleek and contemporary in style, and will look good in any kitchen. The Breakfast Master is priced at £59.99.

[www.design55online.co.uk](http://www.design55online.co.uk)

**Enq. 110**

6. Inspired by generations of gourmet excellence is the Elise 90 from Rangemaster. Awaken your inner gastronome with the Elise range cooker; inspired by the passion and panache that ensures European chefs are revered worldwide. One glance at this chic range cooker is all it takes to identify its distinctly continental design direction. From the stylish controls, to the coordinating brushed chrome trim that lends front profile definition, a continental flair for sophisticated design is evident throughout. RRP £2,344.

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

**Enq. 111**

# editor's focus

1

## TOTAL HOME ENVIRONMENT

Total Home Environment's award winning Genvex Combi 185 compact service unit has featured in a BBC article on Cardiff University's SOLCER House. The house is the first low-cost, energy positive house in the UK, producing more energy than it consumes. It has high levels of thermal insulation and is completely airtight and thus required a combined unit for heat recovery ventilation, space heating and hot water. PassivHaus certified, with low energy fans and a compact footprint, the Combi 185 was the perfect solution, all in one box. Visit the News page of the company's website to watch the video.

Enq. 112

2

## JB KIND DOORS

JB Kind Doors' successful 'Symmetry' wide shaker panel range sees the addition of six new exclusive door designs to its clean and uncomplicated style. With three new finishes to the white Axis designs, you can now also choose from Oak, Walnut (pictured) and Monochrome, as well as its glazed partners. All pre-finished, solid core doors are offered with FD30 fire door options too.

Enq. 113



3

## REYNAERS

Reynaers' unique aluminium window and door system CS 38 has benefited from an upgrade – and the new Slim Line 38 series offers better performance than ever before. SL 38 and SL 38-HI are now available and offer ultra slim profiles and improved market-leading energy efficiency. The highly thermally-insulated Slim Line 38 has the look and feel of steel with the performance of aluminium. It combines elegant design, stability and ease of production and is the perfect solution for both new-build constructions and the replacement of steel-framed windows and doors.

Enq. 114



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Or call our offices: CLEOBURY MORTIMER, SHROPSHIRE: 01299 271143  
NORTHWICH, CHESHIRE: 01606 41292

Enq. 115

## KBB raises Pisa's game with complementary colours



KBB Replacement Doors has added three critical finishes to its Bellissimo Pisa range, as the perfect complement to the existing five woodgrains.

White, Cashmere and Cream are the on-trend solid colours. Pisa is made in the innovative new PVC-edged MFC with almost invisible laser edging. There are bespoke sizes and a curved option.

For more information on KBB Replacement Doors, as well as information on the Bellissimo Pisa range please visit the company's website.

028 9048 3676 [www.kitchenbedroomdoors.com](http://www.kitchenbedroomdoors.com)

Enq. 116

## Egerton ceramic sinks from Shaws of Darwen



Egerton is a popular double-bowl fire-clay sink from Shaws of Darwen, handcrafted in Britain and featuring a unique and distinctive patterned front. The offset dividing wall is branded with the well-known Shaws logo to complete the finished 'look'. This beautiful sink from the Shaws Original Collection comes without overflows, but with 3 1/2" waste outlets for basket strainers or waste disposers. Shaws sinks are produced with a durable glaze in both white and biscuit finishes, and designed for years of usage. Due to its weight, Shaws recommend the Egerton sink to be installed professionally with bespoke cabinetry.

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

Enq. 117





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2. Rangemaster [since 1830]



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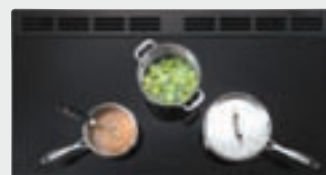
Built from 185 years of market leading experience, the NEXUS tops the

dominates Which? best buys with 9 of the top 11 range cookers, wins countless industry awards and over 1 million customers have already made Rangemaster the heart of their home.

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**118**







“The site, neighbours and actual build proved to be a real challenge, but nothing a bit of imagination, a flexible approach and great building partner can’t conquer”

– Debbie Callow





# Montague House – the infill challenge

Never shy of a challenge, Debbie Callow decided she wanted to build a house in south-east London. Well known for its high property prices and limited land availability, Debbie knew she would have to take an unusual approach if she were to find land and build a home in this very desirable part of London

By David Mote

*Continued overleaf...*



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To make the custom built house viable, the plan was to convert the Victorian property into an apartment building, selling the new properties

The site Debbie found was an end-of-terrace Victorian property, fronting Lordship Lane in Dulwich. The house had a good sized garden with a block of four derelict garages and a small workshop at its end. However, the site also bordered a pavement that led to a local school, an electricity sub station, a basketball court and a very sensitive neighbour's property.

Debbie purchased the whole 'eye sore' site, with its run down Victorian property, graffiti covered garages and dumped rubbish and then employed design and build contractors, Feeling Homes, to create her planned new property.

To make the custom-built house viable, the plan was to convert the Victorian property into an apartment building, selling the new properties to fund the new build that would take place on the footprint of the garages.

Having developed a good relationship with Southwark Council and embracing the next-door neighbour's numerous requirements, the planning process was fairly straightforward. With planning permission granted work quickly started on the extensive conversion and renovation of the original house to create four one-bedroom apartments, which were all subsequently sold with long leases.

*Continued overleaf...*





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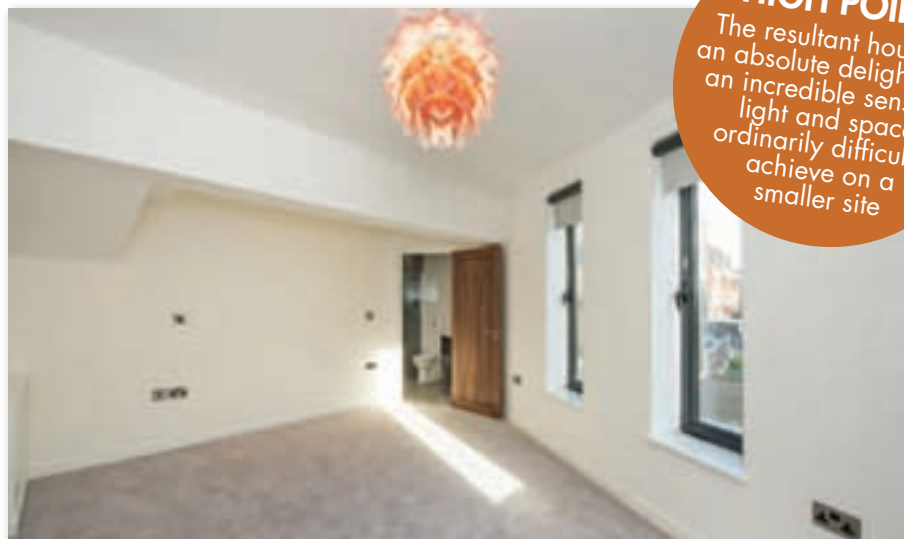
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The wall that now forms part of the kitchen is also the wall to the local electricity sub station and required a fire stop wall to protect the new home



## HIGH POINT

The resultant house is an absolute delight with an incredible sense of light and space, ordinarily difficult to achieve on a smaller site

## Space restricted imaginative design

Having separated the commercial element in the old property from the new house, Debbie created an individual title through land registry for the land on which she was to build her new home.

Given the constraints of the site, a very imaginative design and build that maximised the living space within the garage footprint, while minimising the visual impact had to be employed. This was achieved by designing the new home so that it reduced the square meterage on each floor as the building rose to the top level.

Due to the land on the site being bordered by some real challenges, Feeling Homes had to come up with some unusual build solutions. In total there were six party walls to contend with. The wall that now forms part of the kitchen is also the wall to the local electricity sub station and required a fire stop wall to protect the new home.

The safe construction of the new property, effectively right next to the sub station, also demanded the delicate construction work around twenty crucial cables, which supplied power to the local neighbourhood. This task was safely navigated without any interference to the existing community's electricity supply.

As the property's front door opened onto the

pavement, a special footpath closure had to be agreed with the council to allow for scaffolding and safe working. However, half way through the build the road closure had to be adapted, with the scaffolding being restructured, to allow mothers to take their children to the local school. Other party walls included one backing onto a school's basketball court and a partially collapsed Victorian wall covered in mature ivy.

## Serious build schedule

To ensure the cooperation of the neighbours, whose property had to be accessed to allow the build to take place, the Victorian wall had to be stabilised and the ivy replaced. This

*Continued overleaf...*





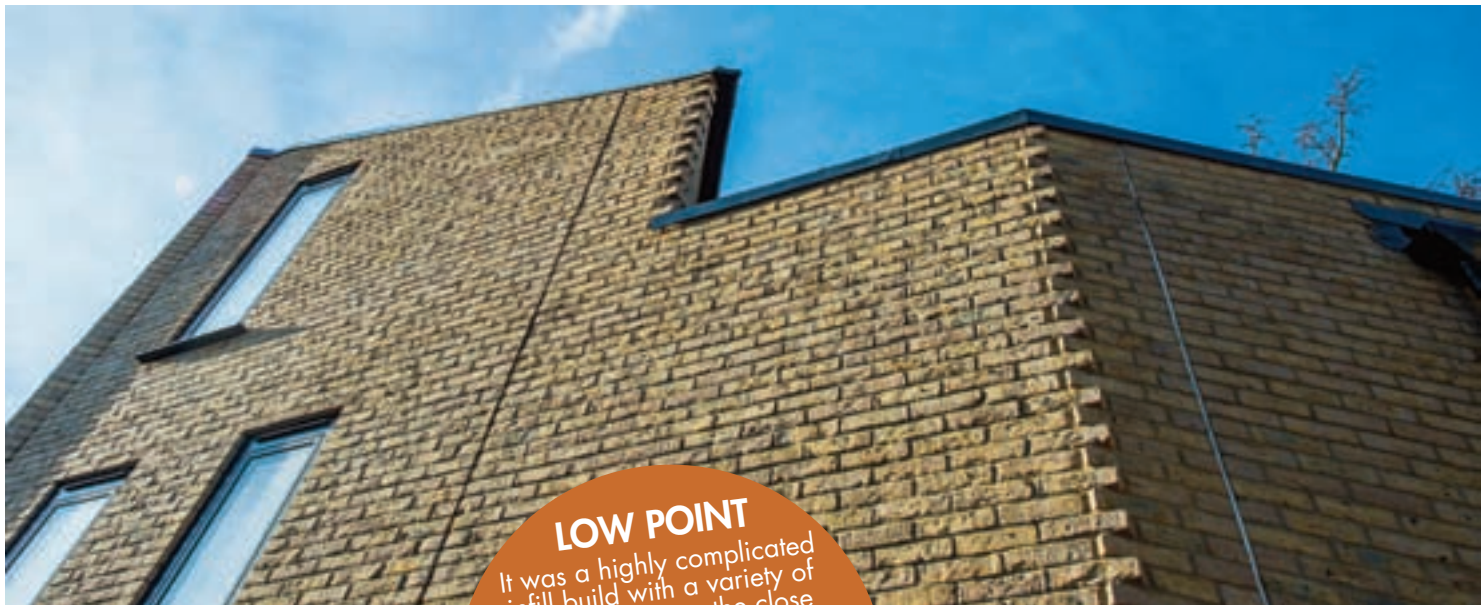
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120







### LOW POINT

It was a highly complicated infill build with a variety of issues relating to the close proximity of the neighbours (we had six party walls), and the fact that the site was directly onto the pavement. We also had an unstable 9ft high Victorian boundary wall which had to be stabilised prior to commencement of the build

required a complicated engineering solution to be employed to ensure the structure not only remained intact during the build, but also continued to enhance and soften the overall look of the new property when viewed from the neighbours' homes.

Due to the necessity of moving materials over the neighbour's property, a build schedule had to be agreed which meant the whole project including:

- Piling over hanging structures
- All groundworks
- Superstructure works
- Roof coverings
- Striking scaffolding
- Erecting new fences
- Landscaping the new garden areas; and
- Re-planting the neighbour's 6 foot mature ivy had to be completed within 16 weeks.

The new 161 sq metre brick and block home had to both sit comfortably within the street landscape, while contributing to the improvement of the derelict garage site. To achieve this a yellow stock brick was used on the upper part of the house to contrast with the natural white render on the ground floor. This was used to ensure the new property was reminiscent of a Georgian townhouse, while the grey powder coated aluminium full height windows make it clear that this house is a contemporary home.

Given the planning challenges of building onto the pavement and taking into account 'overlooking issues' the lounge has become a 'light box' with a glazed roof and bi-fold doors leading to one of three outside spaces. The glass roofed kitchen leads to a fully enclosed totally, private courtyard, which takes full advantage of original party walls, which were updated and incorporated into the design by using the same render as the house. The new building also used the same flooring tiles as the Victorian property to ensure a seamless smooth flow between the two buildings.

As well as the 'secret' courtyard garden that leads off the kitchen the new home has a small garden off the living room and a second courtyard that can also be used as a driveway.

*Continued overleaf...*



**COST OF  
BUILD**  
£450,000



**SIZE OF  
PROPERTY**  
161  
sq m

The glass roofed kitchen leads to a fully enclosed totally private courtyard, which takes full advantage of original party walls, which were updated and incorporated into the design by using the same render as the house



### The benefits of using an expert contractor

Debbie knew that the creation of an infill property in the densely built London suburb of Dulwich would be a challenge and that she was going to need help.

Having successfully purchased and renovated a run down Victorian property and then created a new house in a space where many home-builders would fear to tread, Debbie explained: "I knew where I wanted to build my new home and realised that it would not be easy. The site, neighbours and actual build proved to be a real challenge, but nothing a bit of imagination, a flexible approach and great building partner

can't conquer. We were lucky to find and work with Feeling Homes Ltd. They took on and overcame every build challenge thrown at us and I am sure I could not have created the property without them. Feeling Homes certainly make a very good case for employing someone to build your home rather than try and do it all yourself.

"None of the planned work would have been possible were it not for the professional and friendly expertise of the Feeling Homes team, with them dealing with all that a problematical site of this nature could conjure. I actually ended up enjoying the experience and will certainly join forces with Feeling Homes to do it all again – but in the future."

### Contacts/suppliers

Windows & Doors:  
Express Bi-Folding Doors  
[www.expressbifolds.co.uk](http://www.expressbifolds.co.uk)

Kitchen: Daulby and Tickle  
[www.daulbyandtickle.co.uk](http://www.daulbyandtickle.co.uk)

Appliances: Siemens  
[www.siemens-home.co.uk](http://www.siemens-home.co.uk)

Sanitaryware: Roca  
[www.uk.roca.com](http://www.uk.roca.com)

Internal Doors: Todd Doors  
[www.todd-doors.co.uk](http://www.todd-doors.co.uk)



November/December 2015

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**301**

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Enq. 302

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Enq. 303





Charlton & Jenrick has announced the introduction of the 780BF to the existing Infinity range of fires. The 780BF has a beautiful and realistic flame picture, which complements and enhances any living space. With an input of 3.4kW, and an output of 2.7kW, the 780BF is economical to maintain, with a generous 87 per cent efficiency. The ceramic glass viewing area of the Infinity 780BF is the same size as the 780FL, which means the new fire is compatible with the fireplace package designs already available. It is designed to allow the option to be fitted within a standard 3" rebated surround, which in most cases, will allow for simple installation. For ultimate flexibility the firebox has also been specifically developed to allow the appliances to be fitted into a modern cavity wall.

Enq. 301



Capital Fireplaces Ltd has introduced two ranges this year, Vision Trimline Gas Fires and Sovereign Stone Fireplaces, the innovative fires are skilfully engineered to allow a true trimless aspect or be complemented with a stylish Sovereign stone fireplace. Meticulous attention has been paid to the realisation of the fuel bed and flame patterns to ensure a perfect recreation of a natural living fire.

The Sovereign stone and marble fireplace range has been purposely designed to produce substantial and eye catching models. The designers have created a combination of historical characteristics and have cleverly adapted the range to accommodate today's current trends.

Enq. 302



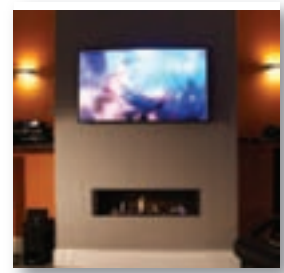
Wilo has recently announced it is celebrating the sale of 28 million small circulators in the past ten years.

Wilo's series of glandless pumps – Wilo-Yonos PICO, Wilo-Stratos PICO and Wilo-Stratos – are seeing increasing popularity across the board.

They are relevant for nearly all applications for heating, air-conditioning and cooling in the building services area – but particularly relevant and energy efficient for the heating system in the family home.

To find out more about Wilo's highly convenient, reliable family of high efficiency, ErP compliant small circulating pumps, just visit the company's website.

Enq. 303



The FR920HE 'High Efficiency' (HE) Gas Fire from CVO is designed for installation into any existing or new build property using a flue liner system and false chimney breast. This frameless, glass fronted gas fire has been designed and approved to both British and European efficiency standards. The new FR920HE is 80 per cent energy efficient and will provide 4.8kW of heat in to the room. It is operated by a thermostatic remote control, which monitors the room temperature and adjusts the flame to ensure optimum performance and minimal running costs. The appliance does not require extra air ventilation from outside. The FR920HE is manufactured in the UK. The CVO Fire range includes many energy saving gas appliances for homes with and without a chimney.

Enq. 305

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Enq. 304

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**CVO FIRE**

Enq. 305



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Nu-Flame has invested heavily in its own research and development facility at its state of the art factory in Surrey, where all Nu-Flame fires are made.

For more information about the company, its products and more, visit the Nu-Flame website.

Enq. 308



**Solar Angel** PV-T is a new hybrid technology that generates both electricity AND hot water from one space saving, slim fit panel.

This new innovation in renewable energy solutions for self build projects offers 4x more energy than a traditional PV, yet with fewer panels, meaning that less roof space is needed.

Choose the Solar Angel PV-T to enjoy heat and power with low energy, while achieving a higher EPC rating.

The Solar Angel PV-T is UK manufactured and comes with a 25-year warranty.

To find out more information about this innovative new technology, visit the Solar Angel website or call them today.

Enq. 309



The Vision Trimline range from **Percy Doughty** is designed with the specific purpose of recreating the desire to use a fireplace as the central focal point of our living space. The innovative fires are skilfully engineered to allow a true trimless aspect, with no distracting frames or visible mechanical workings – just fire. Furthermore, meticulous attention has been paid to the realisation of the fuel bed and flame patterns to ensure a perfect recreation of a natural, living fire.

There is no need for an existing chimney, making them both highly efficient and safe. This is all down to the clever features of the company's balanced flue system. All Vision Trimline fires use a specialised double wall concentric flue system. Visit the company's website for more.

Enq. 310



**Schiedel** introduces the latest cutting edge addition to its range of products, designed specifically for Air tight and energy efficient timber framed buildings. **IGNIS PROTECT** is the new CE approved wall pass thru' system used for SW connecting flue pipes up to the temperature class T450 and DW stainless steel System Chimneys up to the temperature class T600. The unique features of this product has helped Schiedel win the Flueing and Ventilation Product of the year at the Hearth & Home exhibition in Harrogate this year. Ignis Protect is suitable for SW and DW connecting flue pipes passing through interior or exterior walls made of combustible materials and is available in both 90° and 45° versions.

Enq. 312

## Vent-Axia Heating Solutions for Gas-Free Homes



Sussex-based **Vent-Axia** now offers a range of electric heating options that are proving ideal for those living off the mains gas grid. Recent figures show that 17 per cent of UK households do not have mains gas heating, with over half of these homes heated by electricity. Many homes with electric heating use manual storage heaters, which can be inefficient and impractical to use. But now there is a new breed of modern electric heating systems that are cost-effective to install, easy to use

and cheaper to run. Vent-Axia offers a range of electric heating solutions for every room in the house, with radiators, towel rails and underfloor heating.

0844 856 0590 [www.vent-axia.com](http://www.vent-axia.com)

Enq. 306

## Envirovent extends heat recovery range



To meet growing demand for whole house heat recovery systems, **EnviroVent**, one of the UK's leading manufacturers of ventilation systems, has launched two new additions to its renowned **energiSava** range. The **energiSava 300** and **400** are high efficiency whole house heat recovery systems that are ideal for new homes, providing a constant supply of clean air and reducing humidity levels, therefore preventing condensation and associated issues. The units also include innovative 'constant flow' technology. The low energy consumption system creates an all-year-round, healthy indoor environment, proven to help those who suffer from asthma, hay fever and bronchia-related conditions.

Enq. 307



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Enq. 308





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- 25 year warranty and UK manufactured



To find out more information about this innovative new technology, contact us today

**E: [contactus@solarangel.com](mailto:contactus@solarangel.com) T: 0191 645 0407 [www.solarangel.com](http://www.solarangel.com)**



Enq. 309

vision  
trimline



### True Trimless Gas Fires.

The innovative Vision Trimline range from Percy Doughty are skilfully engineered to allow a truly trimless fire with no frames or visible mechanical workings. Combined with the meticulous attention to detail of the realisation of our fuel bed and flame patterns, ensure a perfect recitation of a natural living fire.

To view the range in full please visit [www.visionfires.co.uk](http://www.visionfires.co.uk) or call us on 01204 868 550 to request a brochure.

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

  
[www.heatdesign.ie](http://www.heatdesign.ie)

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

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

  
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Enq. 310

# A++ for Ecodan renewable heating range

Mitsubishi Electric has announced that its entire range of Ecodan air source heat pumps has achieved A++ rating under the first Energy Related Products (ErP) Directive ruling for heating products across Europe.

ErP means that all space and water heaters will need to display an energy label which will help both residential and commercial customers to identify the most energy-efficient products on the market. It also brings heating products into line with other energy consuming goods such as fridges and washing machines. From 26 September, ErP applies to domestic and commercial heating and hot water products, including electrical powered heating, gas and oil boilers, water heaters and cylinders, as well as renewable technologies such as solar thermal and heat pumps.

To highlight the requirements under ErP, Mitsubishi Electric has released a short video which explains how the Directive is designed to help phase out lower performing products while having a positive impact on the emissions levels across Europe, and also increasing the share of renewable energies by 20 per cent.

"There are two parts to ErP strategy which affect both manufacturers and installers, and everyone involved needs to understand how this will change the heating market", explains James Timbs-Harrison, on behalf of the company.

## Direct comparison

"Firstly, under what are called the EcoDesign regulations, manufacturers will need to produce energy-using products that meet stringent energy performance standards. Secondly, under energy labelling regulations, these products must be clearly labelled using a standard method so that consumers can make a direct comparison between individual products and different technologies".

These labels will show the efficiency, ranging from the most efficient, A++, to the least efficient, G, and will be clearly marked with coloured bars; from green (the most efficient) all the way down to red (the least efficient). The details on the label will identify the efficiency band for heating, and where relevant, for hot water production, noise, emissions and power consumption.

"For heat pumps they will also indicate the three

different climate zones within Europe, which is important here because the UK is split between all three of these zones", adds Timbs-Harrison.

"We feel that this is now levelling the playing field for heating products which will allow consumers to see exactly how energy efficient the types of heating they choose are".

ErP is a significant piece of legislation that will have a major impact on the sale and use of heating systems in the UK. As such, its requirements are already being embedded into legislation on the energy efficiency of buildings and as incentive schemes for renewable technologies.



01707 282880

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

Enq. 311

Enq. 312

## Hitachi takes its air source heat pumps to NSBRC



If you're self-building or renovating, then a visit to the National Self Build & Renovation Centre (NSBRC) in Swindon is an opportunity not to be missed. **Hitachi Heating** – part of Hitachi Air Conditioning Europe SAS – is delighted to be exhibiting alongside other leading suppliers and manufacturers at the permanent exhibition. In a prime location, right next to the Renovation House, you'll find Hitachi Heating on stand 51 showcasing its innovative range of air source heat pumps (ASHPs), including a 3HP outdoor unit which is compatible with both the Yutaki-S and Yutaki-SCombi models. A previous winner of Heating Manufacturer of the Year at the InstallerLive Awards in 2011, the monobloc Yutaki-M has one of the best COPs on the market and requires no internal module inside the home with all refrigeration sealed in the outdoor unit. This is perfect for smaller properties where space is a premium, and can either be used as an alternative or installed in addition to a traditional boiler. Yutaki-S and high temperature Yutaki-S80 are both split heat pumps and are ideal for new build and renovation projects.

01628 585 394 [www.hitachiheating.com](http://www.hitachiheating.com)

Enq. 313



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Enq. 314

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Enq. 315



Johnson & Starley introduce LPG Version of QuanTec HR28C with PFGHR. Following the massive success of Johnson & Starley's QuanTec HR28C boiler with Integral Passive Flue Gas Heat Recovery (PFGHR), an LPG version has now been introduced. This now means that 'off mains gas' areas can enjoy the fuel savings that the QuanTec HR28CP delivers in their fuel bills but also reducing their carbon footprint. Unlike other boilers that feature PFGHR, Johnson & Starley has incorporated it into a standard sized boiler, so no 'ugly' add on or addition in height making the QuanTec HR28C range the smallest boilers on the market. Now with a free, manufactures 5 year parts and labour guarantee.

Enq. 314



Arada has just released its cleanest burning stove yet. The all-new Arada Farringdon epitomises the finest of British design with innovative technology and outstanding all-round performance.

Boasting impressive clean burning credentials, this stove already exceeds 2022 European Ecodesign regulations, and meets even stricter North American EPA low emission levels.

With the ability to burn at low levels for more than 10 hours, this compact and super-efficient wood burning stove features exceptional controllability alongside a large fire viewing glass, clean-cut lines and a range of options to personalise installation.

For more information, please visit the company website.

Enq. 315



UK Plumbing Supplies introduces FlexiGas™ flexible stainless steel semi-rigid gas tubing, designed for all domestic and commercial gas installations. Due to its numerous benefits, FlexiGas™ is the expert choice for plumbers who are looking for an efficient, lightweight, flexible alternative to rigid copper or steel. FlexiGas™ typically saves 50 - 75 per cent of time required for copper or steel installations. Because of the semi rigid nature of the tubing, FlexiGas™ can be bent by hand and passed through interior spaces easily, like electrical cable, resulting in fewer fittings being used. The unique FlexiGas™ fittings (patent pending) ensure a secure seal in a matter of seconds. With no special tools required there are no setup costs associated with switching to the FlexiGas.™

Enq. 324



Ice Energy has 15 years of experience in the design, specification and installation of heat pumps, providing total heating and hot water solutions for thousands of homes across the UK. Heat pumps use renewable energy and so qualify for generous tax-free, index-linked payments via the Renewable Heat Incentive. So, as well as enjoying lower running costs and a warm cosy property all year round, you'll get paid for the pleasure of doing so.

Ice Energy's knowledge and experience combined with its award-winning range of heat pumps makes the company the obvious choice for anyone considering renewables for their home. Please contact Ice Energy for more information.

Enq. 325

## Heat pumps help reduce fuel bills for Hodnet tenants



When Shropshire Housing Group was looking to tackle fuel poverty throughout its housing stock, the choice of Mitsubishi Electric's Ecodan renewable heat pumps helped ensure a smooth transition for tenants. Bernard Quinn, Investment Manager for the Group started a series of tenant forums to discuss the new heating systems and help educate residents into how to get the best out of their systems. Bernard says that almost all of the residents have found the heat pump technology

quite easy to cope with as the controls are very simple with the desired temperature being set and not really needing to be touched again.

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

Enq. 316

## Mould is top concern in winter months



A recent survey by ventilation manufacturer EnviroVent has found that condensation/mould is one of the top three concerns facing homeowners in the winter months. To treat condensation and mould growth, humidity needs to be reduced to prevent condensation from forming. The way to do this is by having an effective ventilation system installed. There are lots of options available – from a whole house condensation control unit such as the Mr Venty® ECO2, which draws in fresh,

filtered air from a loft space and supplies it into the home from a central position on a landing, to fitting low energy usage extractor fans, such as Cyclone 7.

Enq. 317

## Panasonic unveils state-of-the-art digital controller

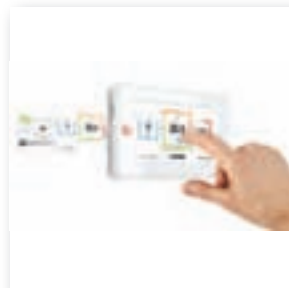


Panasonic has launched its latest controller, an innovative and easy to use interface that offers full functionality with an integrated schedule timer and system controller, making managing heating and cooling systems easier than ever before. The CZ-64ESMC3 will be available from November 2015, and includes Panasonic's popular schedule timer, which gives users full flexibility over when they want their property heated or cooled. Users can adjust the system for holidays,

pausing operations for long periods of time so that energy isn't wasted heating or cooling an empty home or office. The controller also allows six operations per day to be programmed.

Enq. 318

## OMNIE from Timoleon offers total controllability



Timoleon's holistic OMNIE range encompasses a comprehensive selection of control units to help you achieve energy efficiency and fuel savings from renewable technologies. The company's recently launched offering to the building services sector brings together heat pumps, mechanical ventilation with heat recovery (MVHR), surface cooling and its renowned range of underfloor heating systems; all optimized by utilising state-of-the-art controls. The entry level sees programmable room thermostats as well as simple dial thermostats to be used with underfloor heating, both flush-mounted and modern in appearance.

01392 363605 [www.omnie.co.uk](http://www.omnie.co.uk)

Enq. 319



## Change of focus for ATAG Heating UK Ltd



innovation since the early 2000s, distributing both domestic as well as commercial boilers. For more information, please visit the company website.

ATAG Heating UK Ltd is to focus its business towards commercial boiler sales and the domestic boiler 'new build' specification market. To avoid confusion in the marketplace, it will operate under the banner ATAG Commercial and continue to supply the UK industry through the wholesaler distribution network. ATAG Heating UK Ltd's team led by Managing Director, Phil Bell, has been responsible for establishing the ATAG brand's reputation for quality, reliability and technical

Enq. 320

## Easyflow UFH and screed



that in the rare chance that any defects occur as a result of the installation process, Easyflow will cover all call out and labour costs. For more information, please visit the company website.

Easyflow is dedicated to providing its clients with the very best UFH systems, complimented by flowing screeds offering higher strength, improved surface flatness and greatly improved heating performance. It will plan and design your UFH ensuring the highest standard. Quality products and good advice ensure that you get the best possible results from your heating system. Once your UFH and screed are installed you will be provided with a two year workmanship guarantee

Enq. 321

## Introducing the new Infinity 480BF

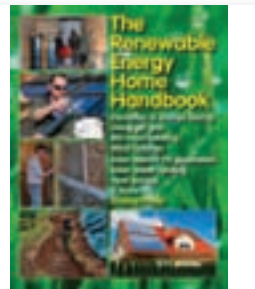


ceramic glass viewing area is the same size as the 480FL, the new fire is compatible with the Infinity fireplace package designs already available. RRP for the Infinity 480BF is from £2,063.

Charlton and Jenrick are pleased to announce the launch of the Infinity 480BF to expand its adaptable range of rear vented balanced flue gas fires. The 480BF's size means that it will fit into the majority of fireplace designs sold in the UK and offers improved aesthetics over traditional 16" inch fires. The 480BF achieves an impressive 86 per cent net efficiency from an economically modest 2.6kW input. The fire offers a great flame picture and exceptional warmth. As the

Enq. 322

## Euroheat's vital role in new renewables handbook



The step-by-step guide enables readers to make an informed choice as to what system would prove best for their intended property. For more information, please visit the company website.

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 insulation.

Enq. 323



## The world's leading semi-rigid stainless steel flexible gas pipe tubing

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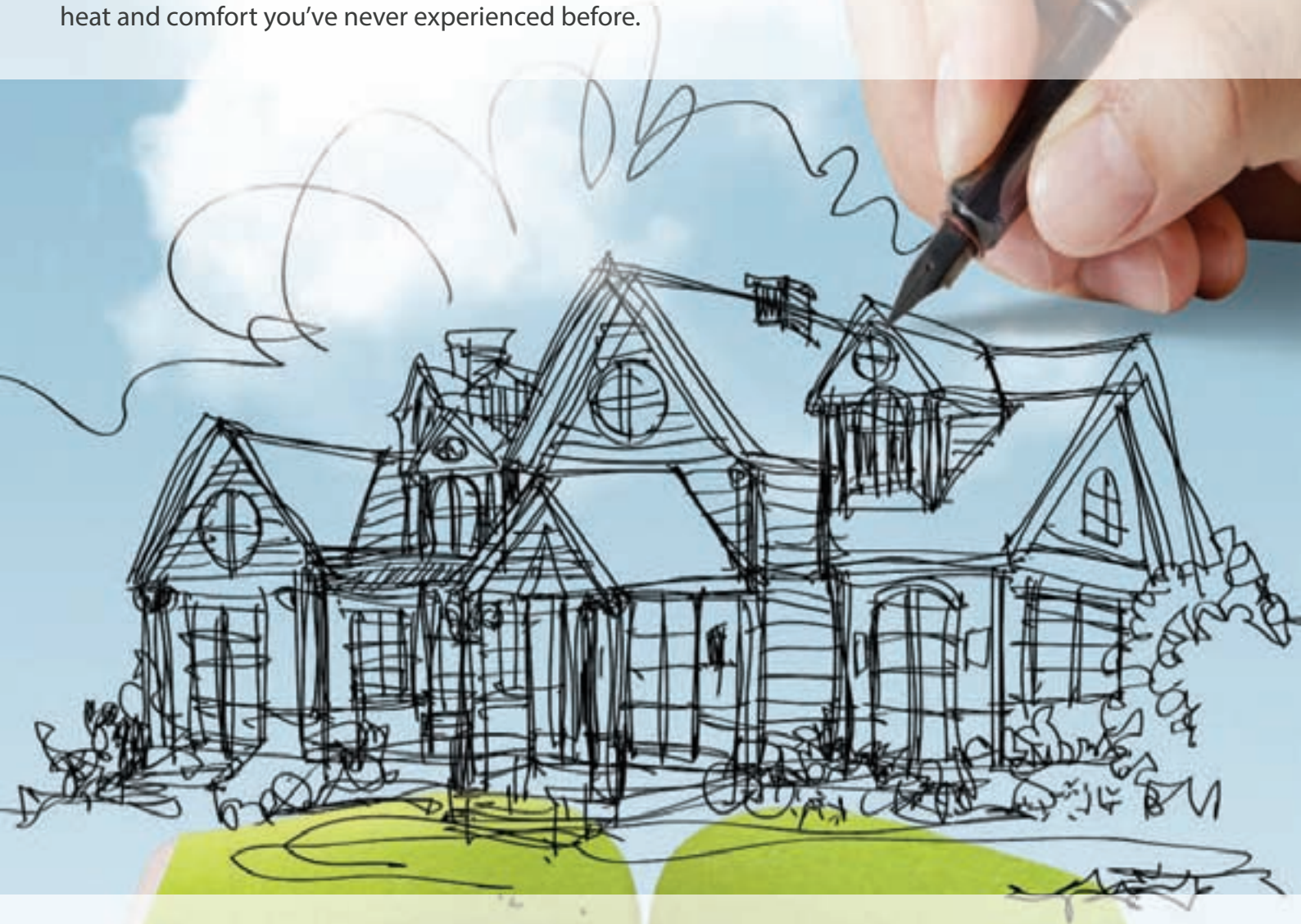


Enq. 324

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## Ancon receives second Queen's Award in 3 years



Ancon Building Products was officially presented with the Queen's Award for Enterprise in International Trade on 15 October at a special ceremony at its manufacturing site in Deeside, North Wales. Following the company's 2012 Queen's Award for Innovation, the 2015 award recognised Ancon's outstanding success in growing sales across new and existing export markets. The prestigious award, the highest accolade that any UK business can achieve for export growth, was presented to Ancon by the Lord Lieutenant of Clwyd, Mr Henry George Fetherstonhaugh OBE, on behalf of Her Majesty the Queen.

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

Enq. 121

## Northcot Brick wins prestigious self-build award



Northcot Brick, one of the UK's foremost independent brick manufacturers, has received a 2015 'Build It Award' for the quality of its brickwork. As this year's outright winner in the 'Best Masonry Home' category, Bridge House, a traditional brick and flint family house in Norfolk, was highly praised by the judges for its outstanding craftsmanship and brick detailing, which 'could not be faulted'. Over 65,000 of Northcot's Stratford Mellow handmade bricks were specified for the house and gardens, with many being cut on site and laid in a traditional Flemish bond. Northcot's latest brochure is available to download now.

01386 700551 [www.northcotbrick.co.uk](http://www.northcotbrick.co.uk)

Enq. 122



## Flexi-Fix - the no fuss bathroom finishing touch

Flexi-Fix from bathroom accessories specialist, Croydex, is a no-mess, no-fuss method of securing accessories to walls without damaging the existing decor. Thanks to this unique fixing bracket, most existing fittings can be replaced easily using existing fixing holes, regardless of any differences in spacing or alignment.

The patent pending system can also be used to glue accessories securely to uneven walls or shiny tiles. "People want a simple and cost-effective way to bring their bathrooms up to date," says Croydex's Product and Procurement Director, Peter Pegden. "Flexi-Fix means it's now so much easier to add a fuss-free finishing touch to your bathroom. The range has been designed so bathroom accessories can be screwed or glued to walls without drills or leaving tell-tale marks or holes." The Flexi-Fix collection comes in 10 contemporary and classic styles - all with fixings included. Combining simplicity with sophistication, Croydex has designed a range of products from glass shelves to toilet roll holders. The innovative 'x' wall plate is universal across the whole Flexi-Fix collection making it simple to swap accessories when you fancy a change of style.

For stockist information, visit the Croydex website.

Enq. 123

## Silva Timber products unveils new showroom



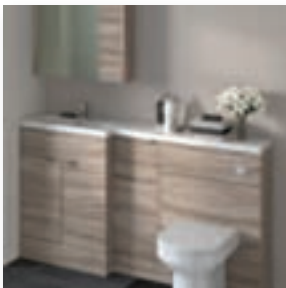
Silva Timber Products has invested a five-figure sum in opening a new showroom at its headquarters in Widnes, Cheshire. The showroom features Silva's growing range of products displayed in a gallery format, a 50-inch TV screen for educational videos, computers to make it easier for customers to place orders and browse Silva's website, and books containing case studies and images showing how the firm's products are used. Silva staff are on hand to

provide expert design and technical advice, and product samples are available to take away.

0151 495 3111 [www.silvatimber.co.uk](http://www.silvatimber.co.uk)

Enq. 124

## The perfect bathroom combination



The new Medley range from Balterley Furniture offers a unique space-saving storage solution for the smaller bathroom. This selection of slimline and L-shaped polymarble basins complement the vanity and WC units, giving you the flexibility to add additional storage in even the smallest bathroom. With a choice of countertops and cabinets, you can tailor your chosen look. The Medley range is available in 4 stylish finishes: classic Gloss White and Gloss Oyster, or Driftwood and

Hacienda Black for those who prefer a more natural finish. Choose doors with or without handles to achieve a unique style.

01282 418012 [www.balterleybathroomfurniture.co.uk](http://www.balterleybathroomfurniture.co.uk)

Enq. 125

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Enq. 126

# Zinc – taking a foothold in self-build

Jonathan Lowy of Umicore VM Zinc discusses the increasing usage of zinc in commercial projects, and the reasons behind it



The increased use of zinc in commercial projects owes much to shades and textures which complement a wide range of building materials. Pre-weathering provides colour consistency from the outset, while the natural patination for which it is renowned gives a design life which spans many decades.

Widespread use on diverse developments has inevitably spread to encompass self-builds. For contemporary designs in particular, the metal's use has shown how choice of walls and facades need not be limited to brick, stone, timber or rendered blocks. For designers, zinc's malleability lends itself to complex detailing, so it is not surprising that, in a sector which has championed use of sustainable and natural materials, zinc's aesthetics, practicality and sustainability have combined to capture the imagination.

The subtlety of colours available across a range of systems has led to their use in both urban and rural environments. They don't rely on re-coating to protect against corrosion or retain appearance, so the surface texture will continue to show through year after year in much the same way as wood grain.

A perfect example of how zinc lends itself to a specific environment can be seen in subtle green double and single lock standing seams on the facades and roof of East Bankhead Farm

in Monikie. The building blends with the exceptionally raw and beautiful agricultural landscape of Meigle, Perthshire, and has a distorted roof which was designed to respond to the gently rolling landscape. The project has received RIBA Design and Scottish Design awards for 'housing in a rural context'.

Widespread use on diverse developments has inevitably spread to encompass self-builds

In contrast, a self-builder's dream of living close to the river sparked him to seek permission to build on the flood plain on the banks of the River Loddon. Construction on raised columns allows the river, which floods up to a depth of just over a metre, to pass beneath it. The steel framed structure has zinc cladding in charcoal

grey 'Anthra-zinc', a colour which has encouraged many designers to use it with large expanses of glazing, even on conservatories and extensions. The VM Zinc Quartz-zinc extension illustrated shows this to stunning effect using a mildly curved standing seam. Though highly contemporary in style, planners felt it was ideally suited to the detached Victorian home.

From a planning perspective, zinc's use in residential developments has found widespread favour. The scope to extend from walls into the roof provides a distinctive modern aesthetic, but for those looking for a more traditional style, a zinc standing seam can also complement time honoured materials such as slate and natural stone. Such a combination might at first seem unusual, but with matching zinc rainwater goods the end result works exceptionally well.

Standing seam systems account for the greatest proportion of zinc projects, but the introduction of interlocking, composite, flat-lock and overlapping panels gives a wide range of choice. Single lock seams provide flatness and trays that can be installed horizontally and vertically on flat or curved walls. With panels just 0.8mm thick, lengths can be up to four metres.

Highly distinctive visual effects can be achieved with interlocking panels in which the delicacy of colours can be accentuated by using them in combination. The system also



offers exceptional flatness, although, partly because of the visual aesthetic, panel width is restricted to 300mm. By contrast, composite panels, made up of two sheets of zinc just 0.5 mm thick bonded either side of a mineral-rich polyethylene core, offer similar flatness but in widths of up to 1100mm. Shingles (sometimes known as flatlock panels) are popular for many building styles, mainly because they can be installed in a variety of alignments and in square, rectangular or diamond shapes. Even the shiplap effect, a feature of the vernacular architectural style in many parts of Eastern England, can be accommodated through use of overlapping zinc panels.

For those looking to take advantage of the most modern effect in zinc, a matt etched surface has been introduced which causes variation in light refraction in a colour which is the brightest the metal has to offer. The manufacturing process is entirely new and has enabled it to be produced with a significantly lower level of embodied energy.

The common themes throughout all of these products are colour consistency, high sustainability, minimal maintenance and low environmental impact. Added assurance of design life performance has been obtained through a BRE Environmental profile which assessed zinc's extraction, processing, use, maintenance and ultimate disposal over a 60-year period. BBA-certified systems provide an additional product-specific means of accreditation, though they are currently available from just one manufacturer.

Enq. 127



## Freefoam launch Woodgrain Shiplap cladding



**Freefoam** has now launched a new smooth style 150mm wide shiplap cladding. Available in bright white and an attractive range of traditional woodgrain shades, including Mahogany, Light Oak, Rosewood and Black. Freefoam has also added a new more contemporary colour finish, Anthracite Grey, to meet the demands of a developing market. PVC-U woodgrain cladding is a popular low maintenance option often used for dormer extensions and detailing on external areas. Freefoam monitor trends in the marketplace and have responded to the growing popularity of grey windows and doors by adding a new Anthracite Grey woodgrain option. The new 150mm Shiplap cladding features a modified right angle leg designed to fit perfectly with the new generic standard range of cladding trims launched earlier this year. Freefoam work with world leading foil provider Renolit using the Exofol PVC film for all woodgrain products to provide a durable fade resistant product. Manufactured with two layers, the colour pigments in the base film use Solar Shield Technology to protect the cladding against excessive heat build up and the upper transparent layer prevents against fading.

Enq. 128



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Enq. 129

## Snickers 'FLEXI Work' Trousers



While fabric, functionality and fit are hallmarks of Snickers' 'Next Generation' working clothes, it's the innovation and technology in the design of these garments that really set Snickers apart from other brands. The Snickers FLEXI Workwear range features advanced work trousers made from a durable, stretch and rip-stop fabric with a body-mapped design and polyamide reinforcements. As well as their fashionable looks, they're packed with comfort and functionality and designed for the fast-paced professional craftsman who's always on the go, always delivering top class work and always a step ahead on site. Snickers FLEXI Work trousers are a must in demanding work environments.

Enq. 130

## Snickers new 'Next Generation Workwear'



This full colour brochure is now available FREE to those professional tradesmen and women who want the very best in working clothes. Snickers' newest Product and Price Catalogue has full details of the new 'Next Generation' range of working clothes. There's also loads of other information on all the other garments and accessories you can get for working effectively in the coming autumn and winter months - wherever you are on site, and whatever trade you're in. You'll find

quality, innovation and top class functionality in every garment - trousers, winter jackets, toolvests, gloves, jumpers and fleeces - the sign of a brand that knows what it takes to get the job done properly.

Enq. 132

## Low roofline installation proves the perfect option



Dualchas Architects' design of Taigh Learaige in Stanley, Perthshire shows the benefit of being able to install FAKRO roof windows at varying depths. The visual aesthetic is greatly enhanced by their low profile in a structure which takes the timber from the roof into the walls with no visible rainwater goods. Eight non-vented, triple-glazed FTV U5 centre pivot windows were used with thermal combination flashings and XDP fitted underfelt collars around each window.

Architect Alasdair Stephen commented: "The Fakro windows were used because of the wide range of sizes and project-specific customisation."

01283 554 755 [www.fakro.co.uk](http://www.fakro.co.uk)

Enq. 131

## The IMAGO Lift & Slide Door



Imago by AGB is a revolutionary lift and slide door that combines the proven technology of Climatch with the minimalist design possibilities offered by an ultra-slim, 100 per cent wood frame. With less than 2 cm of visible wooden frame, more visual space and large expanses of glass, Imago perfectly 'frames the view' - and so opens a world of possibilities for self-builders. Imago Lift & Slide was born because AGB recognised the demand for high-quality, beautifully

designed windows and doors that express self-builders' individuality. High performance through technology is at the core of Imago design.

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

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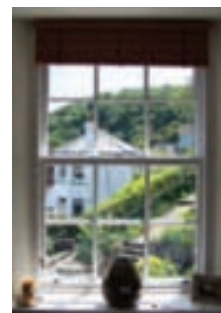
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Enq. 134

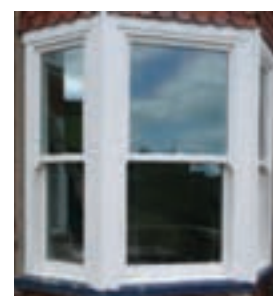
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## T'is the season to create a cosy conservatory



With Christmas just around the corner, are you ready to make the most of your conservatory or orangery this festive season? Whether you're looking forward to a relaxing break or entertaining friends and family, now is the time to start planning the right look for your garden room building extension over the seasonal celebrations. Leading home improvement expert **Synseal** has some festive inspiration to help you make the most of your conservatory or orangery this Christmas. First things first! Prepare a shortlist. With all the hustle and bustle Christmas brings, you can prepare a list to help you get organised, and what better place to sit and mull over the possibilities than in your conservatory or orangery, soaking in the garden view? Because the weather outside is frightful, now is the time to take the plunge if you have been thinking about replacing a dated conservatory roof for a while. Next, light up your conservatory or orangery with some festive delight. Make the most of winter daylight, and ensure your windows are sparkling clean. Scrub the window frames and glass panes with soapy warm water and remove any remaining water with a dry cloth.

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

Enq. 137

## Introducing the Yale Window Package



**Yale** has combined its range of steadfast high-security hardware components to launch the ultimate window package.

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Paul Atkinson, sales and commercial director of Yale Door and Window Solutions, comments: "The Yale Window package provides assurance that one of the key components of the window's design – security – is in tried and tested hands."

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Enq. 140



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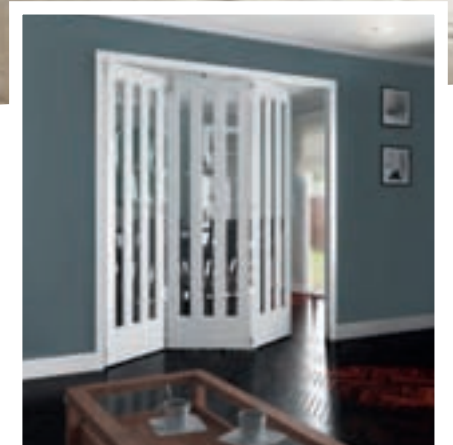
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# Be smart about home security

David Herbert, business development director for Yale Smart Living, looks at the latest home security products on the market and examines the key points self-builders should consider when specifying security solutions

## Smart insurance

Ensuring that British Standard BS3621 locks or multipoint locks are fitted to front and back doors and that all windows have locks fitted should form the basis of any new build security solution. Adding additional door accessories, such as door chains and door viewers, can also provide extra peace of mind.

Composite or PVCu doors are an ideal choice for self builders as they are strong, secure and require minimal maintenance. In addition, many are energy rated and manufactured to meet u-values ensuring thermal efficiency.

Look for a door that features a multipoint lock and incorporates a high security British Standard TS007 Kitemark cylinder from a trusted manufacturer. Alternatively, if the door is timber, ensure it is secured using a mortice lock and/or nightlatch that meets British Standard BS3621 (thief resistant lock assembly). If it isn't, the cylinder lock can be easily replaced without having to buy a new door.

When designing your home make sure all windows, both upstairs and downstairs, are fitted with at least one appropriate lock

Window security also needs to be up to scratch as many burglars will avoid smashing a window, and will instead try to force the window frame itself to gain entry. When designing your home, make sure all windows, both upstairs and downstairs, are fitted with at least one appropriate lock. There are locks available for all types of windows, including wooden, aluminium and PVCu, as well as locks that are

*Continued overleaf...*



suitable for French doors and patio doors. For maximum protection and ease of installation, look for a prefabricated product that comes with a manufacturer's guarantee.

It is also worth bearing in mind that Approved Doc Q, the Government's new housing standards regime, came into effect in October 2015.

The new guidelines deliver clear and easy to follow standards and principles for security in the new build sector

Under Document Q, all new doors (including garage doors) and windows should be made to a design that has been shown, by test, to meet the security requirements of PAS24:2012, or other standards that exceed or meet this standard. The new regulations also account for doors that are made to order or not supplied as a complete door. In these circumstances, multipoint locks will be required to meet PAS 3621 and must display a Kitemark to demonstrate compliance. Door assemblies that do not feature a multipoint lock should meet BS 3621, BS 8621 or BS 10621.

The new guidelines deliver clear and easy to follow standards and principles for security in the new build sector, simplifying the specification process and saving cost and time on the build.

## Smart home

With apps and smart technologies playing an increasingly important role in our everyday lives, homeowners are looking for more convenient ways to control things such as security, heating and lighting. Home automation systems are increasingly becoming more and more commonplace, allowing individuals to control and monitor their homes at the touch of a button. With the widespread adoption of embedded systems, such as the IoT (Internet of Things), home automation systems are now coming down in price. This means that these systems are no longer an expensive toy for only the most lavish properties, but they are now reaching the masses and triggering widespread adoption across the market.

## Smart security

For self-builders looking to future proof their homes and integrate home automation systems, security should also play an important role. Products in this market are continually improving, with new devices being developed to incorporate the latest technologies. In fact, a study revealed that security and safety features of smart locks appealed to 62 per cent of

UK homeowners.

In an ever-increasing world of connected smart things, the most important home appliance, the front door lock, is now automated as well, providing a simple and efficient solution for busy homes.

## Smart locking

Smart locks offer the very latest in locking technology, allowing homeowners to open and close their front door using a smartphone. Smart locks are ideal for family homes, that often have people coming and going, as users can simply allow access to their home from anywhere at any time. In addition, when linked to a smart home system, users can see a log of who has entered and when they exit, providing the ultimate peace of mind.

Smart locks work as part of wider automated systems, via Z-Wave or ZigBee protocols enabling users to control their door and other appliances simply by using their smartphone.

Z-Wave and ZigBee are dedicated home automation communication standards that allow smart locks to communicate wirelessly, by simply inserting a module into the back of the lock.

Currently, there are over 1000 different Z-Wave and ZigBee compatible devices, allowing homeowners to pick and choose their desired level of home automation.

## Smart brands

Research shows that trusted brands will be central to the development of the smart home market. There are a lot of underlying concerns and fears about the cost and the practicalities of smart home technology, for example whether the systems will be easy to use, reliable and secure. Therefore, trust and reassurance in the system and product supplier is vital. When it comes to selecting smart products, it will be the most trusted brands, rather than those with the 'hottest' technology, that will win.

In security, consumers instinctively turn to a recognised and trusted brand, with a long and proven pedigree in home security.

When constructing your self-build ensure security remains a principal consideration during the planning and design process, to ensure the property is safe and secure. Furthermore, consider using the latest security technology to create a home for today, tomorrow and the future.

Enq. 143





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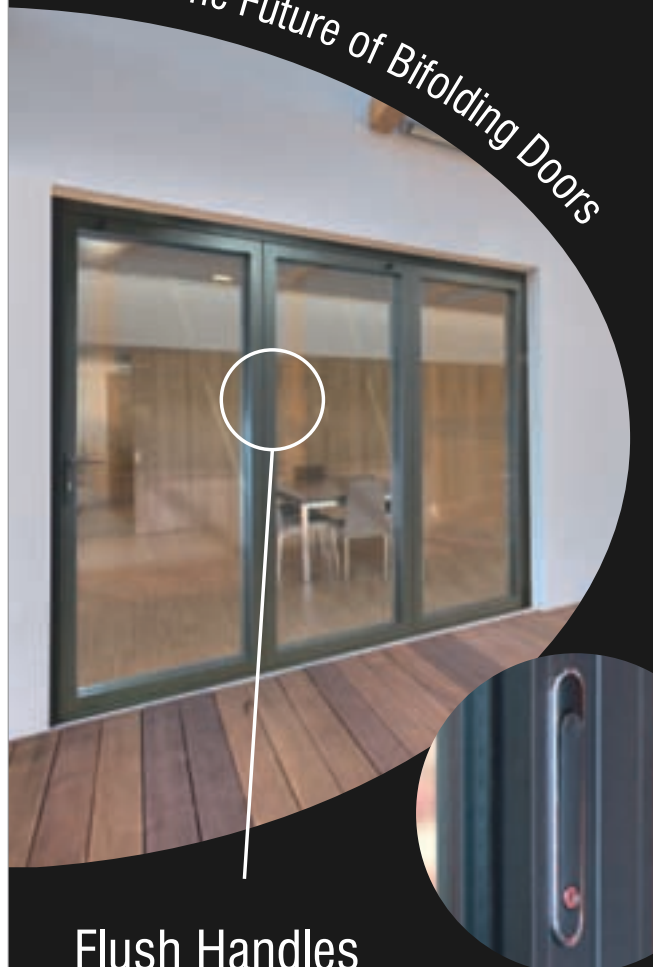
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Enq. 146

## Urban Front launch two new designs



2015 has been a year of celebration for **Urban Front** as it completes 10 years since it started on its remarkable journey, making distinctive doors. It's interesting that over the years design has changed tremendously, especially when it comes to doors. Despite this, its aim remains the same: design = beauty and performance = reliability – combine the two and keep innovating and you end up with a product that keeps surprising. On that note, stay tuned for later in the year when Urban Front will be launching its most exciting new products. Last year saw Urban launch its #ThinkBig campaign with its first ever large door shown at the show. This year it is continuing on this theme with a solid oversized door in Iroko with a new design, Geo. Large doors on pivot seem to grow in popularity eliminating the need for double doors and increasing the wow factor of entrances regardless of the design of the house. This year Urban Front discontinued Wenge – because it believes in being able to guarantee that any timber it buys should come from a reliable source. Fumed Oak is a lovely alternative with its blond strips and dark hue.

**01494 778787** [www.urbanfront.co.uk](http://www.urbanfront.co.uk)

Enq. 147

## Engaging sales brochure details Celsius Solid Roof



Installer and homeowner enquiries for **Synseal's** innovative Celsius Solid Roof are now fully supported by an informative new sales brochure entitled "Quick to fit, strong and warm... the right roof for the job." This engaging and well-presented 24-page publication provides full technical details to illustrate how the product components are delivered to site in kit format to meet exact project specifications and then swiftly fitted together to build a truly warm roof construction. Celsius

Solid Roof uses a skeleton of specially-engineered C24 construction grade structural timbers to form ridge and hip assemblies.

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

Enq. 148

## George Woods' timber door canopies



**George Woods UK** manufactures a large range of door canopies, all hand made in timber from sustainable forestry. It always holds a large stock of its standard size canopies, enabling 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 own design. Beautifully crafted porch canopies are available in soft wood and include an extensive range of barge boards (fascia boards),

all manufactured on-site by hand. Having a canopy prolongs the life of the front door, extends time between maintenance and adds value and appeal to your property.

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Enq. 150

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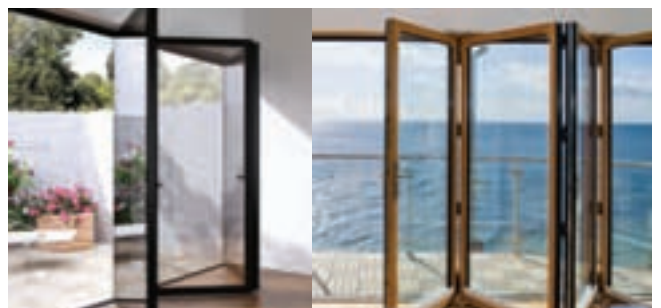
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**153**

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## Market demand is strong for Celsius Solid Roof



Synseal has experienced a very positive market response to the launch of its new Celsius Solid Roof, with requests for project quotations surpassing expectations. The key sales arena is retrofit replacement of existing 1st generation conservatory roofs, which is a growing market segment. Only 77 per cent of UK installed conservatories have heating, and only around 75 per cent feature polycarbonate roof glazing. There is therefore, a tangible market demand for upgrading with a

thermally-efficient replacement roof solution, such as a high performance insulated roof glass or a modern tiled solid roof like Celsius from Synseal.

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Enq. 154

## Install only the original, genuine make



Crittall, manufacturer of steel frame windows for 160 years, says it's essential to ensure that you install the brand it says it is - only the original, genuine, make. There are window companies claiming to be providing that, but who are not. Such success in the windows industry breeds imitation. Via internet sites, on occasion, some third parties have used Crittall's trade mark in a misleading, unfair or excessive manner. The company robustly defends the Crittall trade mark to ensure that

installers and their customers get the steel window they deserve. Visit the Crittall website for more information.

01376 530800 [www.crittall-windows.com](http://www.crittall-windows.com)

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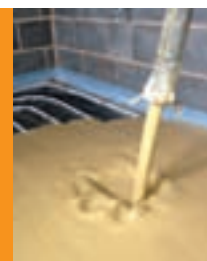
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Enq. 158



# Flooring that turns houses into homes

With many new residential flooring types available, Navjot Dhillon, marketing manager at Gerflor Limited, explains why early planning can help you to find the perfect flooring for your new home

Having spent time planning and building the exterior of your new home, you will also be planning the all-important interior, the space that must work for you. Undoubtedly, it is the flooring within any home, and especially busy homes, that takes the brunt of the wear-and-tear, but must also provide the wow factor.

All too often, the choice of flooring can be an afterthought. However, as different rooms of the home have different uses and therefore make different demands on the floor covering, it is important to consider flooring at an early stage of planning to ensure that the flooring choice you make is the right one.

This is particularly relevant to subfloor planning as there are now many new types of residential floorings available which are installed by different methods, therefore requiring different subfloor conditions.

However, top of everyone's list are aesthetics! The flooring must look great, stay looking great, complement the interior and even make a statement, while also providing a canvas that

works with the entire decor.

Vinyl flooring has been the practical choice in homes for decades, but often it is confined to the kitchen, bathroom or utility room, however, as luxury vinyl flooring has evolved in how it looks and how it performs, it is no longer simply a poor imitation of natural materials, but is quite simply better than it's ever been, looking good anywhere.

100 per cent recyclable, practical, smart and stylish, vinyl has it all including endless design scope, which is why the design teams of top international vinyl flooring manufacturers take inspiration from many sources, including world-wide trends in interior design, colour, textures and finishes, to capture the latest looks.

For example, currently on-trend in flooring are natural moods created by woods with subtle undertones of colour such as natural oak with whitewash and grey undertones and grained, yet sophisticated finishes that work well in contemporary or traditional settings. Meanwhile, classy mineral and concrete designs in dramatic greys to soft whites are taking centre stage where

ever a minimalist, urban look is to be achieved.

But to stay looking good and stand the test of time, the flooring must also be fit-for-purpose and suitable for where it will be used. As luxury vinyl now comes in many formats, it provides new options as well as being a hardwearing, warm, comfortable and easy-maintenance alternative to materials such as wood and stone, but also a design statement in its own right.

However, vinyl comes with different benefits. So if you want a quieter home, an acoustic vinyl with 17db or greater levels of sound insulation will help reduce impact noise and will even be quieter than traditional vinyl. If you want a cosier living space or bedroom, look for a thicker vinyl of at least 2.8mm, which will provide more cushioned comfort underfoot as well as added warmth.

Where water or liquid spillage is a risk, a slip resistant vinyl will tick the boxes. Available with easy-to-clean surfaces, an R10 slip resistant, residential vinyl even meets commercial slip resistant standards.

Vinyl flooring is practical, but not all vinyls are



equal, especially when it comes to durability. It is the thickness and quality of the wear layer that are guidelines for longevity, as are product guarantees, ideally of between 10-15 years. A high performing vinyl sheet tile or plank flooring will be around 2mm thick or more with a wear layer of 0.30mm. Top end luxury vinyl tiles (LVTs) and planks will have a wear layer of 0.55mm or 0.70mm. These floorings take extra wear-and-tear and look good for longer as the flooring is better protected.

Quality vinyls are also usually topped with a surface finish, such as a PU varnish. This transparent coating will help to resist household stains, while the addition of an anti-mildew backing layer provides extra hygiene.

Vinyl flooring is versatile and generally easy-to-install. Sheet vinyl and DIY applicable tiles and planks can be cut to size and fitted by a non-professional. However, manufacturers have developed new technologies and introduced new types of residential vinyl flooring. What is important is deciding on the end-result you want to achieve, your budget and time available for installation before considering what type of flooring will deliver this.

Conventional sheet vinyl flooring and LVTs remain popular in the home. These are traditionally bonded floorings needing adhesive and requiring smooth, flat, screeded subfloors. The subfloor must fully dry out before adhesive is applied and the flooring fitted. Although a traditional sheet vinyl can be fitted by a non-professional or general flooring fitter, LVTs

require specialist tools and fitters, which can double the cost per square metre of the flooring. However, these top quality vinyls are high performing and great looking.

On the other hand, loose-lay vinyls can also provide top looks and quality without specialist fitting. Generally fast and less costly to install, they come in two types: textile-backed sheet vinyl in two, three and four metre widths that can typically be laid in one piece and LVT click and lock floorings with clever, built-in interlocking technology. Straightforward and glue-less, these install cleanly at speeds of up to 1.5m<sup>2</sup> per hour. Plus, individual tiles and planks can be lifted and replaced if damaged, rather than a complete floor.

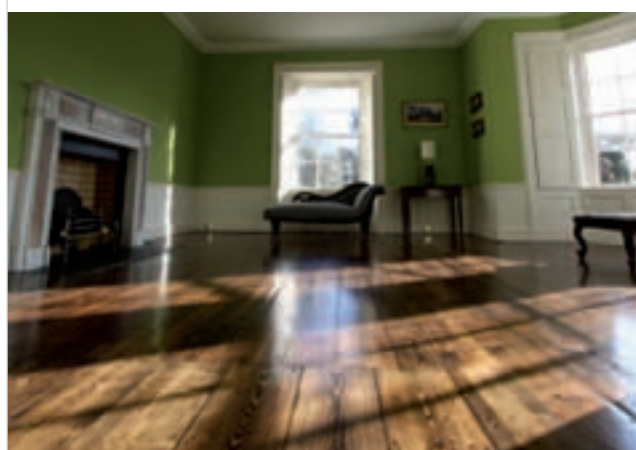
But some textile-backed sheet vinyls, with integral waterproof interlayers, can reduce fitting time and costs further by laying directly over concrete that has not fully dried out, without applying ply or screed to the floor. As this type of vinyl can automatically compensate for minor irregularities in the subfloor, it can also give a better appearance to the finished floor.

Vinyl flooring is also recyclable in household waste, compatible with underfloor heating, and a suitable vinyl with waterproof joints and edges should be watertight in bathrooms.

With plenty of choices available, there is the right flooring for all tastes, needs and budgets. However to maximise this choice, it is worth getting advice from a flooring expert at an early stage of a housing project so that you enjoy not only your dream home but also your dream flooring.



Enq. 159



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# Indoors or out – Prima's just perfect!

It's the perfect design solution for indoors and out – maintenance-free PrimaPorcelain flooring, from Greensquares.

PrimaPorcelain floor tiles and paving are the stylish alternative to indoor floor tiles and outdoor natural stone paving or flagstones. Imported from Italy, PrimaPorcelain's stunning looks will shine in your new room, extension, open-out kitchen development, bifold door improvement or patio project – yet they belie a tough character, durability and adaptability.

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PrimaPorcelain's stylish 1cm specialist indoor tiles are complemented by equally good looking, hard-wearing, textured 2cm outdoor paving, where added grip factor helps prevent slipping whatever the weather.

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Ceramics or vulnerable natural stone, always susceptible to ingrained dirt and accidental staining and chipping.

PrimaPorcelain's innovative construction looks fantastic, but remains highly flexible and versatile to use with stylish elegance and stunning looks. The porcelain is manufactured in Italy from extremely pure clays and minerals, shaped by dry pressing and fired at a high temperature. This produces ultra-tough flooring with film star looks that is resistant and resilient and maintenance free.

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Enq. 161

## Mapei's new Ultraplan Renovation Screed 3240



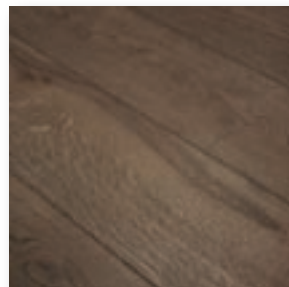
Mapei's Ultraplan Renovation Screed 3240 is a fibre reinforced self-levelling compound, specifically designed for the renovation or refurbishment of existing subfloors. The high coverage, low VOC screed can now be applied to a thickness of 3-40mm, in one application, and is suitable for prepared concrete, screed, stone, ceramic, timber (plywood, chipboard, plywood, parquet) and terrazzo. Suitable for both commercial and domestic applications, Ultraplan

Renovation Screed 3240 is ideal for smoothing and levelling floors ready to receive tiled finishes, resilient floor coverings or wood flooring.

0121 508 6970 [www.mapei.co.uk](http://www.mapei.co.uk)

Enq. 162

## More reach out for Osmo UK's Moravia flooring



Since summer 2014, Osmo UK has been proudly partnered with European oak flooring specialists, ESCO. The pairing have produced a range of ESCO flooring which is pre-finished with Osmo Polyx®Oil. Moravia is proving to be one of the most popular styles from the range. Due to the combination of rustic oak and a specific brushing treatment which makes the wood's knots and cracks appear deeper in the board, Moravia features a stunning and unique texture. It

is available in eight light to dark shades, in a variety of dimensions. To find out more about Osmo and Moravia flooring, please visit the company website.

Enq. 163

## Kneepads save injury, time and money



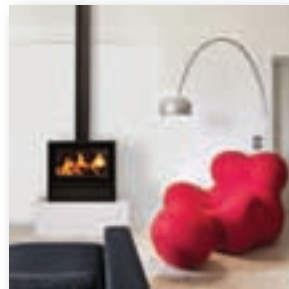
An award winning, non-foam based, pocketed safety kneepad which maintains its maximum cushioning effect throughout consecutive or prolonged use: "Can help prevent up to six months down time and subsequent loss of earnings through knee injury in the workplace". The claim comes from Cliff Lockyer, CEO of Redbacks Cushioning Limited, the Daventry, Northamptonshire based manufacturers of the UK designed, 'Redbacks' cushioning kneepads which are

winners of SATRA's 'Best Innovation in Occupational PPE Award' and have been nominated as 'top product' contenders by leading UK trade media.

01327 702104 [www.redbackscushioning.com](http://www.redbackscushioning.com)

Enq. 164

## Eurostove has the X-Factor



X-Factor viewers were recently treated to a sneaky peek inside judge Nick Grimshaw's beautiful Cotswolds retreat, interior designed by Kate Moss. With great taste in fashion and interiors, it was no surprise that Kate chose a cosy Eurostove wood burner as the focus of the living room. This star of the show was the Jide Décor 77 Plus wood burning stove, made to order in a choice of black, brown or grey steel, and either freestanding like in the TV show, or inset. Additional options

include double-sided versions in 820mm or 1050mm sizes as well as wall-hung, with a wood store or closed combustion, ideal for new airtight homes.

01934 750500 [www.eurostove.co.uk](http://www.eurostove.co.uk)

Enq. 165



## Robust, efficient and an accurate cut



A professional craftsman will expect a good saw to be sharp, robust, efficient, with a decent grip and no pinching. It's all about the ability to saw fast, straight, safely, and with a guaranteed neat cut every time. That's what you get with the **Hultafors** range of saws. The range now includes the new HBS model - a great value saw for universal use, with a fiberglass reinforced handle, rubber grip, plus 45° and 90° angle guides. The saw blade is made from 1mm thick steel to deliver extra stability, precision and low vibrations, and the narrow blade-tip provides access in narrow spaces. What's more, it's highly durable with long-lasting sharpness, efficiently transferring force with its smooth sawing action.

Enq. 166

## Waterproofing simplified with Remmers



Multi-Tight 2K is a new, flexible, mineral-based waterproofing product from **Remmers** which has all the performance properties of older technology polymer-modified thick bitumen emulsions, while being "bitumen free". Using unique rubber granulate filler technology, Multi-Tight 2K has a crack-bridging capacity which is five times more effective than standard flexible mineral-based waterproofing systems. Its versatility allows it to be used to waterproof below ground, externally

and internally, offering excellent resistance to ground or water pressure as well as frost and salts. It is quick and easy to apply by trowel or spray.

01293 594010 [www.remmers.co.uk](http://www.remmers.co.uk)

Enq. 167

## Mapei launches its own 'Homeowners Guide'



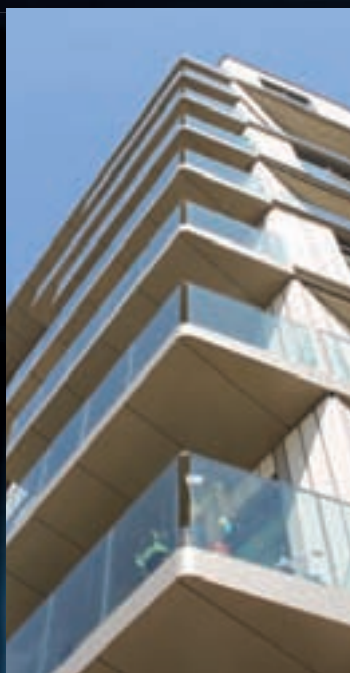
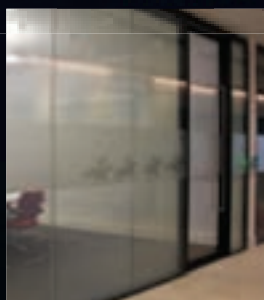
**Mapei** is pleased to announce the recent launch of its very own 'Homeowners Guide' for External Wall Insulation (EWI) Systems. This new brochure is aimed to help proprietors/homeowners understand how EWI Systems work and to explain the benefits to individuals who are considering external thermal insulation for their home. The brochure explains what EWI is, lays out the insulation options with diagrams, information on funding and grants, and also includes project case studies where various systems have been specified. External Wall Insulation can help to reduce heating costs and increase the value of a property. Mapei recommends a wide range of certified systems to suit the end users' needs, with full technical support available throughout the project. Mapei also offers a variety of other products such as facade cleaners, repair products, sealants and protective and decorative coatings to help prevent micro-organisms (such as mildew, mould and fungi) from reforming on the external facade. Mapei's EWI and Coatings portfolio includes a wide range of thermal insulation products. For more information, please visit Mapei's website.

0121 508 6970 [www.mapei.co.uk](http://www.mapei.co.uk)

Enq. 168



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



**swimspa**

Enq. 170

## NFRC celebrates impressive membership milestone



On 14 September 2015, the National Federation of Roofing Contractors (NFRC) reached 1000 trade members. DPM Industrial Roofing (UK) Limited, who helped it to reach this milestone, has followed in the footsteps of other like-minded companies who sought to join a reputable and established trade association. NFRC has seen a steady increase in membership over the past several years, with the number one reason for joining to enhance reputation to clients and homeowners. The primary aim of NFRC is to promote quality contractors and quality products – key priorities of clients and homeowners when seeking contractors for their projects. NFRC provides members access to a broad range of training services, as well as current technical and health and safety advice and partnering with other leading bodies in the industry to set the standards for best practice and workmanship. This not only benefits members but helps to raise the profile of the industry in a market that is still seen to be rife with 'cowboys'. NFRC will continue to adapt to meet the demands on the industry and provide the very best support to its members as it continues to grow.

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Enq. 171

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Enq. 173



# Self-build insurance – the right approach

Douglas Brown, managing partner at Renovation Insurance Brokers, discusses finding the right insurance for large renovations

## Your renovation masterpiece

If you are planning to undertake a large scale renovation on a property, you'll already know that there's a lot to do to get your project up and running. However, what you might not realise is that you'll actually need specialist renovation insurance to protect your investment. Make sure it's on your list to confirm renovation cover before your project gets underway. Here's some key things to keep in mind.

## Existing structures – the canvas on which your project is based

It's important that you take out the correct building renovation insurance for an existing structure in the case of accidental damage as well as storms, floods and theft. The cost of a rebuild would be far greater than taking the necessary precaution of building renovation insurance.

## Rebuild costs

The existing structure is the backbone of your renovation project and it is important to make sure that its rebuild cost is accurately assessed. The rebuild cost of a property is affected by its age, its listing status, its location and its construction. Make sure you seek advice on assessing the rebuild or ask your surveyor to provide a valuation.

## Construction types and listing

Insurance companies arrive at the premium they want to charge for your insurance by looking at a number of factors, including your building's listed status and the materials of which it is made. Insurers will want to assess the likelihood of your property being susceptible to certain types of loss. A prominent risk for any insurer in the domestic property environment is fire, so what your building is made of has an absolute bearing on the premium and the way they regard the risk. You should declare to any insurer how your property is constructed and any non-standard features that are present, such as flat roofing or timber cladding.

## Building condition

An insurance underwriter's view of your project will be affected by the condition of the existing structure. The majority of the renovation projects take place in buildings which are structurally

sound. However, if the property that you are considering renovating is not in a reasonable condition, we strongly advise that you obtain a professional survey which accurately describes its condition. If you're making extensive changes to the existing structure, you may need to get a structural warranty in place too.

## Renovation works – the paint that brings your canvas to life

Works are the changes and additions that you plan to make to the existing structure of your property – stamping your individual style on the building and creating an environment suitable for you.

The cost of works should include all of the labour and materials you propose to bring to the project, whether those are the subject of a single

contract or a number of smaller contracts with individual tradesmen. If you are purchasing the materials direct and project managing their use and installation, you should ensure that they are included within the cost too.

It is important to correctly calculate what the cost of your works will be – but assessing the costs isn't always as easy as it sounds. In the vast majority of projects, the anticipated costs exceed the estimate, often by a factor of between 20 per cent and 30 per cent. In fact, some projects – due to problems with ground conditions or the existing structure – could be more than double the original estimate.

Works costs always need to include an amount for debris removal related to the works (likely to be 15 per cent), the professional fees you incurred in putting the project together

*Continued overleaf...*



(between 12-15 per cent) and VAT (20 per cent).

Why is it so important to take all of these steps? To make sure you are fully insured. If you forgot to include all the correct measurements needed on a project worth £300,000, the true reinstatement costs could be as much as £455,000 which would leave you both under-insured and facing a bill for 30 per cent of any loss. It's worth bearing in mind that the larger the project the more risk there is of under insurance.

## Party Wall Act

Take a look at The Party Wall Act (1996) too – which makes you responsible in England and Wales for damage that your project might do to your neighbour's property. The Party Wall Act may apply to you so we recommend you understand what your obligations are.

## Liability

Remember also that building sites are inherently dangerous places. Make sure you understand your liability to others – from the casual visitor, to contractors and their employees. You should carry property owner's liability for £2 million as a minimum.

## JCT Contracts – a masterstroke for renovators

If you're about to hand over a significant amount of money for your renovation project to

contractors, it's important you're protected.

The construction industry uses JCT contracts as a way to avoid conflicts and disputes. It provides a framework to deliver the project, as well as protection for a renovator and contractor. It sets out responsibilities for disputes, deadlines, insurance cover, delays and negligence. The contract will determine potential friction points before they occur and can therefore easily identify the party responsible if a conflict should arise.

Hopefully your renovation project will incur no issues or disputes, but if things do go wrong, the JCT contract you've arranged will provide a framework for the resolution process. In comparison to the cost of your renovation, a JCT contract is small but it can have a significant effect if discrepancies occur.

## Time ticks on – finishing your masterpiece

Almost without exception, most projects take longer to deliver than was originally anticipated. When you're estimating the duration of the insurance contract you require, it is best to allow a little extra time to make things easier all round. It is actually more expensive to extend your insurance once it has been taken out – and, while a looming insurance expiry date is one reason to try and complete a contract on time, contractors, when unnecessarily rushed, won't necessarily do a great job, meaning your completed project isn't quite what you wanted it to be. 86 per cent of contracts run over time, so allow 20 per cent of time added on when you arrange this insurance.

Enq. 174



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

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Enq. 175



# Stairs, balustrades & balconies showcase

## 1 COMPLETE STAIR SYSTEMS

With an emphasis on light, modern and open designs, Complete Stair Systems' staircases are manufactured in glass, steel and timber. They are constructed in a variety of configurations such as straight, quarter and half turns as well as spiral stairs suitable as main or secondary access within a dwelling. The staircases supplied are designed to be the focal point of a room, providing a real wow factor element to a building.

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

Enq. 176



## 3 FLIGHT DESIGN

Flight Design specialises in the design and installation of architectural features such as staircases, balustrades, mezzanine floors and furniture. The company undertakes work for both residential and commercial projects, working with architects and interior designers, as well as private clients. It also works with a wide range of materials. Every installation is bespoke, and carefully built in the workshop to your specifications.

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

Enq. 178

## 2 FIVESTARS

Fivestars is a specialist staircase and balustrade company which offers frameless or stainless steel and glass balustrades, unique high quality German manufactured staircases and its own bespoke wall-mounted tread stairs, as well as more traditional stairs, but with the company's glass balustrade for a modern twist. Contact Fivestars for a budget quotation that the company would follow up with a site survey to confirm all costs.

[www.fivestars.ltd.uk](http://www.fivestars.ltd.uk)

Enq. 177



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Enq. 179

In this issue of Selfbuilder & Homemaker we look at recent trends in stairs, balustrades and balconies



## 5 DEMON DESIGNS

Demon Designs has years of experience in designing and fabricating staircases and balustrades, and understands the complicated issues such as avoiding swan-necks, stair overlaps and compliance with Building Regulations. It has brought together its collective experiences in both metalwork and glazing to offer the complete architectural glass package. The company is more than happy to receive your tender enquiries.

[www.demon-designs.co.uk](http://www.demon-designs.co.uk)

Enq. 181



## 4 STAIRKRAFT

Stairkraft is a specialist manufacturer and supplier of engineered feature staircases. Each staircase is handcrafted to made-to-measure specification using contemporary materials such as stainless steel, structural glass and hardwood timber. An in-house technical team will establish the overall architectural brief, working closely with clients to develop the staircase design and ensuring that individual requirements are met.

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

Enq. 180





## 6 BRITISH SPIRALS & CASTINGS

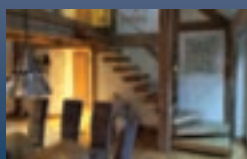
British Spirals & Castings has helped an Australian family home to rise from the ashes by providing it with one of its external Victorian aluminium straight staircases, which drifts down to a landing plate and then diverges on both sides to the ground. Homeowner Michelle Thomas said: "Not only does it look beautiful, blending seamlessly with the existing cast lacework, but how it came to be makes for a lovely story when visitors comment on it."

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

Enq. 182









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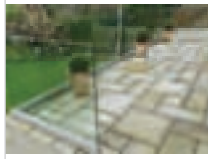
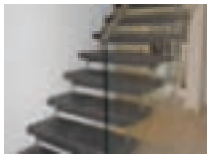

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Enq. 184



# British Spirals & Castings hops in for the old brewhouse

A 16th Century building in Suffolk has been given a contemporary twist thanks to a stunning cast aluminium spiral staircase created by British Spirals & Castings.

The Grade II listed property had already seen a good deal of change in its lifespan, originally being used as a dairy range and a brew house, before work began to convert the building into a dwelling. After the project stalled under the

previous owners, Peter and Christine Rodgers took on the oak-framed wattle and daub farm service building and transformed it into the home it is today.

Peter Rodgers commented: "To give ourselves a little more room, we wanted to build a new two storey extension, however, the layout of the old building made it difficult to create access to the new first storey bedroom from the adjoining rooms. We therefore decided to install a spiral staircase from the new living room directly below. This saved a lot of space compared with a straight option and also provides a dramatic design feature.

"We initially visited a number of specialist showrooms which showed examples of mainly Italian made staircases, but we were unhappy with the design and quality of the models. We then started to look for UK suppliers, and that's when we came across British Spirals & Castings. Having noticed that all their staircases are designed and manufactured here in the UK, we visited their showroom for a consultation and from there our staircase was born!"

British Spirals & Castings Managing Director,

Richard Harding, said: "We were more than happy to take the Rogers around our showroom and workshop in Chapel-en-le-Frith to help them to get a feel of the type of staircase they wanted, and to also discuss design preferences so we could create a staircase truly tailored to them. As the bedroom has a sloping roof, we also carefully designed the staircase to ensure there was sufficient headroom to comply with the Building Regulations."

The couple opted for a white coloured cast aluminium spiral staircase from the modern art deco range, providing a simple yet stylish finish which beautifully complements its surroundings. Typically these staircases will have plain round or square balusters, but other balusters options can also be used.

British Spirals & Castings have been designing and manufacturing bespoke spiral stairs, straight staircases and balconies since 1980, all hand crafted here in the UK to each customer's requirements.

01663 750 716  
www.britishsc.co.uk

Enq. 185



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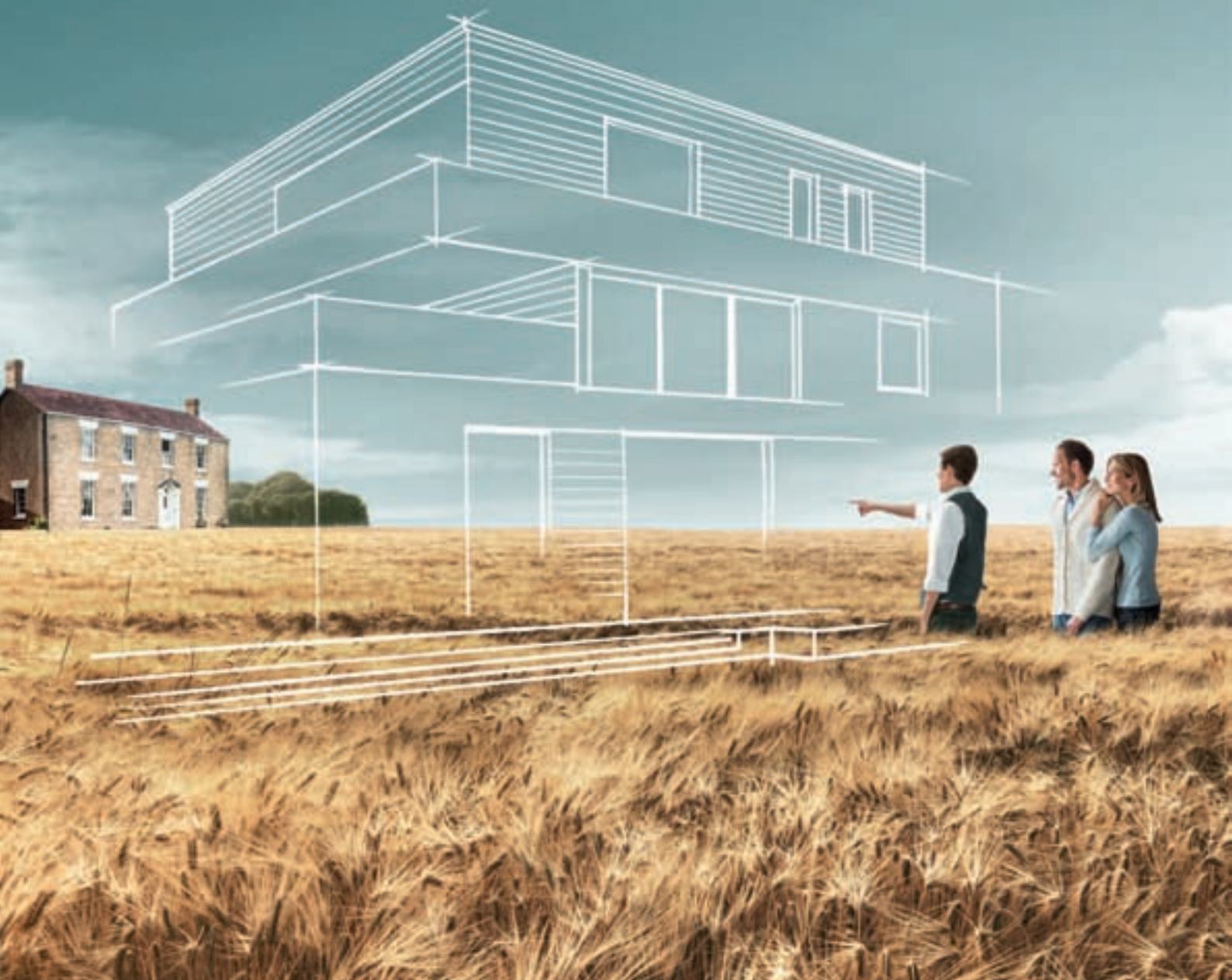
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# Let there be light, with timber lift and slide doors

Self-builders want the most advanced door technologies available as well as craving light and space for their home. Marco Zen, sales manager of AGB Hardware, manufacturers of Imago Lift & Slide doors, explains why timber lift and slide doors are the ideal solution

Some things never go out of fashion. For homeowners, the list would include space, light, style and comfort. Over the years, these timeless qualities have remained the bedrock of a good home, even as the details have changed.

Once, big windows were pretty much the only way to achieve the effect of a spacious, well-lit home. Then patio doors allowed homeowners to create open, dynamic environments that bridge the gap between interior and exterior. Bifold doors provided further evolution in terms of appearance and functionality.

For ambitious self-builders especially, there's a long tradition of seeking out the latest advances in door technology

For ambitious self-builders in particular, there's a long tradition of seeking out the latest advances in door technology in order to create design-led properties that stand out from the crowd. Today's trendsetter is the lift and slide door, the perfect choice for self-builders as it combines the best of both worlds. Its sliding frame is ideal for enhancing space, while its large glazed area and slimline frame also maximises light when closed. Given that our doors tend to open only during the warmer months, this is a crucial consideration; with no multiple panes, the lift and slide door frames the view all year round.

As such, the ingenious structure of the lift and slide door is aimed precisely at achieving design qualities that have stood the test of time: simplicity, clarity and elegance, leading



to a home worthy of the hard work put in by the self-builder.

When specifying a lift and slide door, it's tempting to assume that such a modern product requires an equally modern material. Not so – one of the best available materials is the most classic of building materials: timber. In addition to being versatile and attractive, today's timber lift and slide doors also bring out the best in engineering innovation for an ideal combination of modern and timeless that can easily be achieved within your budget.

When specifying a lift and slide door, it's tempting to assume that such a modern product requires an equally modern material



Put that traditional image of the bulky timber frame out of your mind. Contemporary timber systems bring slimline sophistication to the frame, with a minimalist sash often slimmer than aluminium framed doors. This not only puts the emphasis on that ultra-desirable large glass area but, backed by highly insulated wall/ceiling and floor joints, it is more thermally efficient.

That super-slim appearance is made possible by the innovative lift and slide mechanism. The hardware disappears into the frame, which is buried tightly within the plaster line for a sightline as narrow as 2cm. This is aesthetically pleasing and also an ideal means of reducing 'cold bridging' for exceptional insulation. Lift and slide also delivers a reliable silky smooth slide mechanism that is practically invisible.

For the self-builder, a key advantage of timber lift and slide doors is their relative low-cost and ease of installation. Far less complex than aluminium systems, timber lift and slide systems are

engineered with fewer components to simplify construction. Savings of up to 40 per cent can be achieved on the overall cost of sliding doors and panoramic glazing.

With the basics covered, that leaves the artistically-minded self-builder time to get creative. One of the advantages of timber is its unparalleled design flexibility, with a range of options to ensure a totally bespoke wide-span door that effortlessly complements the look and feel of the home. A particularly interesting innovation in this regard is cornerless glazing, which results in a completely open space without any need for a corner post.

The choice of wood itself is another means of giving your timber wide-span door a touch of distinction. Alongside traditional wood types, the sustainable engineered wood, Accoya®, which offers naturally low thermal conductivity for a super energy efficient door, is becoming increasingly popular.

Then it's a matter of leaving the frame as it is

for a natural appearance or staining it to suit the colours of your home. Joiners today can offer high-quality paint treatments that are long-lasting and very advanced.

The final touch is provided by selecting the right hardware. Timber offers real flexibility when choosing your handles or locks and you can often place them to suit, for a totally designed solution. Ergonomic handles, for example, ensure that style and comfort go hand-in-hand. Similarly, advanced high security locking systems provide that essential peace of mind, while also meeting the latest legal requirements in security under the provisions of Document Q.

There is plenty of advice available to specify the perfect lift and slide door for your dream self-build project. Reputable manufacturers will always be happy to offer assistance to self-builders with their design requirements – for example, by providing all the technical drawings and specification details needed to include lift and slide doors in a self-build project.

Enq. 189





# James Latham now offering Engineered Grandis

James Latham is now offering the Rolls-Royce of Eucalyptus through all eight of its timber depots, with the arrival of Grandis 690+, a WoodEx Engineered Grandis.

Delivering a number of benefits to customers; namely sustainability, natural durability, ease of use and continuity of supply, Grandis 690+ (a reference to its impressive density scoring against other products available on the market) is 100 per cent FSC plantation grown from an area of 220,000 hectares and produced exclusively from a single species.

Fully compliant with EUTR legislation and verified by TRADA, Grandis 690+ has been extensively tested at the Federal University of Paraná in Brazil where it scored highly against stringent criteria including strength and durability (achieving 2-3; durable to moderately durable) as well as density, (690 - 750 kg/m<sup>3</sup> @12 per cent M/c – the same species in other parts of the World has only achieved 595 k/g/m<sup>3</sup>), making it particularly suitable for joinery and structural use. Plus, it has also been assessed for one-hour fire test requirements.

It also boasts an impressive natural durability, resisting infestation from insects, therefore greatly reducing the chance of bore holes etc as well as maintaining its aesthetic properties.

Paul Leach, group product sales and development manager for WoodEx and Accoya at James Latham explained: "With Grandis 690+, the timber is allowed to grow more naturally and reach full maturity of approximately 28 years, hence the extra density.

"It really is an impressive timber and one which ticks all the boxes, both for ourselves but also for our customers. As well as meeting all the legal and sustainable requirements, it's a high-grade, knot free, clear and uniform timber which is also extremely easy to machine, making it the perfect choice for the joinery, furniture making and construction sectors."

Grandis 690+ is exclusively available through James Latham, directly from stock in clear faced lengths of 2.0m – 3.0m and in finger-jointed lengths of 5.9m as well as in various widths and thicknesses.



[www.lathamtimber.co.uk](http://www.lathamtimber.co.uk)  
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# Classified

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