

selfbuilder & homemaker

November/December 2016

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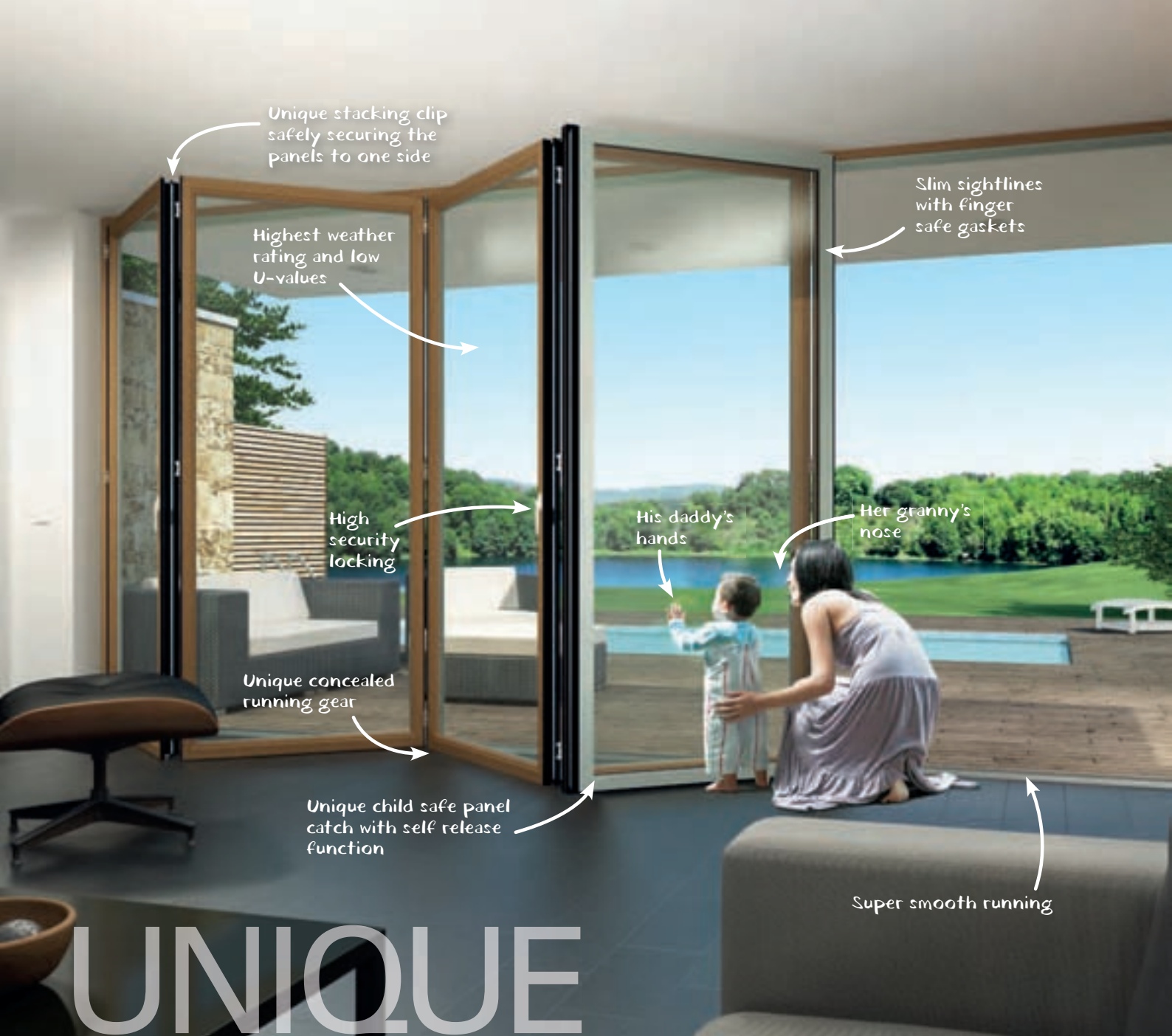
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Doors, Windows & Conservatories
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FLOORED GENIUS

How to achieve the high-end luxury effect with flooring
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editor's letter



When you visit Grand Designs Live it's easy to think that the self-build sector is thriving, with so many great products on show at a buzzing NEC and self-builders eager to see and hear what's new.

However if you look at the figures on how we are doing versus other countries the reality is a bit less rosy. In Germany self-build is the norm, with 60 per cent of home building currently realised via the DIY or custom-build route.

Australia is another outstanding example, and in New Zealand it's more normal to buy a plot of land than to buy a house. This might of course have a lot to do with the expanses of land available, something which is a foreign concept in many areas of the UK – where the struggle for plots is the biggest issue of all.

Right to Build might help to change this. It has just been formally enacted as part of the Housing and Planning Act, meaning there is now a duty on councils to at least maintain a register of people looking to self-build. However the Act was introduced in April and only a handful of authorities have got on board – there is a woeful lag in engagement.

What can be done to incentivise or perhaps even penalise local authorities if they don't comply? Perhaps this needs to be looked at a central level if the Government is to get anywhere near its goals of 20,000 self/custom-built homes by 2020.

In the meantime we can just gaze at the incredible but sadly rare Grand Designs such as John Martin and Noreen Jaafar's stunning Passivhaus-on-stilts in the trees in Gloucestershire. It was built for £200 per square metre, proving that great projects need not break the bank.

James Parker

diary

NSBRC Design & Build Workshop 26 November, Swindon

Design and build takes the hassle out of building your dream home. NSBRC's Design & Build Workshops will teach you everything you need to know about how design and build works, how much it costs and how you can benefit from it.
www.nsbrc.co.uk/design-and-build-workshop.html



Ask an Architect 26 November, Swindon

NSBRC's Ask an Architect events are held every month and offer self-builders the chance to attend a session with a RIBA chartered architect to discuss matters such as the design of your project, creating extra storage and adding value to your home.
www.nsbrc.co.uk/ask-an-architect.html

Top Drawer S/S 15 - 17 January, London

Top Drawer is one of the UK's leading design-led events. The show features a Home section, divided into Interior Accessories, Kitchen & Dining, Furniture & Lighting and Outdoor Living, presenting products from internationally known brands to small start-up companies and "everything in between."
www.topdrawer.co.uk/home

The National Self Build & Renovation Show 29 - 31 January, Swindon

The National Self Build & Renovation Show is a must for all self-builders. It features over 200 exhibitors, live demonstrations, free seminars and the opportunity to meet with architects, designers, experts and other self-builders.
www.nsbrc.co.uk/the-national-self-build-and-renovation-show.html

Right to Build launched to boost England's self-build sector

In a move intended to grow the self-build sector in England and close the gap with other countries, every local planning authority will now have to ensure the delivery of sufficient serviced building plots to meet local demand for self and custom-build homes. The new legal duty within the Housing and Planning Act 2016 – dubbed Right to Build – has now come into force.

Despite the Act already having required councils to assess demand from their local community by introducing and promoting a custom and self-build demand register since 1 April 2016, the National Custom & Self Build Association said that 26 out of 326 local planning authorities have still not complied with this requirement.

The Right to Build initiative is intended to help more of the 53 per cent of adults who say they would like to self-build or commission an individually designed custom-build home at some stage in their life.

Under the National Planning Policy Framework (NPPF), each local authority now needs to adopt policies to meet demand for serviced plots appropriate for its own circumstances. In the UK, just over 8 per cent of homes are self/custom-built, compared to

about 60 per cent in Germany, 50 per cent in Australia and 23 per cent in the USA.

The legislation aims to fulfil the Government's manifesto commitment to double the number of custom and self-build homes in England by 2020 and then hopefully see numbers rise to European levels in the future. It includes the conversion of existing buildings into homes and the creation of apartment blocks. Local authorities can apply to the Government for an exemption where demand for serviced plots is high but the supply of land for housing is constrained.

Michael Holmes, chair of NaCSBA said: "Under the new legislation, councils can give priority to local self and custom-builders with a connection to the area. Councils can also encourage communities and self-build groups to help bring forward exception sites to create low cost homes on land that would not otherwise be granted planning permission for housing. With land constituting up to 80 per cent of the cost of a new home, this can make a huge difference to affordability.

"Some local authorities will look to make use of council owned land and other surplus public sector land, owned by the NHS, MoD and other bodies to create serviced plots.



Local authorities can also act as a facilitator, encouraging private sector developers to bring forward serviced plots, or to include a proportion of serviced plots for custom or self-build on all larger sites."

He concluded: "The Right to Build legislation is not going to resolve the shortage of building plots for custom and self-build homes overnight, but it is the beginning of a transition in the housing market which, over the coming years, will see custom and self-build become a mainstream housing option, as it is in so much of the developed world."

Who will be crowned House of the Year?

award

The 2016 RIBA House of the Year is soon to be announced with the overall winner announced on 15 December.

A varied longlist of the nation's best houses was released in June, consisting of 20 buildings. A shortlist of six will be announced week-by-week, two at a time, as part of Channel 4's *Grand Designs: House of the Year* before the winner is crowned.

A jury of five knowledgeable individuals in the field will decide the shortlist and winner, the panel consisting of:

- Meredith Bowles (Jury chair) of Mole Architects (RIBA House of the Year longlisted 2015)
- Charlotte Skene Catling of Skene Catling de la Peña (RIBA House of the Year Winner 2015)
- Jonathan Dallas of Dallas Pierce Quintero (RIBA House of the Year longlisted 2015)
- Ellie Stathaki, architecture editor at Wallpaper* Magazine
- Phil Thorn, head of direct home insurance at Hiscox

The award, which replaces the RIBA Manser



LONGLISTED PROJECT EDGE HILL NEAR NEWCASTLE
(PHOTO: SUTHERLAND HUSSEY HARRIS ARCHITECTS)

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Designs: House of the Year starts on 24 November.

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Potential revealed for thousands of new self-builds

The Government could unlock the supply of tens of thousands of new homes a year from small, self, custom and community builders according to an inquiry by the National Housing Taskforce.

The New Sources of Supply Inquiry, led by the National Community Land Trust Network, has been looking into new sources of housing supply that have the potential to combat the nation's housing crisis.

The Taskforce was set up by the All Party Parliamentary Group on Housing and Planning and the Royal Institution of Chartered Surveyors, after research revealed that there are half as many housebuilders as there were in the early 1990s.

Throughout 2016, the Taskforce has been developing workable proposals for both the Government and industry to address the UK's

shortage of housing. Fifteen expert witnesses from specialist sectors, councils and lenders – including the National Custom and Self Build Association – spoke at the inquiry and discussed a variety of topics, as well as reviewing examples of best practice in the UK and abroad.

Helen Hayes MP, chair of the inquiry, said: "There is clearly a huge amount of enthusiasm and innovation among small, self, custom and community builders. But our inquiry is uncovering a long list of barriers that are frustrating their efforts, whether it's acquiring land, getting to site, accessing finance, or even just starting up a new community-led housing organisation.

"The Government has an opportunity to take these sectors from the margins and help them become a mainstream part of housebuilding in England. We've iden-

tified a lot of practical ways to do this, and will shortly be making our recommendations." Subjects covered in detail in the inquiry included:

- Releasing more public land and helping local authorities and builders navigate issues like best consideration, competitive procurement and state aid.
- How more private land could be released by thousands of owners who care about stewardship and local communities, particularly through work with community-led providers and if concerns about Right to Buy and Starter Homes are overcome.
- The need for seed-corn finance to take new providers through to the point where commercial lenders will be willing to lend to them, including de-risking projects.

Grand Designs Live: A tree house, expert tips on sustainability, and self-build on a shoestring

Grand Designs Live, held last month at the NEC in Birmingham, saw a wide range of projects, products and ideas on show to give self-builders inspiration to take away and use in their own schemes.

Kevin McCloud of Channel 4's *Grand Designs* introduced John Martin and Noreen Jaafar's Treehouse home, built to Passivhaus standards in Dursley, Gloucestershire. The house which is built on long steel stilts, boasts impressive interior and exterior spaces despite only being 200 m² and air-tight thermal performance.

John and Noreen explained to Kevin how their sustainable ethics combined with a keen focus on keeping costs down had also seen them use reclaimed materials where possible including for interior fixtures and fittings. Their desire to gain views from the main living space also led to an unusual built form with a larger top storey.

In a key session in the main theatre offering Top Tips for Planning Your Own Grand Design, a panel of experts gave their views on practical routes to success. Despite being a project manager, James Bryden of CLPM told the audience that "you don't necessarily need a project manager until you have planning permission, because you don't necessarily have a project."

In a Q&A session, architect Jillian Mitchell of Project Logistics Architecture

said: "I don't want clients to tell me the solution, I want them to tell me the need."

Asked to give three 'top tips' for self-builders, the varied panel were in general agreement that being clear on how much you have available to spend is crucial.

The winner of this year's Self Build on a Shoestring competition was announced by TV's Charlie Luxton at Grand Designs Live. Planning and design consultancy Barton Willmore was presented with its award for its Ecomotive design (see illustration), and took away a £5,000 prize.

A longlist of 12 strong entries was whittled down to a shortlist of five before the winner was announced. The top five were: Design Research North, Harper Perry, Clear Architects, Lewis Williams of Davies Sutton and Barton Willmore with Ecomotive. The judges included celebrities such as Kevin McCloud, Charlie Luxton, George Clarke and Gerardine and Wayne Hemingway.

RIBA self-build champion Luke Tozer was also among the judging panel along with Lord Gary Porter, the former leader of the Local Government Association.

The competition is organised annually by NaCSBA (The National Custom & Self Build Association) and this year it challenged entrants to come up with innovative ways of building a modest Starter Home that could be built for under £50,000.





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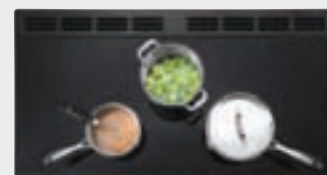
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Online series puts the focus on Britain's most pioneering self-builders

Insurer CRL has unveiled the winners of its Venturous Builds campaign – as revealed in a new 'web series' that will showcase Britain's inspiring self-builders and their construction achievements.

A contemporary family eco-home, a renovated Grade II listed mansion and a custom-built eco timber house have been selected by the company as being truly "venturous of spirit."

The campaign was launched to "inspire those who have dared to be venturous, brave and unorthodox to share the details of their venturous builds." Winners will have their project filmed and featured on the online show.

The filming of the projects is now underway, with the first episode of the *Venturous Builds* show going live in the coming weeks. The web series will be hosted by English designer and regeneration expert Wayne Hemingway, who founded Hemingway Design with wife Gerardine.

CRL CEO Steve Mansour said: "We were looking for the one-offs, the inspiring, the ingenious construction projects to feature in our web series. Our three winners clearly demonstrate they have the courage, determination and an unwavering belief in their ability to create something truly unique."

"Venturous builds celebrates the pioneering self-builders who, against the odds, have dared to dream big and have created the homes of their dreams."

Commenting on his first-hand experience of the joys of self-building, Wayne Hemingway said: "My wife and I designed and built our own home 19 years ago when our kids were young and it has been a true life-enhancing experience ever since."

"Designing and building your own home is about getting something you really want,

rather than getting a house someone else has designed or settling for what's on the market. The winners of CRL's campaign clearly knew what they wanted when it came to their home and they clearly are relling in the results."

"Venturous Builds celebrates fantastic self-built homes and shows it's about the spirit of getting on and doing it. It is truly inspiring to witness the people and the love of what they have achieved at the end of the process."



Venturous Builds winners:

Roy Austin – Rosedene, Redruth, Cornwall

Roy designed and built a modern, contemporary, family eco-home to meet the needs of their young disabled son after the family relocated to Cornwall five years ago. After failing to find anything suitable on the market, Roy decided on a self-build. Construction got under way in October 2014 and was completed in just eight months later. Built on a 90-degree curve, Rosedene is fully accessible with lifts and wide doorways.

Berkshire Homes – Holme Hall Manor, Cliviger, Lancashire

Holme Hall Manor is a beautifully renovated Grade II listed mansion which has been sympathetically converted into stunning apartments. A family home for more than 200 years, and former retirement home and nightclub, Holme Hall was gutted in an arson attack in 2004. It was derelict for more than 10 years before being bought at auction by Berkshire Homes. The heritage site has now been transformed into 10 one and two bedroom apartments.

Barbara Fischer-Clark/Stommel Haus – Heartwood, Aboyne, Aberdeenshire

Stommel Haus, a German manufacturer of timber houses, was commissioned to develop a custom-built, energy efficient eco timber house. The house, which the owners called Heartwood was built only using untreated Arctic Heartwood Spruce from FSC certified forests in Finland. The three bedroom home is insulated using recycled newspaper and recycled glass. With 216 m² of living space, there is also a double height dining room from which you can see the vaulted timber ceiling. The house is heated using a heat pump and ground-breaking technology 'Heating with Ice', which uses the ambient heat and solar thermic energy, the energy in an underground water tank and latent energy in ice.

book

Take a seat: 16 beautiful projects for your home

Be seated in style and comfort every day with the latest collection of projects from Jemima Schlee, *Take a Seat*. Jemima's use of fabrics, textures, yarns and paint not only "add personality and character to any interior" but are also "an ideal way for thrifty DIYers to create a new look on a budget." From homely armchairs and pouffes to eye-catching footstools and vintage-print seat pads, these are personal touches that turn a house into a home. Split into four sections – Outdoors, Dining,

Occasional and Living Room – the projects feature a range of techniques that are all explained in a beginner-friendly style. Sewing, crochet, embroidery and painting are all covered with step-by-step instructions.

Jemima is a prolific designer and maker. She has worked in the design industry for nine years as a graphic designer and as global art director for Interiors at Laura Ashley Ltd. *Take a Seat* is published by GBC Publications and retails at £12.99.



London Homebuilding & Renovating Show reports Brexit-defying levels of confidence from visitors

The capital's largest self-build event – The London Homebuilding & Renovating Show – experienced an 11 per cent year on year increase in visitors, despite predictions that Brexit would cause uncertainty and slow down the market.

More than 18 per cent of visitors said that their renovation or construction was underway and 44 per cent said it was due to commence within six months.

The London exhibition, which was hosted for the second consecutive year at the ExCel arena, attracted both serious self-builders and renovators from central London, the home counties and the east of England.

More than 350 specialist companies displayed their latest products and services to ensure that people attending the exhibition would be able to put theory into practice to bring life to a project, commence a build or complete a restoration.

Nick Noble, deputy managing director of show organiser Centaur Home Interest Media, said: "Figures following our internal research proved once again that we've been successful in delivering all services and products required to start, progress or finalise a project.

"Another positive point to note is the consumer confidence which was witnessed at this show which was the first event in the sector post-Brexit – we've noticed that visitors weren't perturbed by the referendum result, hadn't changed their build plans and



were continuing to work on their live projects, for which they have also put a higher budget aside. If we fuel this momentum,

we'll become a nation of self-builders, contributing proactively to increase the UK's housing quota."

award

WeberHaus awarded first "medical" certification for healthy home standards

German self-build homes specialist WeberHaus is thought to be the first housebuilder in Europe to have been awarded the accolade of "recommended medical housing" for all homes it produces. This means that all houses manufactured by the company have been recognised as complying with high standards of healthy building in terms of air quality, pollution levels, insulation and light.

The Society of Residential Hygiene, Construction Medicine and Interior Toxicology which made the award requires that a rigorous testing process is carried out to evaluate the performance on healthy living criteria.

The company has recognised that buildings



have a significant impact on the health of their inhabitants and the materials used by WeberHaus exceed the prescribed standards required for this certification.

Peter Liehner, CMO at WeberHaus said: "We factor in healthy living down to the smallest detail when designing and manufacturing our homes, from electromagnetic and noise pollution, to levels of daylight and room temperature. We used medically safe materials and incorporate health-promoting elements such as pollen filters in ventilation systems.

"Our homes are constructed with local, sustainable timber, which provides natural heat, cold and sound insulation, plus we use formaldehyde-free glues and low-emission mineral insulation made of up to 85 per cent recycled glass."



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VMZINC CLADDING

A material world

Brendon Robins of Spatial Design Architects explores some of the recent trends when it comes to specifying key building materials for house designs

There is a phrase 'there is nothing new under the sun' and it is true that major new developments in products happen less frequently in construction than other sectors such as technology or communications.

Brick first became a staple building product nearly 10,000 years ago yet is still a vital part of the mix today. However, the industry has made big strides in recent years and there are now some fascinating and interesting product and design trends that are having a major influence on the self-build sector.

Metal

Metal is becoming an increasingly popular choice and is something we have used extensively as a practice. Many of our new and refurbished houses have included the use of low maintenance zinc cladding (see image above). Zinc is a highly flexible, malleable and recyclable material with lots of customisable options. A plethora of zinc colours are now available and as many as eight distinctive surfaces. Zinc is an elegant partner for many building materials because it can also be embossed, formatted and textured, allowing for imaginative designs. Zinc also offers more flexibility than other materials as the minimum pitch required is 3° (although 5° is preferred).

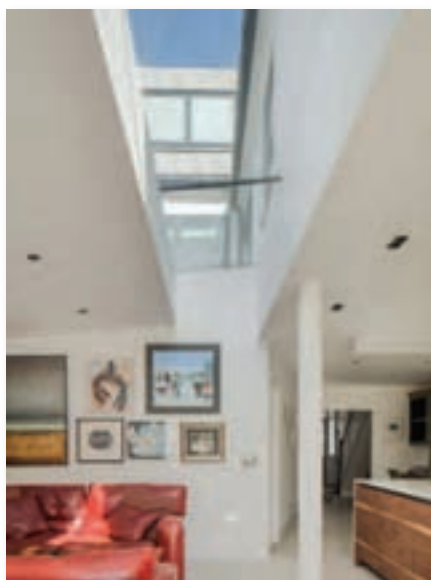
Glass

The use of glass is constantly being innovated. We like to design large windows that connect the garden and the interior. This is best achieved with minimum frames, and locating windows where you can blur the boundary from inside to out with a level threshold. Rooflights are also an exciting trend because they allow designers to create different interior effects. We recently used a bespoke frameless 5 x 1 m rooflight on a new house to create an interesting upwards vision and a very long and light space (see image above). Rooflights also come with the option of coloured finishes; for example, Cambs Glass offer a 23.5 carat gold leaf glass along with silver and copper leaf options.

Polished concrete

Another interesting trend is the use of concrete – not just structurally but as an internal design choice. The increasing popularity of underfloor heating has in turn seen polished concrete floors become a common all-in-one alternative to

SUN SQUARE ROOFLIGHT



wooden floors. It can be installed in just a few days without any additional trades or contractors needed on site and is available in a wide range of specific colours or textures. Additionally, it is now possible to include concrete furniture, worktops, countertops, tiles, art installations, surfaces, wall panels and other features.

Sound insulation

Many new homes have almost a complete absence of soft furnishings – only hard surfaces which may look aesthetically attractive but can produce noisy and unpleasant acoustics. The Danes in particular have a love of bare surfaces and are solving the acoustic problems by lining the ceilings, and sometimes walls, with acoustic panels (see image top right). Now specified throughout the UK and Europe, these are made with 100 per cent natural wood fibres to provide high sound absorption, high durability, natural breathability, low cost life cycle performance and a high level of sustainability. They can be left untreated or painted in virtually any RAL colour.

An alternative solution is to cover the walls in a site-fabricated stretched fabric acoustic wall solution. The system is made up of three components: track, acoustic core and an exterior finish. The sound absorbing core allows for up to 90 per cent sound absorption while the fabric surface provides an attractive finish in an endless choice of fabrics, therefore suiting any interior design.

TROLDTEK ACOUSTIC TILES



Heat saving

Typically, over 90 per cent of the heat used in a shower or running tap is lost down the drain. One new solution uses coiled copper pipes to transfer the heat from descending warm waste water to the pipes through which cold mains water travels up, progressively getting warmer before it is fed into the shower system with no pressure loss.

Another solution relates to open chimney flues which contribute to heat and energy loss when not in use. One simple innovation, demonstrated at the recent Homebuilding & Renovating Show, is to close the gap off with a chimney umbrella.

Two future trends

Self-healing concrete is an exciting new trend. The design life of concrete structures can be compromised by micro-cracks, which allow for the ingress of water, carbon dioxide and chlorine ions into the structure. Self-healing concrete will address concrete damage at various lengths and timescales and will continually monitor, regulate, adapt and repair without the need for external intervention.

Another very interesting new innovation is one that may radically affect our use of glass – transparent, renewable wood. A team of engineers at the University of Maryland have developed a patented process to turn wood translucent, making it more durable and giving it enhanced strength. Watch this space!

The lowdown on tile trends



Jayne Adamson of British Ceramic Tile looks at some of the upcoming trends in tiles for new builds in 2017

Which material?

Choosing what material to use on walls and floors is as important as planning room layouts or selecting kitchen cabinetry and bathroom sanitaryware. It provides the foundation for each room, setting the tone for the overall look and feel. Builders and interior designers are looking for a cost effective option that doesn't compromise on design or quality. Materials need to be simple to maintain and durable in order to keep up with the busy pace of family life, and easy to install to save on labour costs.

Ceramic has firmly cemented its place as a go-to material when choosing tiles for a new build, and ticks all of the above criteria. Well suited to domestic settings, a wide range of designs and styles are on offer. Not only are they cost effective, they are also easy to maintain. Another key feature is that ceramic is a perfect partner to underfloor heating, giving that warm feeling under foot.

Innovation in printing and manufacturing techniques has produced ceramic tiles that push the boundaries of design. Creative and trend-led, ceramic tiles come in a myriad of colours, finishes, patterns and sizes to suit a wide variety of projects. Whether it's a traditional build that requires a classic 7.5 x 15 cm tile with a rustic glaze or a bathroom project that would benefit from the use of large format wave-effect tiles, the possibilities are endless.

Porcelain is another option, particularly if the project requires a hardwearing material for high traffic areas, or if the tiles are to be used outdoors. The material is less porous than ceramic, so is well suited to outside applications. Again, there is a whole host of stunning options available from patterned geometric tiles through to large format stone effects.

What colour will be key in 2017?

Chic and modern, grey has become the modern day magnolia. The hottest neutral to sweep across the world of interiors, grey offers an abundance of different shades and is set to remain a firm favourite for next year.

Ideal for walls and floors, the neutral shade works well with brighter accent colours, making for an easy base colour to work with. Look out for it on large format plain tiles, stone effects layered



with texture, and print effects to create visual intrigue. Patterned tiles will also see an injection of a strong grey colour palette, with tonal hues of grey working harmoniously together to add depth to tile designs.

Which textures should I incorporate into my build?

Wood has certainly made its mark in the interiors world, but many builders and designers are sceptical about using real wood in the bathroom, concerned about the effects of moisture and humidity, which can cause the timber to warp and buckle. Thanks to advancements in inkjet technology, wood-effect ceramic tiles are ideal for the bathroom, offering the same design aesthetics but with the added benefits of being waterproof, durable and easy to install.

What's going to be popular in the kitchen next year?

For 2017 British Ceramic Tile is predicting that the industrial look is set to make a comeback in a big way. When it comes to wall tiles, expect to see metallics and exposed brick effects. Bringing a new dimension to walls, metallic tiles can create a show stopping splashback when used together, or can be used sparingly with plain tiles, providing self-builders with maximum design flexibility. With their shimmering finish and glamorous appearance, they work particularly well with wood worktops and plain cabinets for a contemporary high-end look.

Brick-effect tiles will also feature heavily in kitchen design, with new inkjet printing techniques allowing manufacturers to recreate the look of exposed brick on ceramic tiles. Rustic and textural, exposed brick-effect tiles are at the other end of the spectrum to metallic – creating a bare, stripped back look – but still tapping into the industrial trend.



What designs and styles are going to be big in the bathroom?

Next year is all about texture when it comes to bathroom design, with clean simple lines being complimented by soft textures and natural forms. The next generation of textured wall tiles offers more than just a ripple or wave effect on a plain tile. Instead, we will see stone effects and printed tiles combined with 3D textures to create tiles that deliver on visual interest and intrigue.

Marble is a luxurious look that is here to stay in the bathroom. Offering a sense of opulence, this natural material comes at a higher cost which is why ceramic effect tiles are set to be popular next year. Offering the authentically beautiful look of marble, the ceramic alternative is durable and easy to maintain, perfect for new build projects. The tiles can be used to transform even the smallest of bathrooms into stylish and sophisticated spaces. 'Oily' marble effects will be in demand, tapping into a high-end look which is highly desirable for bathroom design projects within a monochromatic colour scheme.

How important is technology to design?

Inkjet printing technology is driving forward innovation and design, creating tile collections that deliver on style and quality. Such is the accuracy of new printing techniques almost any design can be captured and recreated on a tile.

Where will the trend for patterned tiles go in 2017?

The use of pattern in the home is set to be big for next year, allowing homeowners to experiment with their interiors. Consider using patterned



tiles to create a patchwork effect or feature wall, or experiment with plain tiles in a multitude of colours on the floor; there are plenty of creative ways to bring the trend to the home. Patterned tiles are also being seen increasingly from floor to ceiling, resulting in a striking, continuous pattern that offers bags of personality.

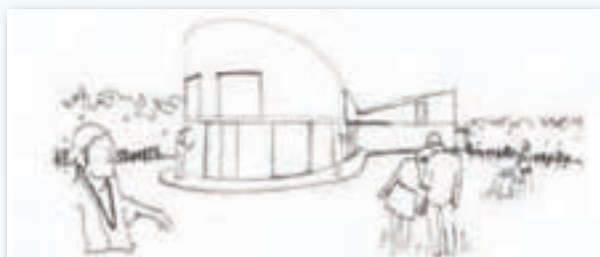
Jayne Adamson is marketing manager at British Ceramic Tile

Greenworks sheds light on affordable housing

As part of its campaign to help Britain build homes more intelligently, Greenworks is following Jan Peters on her journey as she self-builds an affordable home.

The company will be sharing Jan's journey through its blog and through stage by stage imagery to help more people understand the complications of building an affordable home. It will also show them ways to avoid costly mistakes.

An affordable dwelling comes with many additional specifications such as the section 106 planning obligation which stipulates numerous legal agreements. These include the maximum value when selling or letting the property, the maximum size and who is able to qualify for the development of an affordable home. Therefore, gaining planning permission can be more difficult than it is with a typical self-build.



The first blog installment sees Jan outline her five top tips for obtaining planning permission for an affordable dwelling. To read Jan's entry visit www.greenworks.co.uk

blog

graven hill

Building the dream becomes a reality as more plots released

The latest self-build plots at Graven Hill, Bicester have gone on sale, just a few weeks after the first phase was released to the general public.

The release comprises 12 plots for five three-bedroom, five four-bedroom and two five-bedroom homes. Prices for the land range from £148,000 - £260,000 with the

Golden Brick package (substructure, foundations and drainage) priced according to the design of the home. A 10-year structural warranty is also included covering the complete build.

Cllr Dan Sames, a non-executive director with Graven Hill Village Development Company (GHVDC) said: "Buyers are

recognising what a good opportunity Graven Hill presents. We have tried to make the process as simple as possible and by including the Golden Brick package, people – particularly those new to self-build – have confidence in their ability to create their dream home and the ambition to make it happen."

Interior inspiration: Kitchens and appliances showcase



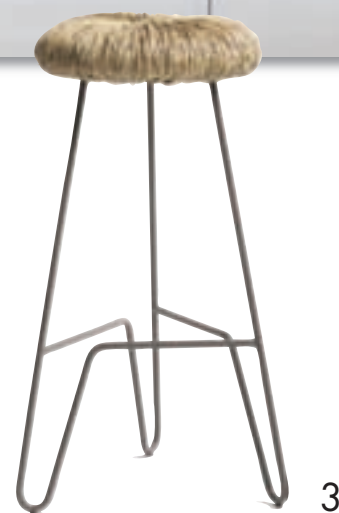
1. A collaboration between fridge designer Smeg, Italian car manufacturer Fiat and designers Italia Independent resulted in the SMEG500 refrigerator, available in red, green, yellow and white. The fridge embraces the iconic aesthetics of the Fiat 500 and makes a bold statement, particularly when the headlights are switched on. This refrigerator has an A+ energy rating and a net capacity of 100 litres, with three removable bottle holders and one removable glass shelf. It has a low sound level of 42 dB and features Smeg's automatic defrost system. The fridge measures H83 cm x W125 cm x D80 cm. www.smeguk.com.

Enq. 107



2. Wallpaper is not often a product that goes hand in hand with kitchens, but Wallpaper is changing that. Its funky and vibrant wallpaper offers a playful addition to your kitchen wall and allows your personality to shine through. Its collections include Tropical Attitude: Sunset Island – a brightly coloured tropical fruit motif, Retro: Café – a neutral pattern themed around the world's favourite morning beverage and Mediterraneo: Milano – a hexagonal tile design reminiscent of 70s style. The wallpaper is water-proof so the inevitable kitchen splashes won't affect its quality. It is also certified for fire resistance. www.wallpaperer.it/index_en.html

Enq. 108



3. For a kitchen that blends both modern and traditional styles, Alessandra Baldereschi has created these Mogg Donut stools. Baldereschi has taken the ancient art of rush weaving and covered the striking stools with the hard-wearing and eminently practical material, giving the traditional design a 21st century twist. Donut's tripod metal base is lacquered white, grey or copper, which complements the straw colour of the reed fibres that are intricately woven into the padded seat base. The bar stool measures 35 cm across x 76 cm high and is priced from £540.

www.gomodern.co.uk

Enq. 109

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



4. Team7 solid wood kitchens feature refined design features including clever storage solutions, integrated lighting, and solid, natural woods, coloured glass and stainless steel. The Vao kitchen (pictured) has a minimalist appeal – a passe-partout frame around each front panel highlights the wood like a piece of art and there are no cupboard or drawer handles. The kitchen is customisable, with different colour and wood choices available. It's also eco-friendly, made using European hardwood from sustainably managed forests. The Vao starting price is £20,000 and is available to buy through Wharfside. www.wharfside.co.uk

Enq. 110

5. The Cosentino Group's Dekton® XGloss collection is the perfect solution if you're looking for a luxury, high-end finish. The range is inspired by natural stone and fuses aesthetic beauty with deep luminosity. The reflective qualities are achieved through an advanced nanotechnological treatment and mechanical polishing process which creates an extraordinary, illuminated and crystal-like shine and gives a mirror-like gloss finish. The surface maintains an excellent resistance to stains. Three new colours were recently added to the range – Glacier, Fiord and Tundra – bringing the total offering to eight. www.dekton.co.uk

Enq. 111

6. Northgate Kitchens aims to provide high quality products at affordable prices. Cabinets and accessories are manufactured at its new factory base in the West Midlands, which ensures that quality is high and offers greater flexibility on sizes. All cabinets leave the factory rigid and fully assembled, with solid 18mm backs. Additionally, buying directly from the manufacturer passes on cost savings to the customer. Growth and expansion has allowed for greater technology and facilities, but Northgate Kitchens is still family run so customer service and satisfaction is always at the forefront. www.northgatekitchens.co.uk

Enq. 112

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Enq. 114




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Enq. 115

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Breathe life back into a tired looking garden with new Everbuild 5 Star Sprayable Shed and Fence Mate from **Everbuild** – A Sika Company, a premium quality wood treatment designed to be spray applied for a fast and easy application. The superior wax and silicone enriched formula of 5 Star Sprayable Shed and Fence Mate gives an advanced double action water repellence for excellent long lasting colour and a weatherproof finish to all wooden garden structures. It is also perfect to use on sheds, pergolas and all other rough sawn timber structures. Available in five popular colours, in five litre jerry cans for easy pouring, this product can be applied using a standard pressurised garden sprayer enabling full fence panels to be easily covered in minutes, without any of the annoying drips made with a brush. For more information on 5 Star Sprayable Shed and Fence Mate or any other product in the Everbuild or Sika ranges, contact your local sales representative, contact the company directly or please alternatively visit the company website.

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Enq. 116

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Enq. 117

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Enq. 118

Shaws classic double bowl



The 'made in England' Shaws fireclay Classic Double Bowl sink comes with a central dividing wall and is available in both white and biscuit with a durable glaze finish.

Each bowl has central 3½" waste outlets to accommodate basket strainer or waste disposer and traditional style round overflows.

Available in two sizes, 800 and 1000, these distinctive, heavyweight double bowl sinks require bespoke cabinetry due to their weight. Visit the website to view the complete range.

01254 775111 www.shawsofdarwen.com

Enq. 119

'Choose your Cottage Kit Home' brochure launched



Self-builders can find everything they need to plan and build their dream home in the new brochure from **Cottage Kit Homes**, manufacturers of timber framed self-build homes. Cottage Kit Home designs are extremely flexible and provide a blank canvas for self-builders to choose the perfect home to suit their lifestyle and location. Because the single storey cottage style homes have no load-bearing internal walls, all of the 37 designs can be easily adapted to create a bespoke layout. The 'Choose Your Cottage Kit Home' brochure shows detailed plans of the most popular fully customisable kit design.

01955 641431 www.cottagekithomes.com

Enq. 120

Hydra White surface by Granite Transformations



White and off-white work surfaces like Hydra White pictured, have shot to the top of **Granite Transformations** best-sellers list, to suit the current popular minimalist continental look. Splashbacks in the same worktop colour and finish give a stylish co-ordinated effect, although their glass mosaic tiles can also make a highly distinctive, yet practical option. The company produces worktops in granite, quartz, recycled glass and porcelain, which are stain, scratch,

heat and chemical resistant and can be fitted directly over the existing surface. Typically, installations are completed in just one day.

0800 044 5393 www.granitetransformations.co.uk

Enq. 121

Vent-Axia launches versatile ducting system



Vent-Axia has unveiled details of its new Uniflexplus+ semi-rigid ducting system which is ideal for the self-build market. Offering speedy, simple installation, improved hygiene and greater versatility, than standard rigid ductwork, the Uniflexplus+ is ideal for use with Vent-Axia's mechanical ventilation with heat recovery (MVHR) systems. Uniflexplus+ is a low-profile, easy to install system that can be used in a wide range of places, including tight and hard to access spaces. This innovative ducting system is modular with few standard components which can be adapted to create solutions tailored to individual projects.

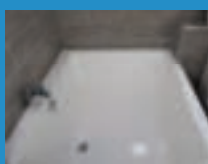
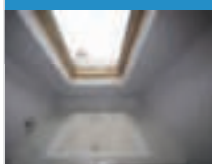
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The house built on a pension



Words and pictures by Heather Dixon

Thrifty pensioners Vic and Lilian Davidson built their 'garden' home in Nottinghamshire for just £28,000, thanks to hard work and the Internet



Vic and Lilian Davidson built their house with their own bare hands for the grand sum of £28,000. It's neither a futuristic nod to architectural design, nor a major feat of engineering, but it is an extraordinary accomplishment which demonstrates how hard work, commitment and a very tight budget can produce a comfortable – and affordable – family home.

It's a property of modest proportions – the width of a double garage across the front by four metres front to back – and it sits at the bottom of their daughter's garden. Just a zig-zag of washing lines and a plethora of play equipment separates them from the end-of-terrace townhouse which is home to seven of their grandchildren.

And for Lilian and Vic their house, which isn't visible from the road, is idyllic.

For years they lived in unassuming tied properties as they moved around the country – 26 times in all – through Vic's last employment as a hospital chaplain and they are delighted to be putting down roots at the start of their retirement.

But their self-build has been a mammoth task, with Vic doing most of the work single handedly, supported by family and friends lending a hand whenever they could.

"It started with the idea of building a log cabin, but we were advised that it wouldn't meet Building Regs," says Vic. "So we decided on a more conventional build which would include eco-friendly elements, such as extra thick insulation and environmentally friendly build materials."

Taking control

They applied for planning permission in December 2014 based on Vic's own plan drawings and were given the go-ahead just three months later. Following a rethink over the design, they successfully applied for additional planning to extend the length of the building to create a bit more living space – thus avoiding unnecessary costs with retrospective alterations.

"I was retiring in April so we were chomping at the bit," says Vic. "We didn't have much in the way of savings so we were basically using our pension to build the house. The only way we could achieve what we wanted was to build it ourselves and pay for things as we went along. We also did a lot of research to get the best possible prices. We probably couldn't have done it without eBay – or Construction Materials Online who supplied most of our building materials."

Although Vic was once an engineer, he had no experience of homebuilding and at the age of 66 quickly discovered muscles, resilience and stamina he never knew he had. He and Lilian moved into their motor home parked in their daughter's driveway and Vic began to dig the foundations for what he affectionately calls the "granny annex".

"We were like the Lady in the Van," says Lilian. "We lived in it for 17 months in total and it's amazing how quickly you get used to living in a small space. But it was fine for us. We could help with our grandchildren and be on site for the build. You just need to have lots of patience and not be too ambitious."

For years the Davidsons lived in unassuming tied properties as they moved around the country – 26 times in all – and they are delighted to be putting down roots at the start of their retirement

LOW POINT

"We were going to have a wet room but then decided to have a bath instead. Trying to fit the bath was a challenge. The room was literally an inch too narrow for the bath but we managed to cut into the wall to make it fit, giving me the opportunity to turn the wall cut-out into a feature alcove with mirrors and LED lighting."

– Vic Davidson



Getting their hands dirty

To begin with they had to find the position of the main drains so they knew the boundary line of the foundations. They had to dig down three metres to locate the main sewage pipe and then obtain permission from Severn Trent Water to link up to it – even though the drain already services two streets.

"A local haulier was kind enough to loan us his mini digger but we had to dig a lot of the foundations by hand," says Vic. "We shifted a total of 240 tonnes of earth between us, half of that by hand. We were a bit concerned that the area is in the heart of a mining community so we were very relieved when we hit solid rock. It reassured us that the foundations would be stable. We still had to carry on digging through it, so we used an old fashioned pick and shovel to create the soakaway and complete the foundations. It was hard labour and we are still recovering from the physical exertion of it all, but we saved a fortune in gym and sunbed fees!"

The plan was to have a small cellar beneath the house and Vic dug the foundations deep and wide enough to include the extra storage space. Only when he had finished did he discover that it would have to be radon protected due to the potential traces of radiation in the ground as a result of local mining.

"It would have been a 'nice to have'," says Vic. "Had we realised beforehand, we would also have saved ourselves a lot of digging, but hindsight is a wonderful thing."

As Vic admits, he is "no brickie," so instead



of traditional brick walls they chose Celcon solar blocks with thin mortar joints, creating a double skin for efficient insulation, air circulation and moisture.

Learning new skills

"YouTube was a great help," says Vic. "You can learn how to do everything from cutting your toe nails to building a house, so we watched a lot of videos and learned as we went along."

Vic learned how to apply the thin mortar joints



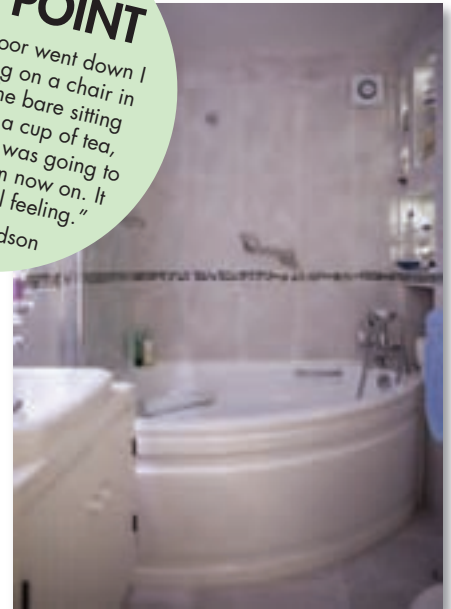
with specialist tools and, with the help of family and friends, he built the walls to roof height. The roof is a key feature of the house. Although they opted for standard trusses to keep costs down they chose environmentally friendly Eco Slate roof tiles from Roofing Superstore – another online find – for the finish. Made from 100 per cent recycled plastic materials, they create a strong, pliable slate effect for a fraction of the cost of the real thing.

The ceiling boards are covered with Firefly Vulcan Cavity Lining to comply with Building

HIGH POINT

"The day the floor went down I remember sitting on a chair in the middle of the bare sitting room, enjoying a cup of tea, knowing that this was going to be our home from now on. It was a wonderful feeling."

– Lilian Davidson



Regs. Because of the inclement cold weather, the tiles had to be softened with a hairdryer before laying.

By the time the roof was completed and watertight, the windows were ready to be delivered and fitted.

"We started out with £11,000 in savings and our pension," says Vic. "We didn't work to a set budget. Instead, we researched and found the best prices for everything and then when the money ran out we waited until the next pension day for the next purchase. We bought a lot of things on eBay, like the kitchen units for £600, because we just couldn't afford to buy new. The only things we really invested in were the doors and windows and the house has really benefited from that."

The floors were then laid and the internal layout defined to create an open plan living kitchen, bathroom and bedroom. The space is small – just 42 m² – but to Lilian and Vic, after 17 months in a camper van, it felt like a palace.

"It felt huge, even though we were downsizing," says Lilian. "We gave away most of our

"YouTube was a great help. You can learn how to do everything from cutting your toe nails to building a house"

– Vic Davidson

furniture – we just couldn't fit it all in. We have always tried to recycle and reuse things, rarely throwing anything away, which was useful during the build, but when you live in a smaller space you appreciate just how much we accumulate over the years that we don't really use or need."

Bargain hunting

When it came to creating the finishing touches, Vic and Lilian shopped around for units, bathroom fittings and carpet – finding some amazing bargains in the process. They budgeted £800

for floors and found a brand new tartan carpet online for £700, which has transformed the sitting area into a warm and cosy winter room. "We went all the way to Scotland in the snow to fetch it," says Lilian. "It was worth the journey. Then we went to Wales for the kitchen. We must have saved thousands of pounds by researching and recycling."

The couple use LPG gas and the electrical appliances, although fitted by Vic, were connected by an electrician friend, who also helped with the plumbing.

"We were constantly impressed by the



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Enq. 126

helpfulness of people," says Lilian. "All the suppliers went the extra mile and we were overwhelmed by the support of our family and friends."

The build was not without its setbacks. Vic fell off a ladder several times and Lilian broke her toe early on in the project, but nothing seemed to deter the couple from their long term goal.

"It was a daunting task and there were times when we wondered why we had started, but we knew this house would take us well into old age," says Vic. "We have made it our retirement home. The fact that it's in our daughter and son-in-law's garden is perfect. They have seven children and it means we can be on hand to help out whenever we are needed, yet still have our own space and privacy."

A caveat exists that says the house will never be sold separately, but Vic and Lilian have no intentions of leaving. There are still plenty of jobs to complete and they are in the process of building a separate access drive and defining their own section of the garden with landscaping, saving up for it as they go.

Their only regret is the purchase of a fire which is still in its packaging and unlikely to get used.

"We bought it because we thought we would need it, but the house is so cosy and well insulated that we don't think it will be necessary," says Vic. "It's one of the few things where we could have reduced the build cost even further, but we still think it's a lovely home for £28,000 and it will hopefully inspire others, who think they can't afford to buy a house, to look at alternatives. Building our own home was always on my bucket list. Now that's done we shall have a bit more time for the other things on the list – like climbing Everest and riding our motorbike along Route 66."

Who supplied the products?

Construction Materials Online
www.constructionmaterialsonline.co.uk

Connell Ltd
www.connell-lp.com

The Electric Cable Co
www.electriccable.co.uk

DPC Products Direct
www.dpcproductsdirect.com

FWB Products Ltd
www.fwb.co.uk

Pasquill Saint-Gobain
www.pasquill.co.uk

Build Plumb Plastics
www.plasticdrainage.co.uk

Spirit Fires Ltd.
www.spiritfires.co.uk

Lafarge Tarmac Trading Ltd
www.ribaproductselector.com

Roofing Superstore
www.roofingsuperstore.co.uk

Screwfix
www.screwfix.com

PVC Warehouse
pvc-warehouse.co.uk

Travis Perkins
www.travisperkins.co.uk

Master Plastics (SW) Ltd
www.masterplastics.co.uk

Tackburn Ltd
www.tackburn.co.uk

TBA Textiles Brooklyn Trading Ltd
www.tbatextiles.co.uk

DIY Building Products
www.diybuildingproducts.co.uk

YESS Electrical
www.yesss.co.uk

Build Base
www.buildbase.co.uk

Baxi Boilers
www.baxi.co.uk

Grafton Merchants GB Ltd
graftonmerchantsgb.co.uk

Cavity Trays
www.cavitytrays.com

Mudfords Qualiteer Windows Ltd
www.qualiterewindows.co.uk

Victorian Plumbing
www.victorianplumbing.co.uk

Supreme Building Materials
www.supremeuk.com

The Underfloor Heating Store
www.theunderfloorheating-store.com

Prestige Building Supplies Ltd
www.pbslonline.co.uk

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www.handles4homes.co.uk

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Help create a stand out property with Cedral

Both self builders and renovators can make their dream home a reality with the help of Marley Eternit's Cedral fibre cement cladding, creating a long lasting and individual property. Cedral's range of colours and finishes allows homeowners to successfully combine design with practicality through the product's durability and low maintenance properties.

Reflecting the visual appeal of timber, Cedral is an alternative to more traditional weatherboard materials. Its resistance to rot and external elements including wind, rain and sunlight makes it an attractive choice for both self build and renovation projects.

Cedral Click is the UK's first and only flush fitting, fibre cement, tongue and groove weatherboard product. It creates a contemporary flat finish to the exterior of a property, showcasing a modern look.

Cedral Lap is installed in a clapboard effect with the fibre cement boards overlapping to reflect a more traditional exterior style.

In practice

A recent example of where Cedral Click has been specified to help create a standout home is a self build project located in Worcester.

The new property of approximately 257m² has been built within the grounds of a home in Hanley Castle. The two storey five-bedroom house benefits from the best of both worlds with modern interiors and exteriors to give a classic yet contemporary look.

Cedral Click was specified by David Bull Architects to produce an exterior design that was not only aesthetically pleasing, but ensured that the owners had a property that required minimal maintenance.

David Bull, Principal at David Bull Architects, said: "The landowner had been keen to build on the plot for a number of years, and the landowner's daughter took the build project on once planning permission had been secured.

"One key desire the client had when we were appointed for the project was to ensure the property had minimal upkeep, and to source products that would support this. Cedral Click was the perfect solution due to its low maintenance properties."

Over 120m² of Cedral Click was used in grey and fitted in a horizontal style to create a design that was not only cohesive and complementing to the main house, but also in keeping with the surrounding locality. Cedral Click was used on the first floor of the property, with the ground floor maintaining a traditional brick exterior.

Cedral Click is an external fibre cement weatherboard cladding material that offers



installers the flexibility to implement a unique design with a life expectancy of at least 50 years, making it an attractive and durable alternative to other cladding materials.

David added: "Cedral Click played a key role in the property's aesthetic as the owner wanted to ensure the exterior had a unified appearance. To help achieve this, other materials such as the rafter ends were colour matched to the Cedral Click, resulting in a smart and elegant finish.

"We've had a great working relationship with Marley Eternit, and the team has even come out

to site to train our contractors on how to fit the product, which is invaluable for projects now and in the future. I'm delighted with the finished result, and I know the homeowner is too."

For more information on Cedral, please visit the company website.

CEDRAL
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01283 722588 www.cedral.co.uk

Enq. 127

High quality project with Hockley Homes

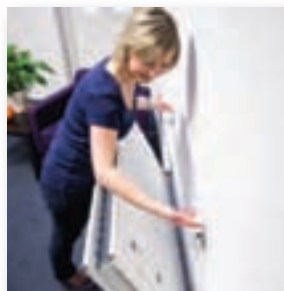


Requiring speed without sacrificing quality for their project, Hockley Homes specified the ThinJoint System from H+H and were amazed with the assistance they received. Upon hearing that Hockley required aircrete for their project, H+H went out of their way to assist with the project. As well as providing the materials, H+H technicians visited the site at no extra cost, providing tailored training to the Hockley blocklayers. When the Hockley contractors were confident with aircrete and its unique characteristics, technicians assessed the work to ensure that building standards were of the highest quality.

01732 886444 www.hhcelcon.co.uk

Enq. 128

Decorating made easier with Rotarad

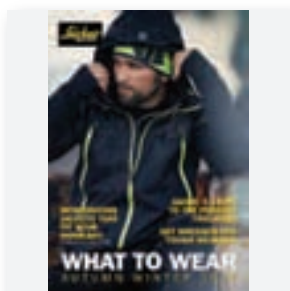


Reaching that awkward space behind the radiator to decorate has long been a time consuming issue for people looking to do a perfect job. However, now there's a solution. The Rotarad radiator valve kit enables easy access to the space behind the radiator, for decorating and for cleaning with no need to turn off the water or get the plumber in to remove the radiator. The kit is an easy retrofit for existing radiators and an obvious benefit when having new radiators installed. It enables the radiator to be lowered away from the wall to a 45 or 90° angle for easy and safe access.

01782 385152 www.rotarad.com

Enq. 129

What to wear on site this winter



Introducing the newest working clothes that will fit your winter workdays – in Snickers' latest 48 page free magazine. You'll find all need to know about the world's most innovative range of working clothes, the only one that will your fit your workday on site – all winter long. There's advice on choosing the right Work Trousers and Jackets to suit your trade – RUFFWork, LITEWork, FLEXIWork and ALLROUND workwear. They're working clothes that deliver superb functionality, comfort,

protection and are equipped for any task at hand. Whatever trade you're in, there's something precisely for you in the Snickers range – trousers, jackets, tool vests, shirts, underwear, accessories and tool carriers.

Enq. 130

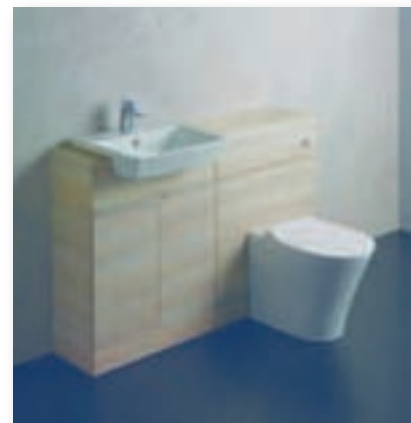
Green VMZINC for Cotswold Dutch barn conversion



The Dutch Barn at Mill Farm, Ewen is an exciting Cotswold Revival scheme, combining a blend of rural architecture and efficient, eco-friendly design. Daniel Stewart Architectural Services specified a curved roof to follow the building's original contours with a VMZINC single and double lock standing seam system in PIGMENTO Green. In addition to high insulation, triple-glazing and an air source heat pump the property also boasts its own private metered supply of freshly filtered spring water pumped into an underground water tank and pressurised to provide a constant supply at ground temperature.

01992 822288 www.v zinc.co.uk

Enq. 131



Isarca: the new ultra modern ceramics collection by Sottini

Sottini, the timeless bathroom brand built on a heritage of quality and innovation in design from Ideal Bathrooms, has unveiled the latest innovative new addition to its range, the Isarca collection. Isarca brings innovation, luxury and high-end design to a conventional product range at an accessible price. With its strong modern look, Isarca sits perfectly within the brand's precision lines design typology, characterised by sharp edges and crisp aesthetics. Isarca, presents a well-designed range of essential ceramic sanitaryware, with design elements that are both on-trend and future-proof by design. The suite features ultra-modern, sharp design, which is characterized by slim ceramic walls, sharp angled corners and tapered edges, all aspects that are right on trend and future-proofed for years to come. There are many basin and toilet combinations to choose from, with the angular design fitting perfectly with many brassware and bathing options within the portfolio. Isarca is comprised of a choice of washbasins, with pedestal options and selection of WCs. Three basin options are available in the new collection – a small hand rinse basin, along with two pedestal basins, and a semi-countertop option, which has been designed to work with a range of compatible furniture units. All washbasins can be flexibly installed as either full or semi pedestals or can be wall hung with a contemporary chrome bottle trap. The Isarca WC bowls are all fitted with innovative, patented Aquablade flushing technology, which sets new standards in both toilet design and an optimum flush performance, even at low water volumes.

Enq. 132



Clever cladding from Trespa

Trespa, has launched a new product into its range. Trespa Pura NFC® is available in a choice of six distinctive wood tones and features subtle fine graining to replicate the natural beauty and appeal of wood. Showcasing at the Homebuilding and Renovating show in London in September and again at the NEC in 2017, Trespa Pura NFC® is made from up to 70 per cent natural fibres, impregnated with thermosetting resins and a non-porous surface engineered to enhance its weather resistant properties. The result? No rot or decay, no need to paint or stain, and no additional maintenance costs. From Slate Ebony through to Classic Oak and White Pine, this new range accentuates the shape and style of both modern and traditional buildings, and offers the added benefits of high durability and low maintenance. As with all Trespa® products, Trespa Pura NFC® has been tested extensively against weather, impact and UV resistance. For additional convenience and easy maintenance, dirt, stains and splashes simply wipe off. Suitable for any exterior facade cladding application, this versatile new range comes cut to size in easy to handle planks, and can be laid horizontally or fixed vertically, either side by side or lap style. Trespa Pura NFC® looks good, performs well, comes pre-packed with a variety of matching components and carries a 10-year Product Guarantee.

0808 234 0268 www.trespa.co.uk

Enq. 133



Escape to the country

Cembrit's Ged Ferris discusses why you might consider a more unusual choice of cladding – corrugated sheeting – illustrating one rural success

There's no denying that designing and building your own home is a vast undertaking involving much planning, numerous considerations and more than a few challenges along the way. However, it is one that ultimately comes with the great reward of seeing the vision of your perfect home realised exactly to your specifications – something that self-builder Michael Montgomery can personally attest to.

An architect by trade, Michael embarked upon an ambitious design and self-build project to build his own house. The vision for the project, a new-build property which is located in Saintfield, Northern Ireland, was to create an energy efficient home with beautiful design aesthetics, in keeping with the local environment.

Ground was first broken on the project and the initial stages including the site dig-out (cut and fill) and organising site drainage were completed. This was followed by laying the home's foundations.

The idyllic Irish countryside serves as the per-

fect backdrop for the self-build property's sympathetic design. The house is a modern take on traditional agricultural buildings typically found in rural areas. The design is contemporary but befitting to its location. To ensure that the appropriate aesthetics were achieved for his new home in rural Saintfield, Michael turned to corrugated sheeting.

Although historically not typically used for residential applications, corrugated sheeting has been making inroads in residential environments as architectural fashions change and is especially suited to modern, rural buildings.

Michael required a perfectly scaled corrugated sheet for the walls and roof of his new home, which would not look out of place in the rural surroundings of his property, and opted to install 210 sheets of B5 sheeting in black.

"Fibre cement corrugated sheeting is, in my opinion, the perfect aesthetic for use in the countryside," comments Michael. "My particular requirements for the sheeting used on this

project were for it to not only suit the surroundings of the property, but also accommodate the installation of solar thermal panels."

When taking his requirements into account, Michael considered fibre cement sheeting to have a number of advantages over other alternatives, such as metal or bitumen corrugated sheeting. For example, it's rust resistant, rot-free and doesn't drum noisily in the rain like metal sheeting can. It's also highly durable, particularly when compared to more lightweight bitumen. Weighing these advantages, Michael saw it as the clear choice for his renewable energy self-build project.

He adds: "The other great thing about fibre cement sheeting is that it can be fitted by a good joiner." In fact, corrugated sheeting like B5 offer several features that make for straightforward installation. They have a small overlap and can be up to 40 per cent wider than some traditional profiled sheets with three inch corrugation, offering more coverage per sheet. This

has the advantage of decreasing the weight of the roof covering, while ensuring that there is less side lap and overhang.

A further advantage derives from the profile of corrugation, which can be deeper and more modern than traditional sheets. Thanks to the wider metric configuration of its wave, deeper sheets are able to shed more water.

As well as offering practical benefits, the building materials Michael chose for his project have contributed to its sustainability. Using corrugated sheet helped to create a thermally efficient building envelope. The building is ultra energy efficient, with U-value ratings of 0.12 for its roof, walls and floor. The house relies on renewable and low carbon energy through the use of a heat recovery unit, wood burning stove, back boiler and solar thermal panels. This means that it does not use any oil or gas. The property's energy efficiency is the reason Michael is considering applying for retrospective Passivhaus accreditation.

The Passivhaus Institute is leading independent research body in the field of construction concepts, building components, planning tools and quality assurance for buildings that achieve outstanding energy efficiency. For a building to be considered for Passivhaus certification, it must meet rigorous criteria. If a house is certified, the owner can be certain that it will have the highest standard of living comfort and extremely low energy consumption.

Ged Ferris is marketing manager at Cembrit

Corrugated sheeting installation – step by step

1. Cut the panels to length

Each mitre must be cut straight either by hand or using a power saw.

The angle and size of mitre is governed by the end and side lap dimensions.

2. Select the accessories

It is extremely important that the correct roof purlins/rail system, type of fixing and washers are selected, to eliminate leakage/corrosion and the general deterioration of the construction. It is recommended that a self-drilling Top-Fix screw is adopted.

3. Pre-drill holes

Using a tungsten carbide tipped drill at 90° angle to the sheet, drill a hole 2 mm larger than the selected fixing. The drill point should be no less than 60° to the sheet. Always drill at the 'apex' of the profile. For timber construction, fixings should be at least 90 mm long and 6 mm diameter, drilled at least 40 mm into the purlin.

4. Lay the panels

Place the panels directly onto purlins that are attached to the roof trusses, beginning on the outside edge. Sheets are laid from eaves to ridge, one column at a time, with the side lap corresponding to the prevailing wind direction. Do not fix sheet in the 'valley' or on a 'slope' of the profile. When used as vertical cladding, sheets should be fixed in the valley of the first corrugation in from the overlap.

5. Fix the panels

Every sheet should be twice fixed at each purlin. Using a high-speed screw gun, drive in the fixing. Never hammer the fixing through the sheet – this will damage the sheet and invalidate the guarantee. To achieve watertight and weathertight seal, it is important to confirm that the sealing washer is correctly tightened. Not over tight, not too loose.

Enq. 134



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Enq. 135

From enquiry to satisfied customer



Plastic building product manufacturer **Freefoam Building Products** report success in delivering support for homeowners and leads for local installers. Making a strategic decision several years ago to reach through the supply chain and engage with end users is paying dividends for all. Using the power of the web Freefoam put in place a range of tools to make choosing building products easy and getting home improvements completed a simple straight forward process. Mycladding.com is the latest innovation. Designed to meet the growing demand from consumers for exterior cladding products the site acts as an online portal to share product information about PVC cladding, offer ideas and inspiration for homeowners and give quick and easy access to a free no obligation fitting quote from a local installer. When Mr and Mrs Bowell in Spalding wanted to refurbish the front elevation of their bungalow they turned to Freefoam for help and support throughout the process – from samples to fitting. Using Freefoam's handy online cladding sample request service they received a range of boards and colours to make their selection from the convenience of their home.

01604 591110 www.freefoam.com

Enq. 136



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Enq. 137

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WINDOWS

Enq. 138

Windows – back to the future



Windows have a fascinating history and are handy aids to understanding a property's past. Crittall's new HomelightPlus residential window shows just how far they have evolved over the centuries... New from Crittall, the pioneers of steel frame window manufacture for nearly 170 years, is the HomelightPlus range of residential windows. It is the 21st Century enhanced version of the successful Homelight window first made by the company during the 1920s. It brings

new-look styling and window profiling, plus higher energy-savings, performance, and enhanced security.

01376 530800 www.crittall-windows.co.uk

Enq. 139

30 shades of VEKA: New Variations collection



The VEKA UK Group has overhauled its successful Variations colour range, consolidating its offering to VEKA and Halo customers into one unified suite. The industry-leading suite has now been expanded to 30 solid and woodgrain finishes. By showcasing traditional colours that are seeing a renaissance, as well as more contemporary shades, Variations has met with success in all sectors of the market. The VEKA UK Group is issuing new Variations finger swatch books,

providing fabricators and installers with a comprehensive yet easy-to-use overview of the new range, in a handy format.

01282 716611 www.vekauk.com

Enq. 140

Simply Shutters launches new online portal



Simply Shutters from Brandon in Suffolk have announced the launch of their new look website. This updated portal provides a considerable amount of information and content for potential customers. This new design has been specifically optimised to work with the most popular browsers of the moment, which naturally includes a degree of customisation for the growing number of mobile phone users. To help customers understand the range of products available through Simply Shutters

an extensive picture gallery has been added, alongside a trade area, built to streamline the order process for account holders.

01842 814260 www.simplyshutters.co.uk

Enq. 141

New law helps self-builders get the view



AGB is urging self-builders to declare their intention to local authorities, as a new law forces councils to help them find suitable land for planning permission. The hardware manufacturer is already seeing real interest from the self-build market in its Imago Lift & Slide system and believes that the recent changes to the law will lead to further growth as ambitious self-builders seize the opportunity to create their dream home. Under the Housing & Planning Act 2016, local authorities have a

duty to meet demand for self-build and custom house building by providing planning permission for appropriate plots of land.

01279 812958 www.chooseimago.co.uk

Enq. 142

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Enq. 143

SmartSecure is new addition to the NSBRC

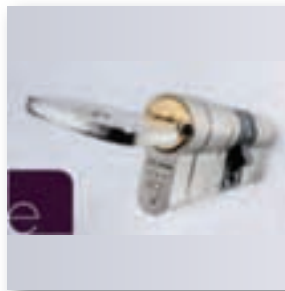


Carl F Groupco's SmartSecure range is now featured at the National Self Build and Renovation Centre (NSBRC) in Swindon. SmartSecure is an exciting new addition to smart home technology that will aid any new build or property enhancement scheme. Options include 'SmartConnect easy' for app based access control; 'SmartTouch' enables easy entry by simply touching a sensor and radio-based systems include a radio keypad, transponder and fingerprint scanner for keyless biometric access control. Designed to be accessible to everyone working in the self-build and renovation sectors.

01733 393330 www.carlgroupco.co.uk

Enq. 144

Everglade offers the Ultion Lock as standard



London-based fabricator Everglade is offering customers the Ultion 3-star cylinder lock as standard on its full range of Palladio and Solidor composite doors. "There was a big buzz about Ultion at this year's FIT Show," says Everglade Sales Director Jay Patel, "and we thought it was the perfect product for adding extra value for our customers". Everglade added the Ultion lock to its composite doors after showing the Ultion security video to their installer customers at the

Everglade Customer Conference in May. The Ultion lock is fitted across Everglade's complete range of Palladio and Solidor composite doors.

020 8998 8775 www.everglade.co.uk

Enq. 145

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Enq. 147

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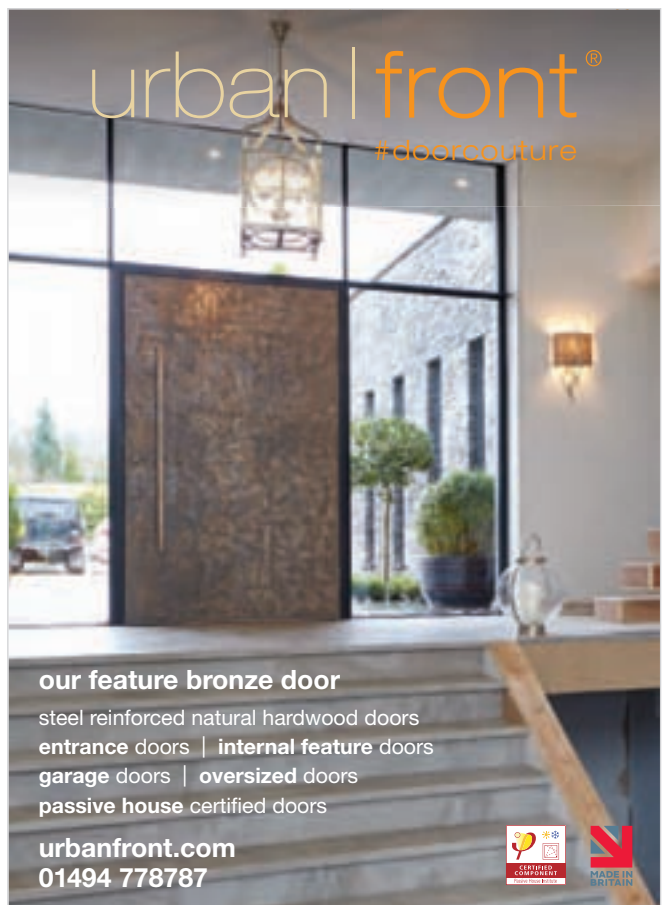
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Enq. 148

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Enq. 149

Open the door to aluminium

Manying Siu of bi-folding door and lantern roof supplier Made For Trade discusses how the shift towards high quality aluminium home improvements will benefit renovators and homeowners



'Don't move, improve' is a mantra that couldn't be more relevant today. Recent reports suggest that the residential construction sector has been performing strongly in the last half of the year, with the rise in major renovations, such as the restructuring of buildings and extension work, contributing to the unexpected surge.

For those who are renovating properties, there has been a dramatic shift towards high-quality, aspirational home improvements in the past decade, with aluminium products becoming increasingly popular. The traditional white UPVC products that were a must-have for homeowners a couple of decades ago are falling out of fashion as consumers embrace a multi-faceted industry that offers unlimited choice in design, materials, and improved technology.

Made For Trade's chairman Richard Gaunt, who started PVCu installations company Aanco

UK before moving into the manufacturing and supply of aluminium, has witnessed the transformation of the industry first-hand over the past few decades.

He explains: "Things have changed dramatically. Consumers are no longer relying on low-price PVCu home improvements – Made for Trade has seen an increase in customers interested in high-end, high-performance, desirable products. Aluminium in particular becoming more and more popular as people have realised the benefits it has over cheaper materials and the appeal of its modern, cutting edge aesthetics."

The time when PVCu ruled over aluminium is over, as the latter offers high-end-performance, modern and sleek aesthetics, increased reliability, unlimited colour options – all at a price-point that has improved vastly in recent years, putting it head-to-head with its PVCu counterparts.

Gone are the days of the colour choice being white or nothing. Aluminium products, such as bi-folding doors and lantern roofs, are typically available in a huge range of colours, appealing to homeowners who want to personalise home improvements to suit the style of their property, or those who want something a bit different.

Richard adds: "We've noticed a steady increase in the demand for coloured products and therefore now offer bi-folding doors and lantern roofs in any RAL colour alongside standard shades, as well as dual colour. This means you can have one colour on the exterior and a completely different colour internally. This has been a very popular option because we're seeing homeowners wanting to customise their doors fully."

In particular, bi-folding doors have exploded onto the market, where they have quickly



become a staple of home improvements television programmes and subsequently, the must-have luxury product for homeowners. Chiefly used as a contemporary and luxury alternative to patio doors or French doors, bi-folds can also be used indoors to separate large spaces without compromising on light levels. They offer a wider opening, giving you a panoramic view

and improved accessibility when open.

Although bi-folding doors are available in both aluminium and PVCu, aluminium can provide increased reliability for a price that is now only a fraction more than PVCu. The longevity of aluminium outweighs the extra costs – PVCu bi-folds can suffer from discolouration or warping due to exposure to sunlight and heat. This leads to the door beginning to drop and becoming difficult to open and shut as time goes on, a problem which is rare in aluminium bi-folds.

Additional benefits of aluminium include a sleek and modern appearance and narrower sightlines – due to increased material strength – allowing for a more visually appealing design. Aluminium bi-folds also have a smoother opening action and the thermal efficiency and security provided is now on a level playing field with PVCu, giving consumers a high-performance product that stands the test of time.

Richard Gaunt believes the popularity of bi-folding doors is unlikely to wane as homeowners continue to look towards minimalistic design and large glazed areas, which has subsequently affected the trend for sloping tiled roofs and increased the demand for doors to suit.

He said: "There's been a shift away from the solid roof extensions that had become popular this decade – people want maximum views of the outside and natural daylight. Therefore, the market has moved towards brick-built extensions with large glazed bi-folding doors, coupled with a slim-line aluminium roof lantern overhead to allow light to flood into the room."

Also referred to as a roof light or a sky lantern, the lantern roof has been a fairly new phenomenon to the luxury home improvements sector that has changed the silhouette of extensions. Whether installed in a new build extension or added to an existing flat roof, lanterns have become a stylish and contemporary home improvements solution with the ability to turn a dark and gloomy room into a bright and airy space.

Like bi-folding doors, lantern roofs are available in a range of materials but again it is aluminium that is leading the way. Aluminium lantern roofs can offer the same slimmer sightlines as bi-folds due to the material's strength. This allows more light to come through and gives clean, modern aesthetics, making aluminium lantern roofs the perfect companion to aluminium bi-folding doors.

This high-end revolution in the refurbishment and home improvements sector is the reason that Richard chose to move his company away from domestic builds and concentrate solely on supplying quality aluminium products.

He explained: "The consumers in the refurbishment sector are extremely knowledgeable and are always looking towards cutting edge products. It's an exciting time for an industry that is always striving to advance in technology and benefitting directly from this will be homeowners and renovators."

Manying Siu is PR & marketing assistant at Made For Trade

Enq. 150



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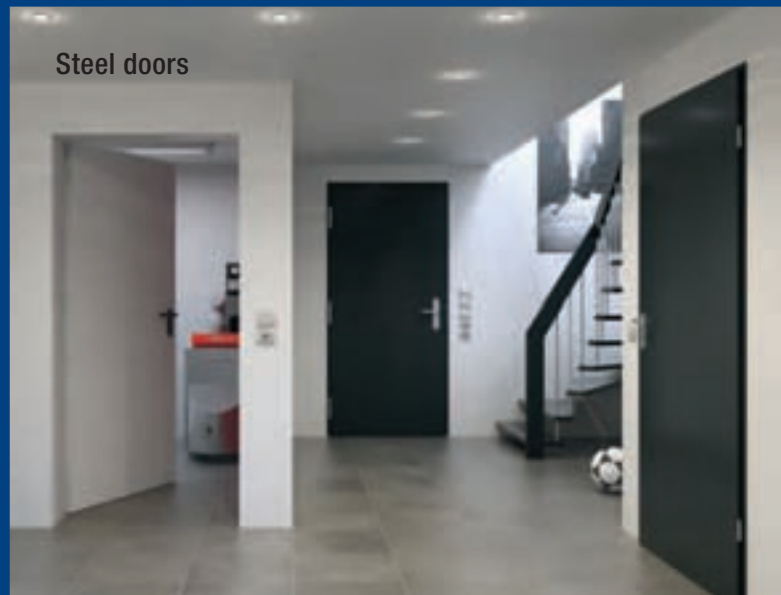
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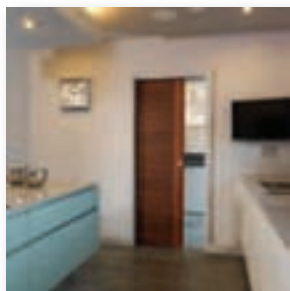


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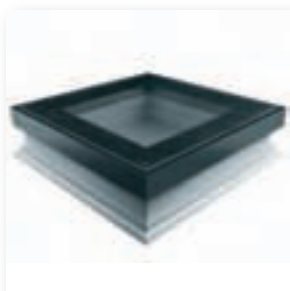


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01283 554197 www.jbkind.com

Enq. 155

FAKRO roof terrace window



The FAKRO DXV roof window has been designed to take heavy foot traffic, a specially strengthened sash, frame and laminated, P2A anti-burglary glazing enabling it to be fitted flush within the roofline. It combines contemporary styling with a wear-resistant, anti-slip surface which will maintain its performance even when wet. The glazing unit has a U-value of 0.5W/m²K while the multi-chamber PVC frame is filled with polystyrene insulation and has a white inner

surface. Eight standard sizes are available from 600 x 600mm to 1200 x 1200. See the DXV being put to the test on YouTube. For more information contact Fakro directly.

Enq. 156

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- ✓ Uses the extended aeration method to treat sewage
- ✓ 98% efficiency allows a typical 3-5 year emptying interval
- ✓ Visually unobtrusive and odourless
- ✓ 20 year warranty on GBR & 2 year warranty on the air pump
- ✓ Deal direct with the UK Manufacturer
- ✓ Flowpath Range for Commercial & Leisure Sites 50+



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or visit www.webuildit-ltd.co.uk
or www.bio-pure.com

Enq. 157

STRUCTURAL WARRANTY SITE INSURANCE SITE SURVEYS

Self-Build Zone provides Site Insurance and liability cover for anyone starting new building works, as well as covering any existing structures on site.

Our Approved Inspectors can facilitate all survey services you may need during the build or for the warranty provision. On completion, Build-Zone can provide you with a 10 Year Structural Warranty.



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Enq. 158



First things first

Mary Riley, a specialist adviser in mortgage funding solutions for custom-build and self-build projects, says that there are several things to get right first before seeking a mortgage

Whether you have identified a plot of land for development, a barn conversion opportunity, or you want to knock down or renovate your existing home and build your dream – or you're part of a group self-build project – one thing holds true. You should not rush into getting a mortgage!

Before you source funding, you need to be sure about several key aspects of your project.

Temporary accommodation

Where are you going to live when you start your project? Do you want to live in your current home, in rented accommodation, in a caravan on site, or elsewhere with family. Your answer to this question is crucial, as where you intend to live while you build will have an impact on how much money you can afford to borrow to build your dream home.

For example the monthly rental payments or monthly mortgage payments will have an impact on your affordability calculation. Some lenders will accept you making upfront rental payments so that the impact on your monthly income versus expenditure is reduced.

Construction method

Each lender's criteria is different, so ensure they are aware of your build type and of the

payment terms and conditions your building contractor has stipulated.

Do not agree any payment schedule with your builder or building materials supplier until you know how the lender will release funds.

Each lender's criteria are different, so ensure they are aware of your build type and of the payment terms

Comprehensive costing

Full project costs including a budget control estimate need to be identified before you progress to the stage of obtaining a mortgage. These costs include:

- land purchase and associated fees
- project management, including HSE compliance

- gaining planning consent, if not already achieved, and associated fees
- demolition and/or site preparation
- construction and design fees
- construction costs (estimated against Building Regulations drawings preferably)

In addition, you need to demonstrate to the lender that you will have sufficient funding ability and competence in place to complete the project and add a 20 per cent contingency.

Build costs

Some lenders require that you must work to a fixed build cost budget, others may request that a qualified quantity surveyor provides the information on the costs to build. Ensure that you build a minimum of a 20 per cent contingency into your build costs estimate.

Moving on to the mortgage

Having finally got the above factors clarified, you are ready to discuss the mortgage funding you require to undertake your project. However there are various issues to consider here.

There are a number of options for financing a self-build; these break down into stage release mortgages, a bridging loan, and/or raising capital against an existing property.



Interest rates are higher than a standard house purchase/re-mortgage and vary from 3.75 per cent to 6.5 per cent per annum, also arrangement fees also vary from lender to lender.

Bridging facilities are more expensive, ranging from 0.59 per cent to 1.5 per cent per month, and the arrangement fees can be quite high; between 1-2 per cent of the total borrowing facility, with or without incurring exit fees. You may be tied into the lender for between one and three years – again depending on lender and mortgage product.

Consultant/broker fees vary – beware of ‘hidden’ fees that you only become aware of at a later stage.

A typical timescale for processing a stage release mortgage is up to three months. Consultants, brokers, banks and building societies will carry out a forensic analysis of all supporting documents, in particular income and expenditure cross checking with the bank statements.

Borrowing facility

As a guide to help you gauge your potential borrowing facility the income multiplier may either be up to 4.5 x single income (single application) or up to 4.5 x the highest salary plus second applicants salary, or 3.5 x joint income, in the case of a joint mortgage application. This is purely a guide, and I prefer to work on the basis of ‘up to four times plus one’ for single mortgages and ‘up to three or four times’ for joint mortgages. Banks and building societies apply their own affordability calculation to assess your borrowing limits.

Check your own affordability

Would your net monthly disposable income enable you to borrow funds based on a stress test rate of interest of up to 7.5 per cent on a capital and interest basis (repayment)? A mortgage will not be granted if it is deemed not to be affordable and responsible lending!

Types of self-build mortgages

In effect a self-build mortgage is what it sounds like – the only difference is the fact that funding is released at key, identifiable stages during the construction. Some lending institutions lend on land purchase/existing property and at key

A self-build mortgage is what it sounds like – the only difference is the fact that funding is released at key, identifiable stages during the construction

stages during and on completion of the build. This can vary from up to 75-90 per cent of the purchase price or valuation and up to 80-90 per cent of build costs – or up to 75 per cent of the growth in value of your build at key stages during construction. Other institutions do not lend on land but they will lend at a later stage during the build period.

It is important to have an open dialogue with all your contributors to ensure the lender’s stage release funding model is compatible with your payment terms – managing cash flow is critical!

Applying for a stage release mortgage

Supporting documentation required is basically the same as a ‘standard’ mortgage as Stage Release Residential Funding is a mortgage from day one, with the exception that funds are released in stages. Initial valuation will be carried out to establish current value and anticipated end value. The client will pay the valuation fees and interim and final valuations will be requested and carried out by a RICS valuer. The reports will be presented to the lender to evidence the increase of the interim value(s) prior to interim and final release of funds from the lender.

They will not release initial funds until you can demonstrate that you have adequate site insurance and a 10 year structural warranty, and all parties involved should have these.

Advance/arrears stage payments

In the current economic climate it is increasingly difficult to have funding in place in advance of each of the stages of your build. However providing you are upfront and discuss your funding with your suppliers and other contributors they will generally be willing to negotiate payment terms. To provide additional security, in some instances a lender may take a charge on your existing property – which may facilitate funding in advance.

If you already own the land or existing structure and it is unencumbered (ie has no loan secured against it), the lender may secure funds against the land/existing property title. In effect your funding will be released in advance of each stage of your build, to conclusion of the project. Remember 10 per cent of total

Stage-release mortgage payments – what are the stages cash gets released at?

Self-build

- Land (with outline planning consent as minimum)
- Substructure
- Wallplate /eaves height, (just before the roof trusses go on)
- Roof wind and watertight (tiled)
- First fix
- Second fix
- Certified completion

Renovation/conversion

- Purchase of existing structure
- Inspected completion of structural survey and cost estimate of necessary works
- Completion of load bearing elements
- First fix
- Second fix
- Certified completion

Custom-build/group self-build

- Purchase of land
- Associated preliminary costs and substructure
- Construction to wind and water tight stage
- First fix
- Second fix and completion

Supporting documentation required for a stage release mortgage

- Copy of planning permission
- Copy of construction drawings and specifications
- Copy of total project cost estimate (where possible fixed price contracts)
- Copy of Building Regulation approval
- Copy of site insurance and structural warranty
- Architect PI cover (if required)
- SAP calculation – this will be in the Building Regulations package
- Experian credit report

borrowing retained until Building Control has issued a completion certificate. Remember to take this into account when addressing your cash flow during and on conclusion of the build.

In conclusion, subject to affordability, banks and building societies have a healthy appetite to lend on projects, providing you have carried out due diligence as the client, in order to ensure you engage the right team to construct your home.

The keys to success are research, clear definition and communication with all parties involved.

product focus



Manorwood Joinery's sliding folding door system is arguably the finest, UK manufactured product on the market today for a truly seamless transition between outdoor and indoor spaces. All systems are purpose made to any configuration and size in either European Oak or durable Hardwoods available in both and bottom hung systems using the multi award winning Centor system. The system has a 3000mm maximum panel height and almost limitless frame width (subject to configuration) incorporating our unique 69mm door sections. We are careful to ensure a consistent look across a project which is why all door panels are of equal width.

Enq. 160

Manorwood Joinery

Multipanel

UK manufacturer of bathroom wall panels, Multipanel, have further enhanced their market offering with the launch of a brand new bathroom brochure with contemporary decors to suit the modern bathroom. Multipanel have tapped into the evolvement of tastes to ensure that they are constantly moving forward and remain at the forefront of the bathroom interior game. To keep themselves firmly positioned at the top spot, Multipanel have released a stunning array of new decors. Including a beautiful new range to accompany the launch called 'Contemporian'. Striking, unique and definitely bold. This range is perfect for experimentation due to the complexity of the designs.

Enq. 161



Radnor Oak are the UK's market leaders in free standing oak framed garages & outbuildings, oak annexes & home offices, multi-purpose oak complexes and oak gazebos & pavilions. Using the finest green oak, selected on quality, they create the finest additions to your home. Radnor Oak can provide the pre-jointed oak frame to be constructed by your builder, or they have a team of Regional Consultants to offer the full turnkey service. To find out more, or to 'Design Your Own' oak framed building, please visit the Radnor Oak website today.

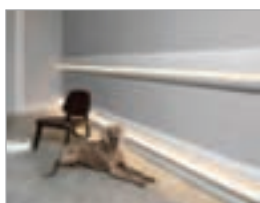
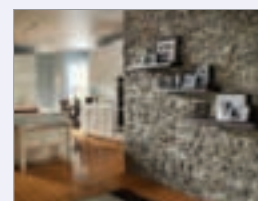
Enq. 162

Radnor Oak

Century Stone

Century Stone is a UK leading provider of stone and stone veneer cladding. As part of their portfolio they are the exclusive representative in the UK and Ireland for Eldorado stone. The texture and size of the stone profiles make the appearance to be believable as it takes the form of a natural stone then hand painted piece by piece by highly trained Eldorado artisans. Due to its light weight, you can apply it almost anywhere. Zclad™ offers a great range of stylish natural stone products in a 'Z' shape formation to make application easier and in a fraction of the time taken by conventional methods. The z-shaped panels give a seamless finish.

Enq. 163



Perhaps the most important recent stylistic influence in room decor is that of lighting ambience. Huge improvements in LED value and technology has allowed much greater freedom and functionality in designs to achieve a subtle, relaxed mood atmosphere. The biggest shift has seen a consumer led drive from harsh central pendants to that of room perimeter lighting by use of uplighting or downlighting cornice troughs. Recognising this demand, Davuka have introduced the largest range of purpose designed profiles, from very small, discreet and modern, through to the larger and luxurious styles that would grace any period mansion, boardroom or hotel.

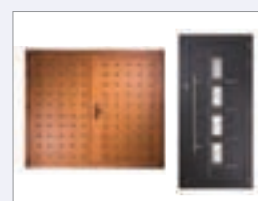
Enq. 164

Davuka

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. 165



November/December 2016

Heating & Renewable Energy Supplement

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See page 47 for details



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Enq. 302

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— STONE —

Enq. 303

Omnie for Sutton Coldfield House UFH



The refurbishment of a substantial private house in the Midlands has underlined not just the versatility and performance capabilities of the underfloor heating systems available from **Omnie**, but also the comprehensive design support available from one of the sector's most eminent manufacturers. The entire ground floor of the property in Sutton Coldfield now benefits from the installation of the Omnie ClipPlate underfloor heating network. Omnie always offers customers a comprehensive specification and design service to help ensure the completed project achieves the client and consultant's objectives and the plans for the extensive Sutton Coldfield property stand out for the density of pipe connections necessary around key central floor areas. In total, over 1500 metres of the rugged, 16mm diameter polybutylene pipes were laid into the preformed upstands of the ClipPlate panels, and connected back to two custom built, eight port Omnie manifolds. With a design flow temperature of 550 centigrade, the underfloor heating option not only frees the downstairs wall-space of radiators, but provides excellent comfort levels for occupants while also helping to optimise the performance of the home's high efficiency, gas condensing boiler.

Enq. 306

Gaia hydronic UFH is the smart choice



Adding that little something extra to a home, underfloor heating is increasingly popular in both new-build and refurbishment residential projects. **Gaia's** hydronic UFH systems are efficient, give a comfortable, even, heat and do away with the need for traditional wall-mounted radiators. Gaia offers two distinct hydronic systems: its' own-branded system comprising of high quality controls and manifolds, and the proprietary Polypipe system which combines

Polypipe's own pipework, controls and manifold. Both systems are highly efficient, and require a relatively low-temperature water supply compared with traditional radiators which circulate water at 60°C or more.

Enq. 307

New Purevision Classic Stove Range



Following the successful launch of the Purevision™ multi-fuel stove range in 2014 **Charlton and Jenrick** is very pleased to announce the launch of their new Classic range of stoves. The Classic Purevision™ Multi-fuel stoves have all the features of the current range making them ultra-efficient and designed to easily pass the strict Eco Design 2022 regulations that will ensure all stoves sold are clean, efficient and environmentally friendly.

The Classic version offers a more traditional look to the current modern looking Purevision™. There are two models available the CPV5 & CPV5W both with 5kW nominal inputs so usually there's no need for added ventilation in your room.

Enq. 308



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Enq. 309



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Under floor heating Specialists

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Enq. 310



In ordinary stoves, air comes up beneath the fuel, so that smoke, heat and waste gases are thrown from the top of the fuel into the chimney. The Yorkshire from **Dunsley Heat** is different – air enters above the fuel, sweeping in front of the window, forcing smoke down into the hottest part of the fire and on into a refractory-lined 'afterburn' chamber. Highly turbulent air is introduced to the hot smoke, which ignites generating temperatures of up to 1,100°C. The result is not just near-zero smoke emission, but greatly improved efficiency, virtually instant controllability and a truly astonishing swirling flame pattern. For more information please contact the company directly, or alternatively please visit the website.

Enq. 309



When you want the warmth and character of a wood burning stove but you also like the look of a modern flush-fit design, an inset stove offers the best of both worlds. **Eurostove** offers a wide range of inset designs from leading European manufacturers.

With sizes ranging from 400mm to 1,000mm, there's something to suit every interior with a choice of single or double-sided stoves perfect for open-plan schemes.

Inset stoves can be space saving with clean lines and a modern look to suit rooms of all sizes. And for every model sold, £10 will be donated to the Woodland Trust, helping to plant native trees in the UK.

Visit the Eurostove website for more information.

Enq. 326



You deserve great looking, high efficiency products that are built to last and that's exactly what **Nu-Flame** offers.

For over 25 years Nu-Flame has bought together the widest range of both open fronted and glass fronted fires, combining the very best of British Innovation, Design and Engineering. With Nu-Flame you are guaranteed Quality, Realism and Efficiency; let us help you turn your house into a home.

Nu-Flame has invested heavily in its own research and development facility at our state of the art factory in Surrey, where all Nu-Flame fires are made. This has enabled us to produce an unrivalled range of fires, including our Energis Range with stunning good looks and industry leading efficiencies.

Enq. 311



The Radiator & Bathroom Gallery showrooms in Wandsworth SW18, South Woodford E18 and Brentwood CM14 are re-launching the Hotech range of Italian designer radiators. They also offer a collection in a new affordable range of brand new designs. These designs are the talking point of the heating industry. The Module radiator shown is available in single or double dependant of the BTU requirements and is now available in an electric option. All of their designs can have an option of background lighting as shown. The Module is shown in single depth in a silver painted finish with LED lighting, adding a contemporary look to any modern and stylish home. For more information please contact the company directly or visit the company website.

Enq. 312

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Enq. 311

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Radiator

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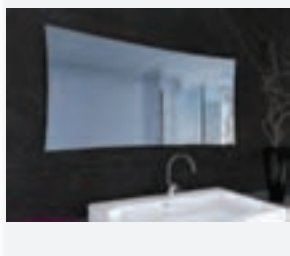



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TEL: 020 8530 7555 • EMAIL: sales@theradiatorgallery.com

Enq. 312

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. 313

Raychem take comfort to new levels



Raychem from Pentair Thermal Management has launched its new SENZ range of thermostats, enabling users to control their electric floor heating system simply and easily through an innovative touchscreen functionality and WIFI capability. Combining modern design, easy-to-use touch and swipe controls, and intelligent operation for new levels of comfort and performance, Raychem SENZ and SENZ WIFI feature the latest cutting-edge heating control technology. The smartphone-style functionality of the SENZ range enables easy operation and set-up. The new range also shows electricity consumption for the past week, month and year.

Enq. 314

Johnson & Starley shine in consumer report



The October 2016 Which? Report into the 'Best & Worst Boiler Brands' made for good reading for Johnson & Starley, with the well-established company achieving fourth place amongst tough competition! This was the first year that Johnson & Starley have been included in the Which? Survey, with the organisation saying they had made "an impressive survey debut." With a history of innovation spanning almost 100 years, Johnson & Starley developed the Quantec range

of High Efficiency condensing boilers using the latest state of the art boiler technology.

01604 762881 www.johnsonandstarley.co.uk

Enq. 315

The new standards in electric fires



With today's highly efficient homes it's not always possible to have a gas or wood burning fire fitted. However, if you want the warmth, plus the look and feel of such a fireplace, then an electric suite is perfect for you. The two new Infinity electric fires are based on Charlton & Jenrick's best-selling gas fires, and are available to fit frameless in the wall or into a fireplace suite. There are infinite possibilities of how you can present these fires. The fires feature the new 3D Ecoflame™

technology, which offer a very exciting realistic flame effect with four mood settings. The fires come complete with a loose realistic log fuel bed. For more information contact Charlton & Jenrick.

Enq. 316

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Enq. 317

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Enq. 318

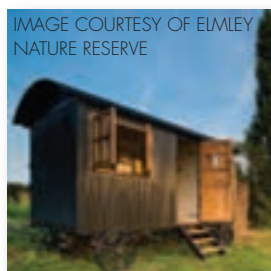


Rob Berridge Heating Design Consultants prides itself on an efficient and friendly service.

The company strives to achieve 100 per cent customer satisfaction. It has a very 'hands on' approach and offers excellent value for money on every contract it undertakes. Always available, Rob Berridge Heating Design Consultants gives you complete peace of mind at all times.

The company is based in Hertfordshire specialising in the design of heating and water systems, from large domestic properties to commercial multi use facilities. It has over 30 years experience within the industry as installers and design consultants.

Enq. 318



Elmley National Nature Reserve is an inspirational place to visit just one hour from London. It's a place that PowerGuard has had a close association with for three years providing eco-friendly solutions to power remote buildings. Powerguard's revolutionary off grid power generation systems have provided bespoke self-sufficient solution to meet Elmley's extremely delicate environment. Powerguard used an advanced technology system to ensure maximum efficiency and savings on fuel and maintenance costs. Taken from Powerguard's standard PS System range, it is specifically designed to offer simply the best in off-grid electricity supply around. Providing increased performance, lower running cost, lower pollution output and a smoother more reliable power supply.

Enq. 319



Cost-effective and extremely efficient, heat pumps from Ice Energy Technologies use renewable energy to provide a total heating and hot water solution for any home.

Heat pumps deliver exceptional heating standards while helping housebuilders and property developers meet sustainable standards within the properties they build.

Ice Energy will use their 16 years of experience to specify the most suitable solution for each bespoke build from a market-leading suite of products.

Please contact Ice Energy Technologies directly to find out more information or visit the company website.

Enq. 325



Installation made easy with Gazco's Slimline Monaco.

With Slimline Monaco's innovative design, this modular gas fire can be installed without the need of additional building work.

The whole firebox is encapsulated within its concrete surround making it possible to install against a flat wall.

It is also available in a range of configurations allowing homeowners to customise their fires to suit their style.

For more information search for Studio Slimline Gas Fires on the Gazco website or contact the company directly.

Enq. 327

any time any location

WE HAVE THE OFF GRID POWER SOLUTION

For over 20 years Powerguard has been a specialist UK manufacturer of 'Off Grid' power solutions to homes and businesses. Powerguard's diversified and demanding customer base includes, remote construction sites, telecoms, laboratories, survey stations, medical centres and domestic property.

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Call us now on **01507 600688** as we can advise on a suitable solution for any off grid power application. We have many UK and international case studies we can share with you.



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email: sales@powerguard.co.uk | web: powerguard.co.uk




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Enq. 319

Building 'off-grid'

Gregor Dalgleish from Calor discusses the best fuel choices for rural self-builders

If you're a rural self-builder creating your dream home in the countryside, it's likely you'll have more space and freedom to perfect your property than if you were building in the city.

However, if you have no access to mains gas, one of the first considerations you'll need to make – even before you think about the fabric of the building – is what fuel you're going to use for heating, hot water, and cooking.

There's a range of options available and traditionally oil has been the go-to fuel for rural homes, but LPG (Liquefied Petroleum Gas) is increasing in popularity among self-builders.

One of the great things about LPG is that it's just like mains gas and can be used for heating a home and providing hot water, as well as for cooking, fuelling gas fires and even powering appliances such as gas tumble dryers.

Cost-cutting

It can also cost less than you think to install an LPG system. For example, an oil tank can cost as much as £2,000 plus the added expense of installation, maintenance and insurance to factor in.



In comparison, an LPG tank can be installed free of charge and as suppliers often retain ownership of the tank, they take care of its maintenance too.

LPG boilers typically cost £900 less to purchase than an equivalent oil boiler, so it's likely you'll save on cost here too. They are also more compact than oil versions and can be easily wall mounted, meaning they take up less space in your home.

There's a range of storage options with LPG, including above ground and underground bulk tanks and cylinder packs, meaning there's a

solution for most outside spaces.

Clever top up technology is also available on tanks to monitor gas levels and as it automatically schedules a refill when running low, you needn't worry about checking fuel levels or reordering.

Eco-conscious

As a self-builder, you may be more environmentally conscious than the average homeowner. LPG is one of the cleanest fossil fuels available and is virtually impossible to steal – a plus if you're building in a rural area where oil theft can be an issue.

It's also a perfect partner fuel for use with renewable systems, such as air-source heat pumps or solar panels, which can be a great option if you decide you want an even greener energy supply.

There's a fantastic range of A-rated, high efficiency LPG boilers on the market too, which are compatible with the latest thermostatic controls, helping you reduce the amount of energy you use for your heating and hot water.

Enq. 320

70 new models in Hitachi's latest line-up



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 – Hitachi's extended Yutaki air source heat pump 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. Hitachi's expanded Yutaki air source heat pump product range is one of the

widest on the market. Hitachi's innovative Yutaki-SCombi integrated solution has been designed specifically for the UK market.

01628 585394 www.hitachiaircon.com

Enq. 321

Off grid installations made easy with new guide



Graham Plumbers' Merchant has launched a new *Off Grid guide* – ideal for self-builders and those renovating properties where connecting to the mains gas grid is not an option. A practical and useful guide, it includes everything required for LPG, oil and electric heating as well as a selection of renewable technologies to help reduce energy bills and make the most of government incentives. The *Off Grid* guide features LPG and oil boiler replacement packs, which include the

boiler and horizontal flue. Graham Plumbers' Merchant has a network of branches around the UK with specialist and knowledgeable staff.

@Graham_Merchants www.grahamplumbersmerchant.co.uk

Enq. 322

Heat pumps work in hybrid situation with oil boiler



Heating a Georgian country house was costing a small fortune in oil but there were also limits on how much improvement could be made. Three PUHZ-HW112VHA(BS) Ecodan units from Mitsubishi Electric have been installed and these work in a cascade system, which means that the heat pumps work individually or together to respond to the heating requirements of the property. Ecodan's advanced intelligent controls mean that the heat pumps work in a hybrid situation with

the oil boiler, deciding which heating system to use at any time to ensure that the house is heated in the most economical way possible.

01707 282880 www.mitsubishielectric.co.uk

Enq. 323

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. This makes the Overboard system suitable for virtually any property desiring UFH.

Enq. 324

YOUR PERFECT HEAT PUMP PARTNERS

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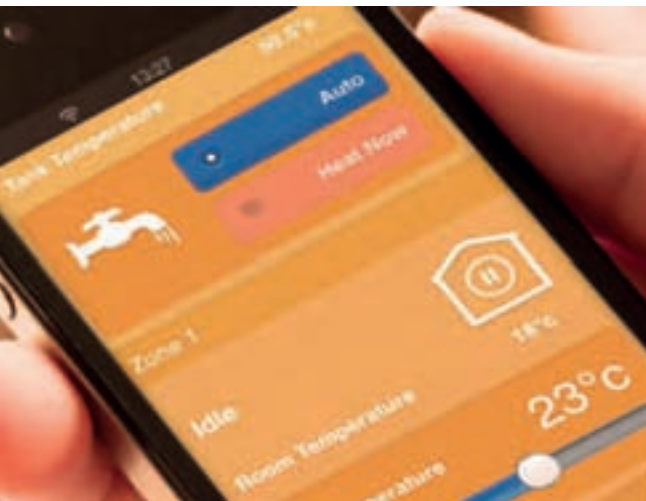
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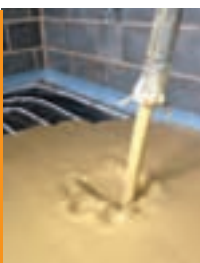
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Enq. 166

Bostik launches new floor levelling compound

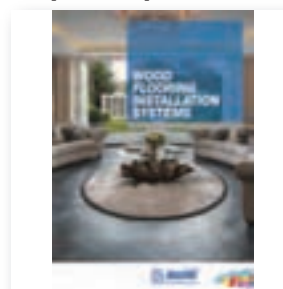


Bostik has launched Screedmaster Speed 30, a new rapid-drying floor levelling compound with a walk on time of just 30 minutes – making it ideal for contractors who require a fast track solution for their flooring project. Formulated from the latest advances in cement technology, the Screedmaster Speed 30 will smooth sound, uneven surfaces prior to the laying of decorative floor coverings in as little as three hours, with a loose lay time of 45 minutes. Consisting of a 20kg bag and four litres of polymer liquid, the two-part product is suitable for use with under floor heating systems and will cover up to 5m².

01785 272625 www.bostik.co.uk

Enq. 167

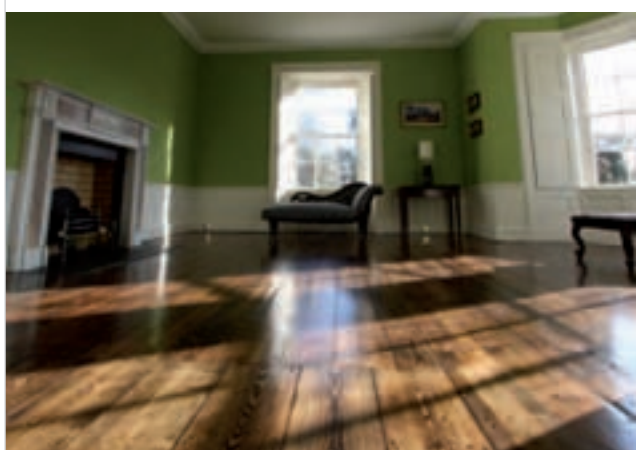
Mapei UK promotes new literature



In response to industry demand, Mapei has released a new brochure for wood flooring products and installation systems. Along with an easy to use selection chart for wood flooring, products used in each system are listed along with their technical characteristics. Products range from primers and surface membranes to silted and polyurethane adhesives, as well as levelling compounds, acoustic layers, and high traffic lacquers/hardwax oils and products for maintaining the natural appearance of the wood floor. Contact Mapei for your brochure, or visit the company website for more information.

0121 508 6970 www.mapei.co.uk

Enq. 168



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Enq. 169



Flawless flooring

If you are planning a contemporary luxury interior floors are the crucial element to get right, with seamless finishes and natural looks being key current trends. Tom Kitchener of Aliva UK looks at recent examples

When architects EligoStudio designed the luxury interior on a four-storey private townhouse in London's Notting Hill, the centrepiece of the entire concept was a serpentine blue central staircase that ran from basement to top floor.

This vital element was the connection sign between all the spaces and surfaces of the house – including the floors – which had to blend seamlessly around this dramatic focus.

The Grade II listed house sits on one of the largest private garden squares in London. The exterior may be traditional, but inside the look could not be more contemporary.

Uniform finish

It was a challenge to provide the uniform finish across areas with different uses but one that was met, ensuring a top quality result right down to the basement of the house.

A thick, cement-based coating was the chosen solution. Containing a water-based polyurethane resin, these type of products are ideal for designer-led environments where

individuality can shine. This type of finish is ideal for a natural, 'earth tones' look. Being a concrete based finish, it can also be tinted in pale colours for a truly seamless look from the floor, up the wall and into the ceiling. That is what was achieved in this townhouse, tinting the floor coating in orchid pink to match the walls, and matching their texture too.

The water-based resin used provides a tough seal. Floors finished in this type of coating can be resealed and refreshed every five to 10 years. As long as it is well maintained, the product underneath the sealer has been developed to be impossible to damage.

High-end look

In Hampstead, north London, architects Charlton Brown Associates wanted a natural, high-end look that would stand up to water and condensation and work throughout a basement leisure suite. The multi-million pound property's health conscious owners specified a swimming pool, gym and luxury shower area. Again, a coating that incorporated a matt resin sealant

It takes a creative eye and highly developed skills to achieve the monolithic effect interior designers want

was ideal, ensuring a consistent appearance in the wet areas. In this project it gave the look of natural stone, and was quick to apply as well as being environmentally-friendly – something that many self-builders are conscious of. The architects wanted a seamless, uniform finish across areas with different uses.

The key to achieving these breathtaking effects is to take expert advice at every stage of the project, from concept to completion. Floor-finishing experts can be artists and craftsmen. Their talents are as important to the final result as the high-end products supplied. It takes a creative

eye and highly developed practical skills to achieve the monolithic effect that many interior designers ask for. For example, too much pressure through the trowel gives a dull, uniform look rather than a crafted one.

A great deal of planning should go into how a floor should be laid, from consideration of room temperature and drying times between coats to which tools are best for the job. This expertise is also needed for the reapplication of sealants, to ensure the beautiful finish lasts for years.

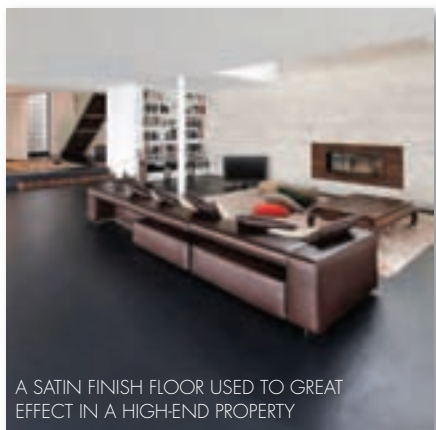
You can see such floor-finishing expertise to great effect in a project in London. A satin finish in dark grey was used to give a smart, urban feel on an extensive floor area of around 100m², with a seamless effect achieved. Another recent project in the capital saw a similar finish, but in charcoal grey. Again, the aim was for a natural

stone effect and the textured finish is seamless.

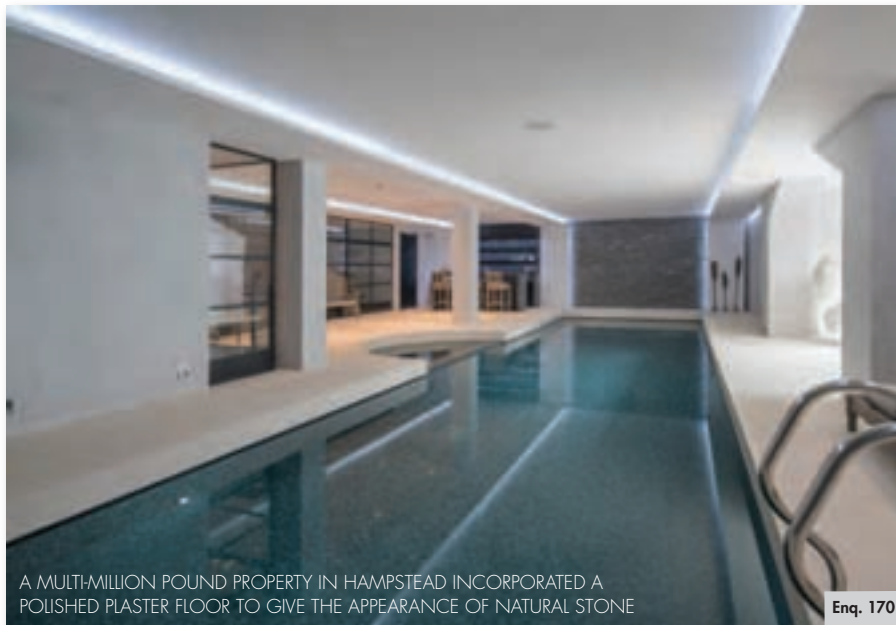
Pared back floors for 21st century living may look simple, but if you are considering this type of finish, it is worth remembering that it can only be achieved with high-quality polished plasters applied by experts. Follow this advice and you will be rewarded with stunning floors that keep their looks for years to come.

Tom Kitchener is sales manager at Aliva UK

A coating with a matt resin sealant was ideal to ensure a consistent look in wet areas



A SATIN FINISH FLOOR USED TO GREAT EFFECT IN A HIGH-END PROPERTY



A MULTI-MILLION POUND PROPERTY IN HAMPSTEAD INCORPORATED A POLISHED PLASTER FLOOR TO GIVE THE APPEARANCE OF NATURAL STONE

Enq. 170

New Camaro collection for the home



Polyflor, is proud to announce the launch of the brand new Camaro PUR luxury vinyl tile collection designed for the home. The updated Camaro domestic flooring range includes 30 stunning, authentically reproduced wood and stone effects which live up to the level of beautiful design and high performance that flooring contractors and customers alike have come to expect from the Camaro brand. Following extensive design, trend and performance research,

Polyflor's experienced product designers have hand selected a collection of 18 wood designs and 12 stone effects for the new Camaro collection.

0161 767 1111 www.polyflor.com

Enq. 171

Kingspan insulates Grand Design



A range of premium and high performance products from **Kingspan Insulation** have been installed on a stunning new beachfront home on the Isle of Wight, featured on *Grand Designs*. Kingspan Kooltherm K8 Cavity Board was used to insulate the majority of the walls throughout the property, whilst a further two layers of Kooltherm K7 Pitched Roof Board were applied to the ground floor overhang. With thermal conductivities as low as 0.020 W/m.K, the products

delivered the required thermal performance with a slim build-up, helping to maximise space within the rooms.

01544 387 384 www.kingspaninsulation.co.uk

Enq. 172

All round knee protection



Redbacks Cushioning Ltd, the manufacturers of the World's only patented, 'leaf-spring', non-foam or gel kneepads offer a strapped version as an addition to its original, big-selling product for pocketed work trousers. Designed by a senior Ergonomist, Clinical Scientist and Biomedical Engineer, the kneepads retain the company's award winning cushioning technology which incorporates a flexible TPE (Thermo Plastic Elastomer) leaf-spring set within a unique

honeycomb matrix. Durable and hardwearing, Redbacks strapped kneepads give the user unrivalled, all-day comfort and long-term protection.

01327 702104 www.redbackscushioning.com

Enq. 173

Kingspan TEK beats the snow in the Alps



The Kingspan TEK Building System has been installed as part of a luxury ski chalet in the French Alps, helping the project to be completed within the tight schedule of the Alpine building season. 400m² of the Kingspan TEK Building System was specified to complement the green oak frame. The System comprises of structural insulated panels (SIPs), which are pre-cut to each project's exact specifications, limiting on-site alterations and waste. This bespoke approach, combined with the panelised system construction, helped to maintain the fast and predictable installation programme needed to complete the build.

01544 387 384 www.kingspantek.co.uk

Enq. 174

Guidance for lower lambda cavity wall insulation

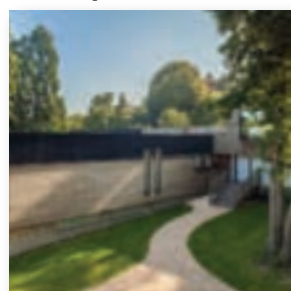


Kingspan Insulation is helping specifiers and installers to close the performance gap with a new technical guidance series, providing standard details for Kingspan Kooltherm K106 Cavity Board. The first document in the series is now available for download, covering applications of 90mm Kingspan Kooltherm K106 Cavity Board within a 100mm wall cavity. The comprehensive technical document provides clear details, for a variety of wall junctions, including sills and jambs, that have been carefully developed with the aims of being buildable, achieving good thermal performance and minimising risk.

01544 387 384 www.kingspaninsulation.co.uk

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Knauf plasters make light work of TV superhome



Fairways, the Isle of Wight superhome showcased in September's *Grand Designs* programme, features large areas of impeccable plastering made possible by spray-applied MP75 Readymix Plaster from Knauf. The effect, says designer Lincoln Miles, has been a resounding success. "It's a joy to see immaculate large surfaces of a contemporary house against the jaw dropping backdrop of the woodland and foreshore to the beautiful Solent".

The spray-applied plaster was both an aesthetic and pragmatic choice, as the project involved plastering 7,500ft² of concrete, blockwork and plasterboard to a tight schedule. Knauf MP75 offers excellent productivity and is faster than traditional plastering methods.

Enq. 176

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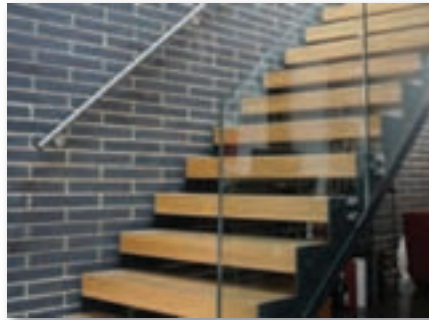
Stairs, balustrades & balconies showcase

1 ESTAIRS

Estairs is a supplier of Spiral and Designer staircases ideally situated to cover the whole of the UK. It supplies domestic and commercial staircases. Recent projects completed are a feature glass staircase for a wedding venue in London, access within the bell tower of Westminster Cathedral and a helical staircase on the west coast of Scotland. Estairs can supply modular units or bespoke units manufactured to your specification.

www.estairs.co.uk

Enq. 178



3 FIVESTARS

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

www.fivestars.ltd.uk

Enq. 180

2 COMPLETE STAIR SYSTEMS

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

www.completestairsystems.co.uk

Enq. 179



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Enq. 182

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

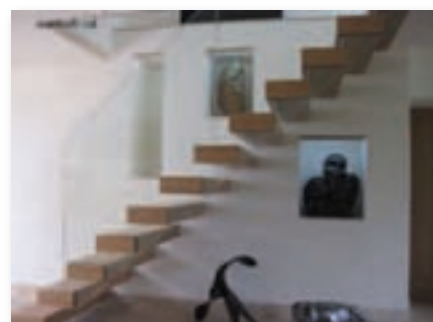


5 CANAL ARCHITECTURAL

Find inspiration for your next staircase or balustrade project by visiting the Canal Architectural website and discover a range of staircases in all shapes, sizes and materials. Canal fabricate bespoke staircases, balustrades and other architectural metalwork for residential homes. Canal offer a range of materials and finishes to match your custom specification, and provide a number of finance payment options, to suit.

www.canal.eu.com

Enq. 184



4 FLIGHT DESIGN

Flight Design specialise in the design and installation of architectural features such as staircases, balustrade, mezzanine floors and furniture. It undertakes work for both residential and commercial projects, working with architects and interior designers, as well as private clients. It can work with a wide range of materials to produce fascinating structures. Every installation is bespoke, and carefully built to your specifications.

www.flightdesign.co.uk

Enq. 183



6 STAIRKRAFT

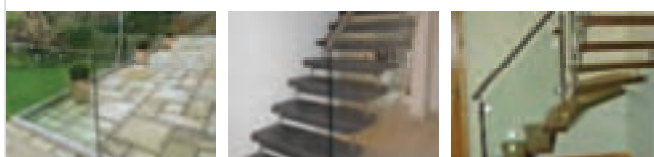
Stairkraft is a leading UK specialist manufacturer and supplier of stunningly engineered feature staircases. Each staircase is handcrafted to made-to measure specification using contemporary materials such as stainless steel, structural glass and hardwood timber to achieve sleek lines with minimalist appeal. Stairkraft is proud to offer a truly bespoke service from concept all the way to completion of installation.

www.stairkraft.co.uk

Enq. 185



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Enq. 187

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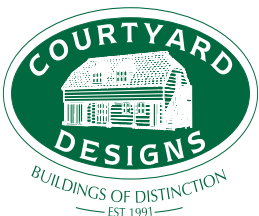
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Reader
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Green credentials with green oak

Darren Hook of English Heritage Buildings looks at why green oak is not only an attractive material with strong heritage, it is also a great option if you're looking to up your eco credentials

When considering building an eco home or incorporating eco additions to your current property, there is often a key decision to be made. When looking to create a home that will reap the cost and rewards in savings down the line, there is often a compromise to be made between stylish design or solar panels. However, there is a middle ground option within the actual building material itself, and it has been around for thousands of years. That material is green oak.

Green oak is the heart and soul of British building and architecture, and has featured in many forms within our homes for centuries. Many oak-framed buildings in the UK date back to the 15th century, proving that oak is an integral, long-lasting material and therefore

making it a great long-term investment for your home. What isn't commonly known is that it is also one of the most sustainable building materials available, making its inclusion in construction a great long-term investment for your home. Not only can oak be incredibly attractive, with its warm tone and welcoming knots and lines, it also improves the regulation of heat within your home.

Companies supplying green oak often use the same ancient building techniques that built England's century-old sea-faring ships. Oak-framed buildings are enjoying a revival across the country thanks to the material's innate sustainability.

Timber is the only truly renewable building resource available. We are helping to ensure

this remains the case; both via the material itself and with our sustainable construction process. We select trees from managed forests, where three new oaks are planted for every one that is felled. We also ensure that our timber is treated in an eco-friendly manner, without the use of harmful chemicals.

Many homeowners are now looking to add home extensions such as granny annexes, porches and garden buildings with the aim to increase liveability and the value of the property. This is where green oak stands out against other man-made materials as it has an added elegance and flexibility in its use.

Contemporary constructors have a lot to gain from an oak-framed extension. Properties constructed with green oak are beneficial to



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sales@oak-designs.co.uk

Enq. 190

Green oak is the heart and soul of British building and architecture, and has featured in many forms within our homes for centuries



modern homeowners for a number of reasons. Not only does it harden with age, offering a unique strengthening component, it also has insulation properties. As an alternative to glass, metal and brick structures, green oak has the aesthetically pleasing yet practical components to extend or create a home.

There are many reasons you might want to incorporate green oak within a project, whether that be to add a charming new room or simply to modify a garden to one that can be enjoyed all year round. Self-builders look to utilise the most practical and quality-assured materials to add both longevity and aesthetics to their homes.

The durability of green oak is one of its most undervalued and appealing features. Oak-

framed buildings are designed to last generations due to the fact that oak actually hardens with age and exposure to water. One of the best characteristics of green oak is that it strengthens as it dries, twisting across its width, and adding a unique charm to your property.

Many people are not aware of the ecological properties that are associated with using green oak in construction. Due to the material's natural insulation properties, a typical conservatory or garden room can maintain a constant comfortable temperature, whatever the weather. This saves money on energy bills

as well as reducing the emissions of the property in question.

With the unsure economy in post-Brexit Britain and issues raised by stamp duty, many people are looking to improve rather than move. Given the current market stagnation and long-term investment considerations, it is important when adding extensions to a building that the materials being used are of the highest quality so it adds value to maximise on the return.

Darren Hook is managing director of English Heritage Buildings

Enq. 191

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Enq. 193

Changing the shift of balance – literally



Summer 2016 saw the launch of the latest innovations from **Simpson Strong-Tie**, aimed at providing racking resistance to timber structures; Steel Strong-Wall and Steel Strong-Portal. Easy to integrate with existing timber frame designs, each system comes as a kit, complete with the required fixings and adhesives to connect to the foundations and existing framework. Simon Horn, Technical Development Manager of a Timber Frame provider said: "With the demand to build more housing, site densities are increasing to achieve maximum land potential and deliver financial return. Add to this the desire for open plan living, together with the flexibility of design by offering different floor plan arrangements within a core footprint – fully embracing the Custom Build philosophy – and you start to compound the issue of structural stability for what is effectively an open, unrestrained box. How can you make that open structure stable and resist horizontal forces, or tension from imposed elevational features, while providing a spacious environment internally, and observing commercial performance, thermal performance and acoustic performance? Not easy. But the Strong-Wall incorporated the factors required, in one solution."

01827 155600 www.strongtie.co.uk

Enq. 194

Woodex® recognised as a registered trademark



James Latham has announced that WoodEx®, its premium quality, engineered hardwood and softwood timber product, is now recognised as a registered trademark with the UK Patent Office. Introduced into the market four years ago, WoodEx® is made from European Ash, European Redwood, European Oak, Sapele and Grandis.

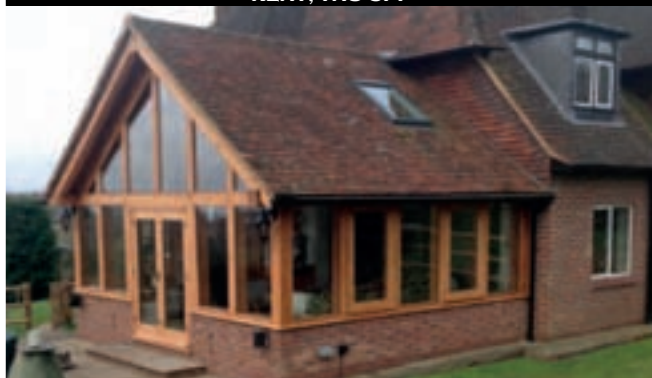
WoodEx® offers numerous features and benefits. It has two high-quality, clear faces for use in joinery applications and is ideally suitable for use in timber doors and windows as the product offers greater dimensional stability. In addition, Lathams can supply the product either as finger jointed or as one piece.

James Latham's Group Product Sales & Development Manager for WoodEx®, Paul Leach, commented: "Achieving registered trademark status is great news for us, apart from the obvious protection and exclusivity it affords, it not only enhances the WoodEx® brand but also demonstrates the support and long term plans we have for this great product."

Enq. 195

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Bennetts Timber black Siberian Larch cladding



Timber Cladding provides many positive benefits, from being durable to being contemporary and versatile. Featuring Siberian Larch Cladding, Grand Designs showed their viewers just how adaptable timber cladding can be. Looking to create a unique hideaway in the Essex woodlands, **Bennetts Timber** supplied their timber cladding to a couple wanting to achieve a unique, hidden space that was personalised for them. By requesting Siberian Larch in a satin black finish, the cladding showed how architectural conventions can be defied but still achieve aesthetically pleasing outcomes.

01472 350151 www.bennettstimmer.co.uk

Enq. 198

Exterior wood – great looks that last and last



Fencing and trellis, arbours and pergolas can all look great, but having to paint or varnish them each year isn't quite so attractive! Thankfully now you don't have to. With the new range of exterior wood finishes from **Polyvine**, you get fabulous looking wood – and protection from rot and decay – for five whole years, the longest guarantee on the market. The oils solids content ensures thorough coverage, excellent water repellence, low odour, flexibility that prevents blistering and peeling, UV filters to stop fading and weathering and microporous breathability to prevent mould, mildew, algae and fungal attack.

0845 017 1671 www.polyvine.com

Enq. 199

Customised cladding from OSMO



Wood cladding is fast becoming a highly sought after material for external coverings. **Osmo UK**, the wood and finishes expert, offers a quality wood cladding range, which provides a natural and attractive finish to a property. Osmo's range of ready to install, custom made external cladding can be tailored to each individual's desire and offers a choice of profiles, wood species, colours and the finish. The finish protects the cladding from weathering so that it does not crack,

flake, peel or blister. For more information please visit the company website. Alternatively please contact Osmo UK directly.

01296 481220 www.osmouk.com

Enq. 200

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** wood coatings. 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 range of traditional colours or the alternative HK Stain 'Grey Protect' range.

01293 549010 www.remmers.co.uk

Enq. 201

Autumn's the time for Sadolin's Beautiflex®



There's still a chance to get wood in shipshape condition ready for the winter ahead with **Sadolin's** new high performance product Beautiflex® – which enables exterior woodcare tasks to be extended into Autumn. This solvent opaque woodstain provides a beautiful, flexible finish with long term protection. It is formulated for application in cooler temperatures. Suitable for all new, bare or previously coated exterior wood, Sadolin Beautiflex's® superior coating is

achieved through a formulation which features alkyd resin technology. It also benefits from special additives which protect the coating from UV damage.

0330 0240 298 www.sadolin.co.uk

Enq. 202

Terraxx takes the pressure



Efficient protection and drainage for basements and flat roofs is offered by the high density polyethylene Terraxx range from **Delta Membrane Systems**, which is featured in a brochure from the company. The brochure shows how the two-ply sheet is a highly efficient protection and drainage system, and offers an 'all-round' solution for horizontal and vertical applications on compression-resistant substrates. With its fused-on polypropylene geotextile and integrated self-sealing edge, the

product offers the functions of a protection, filtration and seepage layer, making it particularly suitable for herbaceous roofs.

01992 523523 www.deltamembranes.com

Enq. 203

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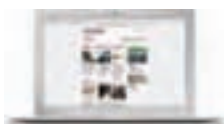
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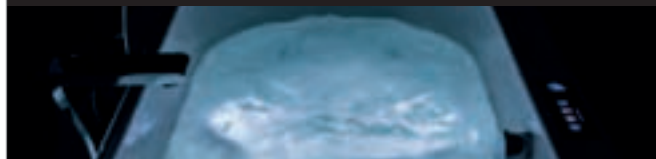


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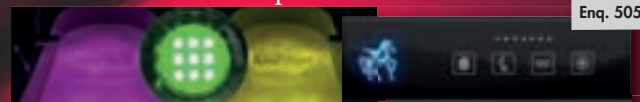
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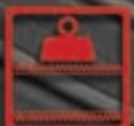
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