

selfbuilder & homemaker

September/October 2016

www.sbhonline.co.uk

FEATURES IN THIS ISSUE:

Garage Doors
Glass & Glazing
Landscaping & External Finishes
Rainwater & Greywater Products
Structural Insulated Panels (SIPs)
Show Previews: London Homebuilding &
Renovating Show / Grand Designs Live
Birmingham / UK Construction Week

LIFE'S A BEACH

A spectacular new home overlooking Newquay's sands makes award shortlist
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CLASSIFIED & DIRECTORY



Cover image: Sand Dunes, Newquay
© Arco2 architects
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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 letter



Hello and welcome to your September/October issue of Selfbuilder & Homemaker, and I'm pleased to introduce myself as the new editor of the title.

I am a long-term fan of self-build and custom-build, and in my time editing construction titles I have always tried to celebrate the achievements made in this area. Whether it's realising a high-end home with the help of an architect and builder, or installing renewable heating into a refurbished farmhouse to make it energy-resilient for the future, I think there is no more impressive achievement than embodying your values in the building you live in.

Working with our excellent and committed team here at Selfbuilder & Homemaker I look forward to bringing you colourful and engaging articles on the best projects out there. In these pages you will also find more interior design how-tos, and handy hints on how to do everything from getting the right glazing, to the right mortgage.

A good example of how we like to help is our Ask the Expert feature on page 13, which offers some down to earth on advice on exactly why you might want to think about installing smart home technology. Enjoy the issue.

James Parker

diary

London Homebuilding & Renovating Show

23-25 September, ExCel, London

This is one of the biggest events in the calendar for self-builders. Visitors will be able to see the latest products, attend seminars, masterclasses and workshops, and get inspiration and personalised advice.

www.londonhomebuildingshow.co.uk

North East Home Expo

7-8 October, Middlesbrough

North East Home Expo – held at Middlesbrough Football Club – was introduced to provide a place for customers to meet and chat with local businesses that can help them create their perfect home. Builders, architects, project managers and custom installers will all be in attendance to offer advice and expertise.

www.northeasthomeexpo.co.uk

The Big Green Home Show

7-9 October, Swindon

The National Self Build & Renovation Centre (NSBRC) plays host to The Big Green Home Show in October – an event with over 200 exhibitors, live demonstrations and the opportunity to talk with architects, designers and other self-builders.

www.nsbrc.co.uk/the-big-green-home-show

Retrofit Eco Solutions Workshop

12 November, Swindon

The NSBRC's eco workshops offer advice and information to those looking to save money and save the environment. The last workshop of 2016 is Retrofit Eco Solutions, at which experts will explain how to retrofit eco technologies into homes.

www.nsbrc.co.uk/eco-workshops



Potton opens UK's first permanent Passivhaus show home

Self-build specialist Potton opened the doors to the UK's first permanent self-build Passivhaus show home on 17 September.

The much-anticipated Passivhaus, which is the company's sixth and most contemporary show home to date, is situated at Potton's dedicated show centre in St Neots, Cambridgeshire.

It has been created to not only inspire prospective self-builders to consider the benefits of building a Passivhaus but also to give them a 'real feel' of what can be achieved, in terms of design options and functionality with a low energy home of this kind.

Commenting on Potton's new show home, the firm's self-build director, Paul Newman



said: "We already have over 6,000 visitors to our show centre each year but we are convinced that our Passivhaus show home will quickly become a must-see landmark on every self-builder's route map, so are preparing for that number to increase.

"With one of the most innovative show homes in the UK, situated at our dedicated self-build show centre, we can really showcase our expertise within the low energy sector and our commitment to educating aspirational self-builders to the benefits of building their own Passivhaus home."

The innovative two storey, three bedroom, three bathroom show home was designed by HTA Design LLP and features a cool and sophisticated interior design with some fun touches.

The new home has been designed to meet the demanding requirements of the Passivhaus standard, with a highly insulated air-tight building envelope, creating a comfortable draught-free internal environment.

RIBA shows support for custom and self-build

riba

The Royal Institute of British Architects (RIBA) has shown support for self and custom-build in its latest policy document: Housing Matters: 20 Ways to Tackle the Housing crisis.

In a bid to help improve the housing market, RIBA has listed 20 key recommendations, which call for improvements such as: better use of public resources and public sector

land; more locally-made decisions; a greater focus on good design and the creation of sustainable and resilient homes.

The document recommends that the Government should look for new approaches to grow the market and that local authorities should have a bigger role in facilitating innovative development models. It goes on to outline why self-build and custom-build are integral to this

and that local authorities need to have sufficient resources in place to implement the duties placed upon them by the Self-Build and Custom Housebuilding Act.

RIBA President Jane Duncan commented: "The actions we've set out are achievable and realistic steps the Government can take now to tackle the housing crisis. Everyone has the right to live in a well-designed, sustain-

able, affordable home – we must work together to realise new solutions to make this a reality for the majority, not just the wealthy few. High quality design that offers better value for money in the long term is key."

Duncan concluded: "Without better spending, the homes we build now will not be built to last and are simply storing up further challenges for the future."

interiors

'Denim Drift' revealed as the Colour of 2017

Dulux Trade has claimed that the Colour of the Year for 2017 will be 'Denim Drift' following the launch of its Colour Trend forecast.

Put together by a "global team of experts," assembled by the paint brand, the forecast is based on "emerging trends that shape the way people live and work." These range from interior design and architecture to fashion and beauty, and social and economic influences.

Dulux Trade said 'Denim Drift,' a "beautiful, timeless and versatile grey-blue," will be the "must-have colour in the worlds of interior design, architecture and for the year ahead, which perfectly captures the mood of the moment and is a true embodiment of the way we'll live our lives in 2017." Dulux has developed a palette of coordinating colours to

match, including "a spectrum of blues and blue-hued tones."

Louise Tod from the Dulux Global Aesthetics Centre commented: "Blue is known to be the world's favourite colour, cutting across geographic and cultural boundaries. Creating a blue colour scheme provides commercial specifiers with flexibility in both a residential and commercial setting with hues that run the gamut of being calming to energising."

The brand also identified an overriding theme which it will focus on next year which reflected "a new outlook on the simple things that make life worth living. In an increasingly digital world where real and authentic experiences are becoming more important than ever before, Dulux Trade is reconsidering the foundations of living."

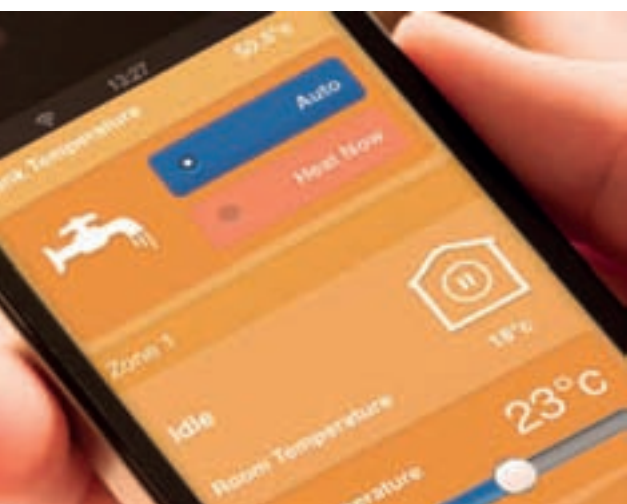


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Self-build fund for Highlands projects increased

The Scottish Government's Highland Self-Build Loan Fund, launched in April this year, has already proved "incredibly popular" according to the Highlands Small Communities Housing Trust (HSCHT) which administers the £4m fund. It recently enlarged the fund to give even more self-builders the ability to benefit.

Applicants can now access up to £175,000 per build, an increase of £25,000 from the previous upper limit of £150,000. The increase is expected to allow more projects to progress further, and has come about in response to applicants' feedback.

The fund is designed to assist those who are struggling to access self-build finance. On completion of a build, they can access a traditional mortgage – which can then be used to repay the loan.

The fund will run for the next two years and is expected to enable a large number of self and custom-build projects to go ahead across the region.

The Highland Self Build Loan Fund is a Scottish Government pilot scheme that aims to rejuvenate what was once the main housing delivery model in the Highlands and generate growth in the self-build sector again. The fund will also substantially increase economic activity in the area and provide financial assistance to people who have in recent years been unable to progress with their self-build projects.

Kevin Stewart MSP, Minister for Local Government & Housing said: "This £4m Self-Build Loan Fund is an important opportunity to address the lending difficulties experienced by households looking to build their own homes, and explore how we can increase housing supply while allowing customers to input into the design.

"We have taken on board feedback that the £150,000 cap is too restrictive, which is why we are now increasing this cap and making loans of up to £175,000 available



for people to build homes that can better suit their needs. We will continue to monitor and review the pilot over its two year lifespan.

"This loan fund is part of our More Homes Scotland approach. The Government is determined to accelerate housing supply across all tenures in order to support families across Scotland get on the housing ladder."

Impact

The Highland Self Build Loan Fund has already provided loans which have made an impact, allowing development to take place across the Highlands, including in smaller rural communities where new build housing is scarce.

Individuals and families may have found themselves spending years trying to obtain suitable finance to help them build their own

homes, many of whom may have spent a considerable amount of time in unsuitable living conditions. This new fund will help these people finally realise their dream, and allow them to move into more comfortable surroundings once they have completed their build.

CEO of HSCHT Ronnie MacRae said: "We are delighted to see in the upper limit increased for applications to £175,000. The Scottish Government's Highland Self Build Loan Fund now has the potential to assist many more Highland households to build their own homes and provide the added social and economic benefits at the same time. We welcome this flexible and responsive approach and the many other new initiatives being provided by the Scottish Government. It is an exciting time for housing options in Scotland."

If you are interested in hearing more about the Highland Self Build Loan please contact The Highlands Small Communities Housing Trust on 01463 233 548, or at selfbuild@hscht.co.uk. A brochure and application pack can also be downloaded from www.hscht.co.uk

book

Annie Sloan Paints Everything

Painting expert Annie Sloan's guide to "painting everything" includes 40 step-by-step projects, where she guides you through her methods for creating effects to transform walls and furniture, as well as floors and fabrics. Each project is accompanied by clear instructions and helpful tips.

Featured techniques include stencilling, printing, waxing and dyeing. You can also learn how

to combine colour for different styles and how to tap into your creativity by painting patterns freehand. No matter what your skill level, Annie Sloan Paints Everything will enable you to create the stylish, individual interior you want.

Annie Sloan commented: "With this book I wanted to reach more people than ever, from the younger rental market looking for a quick way to spruce

up affordable furniture to experienced upcyclers who are looking for a challenge beyond simply painting furniture. My mantra is always 'paint everything' and I have really enjoyed having the opportunity to show a number of techniques."

Annie Sloan Paints Everything will be published by Cico Books on 13 October and is priced at £14.99.



Shortlist of Britain's best homes is revealed

The shortlist for the British Homes Awards – which will be announced on 14 October at The London Marriott – has been revealed.

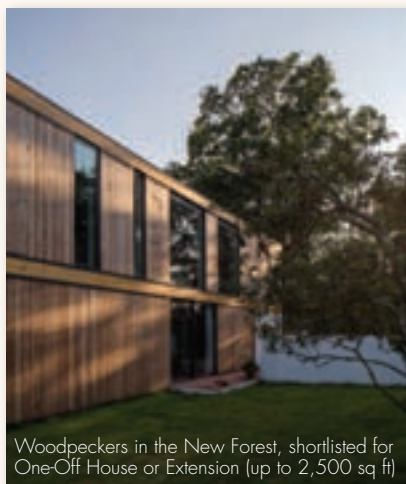
The shortlisted projects are arranged in a wide range of categories which include One-Off House or Extension, Best House Design, Interior Design and Conversion, Restoration or Refurbishment of Existing Building.

The One-Off House or Extension shortlist is made up of architect-designed projects and is split into three sub-categories: up to 2,500 ft², between 2,500 and 5,000 ft², and above 5,000 ft².

For a full list of the categories and short-listed projects, and to reserve your place at the awards ceremony in October, visit www.britishhomesawards.co.uk



Sand Dunes, a house near Newquay which is shortlisted for Interior Design



Woodpeckers in the New Forest, shortlisted for One-Off House or Extension (up to 2,500 sq ft)



Gasworks, a project in the Cotswolds shortlisted for One-Off House or Extension (between 2,500 and 5,000 sq ft)

The PVC colour revolution: fade to grey

The days of PVC building products being available in 'any colour as long as it's white' are rapidly disappearing, according to colour specialist Freefoam Building Products.

The firm, which prides itself on "being at the forefront of promoting choice to the homeowner in roofline and cladding products" said it has "seen the major trend towards colour continue with an increase in demand for grey products."

Freefoam said its sales statistics confirm this growing momentum across for grey roofline products. With combined sales of Storm Grey, Anthracite Grey and Dark Grey fascia up 77 per cent year on year, window trims up over 100 per cent and the Plastops pin and nail fixing range up 53 per cent, the grey revolution is "on its way

and here to stay," according to the firm.

It said the shift in demand can be traced back over recent years as the economy began its journey out of recession. "Using colour is a quick and cost effective design feature that brings a contemporary feel to exterior facades of new homes. It's a trend that has steadily grown all around the UK."

As with many trends within the building industry, changes and new developments within the new build sector soon filter through to the renovation and refurbishment market. "Homeowners still find improving an attractive proposition and a real alternative to moving," said Freefoam. A survey by financial website thisismoney.co.uk reported that adding a home extension, kitchen extension or loft conversion to a home can increase the value of a property by 5 to 15

per cent as well as creating the extra space needed for changing circumstances.

Many kitchen and extension projects are featuring bi-fold doors, with all the major fabricators and manufacturers reporting rapidly growing sales. With the most popular colours being grey, black or aluminium the addition of this feature has fuelled the demand for grey fascia, soffit, trims and guttering.

Colin St John, commercial director at Freefoam commented: "We believed in colour roofline from the start and are delighted that our commitment to extending the range is delivering significant increase in business. It's interesting to see how new build has influenced the replacement market. The future is always difficult to predict but we can only see colour, and particularly grey, becoming a larger proportion of total sales."

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The view from the chair on Brexit

With the London Homebuilding & Renovating Show taking place this month, the chair of NaCSBA and show spokesperson Michael Holmes comments on how Brexit is likely to impact the self-build sector

What should self-builders who are mid-project do following the EU referendum result?

Those who see their home as somewhere to live – a long-term project and not a short-term investment – are carrying on as usual, and that would be my advice if you are considering a custom build, self-build or home improvement project.

If you are looking to speculate and make a short-term gain, then you might pause to see how Brexit goes and look for more visibility on the direction of the economy and the housing market. Depending on how things pan out, house prices might stay flat or fall slightly, and interest rates may have to increase to fight inflation. For those planning a project for a long-term home, I think short-term fluctuations in house prices are a secondary consideration, so having the right house should come first and foremost over any short-term gain.

What is the immediate impact of Brexit on the housebuilding sector?



This remains to be seen, but as long as there is a period of uncertainty, people are likely to put off making big decisions like house purchases or taking on a major self-build project or an extension. I suspect those with a project already underway, or very close to start-

ing, will carry on with their plans regardless. The impact is not likely to be felt for a year or two, but until there is some clarity and visibility in terms of the direction in which the economy is going to go and the impact that Brexit will have on the wider economy – and therefore the housing market – I think there will be a pause while people put off major decisions.

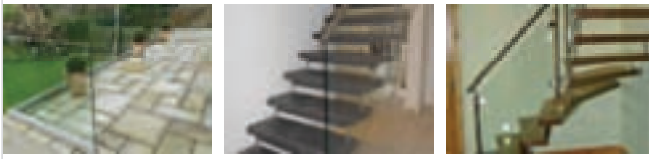
What do you think will be the long-term impact of Brexit on construction?

The impact will be immediate because a huge amount of British construction materials are imported from Europe, and purchased in Euros. The pound has already devalued post-Brexit, so materials are therefore going to cost more. If you then add in shipping costs, material prices will inevitably increase which will drive up construction costs. Labour costs will probably see a pause if people put projects on hold and there is less demand for construction work.

In the longer term, if there are strict rules on immigration which don't allow skilled construction workers to come into this country, there will be less people available to build. This means that labour prices will increase until training programmes and apprenticeships are stepped up and we are able to train enough British workers to undertake the construction work that we need to deliver homes across the housebuilding sector.

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Enq. 104

Essex home's transformation brings contrast

Spatial Design Architects was commissioned by a private client for a large extension, loft conversion and complete refurbishment of a four storey house in Brentwood Essex.

The client wished for a contrast in both appearance and architecture with the traditional brick facade and particularly wanted to use the old basement to connect with the garden. This brief set a challenge as it was impossible to access within the existing building and the staircase had to be located outside.

The solution Spatial Architects created was a glass box on the extension roof which not only allows access from the ground floor to the basement extension but also creates a unique focal point. The final result is a space created for everyday cooking, eating and relaxing while benefitting from full enjoyment of the garden.

Project architect Brendon Robins commented: "The detailing of the extension made this project, in spite of many planning conditions placed on its approval and design. We feel that we found innovative ways to overcome all these while delivering the space required."



Spatial Design Architects specialises in "contemporary, sustainable and hybrid architecture, within urban or countryside envi-

ronments." Its stated vision is to combine form and function and to "blur the divide between the internal and external spaces."

Kingspan TEK and OPTIM-R achieve BES 6001



Kingspan Insulation is once again taking the lead on responsible business practices as its TEK and OPTIM-R product ranges became the first in their respective classes to achieve 'Very Good' BES 6001: Responsible Sourcing of Construction Products certification. The certificate covers all Kingspan OPTIM-R products manufactured at Kingspan Insulation's Herefordshire site and Kingspan TEK panels produced at the firm's facility in North Yorkshire. During the certification

process, BRE Global also confirmed that the Kingspan Kooltherm, KoolDuct and Therma product ranges have retained their 'Excellent' ratings.

01544 387 384 www.kingspaninsulation.co.uk

Enq. 105

Polypipe Ventilation's HRX-aQ MVHR system



Polypipe Ventilation is pleased to announce its Silavent HRX-aQ Mechanical Ventilation with Heat Recovery (MVHR) appliance has been shortlisted for the 2016 Build It Awards, in the Best Sustainable Technology or Product category. The Build It Awards, celebrate all aspects of self build and renovation. The awards bring together architects, manufacturers and key industry figures in recognition of innovation and excellence in the custom home sector.

The Silavent HRX-aQ MVHR appliance, which intelligently manages air conditions for maximum homeowner comfort, is just one of three shortlisted in the Best Sustainable Technology or Product category.

Enq. 106

Panasonic Pro Awards 2016, now open for entries



Panasonic Heating and Cooling is inviting entries from installers, specifiers and consultants, for a chance to win a prestigious PRO Awards 2016 Trophy. Additionally, successful applicants will gain recognition, PR exposure, plus an invitation to join a VIP trip to visit Panasonic's HQ in Japan. The Panasonic PRO Awards celebrates industry excellence in the design, specification, installation and commissioning of Panasonic systems.

Panasonic is looking for projects that demonstrate flair and innovation, efficiency, cost effectiveness, aesthetics and above all; showcase sustainability in design. Visit Panasonic's Heating & Cooling Solutions website for more on how to enter.

Enq. 107

TTA promotes high hygiene of tiled surfaces



The Tile Association and its members are promoting the hygiene advantages of correctly installed tiled surfaces, especially in commercial kitchens and food preparation environments. Tiled surfaces are entirely safe to install and use in hygiene-sensitive installations, particularly if large format porcelain tiles are used with epoxy grouts. Brian G Newell, chair of the TTA's Technical Committee, points out that porcelain tiles are impervious, with less than 0.5 per cent porosity and that epoxy grouts are also impervious, to the extent that they can have an approval for use in nuclear power stations, since they are not porous to radioactivity. Visit the TTA website for more information.

Enq. 108

product focus



The Schooner Cast Iron Bath with the hand polished exterior and feet is precision hand polished and manufactured by Hurlingham Bath Company. This takes up to three days of attentive hand polishing to achieve this bold and unique lustre. The suppliers pride themselves on attention to detail to deliver unsurpassed high standards of excellence. The process is completed with a coating of marine grade laquer to deliver total protection. You can see the range at our newest showroom in Copitfold Rd, Brentwood, Essex at The Bathroom & Radiator Gallery. For more information, contact The Radiator & Bathroom Gallery directly or visit the company's website.

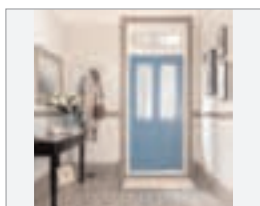
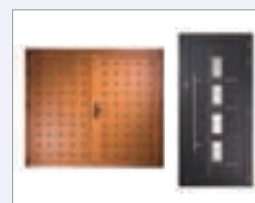
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The Radiator Gallery

Origin

Origin has unveiled its latest product launch – the Origin Residential Door – where security and aesthetics are innovatively combined. Available in the UK to trade from 1st September 2016, or consumers from 1st October 2016, the Origin Residential Door can either be used as a front or garage door for an integrated front of house look. Manufactured with a high-grade aluminium, there are 35 panel choices on offer, available in over 150 different RAL shades; the Residential Door has been designed with heightened security and thermal efficiency in mind, with no compromise on kerb-appeal.

Enq. 110



JELD-WEN's new INSULUX solid timber composite exterior doorsets offer an advanced combination of stylish timber designs with a high performance core, combining aluminium panels and foam for premium security and insulation. The INSULUX range offers high thermal performance with U values down to 1.2 W/m²K for the whole doorset. A wide variety of door designs and finishes are available, including dual colour options to complement both interior and exterior decor choices. For more information on the new INSULUX range, visit the JELD-WEN website or contact the company directly.

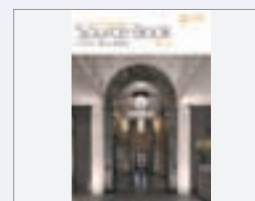
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JELD-WEN

Stone Federation

The Natural Stone Source Book is designed to be both inspirational and educational, providing the information and visual stimulation required for successful completion of your natural stone project. Whether you are involved in a new build or a self-build project, a large bathroom job or a small kitchen space, this source book is your comprehensive reference point. The Source Book contains a directory of all of Stone Federation members, as well as project profiles and product case studies, acting as both a source of information and inspiration. To claim your free copy of the publication please go to the Stone Federation website.

Enq. 112



Looking for a wood floor specialist? A wood floor represents a significant investment and, when it's time to replace or renovate, it makes sense to call in a specialist. Bona, the Swedish wood floor treatment manufacturer, has trained a network of independent wood floor contractors in the use of their oil and lacquer treatments and they're ready to help you bring out the best in your wood floor! Whether you want a new look for your original pine boards, need to repair some scratches in the hall or looking for a brand new floor, you can find your local Bona Certified Contractor on the Bona website.

Enq. 113

Bona

Rundum Meir

Rundum Meir specialise in high quality, standard and custom made, exterior door systems that can be made from a range of beautiful materials including quality solid timber, copper, aluminium, bronze and glass. In plan the doors can be designed to be curved, straight or even wavy. A recent project involved a bespoke side sectional patinated brass door, which was fitted to match the external façade of a new build house in central London. Rundum exterior door systems have been used on listed buildings, award-winning new build, conceptual architecture, refurbishment projects and a high profile passive house.

Enq. 114



Smart answers on smart homes



Ben Johnson, director of Powertrac Electrical Services, a Berkshire-based smart home and electrical contractor, answers some of the frequently asked questions on smart homes

What is a smart home?

In short, a smart home intelligently automates and allows you to control all of the services throughout your home.

Why do I need a smart home?

A smart home is designed to be energy efficient and provide you with a more comfortable style of living, customised to your particular needs.

Think about a modern day smart phone or a new car – functions are automated and devices are connected to work together.

Now have a think about a traditional 'dumb' home:

- One thermostat to control the heating in the whole house.
- Kids leaving the lights on.
- Multiple keypads, switches and thermostats from different services that don't interact.

Ask yourself, is this efficient? Is your home specifically designed around the way you live? Even a basic smart home can eliminate these issues, allowing you to take back control of your home.

How does it all work?

The key is being connected. A centrally managed 'brain' is typically connected with various sensors and switches throughout the home. This along with some clever programming allows services to work with each other, for you.

So, when you leave the house in the morning, the lights that were left on in the kitchen will turn off, the heating will drop down to your 'away' temperature and the burglar alarm will be set – 30 seconds after you shut the front door.

What can be controlled via apps/mobile devices?

Your whole system – apps provide full user customisation. For example, you can alter your lighting 'scenes' or heating schedule on your mobile device, from anywhere in the world.

How complicated is it to set up?

A truly smart home requires detailed planning from the outset of your building project, so it's key to get a smart home professional on board early to aid you with design and functionality.

Following design, the cabling can often be installed by your onsite electrical contractor. The final phase of the project would be installation of hardware, programming and testing by your smart home professional.

How much does it cost?

As an example, Powertrac's smart home system is modular; it can be used for anything from a single room retrofit lighting installation to a whole home fully automated system. With this in mind, the cost can vary quite largely. The hardware costs for a three bedroom home with an affordable automation package would start at £2,000.



Can a smart home save me money?

Yes, running costs can be reduced with a smart home – for example, with more efficient heating. According to Ofgem (2014) a multi-zoned heating system could save up to £400 off an annual dual fuel bill of £1,385. Compared to the £150 saving offered by single smart thermostats, this seems an attractive prospect.

With a well designed home, you will know the temperature of each room. You'll also be able to control each room's heating source, so rather than heating the whole house like a traditional UK home, you will only be heating each room to the your desired temperatures.

Is it a hassle to constantly monitor everything or is it automated?

Not at all, the idea is that you'll have a more comfortable lifestyle. On handover day your home will come pre-programmed and you can then alter schedules, temperatures and light levels over time to suit your lifestyle. After this point your home will intelligently operate itself.

Typically your smart home provider will allow some time for tweaks to the system once you have settled in, but most of this can also be done remotely.





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Interior inspiration: Bedrooms showcase

Find inspiration in our selection of the latest ideas for furniture that will make your bedroom a refuge for rest and relaxation

1. The Domino bookcase from Zalf is double faced and is made up of various elements including doors, partitions and structural "C" shaped pieces. The door fronts can be used to arrange the Domino bookcase with a mix of open and closed spaces and, combined with the other elements, create a functional yet unique and creative space. It comes in a wide range of colours to coordinate with other furniture and decorations. The bookcase is D38.8 x H290 cm and comes in seven different widths. www.gruppoeuromobil.com/eng/zalf

Enq. 115

2. The Richmond Dressing Table from Sweetpea & Willow will sit perfectly in a stylish, modern bedroom. The contemporary dressing table has a high-end glass finish and elegant chrome legs. The neutral white colour means it will fit in with any colour scheme and will add sophistication and glamour to your bedroom. The versatile product can also be used as a chic writing desk. The dimensions of the Richmond Dressing Table are W100 x H77 x D48 cm and it is priced at £695.

www.sweetpeaandwillow.com

Enq. 116

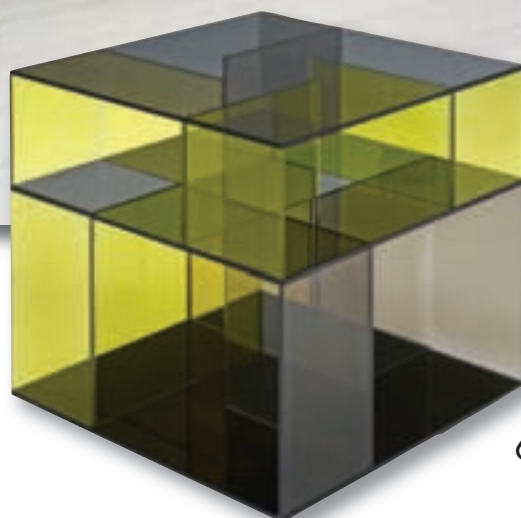
3. The extravagant Windsor bedstead from Touched Interiors is decadently upholstered in a shimmering silver hue plush velvet, finished with metallic and lacquered surfaces, creating an opulent mood with a timeless twist. The headboard and footboard is master crafted and structured in poplar plywood, padded with polyurethane and accented with embroidered logos. On the sides long metallic stripes are covered and upholstered in a choice of leather or fabric. Prices range from £800 up to £17,710.

www.touchedinteriors.co.uk

Enq. 117



5



6

4. Bring some effortless elegance to your bedroom with the tall, dark and handsome Studs & Buttons Bed. This French-style bed is perfect for a room with a palette of greys or combined with a bright splash of colour. Seat graceful French bedside tables alongside it to add a soft classical twist, or give it contemporary style with the brightly polished side tables. The grey linen is soft to the touch and kept sophisticated with the polished studs running up either side of the headboard. King size (W176 x L215 x H152 cm). www.frenchbedroomcompany.co.uk

Enq. 118

5. Alexander & Pearl's Abode range is a fabulous vintage style furniture collection that's perfect for the bedroom. The drawers have the appearance of an array of boxes stacked upon one another, creating a magnificent feature and unique storage solution. The vintage wooden four drawer side table (H90.4 x W59 x D38 cm) with alternate drawers makes an unusual bedside table, while the eight staggered drawer chest (H90.5 x W60 x D41 cm) offers an alternative to the classic chest of drawers.

www.alexanderandpearl.co.uk

Enq. 119

6. Designed exclusively for Natuzzi Italia by Italian architect and designer Claudio Bellini, the Labirinto (meaning 'Maze') tables introduce colour into the bedroom in an elegant and enhancing manner. This bold design is available in a variety of colours, including a recently-added combination featuring a striking mixture of yellow, bronze and smoke grey (pictured). Float glass is used in all Labirinto tables, which perfectly reflects the light and offers maximum transparency. The table measures D60 x W60 x H68 cm.

www.natuzzi.co.uk

Enq. 120

Embracing nature





Garden designer Elaine James and her antique dealer husband Ian used their combined skills to design a tranquil home around the ever-changing view of the north Yorkshire countryside

It can be blowing a gale across the field at the back and the traffic can be thundering along the road at the front, but Elaine and Ian James's house near Harrogate is a haven of peace and tranquility.

Between them they have designed a home which is virtually noise-proof, a property which embraces its peaceful rural outlook while all but eliminating the daily hum of traffic passing their door.

Ian's vision for the house was intuitive. He wanted to build a U-shaped house that focused outwards on the open fields that stretch as far as the eye can see.

"The house is north facing, which has many advantages," says Ian. "We get the best sunset views and lots of natural light without excessive heat in summer. For this reason we decided to have all the main living rooms on this side of the house, with lots of glass so that the views became an integral part of our day-to-day lives."

Ian was also keen to create extended sightlines through all aspects of the property. This means that anyone stepping into the hallway can see straight through the building to the garden

By developing the house and garden together we've been able to seamlessly link the two, rather than the garden being something of an afterthought

and countryside beyond, while anyone standing in the kitchen has an uninterrupted view through the conservatory into the sitting room at the far end of the house.

"This automatically makes the place seem light, large and spacious," he says.

Linking home & garden

This design ethos is echoed in Elaine's symmetrical garden, which links the house to its rural views through a series of mini-gardens, carefully structured paths, colourful borders and unobscured vistas.

"By developing the house and garden together we've been able to seamlessly link the two, rather than the garden being something of an afterthought," says Elaine.

In fact, long before they started the build, the couple had a very clear idea of what they wanted from their new house and how to make the most of the plot. They had lived in the house next door for many years and its large garden had included a commercial showroom-style building, built in the eighties.



The road to planning

There was no planning consent to convert it from a commercial to a private property, as the plot sits in an area of scattered rural development and the council was resistant to infill buildings.

The previous owner had applied for planning permission but was turned down on a technicality. Ian, however, wasn't deterred. When he and Elaine decided to self-build they realised they had the perfect plot in their own garden. With the help of an architect, they reapplied and in 2008 were finally granted permission to convert the showroom into a domestic dwelling. The next step was to submit the design for their dream home, for which planning permission was granted in 2011.

"It took around 10 years for permission to be granted, but it was worth persevering," says Ian, who describes the house as a glorified three bedroom 'dorma bungalow' with open plan

living spaces on the ground floor and dorma-style bedrooms and family bathroom upstairs.

But before they could put the plans into action, they had to sell the house they were living in to release funds for the build. To make sure they didn't allow the planning permission to lapse, however, Ian and Elaine employed a company to lay the foundations.

"As long as you can demonstrate to the building inspector that the building work has begun you don't have to reapply for planning permission," says Ian. "We left it until the very last minute – September 2013 – with just a couple of weeks to go before the permission ran out – but it was worth doing. It gave us the necessary breathing space until our house was sold."

While they waited to sell, the couple fine-tuned the design and put the build out to tender.

"We already knew, from living next door, the kind of things that worked well and what didn't work," says Ian. "I had renovated the old house

and had a very clear idea in my head of how the new house would look, with functional utility areas to the front of the property, which is noisier, and living rooms to the back where it is much quieter. By building a U-shaped house, with a conservatory in the centre, we would have the best of both worlds."

The conservatory opens directly onto the garden but it is sheltered on three sides by the main house. Glass windows on those three sides means that light pours right through the property from all angles.

A mix of old & new

Ian and Elaine wanted their new home to be a mix of old and new both inside and out, with traditional style Desimple Wienerberger Hathaway Brindle bricks to complement their old home, Imerys Beauvoise roof tiles and contemporary triple-glazed windows. The

LOW POINT
 Elaine: When we spent an afternoon taking photographs of local properties, a resident thought we were checking out houses with suspicious intent!



interior also reflects this old-new combination, with light, open spaces, streamlined kitchen units and modern feature light fittings working side by side with oak and walnut antique furniture, bought through Ian's new fine furniture business at Crimple Hall near Harrogate.

"We did a lot of research before the walls started going up," says Elaine. "Ian is very good at visualising everything in his head and working out how things are going to look, but I have to see everything in situ before I know whether or not it will work. We travelled all over the place taking photographs of houses we liked. I would knock on people's doors to ask permission and it's amazing how generous and helpful people can be with their time and information. Then I would go home and superimpose the houses onto a picture of the plot, so I could see exactly how certain bricks, roof tiles and designs would look."

By building a U-shaped house, with a conservatory in the centre, we would have the best of both worlds. The conservatory opens directly onto the garden but it is sheltered on three sides by the main house

Build phase

The build finally began in earnest in September 2014 under the experienced guidance of now retired builder John Sutton who was, says Ian, a "fantastic, old-fashioned bricklayer" and came recommended by architect Steve Johnson.

"The build was pretty straight forward with hardly any hitches, apart from the fact that the roof pitches were written down on the plans as being 45 degrees but were, in reality, 55 degrees. As a result, some of the walls had to be adjusted to compensate for the miscalculation," says Ian. "The original design also included two balconies at the back of the house but these would have cost too much for our budget, so we decided not to have them. The builder was working to a fixed cost and we made adjustments and compromises along the way to keep within that cost."

Although the house is not an eco-build, Elaine



Project summary

Current value: £550,000

Cost breakdown

Fees: £10,000

Groundworks: £30,000

Windows: £25,000

Electrics: £8,000

Heating and Air Source Heat Pump:
£20,000

Kitchen: £10,000

Bathroom fittings and plumbing:
£6,000

Floors: £15,000

Garden: £50,000

Bricks: £7,000

Decorating: £3,500

Internal doors: £1,500

External works: £15,000

and Ian insisted on high levels of insulation and the inclusion of an air source heat pump, aiming to maintain a steady all-year-round temperature. For this reason they still haven't decided whether to fit doors between the dining area and sitting room, but apart from this the house is virtually finished.

"We planned so far ahead that we knew where key pieces of furniture would go before we started building," says Ian.

Every detail – from the angled kitchen island

which continues a sight line from the hall to the garden, to a secret little cupboard behind the corner of the kitchen to keep the units flush on the other side of the wall – has been meticulously thought out and executed. And the icing on the cake for Elaine has been recognition of her garden design, which earned Marshalls building supplies both a regional and a national award for Best Use of a New Product (vitrified paving).

"It has completely lived up to all our hopes and

expectations," says Ian. "There is nothing we would change. It's a great family house, we have lovely neighbours who bought our old house, and we love nothing more than sitting in the conservatory enjoying the amazing views. We feel very close to nature here."

Ian adds: "We can see the sunsets, watch the wildlife, and experience the subtle changes of the landscape throughout the year, all from the comfort of our armchairs. It's definitely a house for all seasons."

Contacts/suppliers

Architect: Steve Johnson, MJF Architects Ltd
0113 240 0012

Kitchen: Howdens

Granite Worktops: Aktiv Design
01423 871 111

Windows: HWL
0113 2449006

Window system: Residence 9
01452 300912

Air source heat pump: Johnsons Heating & Plumbing Ltd
01423 324269

Plumbing: F and H Smith
01423 562907

Electrical: Mills Electrical Ltd
01423 815 480

Roofing: Burton Roofing Merchants Ltd – York
01904 781467

Floor tiles:
Smith Brothers
01904 415222
Prices Paving & Tile Ltd
01677 470999

Wall tiles: Topps Tiles Direct Tile Importers
01904 690774

Bathroom suites: Ideal Standard from Plumb Centre

Garden Design: Elaine James Garden Design
01423 330804

Plants:
Johnsons of Whixley
01423 330 234

Summerfield Nursery
07860 834 235

D-tail Plants
01904 780 700

Landscaping: Harrogate Landscapes
0800 975 8112

Garden Paving: Marshalls vitrified paving

Decking: Millboard
024 7643 9943

Lighting, hall and lounge: DIYAS

Staircase: Jeld Wen
0114 254 2000

Bricks [Wienerberger]: Keyline Civils & Drainage
0113 235 1133

Self-builders Ian and Elaine James



HIGH POINT

Watching the garden mature and seeing how well the outdoor space worked with the design of the house

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Alternatively visit the website
www.harrogatelandscapes.co.uk

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Time for a Grand Design

Grand Designs Live Birmingham is back again at the NEC for 2016, this time for five days

Grand Designs Live, proudly sponsored by Anglian Home Improvements, is set to return to Birmingham from 19-23 October. The event promises to break down conventional limitations to self-building and offers visitors a chance to view the latest trends and unseen products.

Based on the popularity of previous years, the show has been extended to five days and with 500 exhibitors making their way to the NEC, there is something for everyone across the six different sections of the show, which cover build, kitchens, bathrooms, technology, gardens and interiors.

Once again, Kevin McCloud, design guru and presenter of the Channel 4 TV series, will be hosting the five-day run of the famous home show. Bringing his renowned expertise and distinctive style and approach to the event, October's Grand Designs Live is set to be one of the most exciting, engaging and informative exhibitions to date.

Lee Newton, CEO of organisers Media 10, said: "Every year the show is a grand display of the latest trends and innovations in home design and with Kevin McCloud you never know what he's going to uncover. This year's



line up will provide inspiration to visitors to ramp up plans for their own homes and due to the ongoing success of the show, we're more excited than ever to take the show to Birmingham for an additional day."

Alongside these amazing features, the show

offers an array of other great attractions, including:

- Ask an Expert (sponsored by Express Bi-folding Doors) – If visitors are in the planning stages of home development they can bring their plans along and book in a for a free 30-minute session with a myriad of experts who specialise in areas such as architecture, project management, interior design, finance and more.
- Grand Theatre (sponsored by Airflow) – This is the place to come for those looking for lively debates, interesting talks and hands on demonstrations. These interactive, live sessions will be held throughout the five-day show with a host of experts sharing their wisdom with home design enthusiasts
- Live Kitchen Experience (sponsored by Miele) – For cooking buffs, the Live Kitchen Experience is a must see feature, with top chefs hard at work showing audiences how to prepare delicious meals and take advantage of kitchen appliances in live demos.
- Kitchen Advice Centre (sponsored by Miele) – On the back of its successful debut in 2015, the Kitchen Advice Centre is back in 2016 and visitors can book free 30 minute consultations looking at all aspects of kitchen planning and development.
- Kevin's Green Heroes – Each year Kevin

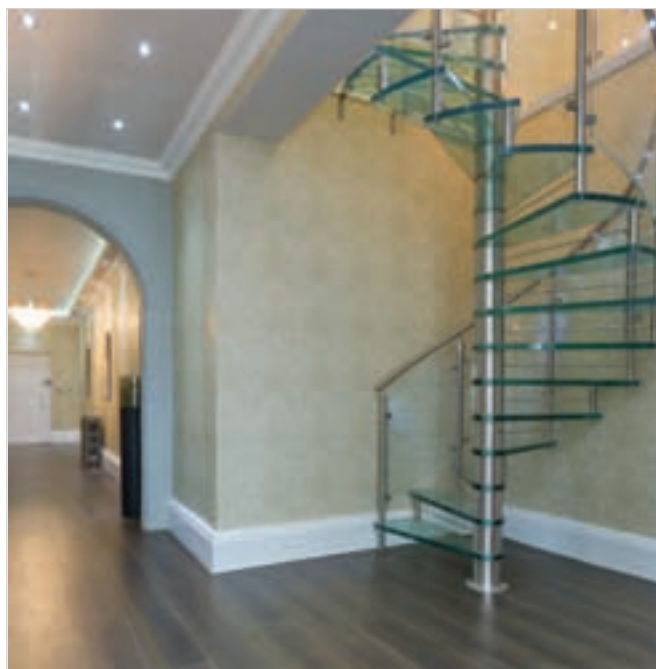


showcases the most innovative and useful eco-friendly gadgets and products on the market. His hand-picked selection reveals the latest trends in green technology and shines a light on new directions in product design.

- Self-Build on a Shoestring (in association with NaCSBA) – This competition, open to all, sets the challenge to design a stylish 65 sq m starter home that can be built for £50,000 – ideally less. Selected entries are displayed at Grand Designs Live and the winners are awarded a share of a £5,000 prize fund.
- Grand Room Sets – The theme ‘famous places that never existed’ is brought to life by top designers in this inspirational interiors installation.
- The Light Lab – A first for this year’s show, The Light Lab showcases what has become a major trend in recent years; the smart bulb. Visitors are invited to come along and see for themselves how much the humble light bulb can now do, by using an iPad to control music, colours and CCTV – all coming from the bulb itself.
- Bird Box Lounge (sponsored by the Pension Insurance Corporation) – Another new addition for this year’s Birmingham show, the Bird Box Lounge, will share tips and tricks on how to encourage wildlife into the garden. The lounge will also provide a tranquil spot for visitors to have a cup of tea or a bite to eat.



Grand Designs Live takes place from 19-23 October at Birmingham’s NEC. Save £5 when you book in advance: visit www.granddesignslive.com or call the booking hotline 0844 854 1348.



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Solid Gear Athletic trainers from Hultafors



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functionality. What's more, all the shoes in the athletic safety range are made using a composite plate with aluminium toecaps to ensure maximum protection on site. For more information visit the website.

Enq. 124

New ALLROUND 37.5° Insulated Work Jacket



Top athletes have long enjoyed the benefits of performance wear – now craftsmen and women can too. Snickers Workwear is one of the first manufacturers of working clothes to introduce 37.5° Technology into its clothing. This new 37.5° ALLROUND Insulated Work Jacket is just what the name suggests. A jacket that has all the features and functionality of the other Next Generation working clothes, but without the heavier weight fabrics. It's a super-light, quick-drying garment that will keep you looking and feeling comfy wherever you are on site in colder weather. Snickers' ALLROUND garments have quickly become known for their contemporary designs packed with must-have features.

Enq. 125

Snickers RUFFWork – heavy duty working clothes



Part of the Next Generation Workwear range, Snickers' RUFFWork working clothes are modern, heavy-duty garments that combine an amazing fit with reinforced features throughout. Packed with loads of functionality, the trousers are specially designed for those professional craftsmen who really rely on their gear in demanding on-site working conditions. The special 'Dobby Pro' fabric used in these garments provides a unique combination of comfort and durability.

What's more, the 'Cordura 1000' reinforcements are up to three times more durable than regular Cordura and, with a special DWR coating to repel oil and moisture, these trousers will stay looking good for longer.

Enq. 126

Western Red Cedar Boards create a home



Western Red Cedar Trim Boards have always been immensely popular with Landscapers and Garden Designers building stunning slatted screen fences however they are a perfect option for cladding purposes too. Silva Timber's Western Red Cedar 19x38mm Trim Boards were used extensively on the exterior of a residential project in Southwest London. By using Western Red Cedar rather than a man made material, the home was given warmth and character. The defined horizontal lines give the structure a strong urban presence. The versatility of Western Red Cedar is demonstrated, being used for cladding and fencing.

01514 953111 www.silvatimber.co.uk

Enq. 127

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Enq. 129

Experts on hand with advice and assistance for selfbuilders

Find invaluable resources and tools for your self-build as the London Homebuilding & Renovating Show returns to ExCel, from 23-25 September



According to latest research from mortgage lender Halifax, Greater London's property prices have risen by 432 per cent per square metre over the past two decades. With the capital city's housing market skyrocketing, The London Homebuilding & Renovating Show will return to ExCel, London from 23-25 September, where it is set to attract a host of new visitors looking for advice and resources to add value by remodelling their homes or building them from scratch to reap the benefits of the buoyant property sector.

This year, The Homebuilding & Renovating

Show is also presenting a new merchant partnership with Jewson to maximise its construction and product exhibitor portfolio for attendees.

Also new to the show is interior designer and experienced architect Mariana Pedrosa, who will be attending the exhibition on all three days of the event. She will be available to offer help and advice on renovation, remodelling, extension and all aspects of interior design and decorating.

Keen self-builders and renovators will have the opportunity to talk to over 350 specialist

companies from a variety of industries including architecture; kitchens; bathrooms; heating; design; ventilation; lighting; doors and windows. 37 free masterclasses and seminars on self-build and home improvement topics as well as 750 advice sessions with the country's leading architects and experts, will also be available at the event for those requiring bespoke advice. The annual show will be brimming with guidance and inspiration to ensure that people attending the exhibition will be able to put theory into practice to give life to a project, commence a build or complete a restoration.

On Saturday, visitors will have the opportunity to hold 15-minute consultations with celebrity experts who star in their favourite TV property programmes. Charlie Luxton, sustainable architectural designer currently presenting *Building the Dream* on More 4, will talk about eco living, new architectural ideas and homes of the future. Julia Kendell, interior design expert for BBC's *DIY SOS*, ITV's *60 Minute Makeover* and *Rebuild Our Home*, will return to meet with visitors seeking inspiration on how they can revamp their houses through clever interior adaptations.

Up-to-date information on everything property-related will be showcased during live presentations hosted by qualified tradesmen in the Tricks of the Trade section. Diverse topics will cover how to undertake everyday DIY jobs around the house without breaking the bank.



For attendees in need of fresh ideas or solutions, the Ask the Experts area inside the Advice Centre will be the place for them to ask questions and explore the most efficient solutions to meet their challenges. Ten resident property experts will also be available for 15-minute consultations via interactive sessions. People will be encouraged to bring their plans along and discuss them with the specialists.

For practical recommendations, the Advice Centre will be introducing an Ask a Builder zone, where members of the Federation of Master Builders will be offering visitors tips on finding vetted and approved construction workers to commission for a project.

In addition, over 13 experienced architects from the Royal Institute of British Architects (RIBA) will be at the Ask the Architects area to help visitors achieve their aspirations and vision, add value to their project, guide them through the design and the bespoke construction process.

Visitors with questions or issues on obtaining planning permission will be able to meet with Sally Tagg and her team of experts at the Planning Clinic. Sally is a planning expert with years of experience helping owners find out where their application may be going wrong, how to avoid common mistakes and what steps to take when an application has been rejected.

In-toto kitchens, a UK supplier of kitchen furniture and appliances, will also be offering in-house design services and installation to

those looking to discover the latest products available on the market, stylish designs and space saving solutions.

Potton's self-build experts, renowned for building sustainable timber homes, will also be on hand to help visitors create and design their dream home at the Potton Design Lounge. The company will deliver one-to-one sessions for those looking to discover how to use their building resources efficiently to meet their plan and budget requirements.

In addition, the Oakwrights Design Consultation Service will provide access to free 20-minute consultations with designers and craftsmen from its Architectural Design Team, who will blend together traditional skills with modern technology to offer homeowners a tailored oak framing and encapsulation service.

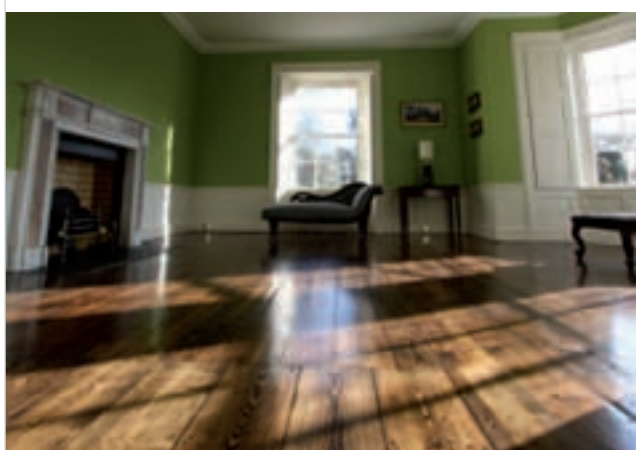
The show will also provide visitors with access to a mobile app which will personalise their experience, helping them to plan and guide their day through exclusive content. With multiple features throughout the exhibition, it will



Julia Kendall

ensure that consumers make the most of their visit and won't miss out on key aspects. The app will also notify users of exclusive offers during the exhibition and provide them with an interactive timetable for the relevant seminar and masterclass sessions. Guided trails have also been provided to ensure that guest have easy access to the self-building, eco elements, renovations and kitchen appliance sections at the event.

Standard tickets are £12 in advance or £18 on the door (children under 16 free). For more details, visit www.homebuildingshow.co.uk/london or call the ticket hotline on 08712310824



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homebuilding & renovating show stand no J134

Enq. 130



Trespa showcases at London Homebuilding Show

Exhibiting for the first time at this year's London Homebuilding Show, leading exterior cladding panel manufacturer, **Trespa**, will be showcasing Trespa® Meteon® and Trespa Pura NFC® on stand E171. Founded in 1960, Trespa has been the architect's choice for more than 50 years with Trespa® Meteon® decorative cladding panels being specified for a wide range of facade applications throughout the world. Available in a broad range of colours, finishes and tactile effects, self-builders can be inspired by the compelling aesthetic and almost limitless design possibilities Trespa® Meteon® cladding panels can bring to their project. Trespa Pura NFC® (Natural Fibre Core) is a revolutionary development in home exterior cladding. Available in a range of natural finishes, Trespa Pura NFC® features subtle fine graining to replicate the beauty and appeal of wood. It is highly weather resistant, requires minimal maintenance and will never require repainting. Trespa Pura NFC® can be laid horizontally or fixed vertically, either side by side or lap style and is installed quickly and easily. Trespa® Meteon® panels and Trespa Pura NFC® have been tested extensively against weather, impact and UV resistance and come with a ten year guarantee, giving the self-builder complete peace of mind when choosing the cladding material for their new home.

0808 234 0268 www.trespa.co.uk

homebuilding & renovating show stand no E171

Enq. 131



Hitachi showcases new heat pump product line-up

Hitachi's expanded Yutaki air source heat pump product range is one of the widest on the market and is being showcased at HVAC 2016 (part of UK Construction Week) at the NEC. Completely redesigned to meet the needs of specifiers, installers and homeowners – and utilising common components, common outdoor units and simplified design to benefit both end users and installers – the extended Yutaki product line-up includes a total of 70 new models which are more compact for small installation spaces and are lighter weight for easier handling. The introduction of common components and controllers, streamlines product training requirements, reduces the need for carrying multiple spares, and lowers installation and maintenance time. Performances have also been improved, with higher COPs, better seasonal efficiencies and higher capacities. All Yutaki models also be supplied with a new Cooling Kit accessory to enable both heating and cooling modes. The Yutaki range comprises four models, Yutaki-S split, high temperature Yutaki-S80, Monobloc Yutaki-M and the new all-in-one Yutaki-SCombi. Hitachi's innovative Yutaki-SCombi integrated solution has been designed specifically for the UK market. The indoor unit has a built-in 200 or 260L stainless steel hot water cylinder, as well as the main hydraulic components such as the pump, filter and back up heater, plus a newly-designed controller.

01628 585 394 www.hitachiheating.com

uk construction week stand no H4/601

Enq. 132

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Nine shows under one roof

UK Construction Week returns to host more than 24,000 visitors and 650 exhibitors at the NEC in October

The award winning UK Construction Week is back, following its successful launch in 2015. Bringing together nine shows under one roof to form the most comprehensive industry event in decades, UK Construction Week will return to the Birmingham NEC on 18 – 20 October 2016.

With some of the industry's biggest names already signed up visitors will not want to miss the show. In 2015, UK Construction Week attracted more than 24,000 visitors and 650 exhibitors and this year's show is set to be even bigger, building upon the solid platform of the inaugural event.

The show provide visitors with the chance to benefit from exclusive deals from leading brands, learn about the latest legislation and the future of the construction industry and see the latest innovations first hand.

Seminars

UK Construction Week will benefit from the most comprehensive seminar schedule of any UK trade event. The Main Stage will tackle top-level challenges and opportunities faced by the construction industry, while the individual shows will delve into sector specific issues.

These sector specific seminar areas include the Home Building Theatre (Build Show), the BIM Prospects Theatre (Build Show), the Timber Focus Theatre (Timber Expo), the Surface & Materials Hub (Surface and Materials Show), the Energy Hub (Energy 2016), the REA Seminar Theatre (Energy 2016) and the Smart Buildings Hub (Smart Buildings 2016).

Entertainment

The entertainment programme will see the return of its popular beer and ale festival and much more, and the show will also host a number of Innovation Hubs. Construction is an innovative industry and there are exciting products and services in the pipeline that will revolutionise how we build. These hubs will showcase the latest products and prototypes, many of them seen for the first time.

Visitors are able to attend Timber Expo, the Build Show, Civils Expo, the Surface and Materials Show, Energy 2016, Plant & Machinery Live, HVAC 2016, Smart Buildings 2016 and Grand Designs Live.



Registering to attend UK Construction Week is quick, easy and free and can be completed by visiting www.ukconstructionweek.com

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Enq. 136

Steel windows are key to Victorian home extension



When Kim and John Potter bought their double-fronted Victorian terraced house in South London two years ago, they undertook a major renovation which included the construction of a large, single storey rear extension. A 9m wide floor-to-ceiling screen of steel double doors opening onto the garden is now a spectacular feature as are two further sets of steel doors which have been used internally to separate the extension from the rest of the house.

All were supplied and installed by Steel Window Association member, Steel Window Service & Supplies. Steel Window Service & Supplies manufactured all the frames from W20 sections finished in RAL 7021 black grey.

Enq. 137

Ten years with Halo and a new website



Patios South West Ltd, a specialist trade fabricator of patio door systems is celebrating ten years of working with Halo, an industry-leading PVC-U profile brand of national market leaders, The VEKA UK Group. The family-run company was started to now produce, on average, 120 patio door systems per week, from a 4,500 sq. ft. factory in Paignton, Devon. Patios South West is now looking to bolster its reputation for impeccable customer service with a brand new website,

complete with an online quote facility – ideal for installers wishing to 'price up' jobs for their homeowner customers.

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Enq. 138

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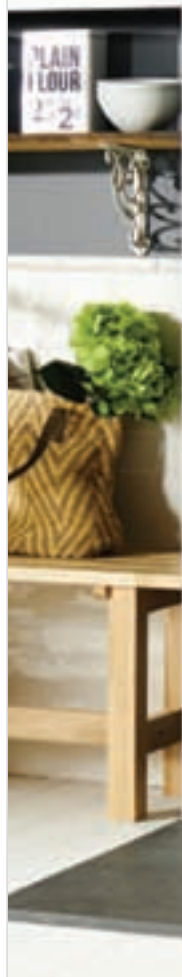
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A wood burning stove is the perfect practical solution to creating an eye-catching focal point within the home. Whether it's for the living area, dining room, kitchen or open-plan space, a **Eurostove** wood burner brings warmth, charm and elegance to any room. The Westfire Uniq 23 is its most versatile model yet, as it is available in 26 configurations with different options to suit every style and space. The black anthracite 6.1kW convection design comes in two shapes – a flat door with rounded edges and a curved door – with high efficiency as standard thanks to its insulated chambers and triple air supplies.

01934 750500 www.eurostove.co.uk

Enq. 143

Introducing the new P3 Hybrid gas fire



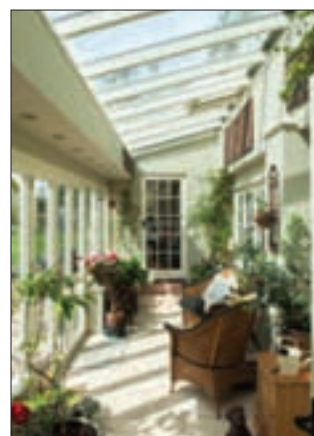
The Paragon P3 Hybrid fire from **Charlton & Jenrick** is a natural gas, manual control, convector gas fire combining the performance of a highly-efficient glass-fronted fire with the charm of an open-flame gas fire. The new Hybrid technology brings high-efficiency performance combined with the appeal of a welcoming open-flame fire, which was first developed in the Paragon P7 hole-in-the-wall fire and now used for this 16x22" fire. The fire comes with a very realistic coal flame effect and offers a very impressive 4.9kW output from its 7kW input. This gives an extremely impressive 70.8 per cent Net efficiency to the most current British Standards BS 7977-1:2009+A1:2013.

Enq. 144

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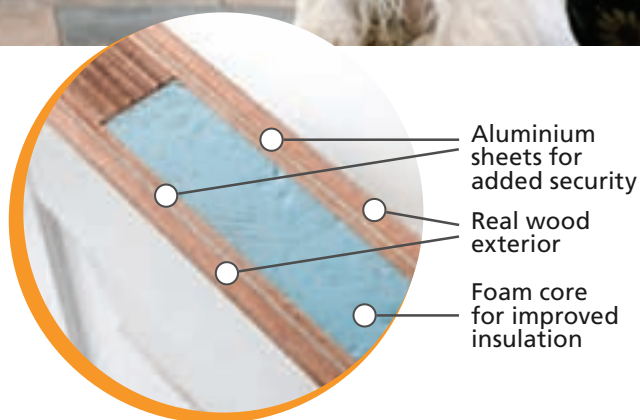


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Let there be light ...

Modern lifestyles are very different to those of the past. The layout of older houses seldom suit the demands of technology and the fast-moving modern world. Adapting and renovating is often the most economical option for homeowners whose houses no longer match up to their needs.

A typical example of what can be achieved through a combination of good planning, sympathetic design and quality craftsmanship can be seen in this house in Abbey Road, Chertsey where the family wanted to bring their very ordinary house up-to-date. The Bi-Fold Door Factory, a glazed aluminium door and window specialist based in West Dayton, Middlesex, were able to provide a total solution at a reasonable price.

It was decided that the best way to create extra space was to open up the living area by extending out into the garden. The resulting construction consisted of an upward-sweeping flat roof, a fully-glazed solid side wall, and sliding glazed doors. Large skylights were also let into the ceiling fusing outstanding thermal performance with sleek, aesthetic appeal.

From the outset, the biggest challenge was the wall height, normal standard doors are manufactured at 2.5m, however a 3.5m high sliding door was required for this site. The Bi-Fold Door Factory successfully installed a curtain walling system from Schueco UK., a German engineered, double-glazed and

fully insulated system, that not only looked great, but also conserved warmth whilst being exceptionally weathertight.

Light was indeed the main motif of this whole refurbishment, an airy and open plan space that flooded the area with natural daylight.



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Enq. 148



3 ARADA

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Enq. 150



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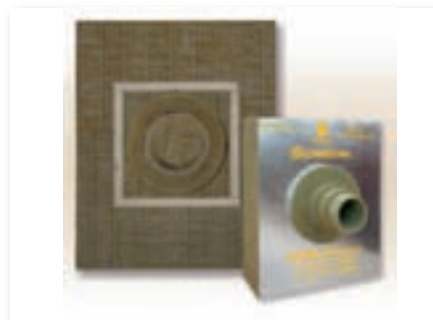
Fires & Fireplaces Showcase



5 GAZCO
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Enq. 159



Get spaced out with Garador Sectional doors!

In modern buildings, space is always at a premium inside and out, and driveways are noticeably shorter today. So it is no surprise that **Garador's** Sectional garage doors are now a top seller across the UK. These superbly engineered doors open vertically then horizontally on tracks back into the garage, eliminating the problem of losing driveway space through standard up and over doors, which 'kick out' on opening. Thanks to the vertical opening, cars can park close up to the garage door, a huge benefit in modern homes.

There is another benefit too.... there is no loss of width in the garage space, giving maximum parking space for wider vehicles such as 4 x 4s and MPVs.

Along with their great practicality, many choose Garador's Sectional garage doors for their great looks. The doors come in a wide variety of surface finishes, designs and colours, including ribbed and panelled versions, elegant Georgian style and small and even ultra modern large linear, plus a full range of size options, including standard and purpose made, so here really is a door for every requirement and every build.

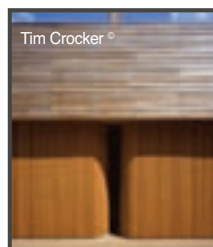
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Enq. 162



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Opening up the possibilities

Garage doors have improved hugely in recent years as the value placed on them by homeowners has increased. David O'Mara of Hörmann looks at the different options available and how to decide which is best for you



Garage doors have undoubtedly become the new must-have property style statement and, over the past few years, the variety of designs, features and accessories being offered by UK door manufacturers has simply exploded.

When it comes to choosing a door, kerb appeal is still the number one priority for most buyers. In fact, research shows that having the perfect garage door could boost a property's value by up to 4 per cent. So what are the top current trends and more importantly how can buyers ensure they're choosing the right garage door for their home?

It might seem like a relatively minor aspect of a self-build project, but garage doors can have a major impact on the overall look of a property which can in turn affect its value. Many doors are now available in a range of finishes but the difference between individual features can be considerable. Some doors optimise space, while others focus on style,

insulation and security, so it's important to identify your priorities early on and factor this into the project as soon as possible."

'Up and over'

Up and over garage doors have long been the number one choice for UK homeowners and they still undoubtedly dominate the market today. These types of doors are available in two styles: canopy and retractable. A canopy door lifts up and out with around a third of the door protruding, while a retractable door, as the name suggests, slides completely into the garage on tracks suspended from the ceiling.

As with any style of garage door, up-and-overs can be automated or manually operated and they are often less expensive than rival products. It's worth noting, however, that these doors require significant exterior space to open so, for houses with short driveways, another alternative may be more practical.

Roller doors

When space is an issue, roller doors are an increasingly popular choice. These doors don't require any ceiling room, as they open upwards with the door rolling around a central drum. Similarly, there's no need for overhead or wall tracks. Despite being a popular option for several years, 2016 has seen significant design improvements for this type of door with more cost-effective options being introduced.

Style has been prioritised, with some manufacturers now colour matching the guides, fascia and box to the door curtain as standard. Safety also remains an important factor, with some doors coming equipped with an optical safety edge, operated by a wired connection to ensure that the door stops as soon as the beam is broken.

Sectional doors

However, if you want to stand out from the crowd, there's one trend that's rapidly emerging this year – the demand for garage doors that suit both the industrial and luxury domestic market. This has led to increased use of sectional garage doors, offering eye-catching, contemporary alternatives to the traditional door.

Gone are the days when garages purely functioned as a storage unit. Instead, they have now become domestic leisure and business spaces; doubling up as home offices, bars and gyms. For car enthusiasts and collectors, they've been converted into impressive vehicle show-

If the garage opening is an unusual shape, such as an arch, sectional doors are the ones to choose



rooms where windows and lighting have become a top priority. For families, garages can also provide essential additional living space where insulation is key.

If the garage opening is an unusual shape, such as an arch, sectional doors are the option to choose. They're fitted behind the opening and add a stylish finish to a garage's facade. They also offer excellent insulation, as the better designs come with seals around all four sides of the door.

Scratch-resistant glazing has become a key feature, creating a truly striking overall look with mirroring and transparency. Door frames can be

hidden to ensure that nothing detracts from the seamless appearance. Side-sliding sectional doors are also available if headroom is limited, recessed into tracks along the wall, offering a useful alternative to the traditional sectional style. If aesthetics are the priority, homeowners can also consider a complementary entrance door.

Of course, security is also something that shouldn't be overlooked. All good quality doors will offer multi-point locking, but for added peace of mind, choose a design with police-approved Secured by Design accreditation. These doors have been put through their paces by experts to prove that they can withstand common methods of forced entry.

With a huge selection of doors on the market, it's important to be able to differentiate between the options. A high-quality product, carefully selected will not only add to a property's appeal and overall value but also stand the test of time.

David O'Mara is the UK marketing manager at Hörmann

Enq. 164

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Enq. 166

Let there be light

Emyr Davies of Arboreta and sister company Welsh Oak Frame believes the trend for light spaces is set to continue, but needs careful thought if all that extra glass is not to lead to extra problems

When homebuyers are asked to rank the things they want most in a house, the words "light and airy" often come near the top of the list. In fact, it is a major design factor in almost every extension project, from a two or three storey project, to the smallest conservatory.

There is a real tension between the desire for a light filled space with large areas of glazing and the practical demands of maintaining energy efficiency and avoiding over heating. We have all experienced the poorly sited, badly designed conservatory that is freezing in winter and a sauna in summer.

Yet many recent design trends including bi-fold doors, rooflights and atriums are all centred on bringing more light into the home, so it's very clear that this is a high priority for both complete self-builds and extensions.

This in turn has also created a fresh, contemporary approach to designing buildings or extensions built in the most traditional ways, such as oak frame.

When you first say the words oak frame, it immediately conjures up pictures of heavy black and white beams, with small lead paned windows – the 'Shakespearean' oak frame.

Yet today's oak frame extensions and buildings are notable for their large areas of glazing – often coupled with balconies and terraces – creating a seamless flow between the interior and garden space and truly bringing the outdoors indoors.

To some extent this is picking up on design trends which have been popular in some parts of the USA, especially the beach houses found on the east and west coasts, as well as



contemporary Scandinavian design trends – both regions of the world with a strong tradition in timber frame design and construction.

Indeed, the history of glass and windows is fascinating and revealing. Part of the reason for those small lead paned windows of 400 years ago was down to glass manufacturing and transport techniques, as there simply wasn't the technology to create large, flawless sheets of glass. Price was also a big factor, as glass was very expensive.

We should also remember that in England and Wales we had a window tax for over 150 years, from 1696 to 1851. This was introduced as a way of raising taxes at a time when people opposed the idea of an income tax and was seen to be 'fair', as only the wealthy could afford windows. There was a flat rate per house and then a variable rate for 10-20 windows and a higher rate for 20 windows or more. This is why on many buildings from the 1700s, you will see blocked up windows, as they were designed to be opened up or sealed again as fortunes fluctuated.

Today, large areas of glazing can impose a different form of tax in the shape of much higher energy bills if they are not designed to be energy efficient, with double or triple glazed sealed units. Estimates vary according to the house design but between 10 per cent and 25

per cent of a building's total heat loss can occur through windows.

Conversely, with temperatures in the UK increasing, over-heating is also becoming more of an issue with large glazed areas. Fortunately, glass manufacturers are developing a range of options for solar glazing, with different films or coatings applied to the glass and even the development of 'photochromic' types of glass, which react to the light and will transition from clear to dark, almost like wearing sunglasses.

However, as well as these modern technologies, good design principles can go a long way to creating a successful light filled extension. For example, think carefully about the orientation of the building. It's obvious that

Good design principles can go a long way to creating a successful, light filled extension



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south facing extensions will be exposed to the full day's sun, whereas a northern light will be 'cooler and sharper'. It's no coincidence that many artists prefer a north facing light in their studios.

Equally, if you are an early riser and love the idea of that morning cuppa looking over the garden, then east facing extensions work well, whereas a west facing garden room will make sure you enjoy any glowing sunsets.

You can also factor in any shading, whether that be overshadowing from nearby buildings or from trees or larger shrubs on the site. With the latter you also have to consider the implications of tree roots on foundations, leaves blocking gutters and how you clean a glass roof of bird droppings.

When it comes to oak frame buildings or extensions, there is one other factor to consider in the method of glazing the windowpane into the frame. With normal casement windows and doors this is straightforward, but with the larger expanses of glass and full wall panels of glazing, there are different options for either surface glazing or direct glazing and it is important to work with a manufacturer that understands the technical implications.

Essentially, oak frame structures are built with 'green oak', which simply means that the timber will move slightly (shrink and expand) as the moisture content in the wood fibre changes. This has no impact on the structural integrity and strength of the frame, as this is all carefully assessed in the design calculations.



However, glass is of course a very rigid material, and if installed incorrectly it could impose forces on the glass as the timber moves, which at worst may mean the glass cracks or shatters, or at least leaves gaps for cold air draughts or rain water ingress.

Leading manufacturers have developed proprietary ways of overcoming these challenges, so the glazing can be directly fitted into large frame sections, giving aesthetically appealing 'walls of glass', which are structurally sound, weather proof and draught proof.

For example, the glazing detail in an oak frame building may have up to 11 separate

elements, including different sealants, membranes, gaskets and foam adhesives, as well as specially kiln dried oak beading. It is this attention to every detail that makes all the difference. Some of these materials are mainly used in other hi-tech industries outside construction.

With today's modern technologies, the most traditional of building methods – oak framing – can easily provide a light filled and very comfortable, contemporary space.

Emyr Davies is design director at Arborea and Welsh Oak Frame

Enq. 168



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Enq. 169

Further Awards success for Ancon



After a string of Awards successes, **Ancon's** innovative Teplo range of low thermal conductivity wall ties has done it again, with the news that the new Teplo-BF has been shortlisted in the 'Best Innovation in Insulation' category of the 2016 Build It Awards. The latest addition to the Teplo range, Teplo-BF, features the same ultra-low conductivity basalt fibre body as the original bar-shaped TeploTie, with specially moulded safety ends which make the new tie easier and safer to use and significantly enhanced mortar bond. Judged by a panel of industry experts, the Build It Awards celebrate the latest developments in the self-build market.

0114 275 5224 www.ancon.co.uk

Enq. 170

Lower lambda products hit the market



Kingspan Insulation has revolutionised rigid insulation technology with the launch of four new low lambda products for floor, wall and soffit applications; delivering premium thermal performance with a minimal construction thickness. The expanded range now includes Kingspan Kooltherm K103 Floorboard, K110 and K110 PLUS Soffit Board, and K118 Insulated Plasterboard. The advanced composition of Kingspan Kooltherm lower lambda products ensures architects and builders now have even greater freedom to achieve spectacular designs without having to compromise on space.

01544 387 384 www.kingspaninsulation.co.uk

Enq. 171



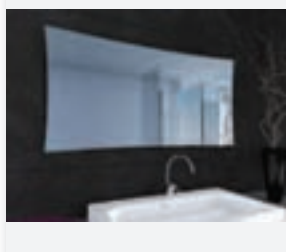
Heating bills halved and property value increased

The installation of **Bostik's** Climatherm external wall insulation (EWI) system has helped homeowners in Ystradowen, South Wales, to halve their heating bills and increase the value of their property by £10,000 in less than two weeks. EWI specialists, Greener Installation Solutions Ltd, were approached by the owners of the three bedroom property, who were looking at ways of lowering their heating bills while improving the overall aesthetics of the house. Having used the system on a number of other EWI projects in the area, the company specified the Bostik Climatherm system with grey EPS insulation and an Ashton Cream Spar dash finish. The project was funded by The Energy Company Obligation (ECO), a government scheme that aims to deliver energy efficiency measures to domestic premises throughout Britain. Having had their house valued prior to the EWI system being installed; the homeowners were pleasantly surprised when the property was valued again on completion of the project. Fully certified by the British Board of Agrement (BBA), the Climatherm system can be tailored to individual property requirements and comprises three key components – insulation, mesh reinforced base coat and finish. These can be selected from a range of products that all meet Bostik's strict performance requirements, allowing greater flexibility in both price and performance in comparison with other EWI systems.

01785 272625 www.bostik-climatherm.co.uk

Enq. 172

Venetian glass and infrared heaters



Funkyheat infrared heaters are exceptional in both quality and efficient performance. It uses coloured glass specifically manufactured for the company. The quality of the Venetian glass used in manufacture is exceptional – scratch resistant and easy clean ensuring the longevity of the finish. You can rest assured that the heaters will not suffer from flaking, peeling or fading colour. Funkyheat infrared heaters can be cleverly used in interior design to enhance your

home and create a beautiful living space. The company has a stock range of colours and it can also manufacture in any RAL colour that you like.

01484 303284 www.funkyheat.co.uk

Enq. 173

New retrofit underfloor heating system



Maincor are pleased to introduce Overboard for retrofit underfloor heating applications. Ideal for projects such as extensions, kitchen refurbishments or upgrading domestic heating systems, the system is quick and easy to install, offering an energy efficient solution and a comfortable internal environment for building occupiers. The underfloor heating pipes (12mm Multi-Layer Composite Pipe) are laid within the 18mm thick pre-routed Overboard panels offering a low

profile solution which lends itself to situations where minimal floor height adjustments are desired. For more information, please visit the Maincor website.

Enq. 174

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Enq. 175

Royal Military Academy given luxury finish



The former Royal Military Academy overlooking Woolwich Common finds a new place in history with its stunning restoration, featuring **Kingspan OPTIM-R Flooring System**. The Grade II* listed building is being lovingly renovated by Durkan to create prestigious, high specification houses and apartments. Durkan commented: "We chose the Kingspan OPTIM-R Flooring System to allow us to make the most of the available space. Installing the Kingspan OPTIM-R

Flooring System in a 30mm thickness allowed us to maintain existing threshold levels whilst also achieving excellent thermal performance."

01544 387 384 www.kingspaninsulation.co.uk/optim-r

Enq. 176

Making a Passivhaus a home



A stylish Passivhaus home in South Manchester has achieved exceptional levels of airtightness through a combination of careful detailing and a high performance structure, provided by the **Kingspan TEK Building System**. Steve and Mel Howarth hired certified Passivhaus designers, PHI Architects, to create their dream home. After considerable research, PHI selected the Kingspan TEK Building System to form the walls and roof of the structure. The firm worked closely with highly experienced Kingspan TEK Delivery Partners, Point1 Building Systems, to achieve an extraordinarily energy efficient design.

01544 387 384 www.kingspantek.co.uk

Enq. 177

Klober launches over-rafter insulation boards



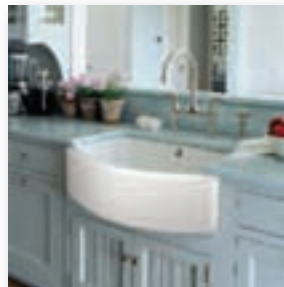
Klober Permo® therm is a tongue and groove insulation board with integrated reflective underlay and self-adhesive edge tapes for sealing laps. Suitable for either new build or refurb work, it has LABC approval and is suitable for all pitches. Unlike square-edged boards Permo therm does not provide an air leakage path. Installed over rafters it not only provides added height within the roof space but removes underlay installation. Boards can be laid either from left to right or

right to left with no ventilation of the batten/counter-batten cavity needed other than where impervious or tight-fitting roof coverings are used.

01332 813050 www.klober.co.uk

Enq. 178

Shaws Classic Waterside



This British made **Shaws Classic Waterside** is a contemporary, large single bowl, with curved bow front which looks stunning in any style of kitchen. Complete with central 3½" waste outlet and round overflow at the back of the sink, the Waterside is an elegant alternative to the timeless classic Belfast sink.

All sinks from the Shaws Classic Collection are available in White and Biscuit finishes with a durable glaze which will last for ever plus the Shaws

logo to finish off the 'look'. More information can be found on the website or by contacting the company directly.

01254 775111 www.shawsofdarwen.com

Enq. 179

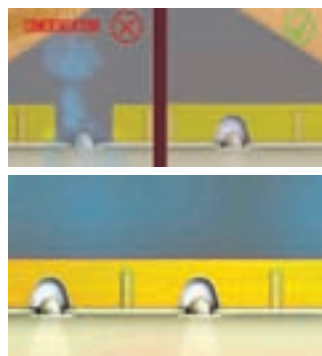


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Enq. 180

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Enq. 181

Brushed nickel trends in UK market place



The company behind innovative and traditional brassware designs, **Francis Pegler**, has launched a range of brushed nickel taps to satisfy consumer demand. The new brushed nickel range embodies the most popular designs in the portfolio including the Adorn, Strata, Rune and Chef. Varying in shape and style these taps provide elegant fashion through to contemporary chic designs. The Adorn (pictured) for example, is a symphony of circles, cylinders and curves that encompass a

wide diameter spout with a distinct pencil like single lever control. The complete Francis Pegler kitchen portfolio boasts 60 styles all of which benefit from being manufactured to the highest European standards.

Enq. 182

Osmo meets the demands for wooden decking

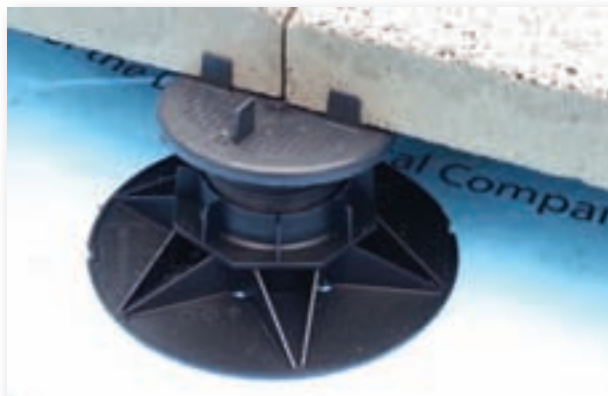


Osmo UK, offers a range of decking oils to protect and maintain the beauty and quality of exterior decking. The product range provides resistance against water and dirt, while also offering an appealing satin oil-based protective finish. Made from natural plant oils, organic pigments and water-repellent additives, the micro-porous finish allows the wood to breathe, a factor that is essential for exterior wood. The finish also prevents the wood from cracking, flaking,

peeling or blistering. To apply, simply brush the oil onto a clean, dry surface using a stiff bristle brush. The product is ready to use from the tin, without the need for it to be thinned.

Enq. 183

Adjustable pedestals from Wallbarn



Adjustable pedestals from **Wallbarn** offer a fast and convenient solution for installing paving on structural decks. Whether at ground level walkways or on flat roofs or terraces, the flexibility of the telescopic stem means completely flat paving is installed onto decks built-to-falls. Drainage is radically improved: none of the paving slabs are touching the structure, so there is clear separation and no risk of damp ingress. A clear air gap beneath the slabs keeps the area ventilated. The telescopic stems allow installers to achieve millimetre accuracy up to door thresholds and the like. For complicated decks, where they fall in multiple directions for example, consider ASP EXTRA pedestals. These units have increased adjustment in the stems, so greater range is achieved through each unit.

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Enq. 184

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Enq. 185

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Enq. 186



Greener spaces

Aidan Bell of EnviroBuild explains how composite decking made from wood and recycled plastic can offer a sustainable as well as safe alternative, as seen on a recent case study

When Steve Kelly and his wife, Nicola, bought their first house in 2011, they liked the wooden decking that already existed in the garden. However, they soon discovered that if they wanted it to continue looking good, it would need annual maintenance. Wooden decking is prone to rot and other factors that can make it unsightly in a short space of time, and without the right treatment it can quickly become ugly and unsafe.

The problem that the Kellys faced is a common one for owners of wooden decking. Although the product typically has a lifespan of around 10 years, it needs stripping down and varnishing every year in order to keep it looking its best. Wooden decking can't simply be left alone and still be in great condition whenever you need it to be.

Steve and Nicola's issues with their decking are not unique. Although wooden decking looks good – and is still sought after by many families – there are some drawbacks when it comes to its safety and maintenance. The regular care that the Kellys' decking needed was frustrating for the family, but it was how slippery

the surface became when wet that finally persuaded them to consider other options. After Nicola's father slipped and fell on their decking, they decided that enough was enough and began to look at what they could replace it with.

First and foremost, they wanted the new decking to be safe for both their elderly parents and their young son

Having lived with wooden decking for a while, Steve and Nicola were clear on what they wanted from a replacement product in their

garden. First and foremost, they wanted the new decking to be safe for both their elderly parents and their young son. This meant finding a surface that was non-slippery and splinter free – a difficult combination for wood. It was also important to them that it would be long-lasting and easy to maintain – something that didn't need varnishing or treating with chemicals every year. The couple were also looking for something that would be environmentally friendly, as well as looking good – particularly as Nicola is an interior designer.

The family found the solution to their problem in a recommendation from a tradesman who had installed composite windows in their home. He suggested that they use a similar material for decking. After speaking to Nicola's brother, who happened to be a carpenter, they were convinced that WPC decking was the right course to take.

What is WPC?

WPC is made from reclaimed wood and recycled thermoplastics (plastics which can be repeatedly melted and cooled). Waste wood is

ground into fine particles and mixed with a heated thermoplastic, such as polythene. The mixture can then be shaped using extrusion or injection moulding techniques into whatever shape is needed. The resulting material can also be fashioned into a variety of appearances, including moulding it to look like normal wood. When used as a decking material, WPC is a durable, safe alternative to traditional wood.

Eco credentials

Because WPC is manufactured from recycled materials it is a great option when it comes to being environmentally sustainable. Wood, while not the most environmentally damaging of materials, is not an infinite resource, and getting more use out of waste wood is far better for the environment than chopping down fresh trees. Hardwood trees – the source of a lot of wooden decking – can take over a 100 years to grow to maturity, so using recycled wood takes the strain off of forested areas that need time to recover. Additionally, non-biodegradable thermoplastics can be saved from landfill by being included in WPC decking, and once the decking is no longer needed, both materials can be recycled again.

After discovering that Duratrac Decking met all of their requirements, such as being safe for their four-month old child and easy to maintain, Steve and Nicola decided to purchase it for their property. Steve explains: "I can clean the decking using only warm water and soap, and it looks good as new. The appearance does-



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n't change throughout the seasons and leaves can be easily brushed off when they build up.

"We are happy to let our son play on the decking surface. There are no nasty maintenance chemicals or splinters and the surface is easily cleaned. It's the perfect play space."

The non-slip WPC decking should last for a minimum of 30 years, and it represented the perfect solution to Steve and Nicola's specific set of requirements.

Aidan Bell is director of EnviroBuild

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Enq. 190

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Enq. 192



Blending the old with the new

Giving your property a touch of old charm can stretch your budget, but the secret's in the guttering, says Hayley Lowry of Brett Martin Plumbing and Drainage

The sheer range of products on the market can make buying materials for a self-build project a formidable challenge. Moreover, a higher specification more often than not equates to a higher price rather than better performance. For self-builders renovating or building in a classic style, it's vital to strike the right balance between traditional aesthetics, performance and keeping the project on time and on budget.

When you are looking to give a new-build project a touch of old-style detail without the price tag or for the sympathetic renovation of a historical building, the solution could lie in gutters and downpipes that combine the authentic cast iron aesthetics with all the benefits of modern plastic manufacture.

The inherent challenge in creating a heritage style or reflecting local architectural vernacular is that when you get the specification wrong, it could not only spoil the build's appearance but have a serious impact on the planning process and efficiency of the overall construction programme. As with all specialist products and materials, it is crucial that self-builders utilise the knowledge of industry experts to get the right product first time, every time.

An integral element of the architectural landscape for over 150 years, cast iron has a highly distinctive appearance due to the texture of the material, its thickness, and the quality of the components. However, cast iron drainage systems can be heavy and difficult to install.

With significant additional weight,

self-builders must also be extra vigilant regarding health and safety and systems will require more time to lift and fix – leading to increased costs and potential delays in the installation process. Almost every job will require both gutter and pipe lengths to be cut onsite using specialist tools and, to ensure long-lasting durability, they need to be fully finished on site, using a primer, undercoat and topcoat to ward off corrosion.

A cast iron case for plastic

Alternative products manufactured using lightweight plastic can provide the ideal solution. One such product is Cascade, which makes installation at height safer, quicker and easier. The system also benefits from external

fixing lugs, enabling easy power tool access and aiding in speeding up installation. All gutter fitting joints have integral seals and flexible retaining clips, allowing gutter lengths to simply click into place. No extra-cost fixing kits or nuts and bolts are required to make gutter joints, as with most traditional systems.

To ensure rainwater systems can be designed to meet a self-builder's requirements, there are an expansive choice of options and gutter profiles available for both new build and refurbishments. From the domestic style of gutter to high capacity systems for larger scale projects, plastic rainwater systems are also compatible with existing cast iron systems and are designed to replicate original features, dimensions and detailing.

A range of options

There are three styles of domestic gutter (106 mm Profiled Ogee, 112 mm Half Round and, for larger or steeper roofs, a 115 mm Deep Profile) which utilise 68 mm round or 65 mm square downpipes. For larger scale projects there is a high capacity 160 mm roundstyle gutter with 105 mm round and 4" x 3" rectangular downpipe choice.

The long-term performance of systems can be protected relatively easily as, unlike cast iron, plastic systems are usually UV stabilised and not vulnerable to rusting or corrosion.

When a traditional aesthetic is a prerequisite,



the right drainage system can be the difference between design success and failure. As budgets are increasingly stretched and tight deadlines constrain product specification, self-builders need to be aware of products' costs – in terms of both materials and labour. With a price

tag that fits modern construction and an appearance that blends the past with the present, plastic rainwater and soil systems fit the bill.

Hayley Lowry is marketing manager at Brett Martin

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Enq. 194

Secure balcony with stunning coastal views

Wanting to make the most of breathtaking views over the Devon coast for their client, the team at 100 per cent Stainless Ltd, called on the advantages of the TAPER-LOC® system to ensure the perfect fit.

Part of a complete redevelopment project with an extension, a feature of the private residence is the creation of a beautiful balustrade to the rear of the property, perfect for relaxing and simply enjoying the stunning scenery.

"Uninterrupted views of the sea on a secure balustrade were the ultimate aim of this project", explain 100 per cent Stainless Manager James Lethbridge. "However, the installation needed to fulfil a number of other practical requirements. Ultimately, the customer wanted a secure balustrade that would not obscure their view, but be strong enough to withstand the wind rolling in from the sea and create shelter from the wind."

The solution was to use the innovative TAPER-LOC® System from CRL, the leading supplier to the glazing, railing, architectural and construction sectors. "To provide our client with the ideal solution we used a 15mm top mount heavy duty base shoe, with TAPER-LOC® tapers, and a 48mm diameter slotted stainless steel handrail which sits on top of the 15mm



glass with a rubber gasket," explains James. "Installation was straight-forward thanks to the in house training of our installers and the specialist tooling from CRL."

Fifty per cent faster to install than traditional alternatives, TAPER-LOC® is a dry glaze system with no need for cement, suitable for laminated toughened glass from 12 to 21.52mm thick. Tested to meet the strictest building code requirements such as BS6180:2011, CEBTP and AbZ, the system uses a horizontal design, which allows it to be adjusted, dismantled and re-set. The base shoe can be surface or side-mounted, and provided drilled or

undrilled. It is available in 3m lengths and made from aluminium.

"Taper-Loc is a strong and calculated product that has been heavily tested and proved to work well, and ultimately for our client keeps the view of the coastline perfectly visible. The specialist tooling and tapers enable the glass to be perfectly in line and the result is fantastic. Thank you to our client Mr Lait for letting us use his property for this case study," concludes James.

00 800 0421 6144
www.taper-loc.co.uk

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FAKRO roof windows for 'Building the Dream'



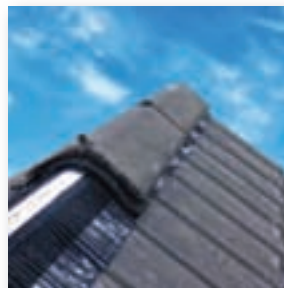
© Allan Corfield Architects

Allan Corfield Architects' SIPS eco-house sought to create a traditional looking brick building with a contemporary twist. The project, featured on More 4's 'Building the Dream', has FAKRO's FTU-V U5 triple-glazed, white PU-coated roof windows. Two buildings are attached via a glazed atrium with a solid roof and roof windows. Project architect Iga Panczyna explained, "The client agreed that this provides an interesting light experience, maximising views from the

walkway. Fakro was chosen because airtightness was a critical factor, the windows had to be vent-free and their U-values were the best available". For more information, please visit the FAKRO website.

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Klober Roll-Fix® makes dry fixing simple



The absence of a British Standard and lack of effective building control in the RVI sector has encouraged use of cheaper dry fix kits for ridge and hip. These may not contain all of the essential components and use ridge rolls with poor quality adhesive backing. The Klober Roll-Fix® kit not only supplies everything to fix five metres of ridge or hip (including hip trays and cro clips in the hip kit) but uses universal ridge seals for half round/angle ridges and third

round/uni-angle hips. Its Butylon backing also provides an immediate, lasting bond on almost any surface.

01332 813050 www.klober.co.uk

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SIP replacements – the cure for self-build?

The performance and speed benefits offered by structural insulated panels (SIPs) are compelling for self-builders in the current climate of skills shortages and tighter Regs, says Chris Duckworth

It isn't that long ago that the recession obliterated good and bad builders and developers without mercy. The bad were the first to go but even some of the very good were casualties. This left the industry in a state of confusion and panic coupled with an abundance of trades who would go to extreme lengths to secure a wage.

The self-build market remained steady through this time and the availability of local trades was abundant. The confident self-builder/self-manager was able to get great deals and high quality labour. But now things have changed.

The improvement in the economy and recovery of the housing sector has seen demand for the trades return only to find that there is a large gap in the availability of skilled labour. The

ever-increasing rise in standards for thermal performance that Building Regulations demands has only exacerbated the need for skilled trades.

While structural insulated panels (SIPs) were chosen by a few during this period, only those looking for high performance went down this route, and they will be the ones who are really benefitting from that choice now.

Three years ago it would be inconceivable that a builder would consider using SIPs to build their projects. Fast forward to the increased thermal performance and airtightness now demanded by Building Regulations and you have a situation that demands ever increasing wall thicknesses and secondary systems or far greater quality control.

With a background in housebuilding and

self-build it became evident to our team at SBUK that the solution to the problem was a SIP structure. Over the past five years the number of projects – both commercial and self-build – we have worked with has sky rocketed. The benefits of SIPs including speed of build have been critical to this acceleration.

Unlike traditional construction SIPs are produced offsite and have an incredibly quick installation time once they arrive at site. It is not inconceivable to erect a four bedroom house in less than two weeks, including all external structural walls, all internal walls, floor joists, floor decks and the roof structure.

With the need for space at an all-time high a major benefit of using SIPs is the thinness of wall that can be achieved. A wall build up of only

230 mm can be achieved when using a rendered system, giving a U-value of 0.20 W/mk². The same U-value can be achieved for a brick outer skin with a thickness of less than 300 mm. It is estimated that on a traditional 1,400 ft² house using SIPs could result in up to 100 ft² more internal space.

A dimensionally stable product, it moves very little once built meaning that the usual snagging issues of a timber frame are removed. The offsite production allows for accurately constructed, high quality buildings with known performance that is less prone to weather disruption and 'Friday afternoon' quality issues.

Knowing costs before the work begins and having a programme that is unlikely to be affected by the weather means budgeting and programming of sites can be more accurate and costly preliminaries reduced.

The use of one contractor pulling together a number of trades also helps the management of small to medium sites, which in turns allows the developer's management team to spend time on other areas.

Major features such as doors and windows can all be procured in advance, safe in the knowledge that the offsite construction and accuracy onsite will allow the site to be secured faster. A major benefit of this is also that the internal works can progress at the same time as the external works. The removal of brickwork from the critical path during the wet winter period (or even summer!) is also a benefit to many.

For tight and contentious sites the use of a SIP



structure can reduce transport movement to site – therefore the muck and debris strewn on surrounding roads is limited due to a reduced number of deliveries. The system also produces less site waste which will ultimately mean less skips on site – often a hidden cost.

One project recently saw SBUK complete a five unit development within seven weeks, on programme and with virtually no snagging while the country saw some of the worst winter rain experienced in years. The site at times was a quagmire but SBUK's site movements were coordinated with the management team to minimise disruption to the site, the locals and its own works. At completion, this site would have been a little above ground floor level had it

been built traditionally.

In summary the only thing that is currently holding developers and consumers back from using this system are the traditional misconceptions and belief that because we have always done it that way, it must be right. Construction is the only industry that embraces innovation and new products with disdain and caution beyond all reason!

SIPs have been around for decades now and the market finally appears to be waking up to the benefits and speed that the system brings. As with all great solutions, once enough people discover and start using it, SIPs can become the norm.

Chris Duckworth is managing director at SIP Build UK

Enq. 198

Felmoor Park receives Premium Protection



The Scandinavian log cabins and lodges at the picturesque Felmoor Park in Northumberland have been given a striking new finish thanks to **Remmers**. Remmers HK Stain was selected to provide not only effective weather protection but protection against blue stain, rot and insects. HK Stain is a "2 in 1" product which eliminates the need for an additional wood preservative primer and is perfect for both soft and hardwoods. The product penetrates deeply into the wood whilst

leaving it fully breathable and as it doesn't flake or peel. Available in a wide range of traditional colours or the alternative 'Grey Protect' range.

01293 594010 www.remmers.co.uk

Enq. 199

Create a modern home with traditional materials



Oak frames are perfect for anyone wanting to build a house with an instant wow factor and, as an increasing number of self builders are proving, they are flexible enough to create both modern and traditional-style properties. Increasingly, oak frames are used in conjunction with other materials such as SIPs brick & block and glass to help create a modern look and feel. At **Welsh Oak Frame** each oak frame is created by hand and with care by highly-skilled craftsmen. The company

combines traditional joinery skills with state-of-the-art technology to build beautiful bespoke designs to suit both modern and traditional tastes. For more information, visit the website.

Enq. 200

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Enq. 201

Future proof your home...

Discover the benefits of protecting your timber with environmentally friendly wood finishes from Silva Timber

Naturally versatile, strong and durable, wood is the perfect choice for exterior use. It's recyclable and sustainable and can be used for decking, fencing, roofing and cladding, where it will also provide an extra layer of insulation. Silva Timber's cladding products will enhance the character of your home while the Sansin range of finishes ensures that the exterior and interior timber stays looking like new and lasts for many decades to come.

When it comes to wood protection, one question is asked more than any other – how long will it last? It's difficult to answer this question, as there are so many factors to take into consideration. The design and orientation of the building, wood species, preparation taken, how translucent the finish is, exposure to sunlight and moisture among other variables, will all influence the life of the finish.

The timber industry is saturated with different finishing products. More commonly used are high build oil and water based finishes which have a greater viscosity and sit on the top of the wood creating a protective layer. Whilst it may give the appearance desired both of these finishes over time are likely to crack, split and flake and will essentially trap moisture in the wood which will cause the wood to rot.

The Sansin range of finishes from Silva Timber are a low build, highly penetrating water-borne alkyd based finish which offers the best of oil based and water based finishes whilst containing no VOC's and is environmentally friendly. It works by using water to carry modified natural oils and resins deep into the wood's cell structure. The water then evaporates allowing the finish to bond directly with the wood substrate enabling the wood to breathe while forming a

ThermoWood cladding in Sansin SDF Autumn Gold



tough, durable barrier that won't crack, peel or blister. If the timber is well maintained it will grow old gracefully and will not go grey.

Finishes using water borne technology harness the power of Nano technology to create finishes and colours like you've never seen before in wood protection. By atomizing high quality pigments into Nano-particles, the pigments can be combined with the protective oils and resins on a molecular level.

Once applied to the timber they penetrate deeply, pulling the pigmentation down into the wood to provide a long lasting, vibrant and uniform colour.

When deciding on a stain it's important to understand the characteristics of the timber species it is being applied to. The effect of the stain will vary depending on texture, grain, colour and porosity so it is recommended checking the colours on samples of the timber

being used. There are various staining options; natural and translucent tones, which let the beauty of the wood shine through or saturated to ultra saturated tones that provide a more solid colour appearance to the timber.

The key to an excellent finish is preparation; always ensure that the timber is clean and dry, for woods that contain knots and tannins use a primer (check the finish you are using – some finishes contain a priming agent), sand the timber thoroughly. Sanding the timber thoroughly removes mill glaze and creates an even surface allowing the stain/finish to penetrate the wood, providing an even, consistent and long-lasting finish. Studies have proven sanding can extend the life of a finish by up to three times compared to an unsanded surface. Following the preparation stages, finish/stain application is the most rewarding part of the protection process. Water-borne alkyds can be applied in a variety of ways; brushing, dipping, hand or automated spraying (low pressure or airless). It is recommended to always flood the surface to the point of saturation (approximately 5-6 wet mil). If using a spray application remember to back brush following the grain pattern to ensure consistent penetration.

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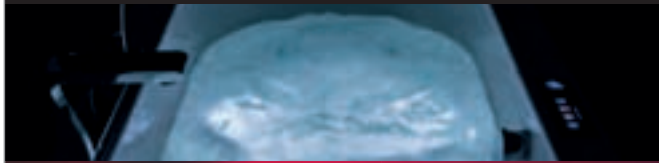


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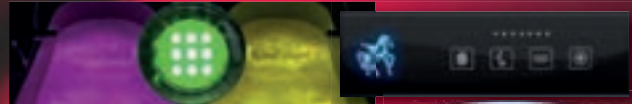
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