

# selfbuilder & homemaker

March/April 2017

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Fires & Fireplaces

Floors & Floor Coverings

Roofing

Water & Damp Proofing

Show Preview: Grand Designs Live (London)

SUSTAINABLE PRODUCTS SHOWCASE

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

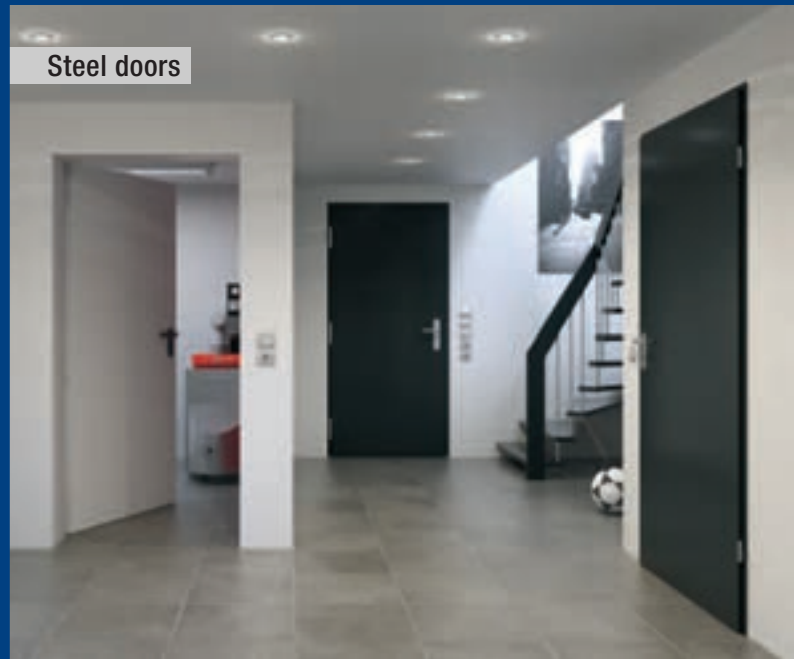
Garage doors and operators



Aluminium entrance door



Steel doors



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march/april 2017

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## editor's letter



As I write this in sunny Sussex, the property industry is gathering in Cannes for the annual MIPIM knees-up. This year the handshake-heavy event features the somewhat alarming proposition of UK councils on a charm offensive to attract funding in a post-Brexit world. I think that now the weather's improving, I'm happy focusing on things that are closer to home.

Things in the UK self-build market are not all sweetness and light however, shown by the Government having to intervene to make councils honour commitments on Right to Build in the form of upcoming legislation. It also hoped the recent White Paper would help get Right to Build off the ground. Given the startling statistic – admitted by Sajid Javid – that the UK has had the lowest rate of housebuilding in western Europe for the last three decades, something fundamental has to be done.

It's unlikely that the Government's pledges to support the NaCSBA's self-build Portal, keep self-build free of the Community Infrastructure Levy, and 'work with lenders' will be enough. Surely if councils are dragging their feet on Right to Build, the time to introduce that legislation is now.

After those council members have finished living it up in Cannes dreaming about new 'city quarters' and rich investors, they need to come back with a renewed vigour, and get real on Right to Build.

**James Parker**

## diary

### Ask an Architect 1 April, 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](http://www.nsbrc.co.uk/ask-an-architect.html)

### The National Self Build & Renovation Show Summer

19 - 21 May, Swindon

The NSBRC National Self Build & Renovation Show features over 67,000 ft<sup>2</sup> of exhibition space, over 200 exhibitors, live demonstrations, seminars and the chance to meet with self-build experts, architects, designers and other self-builders.

[www.nsbrc.co.uk/the-national-self-build-and-renovation-show-summer1.html](http://www.nsbrc.co.uk/the-national-self-build-and-renovation-show-summer1.html)

### Homebuilding & Renovating Show 20 - 21 May, Glasgow

The Homebuilding & Renovating Shows are some of the biggest events in the calendar for self-builders. Visitors will be able to see the latest products, attend seminars, masterclasses and workshops, and get inspiration and personalised advice.

[glasgow.homebuildingshow.co.uk](http://glasgow.homebuildingshow.co.uk)

### NSBRC Design & Build Workshop 3 June, 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](http://www.nsbrc.co.uk/design-and-build-workshop.html)



# White Paper gives support to custom-build

The Government's long-awaited White Paper, 'Fixing our broken housing market' includes clarification of a range of measures to increase custom-build housing.

The document states: "Fewer homes are custom-built in England than many other countries, but there is evidence of more demand for them including from older people. The main barriers to custom-built homes are access to land and finance."

The White Paper said that with mortgages for custom- and self-built homes representing a "very small proportion of the overall lending market," the Government had "already taken steps to improve access to land." It said that one example was Right to Build, which "requires local planning authorities to find land for those seeking a custom-build home in their area, as well as to keep a register of those wanting to build their own home."

The White Paper also outlines further measures the Government will take:

- Promote the National Custom and Self Build Association (NaCSBA)'s Right to Build portal (see story below)

- Ensure the exemption from the Community Infrastructure Levy (CIL) for self-build remains in place while longer term reforms to the system of developer contributions are being explored
- Support custom-build through its Accelerated Construction programme
- Work with lenders to ensure they have plan in place to increase their lending in line with consumer demand

NaCSBA chair Michael Holmes commented: "NaCSBA is pleased to see Government policy is ever more supportive of custom- and self-build. The White Paper shows clear on-going commitment to Right to Build and the promise to introduce more legislation should local planning authorities fail to fulfil their duty to assess demand for custom- and self-build and permission sufficient plots to meet that demand."

Launching the White Paper, Communities Secretary Sajid Javid told MPs that he was determined to address the fact that over the past three decades the UK has had the lowest rate of housebuilding by population in



western Europe. He stated: "We need to build more of the right houses in the right place, and we need to start right now."

## right to build

# Right to Build Expert Task Force launched

The National Custom and Self Build Association (NaCSBA) has announced the launch of a new Right to Build Expert Task Force, with Richard Bacon MP as its ambassador.

The Task Force will help local authorities, community groups and other organisations deliver large and affordable custom- and self-build housing projects.

The Task Force aims to help at least 80 organisations "create significantly more affordable homes" over the next three years. To ensure other projects benefit, the lessons learnt will be shared through regional events and case studies within the Right to Build Portal.

The Task Force is funded by the Nationwide Foundation which aims to increase the availability of decent affordable homes for people in housing need. It was recognised by the Government in its recent White Paper and is being supported by a number of partners including the Building and Social Housing Foundation, the National Housing Federation, the Royal Institute of Chartered Surveyors and the Royal Town Planning Institute.

Richard Bacon MP, Chair of the All Party Parliamentary Group on Self Build, Custom and Community Housebuilding and Placemaking said: "Although we have these important new powers in England, custom- and self-build housing will only become main-



stream if local authorities and other organisations truly harness these powers."

He believes this is where the new Task Force can help: "It may be councils needing help setting up, or better marketing of their demand registers, or advice in creating planning strategies. I am confident the Task Force will deliver real change and I am delighted to become its ambassador."

Chair of NaCSBA, Michael Holmes said: "We are grateful to the Nationwide Foundation for supporting NaCSBA's goal to ensure that people currently in housing need, who want to build their own decent and afford-

able home, can exercise their Right to Build."

Explaining more about what the Task Force will do, Holmes said: "The Task Force will deliver valuable support to local authorities, affordable housing providers and community groups delivering effective policies and unlocking real projects. We know that English local authorities have a duty to grant planning permission for 18,000 serviced plots by 31 October 2019, and this is only the tip of the iceberg with people registering on the new English demand registers on a daily basis. There is also huge untapped potential in Scotland, Wales and Northern Ireland."

# NEW

## CATALOGUE OUT NOW



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## Low energy, high attention to detail



Planning for a replacement dwelling in Woodmancote, near Cheltenham, designed by coombes everitt architects, has been approved. The 3,600 ft<sup>2</sup> house has been positioned to make the most of the views over the village and local church. The proposed construction materials as well as the building's form take inspiration from the local historical buildings and materials.

The building will be eco-friendly, with high levels of thermal insulation, a mechanical heat recovery system, low water usage and low energy fittings. Client Jane Lucas said: "We loved the approach coombes everitt took to the design of our new home."

## Exploring the power of Nordic design

book

A new book exploring the "simplicity and functionality" of Nordic design, *The Red Thread* looks at designs both past and present. The book takes its name from a Swedish expression, den röda tråden ('the red thread') which is a metaphor for the essence of a story or piece of creative work.

The book, say the publishers, "explores

the concept of design as a means of improvement, and how Nordic design in particular aims to enhance the practical needs of everyday life."

It demonstrates the region's deep-rooted cultural aesthetic by showcasing the diversity of design through more than 200 objects, ranging from functional items to exquisitely designed ornaments, and from traditional

handmade textiles to mass-produced furniture.

Organised into three categories – (Design to) Improve Life, Improve Spaces and Improve Relationships – the book is an all-encompassing look at Nordic design, with each page devoted to one object.

*The Red Thread* will be published by Oak Phaidon on 22 May, with an RRP of £49.95.

## From derelict windmill to contemporary home

A Grade II listed Tower Mill in Little Downham, Cambridgeshire, which had fallen into disrepair has now been developed into a stylish and modern eco-friendly home.

As well as having an architecturally stunning exterior, the house has been designed by Freeman Brear Architects with energy efficiency at its core with a biomass boiler, rainwater harvesting system and a mechanical ventilation system that re-uses up to 95 per cent of heat that would have otherwise have been lost.

Efficiency specialist Eco Installer worked closely with the architects, who developed the initial design and details such as a glazed viewing area and mezzanine.

Owner Henry Martin said: "I was keen to invest in various renewable technologies to produce a property with the lowest possible carbon, running and maintenance costs."



## Self-build trend fuels Scottish plot sales

The appetite for self-build homes in Scotland continues to grow according to Scottish property consultancy CKD Galbraith. The benefits, both in terms of lifestyle and costs, are proving an attractive draw for those inspired enough to build their dream home.

The firm has reported that certain regions of the country are experiencing particularly high levels of demand from buyers looking for plots large enough for a single

dwelling. The firm's Elgin office has reported strong sales throughout the last year.

Rod Christie, head of residential sales for the Elgin office's Moray plots said: "Self-builds give buyers the opportunity to create their ideal house in their location of choice. They are also popular as they allow buyers to benefit from modern building techniques and technology, ensuring their new home is energy efficient and cheap to run."



## Building supplies comparison site launches

Go Banana has launched as the UK's first comparison website for building & DIY supplies. With 50,000 searchable products, Go Banana provides an online platform designed to help those looking to purchase supplies quickly and efficiently at the best price.

Go Banana's software creates a live shopping list which searches online and shows the best results, meaning users can

save between 20 and 35 per cent with every purchase. Users can search, compare and buy across a wide range of building and DIY supplies, including building and hardware, tiling and flooring, plumbing and heating, painting and decoration, kitchens and bathrooms and more.

Go Banana founder and managing director Rami Naori spotted a gap in the market after carrying out several property

redevelopments. "The UK building materials industry is a healthy and competitive one, with plenty of big name brands vying for a customer's attention," he commented. "But there is definitely scope to reduce the cost of construction and the whole life cost of buildings, and one way to do that is by shopping around for materials."

The Go Banana website is now live – visit [www.go-banana.com](http://www.go-banana.com)

## A resilient renovation for a growing family

Thomas Oliver and Erika Harris purchased a three-bedroom property in Oxford with the aim of adapting the house to suit their growing family. The couple started off by doing simple renovations, but as they were removing wallpaper they discovered the plaster was "old and crumbling."

To remedy this, they chose to install Gyproc Habito, a plasterboard with a reinforced core that makes it five times stronger than regular plasterboard. As art lovers, Thomas and Erika are now able to hang their pictures and paintings throughout the home and the family is pleased with their finished home.



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**102**

  
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## Five steps to a smooth home improvement

To ensure a home improvement project runs smoothly, Judith Turner, head of ADR and senior ombudsman at The Furniture Ombudsman has five tips on sourcing suppliers.

### 1. Buy from a trader who is a member of an ADR scheme

When it comes to home improvement, it is not just about what you buy but also who you buy from.

Traders who are members of an alternative dispute resolution (ADR) scheme are committed to responsible retailing and will look after their consumers from purchase enquiries right through the installation to snagging works, and including anything that goes wrong down the line.

### 2. Know your obligations

It's not all about the trader's obligations. There is an obligation on you to research what you are buying and check that it has been correctly ordered. Your installer has the obligation to check that the product ordered will work in the space you have and that they can install it. This is known as the pre-fit survey and is

done to highlight any issues before the installation begins.

### 3. Expect disruption but plan ahead

Whatever your project is, you can be certain there will be a lot of disruption and mess! You can mitigate this by:

- Removing anything breakable and/or valuable – even with the most careful of fitters, accidents can happen
- Making provision for any pets – it will be your responsibility to make sure they are safe and out of the way
- Making sure that any deviation from the initial plan is agreed and followed up in writing so that everything is clear

### 4. Expect snagging work

Once the installer has left your property, there may still be some additional works to be completed. This is known as snagging and is usually left until the end to deal with the minor matters which may occur once the space is in use, so plan for a return visit to assess this.



### 5. Adjust your expectations if something goes wrong

If things do go wrong, the legal remedy would be repeat performance. You might be able to claim compensation for delays, but compensation for inconvenience itself is particularly difficult to quantify.

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# Understanding upholstery

From frames to flammability, Phil Reynolds from the Furniture Industry Research Association answers your upholstery queries



## Firstly, what type of frame should I go for?

The frame is the 'skeleton' of a suite, to which all the different suspension and upholstery components are attached. In a more traditional frame, joints are glued, dowelled and screwed and the corners are further strengthened by the addition of reinforcing blocks. More modern sofa frames tend to be glued and stapled. This technique can provide a more affordable option, with the strength you would expect from a sofa and these products usually meet British Standard requirements with ease.

## What are the options for cushions?

There are three main types of cushion interior – foam, feather or polyester fibre.

Foam is popular because it's resilient, flexible and easy to manipulate. It is normal for foam cushions to soften by 20-30 per cent in the first six months under normal use, until they find their natural balance. Feather or fibre are popular cushion options for comfort as you sit 'in' them rather than 'on' them. But they do require a lot of plumping-up to retain their shape, and some people can be allergic to the feathers inside.

Feather and/or fibre cushion in-fills are often produced in sections to reduce the likelihood of the filling moving around inside the cushion where downward movement could be a problem.

Foam and fibre combinations (and indeed foam and feather combinations) are also very popular, offering comfort but with the added benefit needing less regular 'plumping.' If you want a really soft seat then consider down cushions. These are seen as the premium choice – which is reflected in their price.

## What should I consider when selecting a fabric?

Durability is not necessarily proportional to price so it is important to choose carefully. Consider whether your fabric is fade resistant

especially if it will be placed in a sunny room or close to a window. If you have an allergy consider a fabric such as micro-fibre as it's lint free and does not attract dust. If you have pets avoid using delicate fabric such as silk, or any fabric with lots of texture. Instead select pet-friendly upholstery.

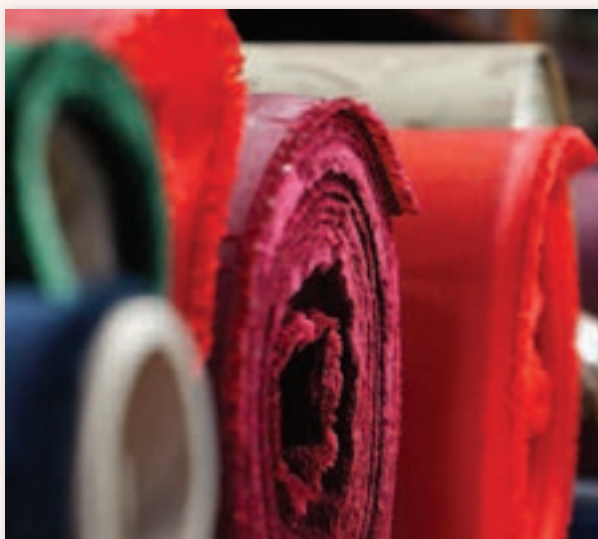
## How do I ensure the product meets fire safety standards?

Domestic upholstered furniture must meet the Furniture & Furnishings (Fire Safety) Regulations, which covers the fabrics, foam fillings and non-foam fillings such as feathers. When purchasing any upholstered furniture look for the display label – a 'swing ticket' attached to the furniture, which should be easily visible. The permanent label may be located under a loose seat cushion or if the upholstery is fixed, secured to the base of the item or located at the junction between the seat and back.

The permanent label contains important information about the safety of your sofa, and allows a sample to be identified if any problems are found with the production of it. After purchasing the sofa you may feel the permanent label is unsightly and be tempted to remove it. However at FIRA we would strongly advise against this. When you pick up a new sofa you now cannot pass your old sofa to a charity for re-use without a permanent label, as this is the only means of checking that the sofa meets UK fire regulations. Without the label the sofa will need to go to a waste recycling centre.

## Will I need to compromise on materials to achieve fire performance?

The Furniture and Furnishings (Fire Safety) Regulations 1988 (as amended) set levels of fire resistance for domestic upholstered furniture, furnishings and other products containing upholstery. It's illegal for a retailer to sell a product which doesn't meet the regula-



tions. This means that when you visit a showroom all sofas will meet minimum requirements on fire performance, regardless of whether the fabric is a fine silk or a more heavy duty weave.

For many fabrics this will mean that a fire retardant coating is needed (normally on the back of the fabric) to meet the requirements of the Regulations. Historically these coatings could make a fabric feel stiff and less comfortable, however, in most instances modern chemical formulations can offer fire protection without significantly affecting the feel of the product.

## What should I check on delivery?

When your sofa is delivered it is important to check that the product is 'as ordered,' and fault-free. Ensure any damage and defects are reported as soon as possible.

## What steps should I take to care for my sofa?

Proper care and maintenance will prolong the life of your furniture. Look for any available information; this may be on a label under the seat cushion, in the seat/back junction, on the base or within a leaflet. If you can't find information then ask the retailer or manufacturer.

Leather should be cleaned in accordance with the manufacturer's instructions. This is because the use of cleaning solutions or preparations on products for which they were not intended can damage the surface of the leather.

If accidental spillage or damage occurs, take professional advice to ensure it is dealt with properly. Do not wash or dry clean the fabric of your furniture unless the manufacturer's instructions specifically state that this can be done.



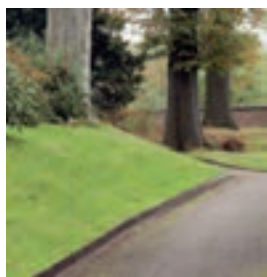
## Any final pieces of advice?




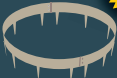



It may seem obvious, but check the product will fit through doors and fit in the room without having to compromise on space. If space is tight or your property has limited or narrow access, consider a sofa or armchairs with detachable arms or one that comes in sections.

*Phil Reynolds is general manager at FIRA International*

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# Brilliant edging products for every project



				
EverEdge Classic	EverEdge ProEdge	EverEdge Titan	EverEdge Garden Rings	EverEdge Planters
<p>The permanent way to maintain neat edges for lawns, paths, flower and vegetable beds</p> <ul style="list-style-type: none"> <li>• Flexible 1 metre lengths</li> <li>• Maintenance-free</li> <li>• Will not rust</li> <li>• Just mow over for perfect edges</li> </ul> <p> Made in Britain DESIGNED AND MANUFACTURED</p>	<p>The efficient option in flexible steel edging for larger projects</p> <ul style="list-style-type: none"> <li>• 2.5 metre length for quicker installation</li> <li>• Fewer joints for unobtrusive, cleaner edges</li> <li>• Deeper, wider spikes for extra stability</li> <li>• Heavy duty 2.5 mm thick galvanised mild steel will not rust</li> </ul>	<p>When a deeper and more robust edge is required we recommend the Titan system</p> <ul style="list-style-type: none"> <li>• 2.5 metre lengths</li> <li>• 2.5 mm to 6.0 mm thicknesses</li> <li>• Made to order in various depths</li> </ul> <p> <b>EVEREDGE</b> THE EDGING COMPANY</p>	<p>The rings are assembled by securing two simple coach bolts at each overlap to achieve a neat and clean circle to go around trees and shrubs</p> <p>Supplied:</p> <ul style="list-style-type: none"> <li>• 600 mm 2 piece, 900 mm 3 piece,</li> <li>• 75 mm &amp; 125 mm depths</li> <li>• Bespoke rings can be supplied upon request</li> </ul>	<p>These rugged planters can be made to order</p> <ul style="list-style-type: none"> <li>• Cor-Ten (as shown above)</li> <li>• Weathered Steel</li> <li>• Hot Dip Galvanised</li> <li>• Powder Coated</li> </ul>

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# product focus



Enq. 106

EnviroVent marks 30 years of innovation with the launch of one of the first ventilation apps for iOS and Android which will offer greater control and flexibility for your home ventilation by connecting to the next generation of MVHR systems. Created with homeowners and installers in mind, EnviroVent launched its smart ventilation app called myenvirovent at the sustainable construction conference, Ecobuild in London and will begin shipping the app-enabled units from April 2017. The first unit to be compatible with myenvirovent is the energiSava 200, a lightweight, compact and versatile mechanical ventilation heat recovery unit delivering up to 90 per cent thermal efficiency.

EnviroVent

Pictured is a beautiful and stunning piece of bathroom furniture called Vivaldi Flowers by Fiora, available in black, silver, cream or white and can be a combination of one or two drawers with a mirror and wall unit also available to complete the look. The one drawer unit including a furniture top with an integrated basin RRP £1575, and the mirror RRP £362. On display at The Radiator & Bathroom Gallery Ltd's new showroom in Brentwood along with other stylish designs we have both modern and traditional pieces to complement any elegant home. Definitely worth a visit!



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The Radiator & Bathroom Gallery



Enq. 108

Used as a full facade, WERZALIT facade systems offer all the advantages of a back-ventilated curtain facade. The ventilation space ensures continuous air circulation. Moisture from construction or arising during use is transported to the outside, protecting the exterior wall against possible functional damage. The facade systems are also easy to adapt to various insulation thicknesses. This allows maximum thermal insulation performance to be achieved with typical insulation materials. WERZALIT materials pass extreme endurance tests during continuous production, such as swell tests and paint flaking tests. Test facades in the WERZALIT testing fields have outlasted wind and weather for 30 years.

WERZALIT

## SolidGear and ToeGuard's new catalogue



The 2017 Product and Price Catalogue from has full details of the complete range of the UK's most stylish Safety Shoes, Boots and Trainers from Hultafors UK's own SolidGear and ToeGuard brands. With four very different types of products – tuff, athletic, trekking and occupational – there's a product to suit almost every footwear need on site. There's also loads of other information on all the important product features – Comfort and Safety, Fabrics and Linings, BOA

System Technology, Caps and Plates, Water Repellency, Oil- and even Heat-resistance – to get you working and walking safely, effectively and in comfort wherever you are on site – and whatever trade you're in.

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## Snickers Classic Series 3 Work Trousers



A Snickers classic to rely on with superb fit and functionality – whatever work you're doing on site. Available in a choice of hard-wearing, but comfortable DuraTwill, Canvas+ or Rip-Stop fabrics for long-lasting durability, the stylish cut in these garments has an advanced Twisted leg design for a modern fit that delivers outstanding working comfort in every move you make on site. The tough Cordura reinforcements on the knees and inside the holster pockets give

extra durability, while the kneepad pockets are designed for the special KneeGuard positioning system for superior protection and comfort. With styles for both professional tradesmen and women.

Enq. 110

## Simpson Launches BIM Library



A leading construction connector manufacturer **Simpson Strong-Tie** is pleased to announce that a wide range of high quality Building Information Modelling (BIM) content is now freely available for download from its website.

Hundreds of 2D & 3D Revit files containing item codes, dimensions and links to the product web pages have been added to our already extensive CAD library, providing the data you need for our timber, masonry and steel connectors in an easy to use format.

Ian Harrison, European Technical Director for Simpson Strong-Tie says, "With Building Information Modelling set to shape the future of construction, we've made it a priority to ensure we meet our customers' BIM requirements. Our Revit files are compatible with a range of CAD software packages, making it really simple for specifiers and construction professionals to include our extensive range of connectors in their 3D building models."

BIM Revit files can be found in the resources on the website.

**01827 155600** [www.strongtie.co.uk](http://www.strongtie.co.uk)

Enq. 111



## Interior inspiration: Dining rooms showcase

The dining room is likely to host events such as dinner parties as well as family meals, so it's important to get the furniture choice right. This month's showcase takes a look at some of the latest innovative and striking products available

1. The Multi extending height adjustable coffee table from Furl is a piece of furniture that exudes elegance. The "innovative" coffee table sits at 75 cm wide x 120 cm long x 25 cm high, but also extends into a dining table that comfortably seats up to 10 people. Its 'straightforward design means that it quickly and effortlessly transforms into a 220 cm long x 84cm tall table. Multi is available in a comprehensive range of finishes including wood, leather, stone and Furl's "mark-less" glass, meaning no finger-print smudges. The table is priced at £1,695. [www.furl.co.uk](http://www.furl.co.uk)

**Enq. 112**

2. The Beaumont French Louis Style Chair will add some old world charm to your home with its classic French style. Elegant and ornate, the Beaumont chairs are made of solid birch and are subtly lime-washed for a chic, distressed look. The Beaumont chair's modern twist comes in its brightly coloured seat and back cushions, with a choice of 11 colours in total. The chairs are perfect either as a set around a dining table, creating a vibrant centrepiece, or placed as individual statement pieces. Each chair is priced at £199.99.

[www.my-furniture.com](http://www.my-furniture.com)

**Enq. 113**

3. At Salone del Mobile 2017 (4-9 April), Bonaldo will be exhibiting a range of products including its Origami table. Designed by Gino Carollo, the table draws inspiration from the ancient Oriental art. The base of the table consists of thin metal sheets folded like the sheets of paper used for origami, with the aim of making the frame stable and achieving a visual lightness. The top is bevelled to further slim the overall appearance. The base is painted metal and available in multiple colours, while the top is available in glass, ceramic or wood finishes.

[www.bonaldo.it/en](http://www.bonaldo.it/en)

**Enq. 114**



4. The Cotswold dresser from the Painted Furniture Company is hand built using European Oak and finished in a wide range of modern colours (pictured is Jaipur Pink with oak top, finished in Classic Natural Lacquer). The dresser comprises solid oak cabinets with a solid oak and hardwood sandwich top section and features dovetail jointed drawers in a compact two door design. The dresser measures 1,200 mm wide x 1,920 mm high x 500 mm deep, offering useful storage without overpowering your dining room. The Cotswold dresser is priced at £1,769.

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

**Enq. 115**

5. The Reflect Grey Gloss and Chrome Sideboard from Danetti allows for plenty of practical storage space in its one cupboard, two drawers and mirror backed shelf. The shelf is great for displaying items – while the drawers and cupboard offer storage for the things you don't want out on display. The convenient push mechanism on each of the drawers means there is no need for handles along the drawer front, keeping the unit looking streamlined and stylish. The grey gloss finish is applied in three layers, ensuring a highly reflective and hard finish. The sideboard is priced at £529.

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

**Enq. 116**

6. Designed by Soren Ravn Christensen for Danish brand Vita, this sculptural pendant shade is made from goose feathers on a paper and steel frame. The natural feathers have been hand placed and glued onto the paper backing, creating a lampshade that radiates a soft glow while adding sophistication and elegance to your decor. Ideal for arranging in clusters at different heights or in a row over a dining table, the Eos will make a statement wherever it is placed. The shade is priced at £325 and is available to buy from Black by Design.

[www.black-by-design.co.uk](http://www.black-by-design.co.uk)

**Enq. 117**





# New beginnings



James Parker visits a self-builder who overcame a bereavement to complete a beautiful timber-framed home in Cambridgeshire

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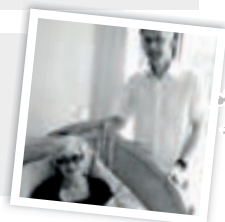
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“ After visiting the Potton Self Build Show Centre we loved the look and 'feel' of the Gransden so much, we knew that was the style we wanted to base our new home on. ”  
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Reader  
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**118**

Self-build projects are normally demanding and stressful, especially if it's your first time. Nikki Scrivens had to cope with a bereavement in addition to all of the other challenges inherent to pursuing a dream home. The project, which has resulted in a beautiful home in the Cambridgeshire village of Comberton would likely not have happened at all if it had not been for her late husband Ray falling ill.

When Ray was diagnosed with terminal cancer they were living in a large house in a rural location outside the nearby village of Barton, which had been the family home for 36 years. As Nikki, who's in her early 60s admits, they were "unlikely to be there until they were 70 anyway," but Ray's condition made moving to a less remote spot a matter of urgency. Going down the self-build route was not initially part of the plan, but circumstances made it a possibility.

As luck would have it, some close friends of the pair – Rachel and Michael Thompson – had bought a 60 x 19 metre parcel of land adjoining their house and back garden, but as they had got older they were finding it a burden to maintain. Nikki asked Rachel whether she would consider selling it, and when the answer was yes, she jumped at the chance to build a home. The two women then successfully persuaded their other halves it was a good idea.

In a very kind gesture, their new neighbours refused to take payment for the land until Nikki and Ray had gained planning permission for their house, which was a huge comfort as they embarked on the project. This was also helpful as planning proved to be tricky, with the local planning office being notoriously fussy as the site is in a Conservation Area. The timber-framed Potton design that Nikki decided on, although not extravagant, took several months to gain planning, having been first submitted in November 2013.

## The best laid plans

The following February, Nikki and Ray were visiting their daughter at home in Australia: "We were hoping we would hear we had got planning permission as it's a 12 week window, but we didn't hear so we had to reapply in March." They finally got planning in May, but Nikki had to take matters into her own hands.

"We almost ran out of time on the second application, because they couldn't find a solicitor to do the paperwork. I ended up going to the council and thumping the desk – saying it was their red tape that was stopping us. I begged them to find a solicitor just to sign it off."

Revisions to the original design were demanded because the building was deemed too close to the cottages next door by around a metre. This area off the kitchen was to have contained a downstairs shower and bedroom for Ray, however he sadly died when the building's foundations were being dug, and these facilities would not be as essential for Nikki in the future.

In order to appease the planners, Nikki together with Potton project manager Brent Ackerman instead opted for a utility in the reduced space available, but with the slightly unusual addition of a WVC in the middle of this



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## LOW POINT

Seeing several pallets of bricks sitting in a quagmire and covered in ice and snow for several weeks in December and January – and willing them to be on the house!



narrow space. As Nikki says, "It's the Australian way, and seems to work fine. It's perfectly legal within Building Regulations, as long as you have the necessary extraction."

Deciding on Potton as the solution for building the home partly came about due to the company being well-known in Cambridgeshire, with its base a few miles from Comberton in Sandy, Beds. Nikki visited friends of friends who had a Potton-built timber house and was impressed, and a subsequent visit to the St Neots centre cemented her and Ray's impression that they could get an appropriate building for the site.

Says Nikki: "The system is developed to suit British house styles and people do say it has settled in very well. It definitely feels very good in the setting."

She could have gone the whole hog and project managed the scheme, but due to her needing to care for Ray and manage a part time job as a receptionist, Nikki decided on the project managed option. This turned out to be a great idea, as Brent was invaluable in helping Nikki through the design process, and in making sure the tweaks she wanted on the plan were achievable and completed.

The relatively narrow 19 metre plot meant a slight compromise in that the originally intended Caxton design from Potton could not be used (architect Adrian Bussetil advised it would not get through planning). A slightly older model, Haslingfield, was used instead, but like other

Potton designs it has an attractive exposed timber frame, which is constructed in just days.

## The plusses of a project manager

Potton handled a great deal of the project, in fact all project management up to the watertight stage, while Adrian, of Partners in Planning and Architecture, had the equally crucial role of liaising with planning to ensure the building fitted in its context. Nikki discovered that "there's a lot to building a house before the building goes up that I hadn't realised." This included appointing the contractors to install services such as drainage and electricity, however project manager Brent "pointed me in the right direction," she says.

Going with a project managed option, at least in Potton's case, means that as well as the timings of all crucial stages being coordinated, a handy list of expenditure is provided. Nikki says: "We did have the Potton manual, but I relied on Brent for telling me to do certain things at certain times." She adds however that it's important to remember that although the company takes responsibility for a lot of aspects, "they might not be actually responsible for quite a few of them."

As with any project, appointing services sub-contractors didn't always run smoothly. Examples included phoning UK Power Networks to connect

the electricity, and being "referred to someone else because they were being privatised," or having to alert the council to close the road when the drains are being connected.

On the financial side, things went according to plan, although handling this was a daunting challenge for Nikki to tackle alone. She and Ray bought the land for £150,000 and spent just short of £300,000 on the build, which was within their initial estimate. She says: "Ray used to do all our finances, and it was very new to me to write all these enormous cheques."

Brent Ackerman was invaluable in helping make the design changes to the standard Potton layout which Nikki wanted, although as she says, "once or twice he looked at me as if I was bonkers." These changes included borrowing space from one of the two guest bedrooms to give the other a bit more room, and moving a wall on the landing to provide the perfect airing cupboard – backing onto the chimney and the multi-fuel burner in the living room below.

In addition, instead of having an alcove on the landing, Nikki changed the design to fit a shower behind the door in the bathroom. Lastly on the first floor, she stopped Potton building a wall "which would give the wardrobe a strange shape" and instead provided space for a desk on the landing. The en suite bathroom to the master bedroom has the only Velux rooflight in the property, because it is under the eaves.

The open plan ground floor was made more

## HIGH POINT

Experiencing some warmth in the house provided by the multi fuel burner in the living room – it was lit most mornings at dawn



generous by adding around 2 metres to the back of the living/dining room, providing a pleasant, light area to sit in overlooking the large garden via sliding doors. Nikki says: "Now I've got it, I can't imagine it without it; it would not have been the same house."

### Construction phase & moving in

Another thing that Nikki had to adjust to was unexpected delays in the actual construction. Although the timber frame itself was bolted together by Potton "in a couple of days by two guys," she says other aspects weren't so smooth. Once construction of the footings was completed in July, there was a slight lag before the drains were laid and the rest of the job proceeded, which disappointed Nikki as she'd "paid the deposit early."

Then despite the roof being on before the December winter weather kicked in, because the rendering hadn't been completed at the back, there was still scaffolding present, which in turn meant the sliding doors couldn't go in.

This all meant a miserable few cold and damp weeks with a hole at the back of the house until the doors were installed in January. Nikki, who had been living with neighbours Rachel and Michael, decided to not only move her furniture in February, but herself, in March. "It was much to my project manager's horror, but I was paying a lot for storage!" The chimney

and inglenook fireplace in the front living room had been built early on, before the frame went up, so Nikki was able to huddle by the fire despite having no central heating and needing to go next door for a shower.

She praises the tradesmen, who knew each other and were able to work well together. For example, the carpenter who finished and installed the doors throughout the property, including several cupboards complete with authentic-looking metal latches. "He was brilliant – arrived at an unearthly hour of the morning and lit the fire to warm all the wood in front of it."

Nikki is delighted with the inglenook fireplace, which is something she had always wanted, although she admits the bricklayers hadn't previously come across the pale Cambridgeshire bricks that she and the architect specified. The exterior of the house is also clad with a mix of pinkish and brown bricks matching the local vernacular on the ground floor, and a carefully chosen render on the first floor.

### Interiors & landscaping

Internally the house's key feature is the exposed timber frame, its rustic solidity enhancing and unifying the open plan living area and the upstairs. The knotty, mid-brown Douglas Fir, 'shaped' in the factory to look hand-hewn and finished with dark metal plates – is literally at the heart of this house's charm.

The kitchen and living areas are tied together

by very attractive honey-coloured limestone-effect ceramic floor tiles, which together with the underfloor heating provide a very warm and welcoming overall feel. Upstairs Karndean flooring has been used in the bathroom as well as on the landing, because of its waterproof as well as hardwearing credentials.

Externally, the landscaping design meant a digger was needed to dig holes for small trees to the front. Native wild dogwood and hazel form a new hedge, although Nikki admits a rowan tree unfortunately "got clobbered by a digger!"

### A source of savings

A NIBE air source heat pump is installed next to the back door – it was intended to be at the side of the utility, but part of complying with planning permission on the clearance meant it had to be moved. Despite blowing hot air in Nikki's face when she opens the door due to its location, it operates quietly and efficiently, providing all the hot water for the underfloor heating throughout the property, as well as showers.

Nikki is delighted that not only does she get "lashings of hot water" from the quietly whirring heat pump, she also gets £120 back from the Government every quarter. She has no other heating costs to worry about apart from a roughly £100 a month electricity bill, and the manifolds for the underfloor heating are all neatly tucked away in cupboards. It's been so successful that Ofgem asked her to do an energy use



audit, although it was a shame that she was in Australia when they wanted information from her.

The house itself is designed and constructed with an energy efficient fabric. The combination of timber frame, insulation (which no surprise is Kingspan as the company owns Potton) and solid wood double-glazed windows, was completed with an impressive U-value measurement of 0.17 W/m<sup>2</sup>K.

Having been through the loss of her husband but also the challenges of a build which faced the worst of UK winter weather, Nikki is looking to the future in a house which she is rightly proud of. She can now look out of her bedroom window over a field where she once kept a horse, which is helping her feel at home.

She says: "It's as nice as I could have imagined. I never thought I'd get to build a house,

## Project summary

**Location:** Comberton, Cambridgeshire  
**Contractor & project manager:** Potton  
**Land cost:** £150,000  
**Build cost:** £300,000  
**Current value:** £650,000

you dream of it as a kid but I never thought I'd do it." Nikki is convinced that not going it alone was the right approach: "I don't know how people do the whole thing. There's enough emotional stress without having to work out when the plumber's going to come."

## Contacts/suppliers

Foundation Groundwork: Hereditas Ltd.  
 01462 475196 / 07802 373031  
[hereditas@hotmail.com](mailto:hereditas@hotmail.com)

Roofing: Manor Roofing  
 01462 743150 / 07831 870532  
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Brickwork, Landscaping: Pryor construction  
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Electrics: EBS Ltd  
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Dry Lining, Screeding and Insulation: Colin Dry Lining  
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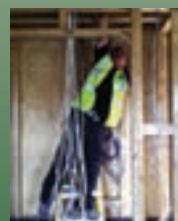
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VISIT MARY AT GRAND DESIGNS LIVE ASK THE EXPERT PANEL

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# Grand ideas for every self-build project

Grand Designs Live London is back again for 2017, taking place at ExCeL from 29 April to 7 May

**G**rand Designs Live, sponsored by Anglian Home Improvements, promises to break down the conventional limitations to home building and offers visitors a chance to discover the latest innovations, explore this year's trends and preview unseen products.

Once again hosted by *Grand Designs* guru Kevin McCloud, design authority and presenter of the Channel 4 TV series, the show will play host to a series of exciting, educational and interactive features over nine days. Bringing his expertise in the design industry as well as his distinctive style and approach to the event, this season's Grand Designs Live is set to be one of the most informative, exciting and engaging home improvement and design exhibitions to date.

Joined by a whole host of industry experts, McCloud will present a wide-reaching range of informative seminars at The Grand Theatre, sponsored by Airflow. The ever popular Ask an Expert service, sponsored by Express Bi-folding Doors, returns with experts offering free advice in every field – from financing projects to architecture, interiors and much more.

With over 500 exhibitors making their way to ExCeL London, there will be something for everyone across the six different sections of the show – Build, Kitchens, Bathrooms, Technology, Gardens and Interiors.

Lee Newton, CEO of show organisers Media 10 said: "This season's show is shaping up to be, once again, a truly grand exhibition of

contemporary home design. With Kevin McCloud at the helm, plus our team of experts, visitors can expect to find cutting edge innovations along with precision design and the very latest trends. The current line-up will inspire visitors to ramp up plans for their own homes."

Alongside these features, the show offers an array of other attractions, including:

- **Kitchen Advice Centre, sponsored by Miele** – the Kitchen Advice Centre is back for 2017 where visitors can book free 30-minute consultations looking at all aspects of kitchen planning and development.
- **Kevin's Green Heroes** – each year Kevin showcases the most innovative and useful eco-friendly gadgets and products on the market. His hand-picked selection reveals the latest trends in green technology and shines a light on new directions in product design.
- **Grand Room Sets** – the theme of 'TV' will be

brought to life by pioneering interior designers in this inspirational interiors installation. These innovative rooms will showcase products which are accessible to visitors and are from British retailers, manufacturers and designers.

- **Grand Shed Project** – across six 3x4 metre spaces, Grand Designs Live has invited interior designers to create different examples showing that sheds shouldn't just be used for storage, inspiring visitors to make the most of their own sheds and garden to maximise their living space.
- **The Light Lab** – The Light Lab showcases what has become a major trend in recent years; the smart bulb. Visitors are invited to come along and see for themselves how much the humble light bulb can now do, by using an iPad to control music, colours and CCTV – all coming from the bulb itself.

Those wishing to attend Grand Designs Live at ExCeL can save £5 when they book in advance. Order your tickets online: [www.granddesignslive.com](http://www.granddesignslive.com) or call the booking hotline on 0844 854 1348



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GLASS INNOVATIONS

# Create a spa-like bathroom in the home with Sottini

It used to be just high rise city centre apartments where recreating the look and feel of a five star hotel were typical requirement for architects, designer and specifiers to address.

However, with busy modern day lifestyles, new demands and the growing importance of the role of the bathroom within the home, house buyers are now increasingly looking for a bathroom that offers the luxury look and feel of a five-star hotel or spa, but combined with the appropriate functionalities to deal with the practicalities of everyday life.

Bathrooms are being designed to balance the practical needs of hopping in the power shower before work, with offering users the ability to 'treat' themselves every day in serene space to have a leisurely soak in a statement bath.

When it comes to making the new home purchase decision, having a bathroom space that offers this lifestyle choice is an incredibly important and persuasive factor.

The new collection by Sottini, the timeless bathroom brand built on a heritage of quality and innovation in design, is geared



towards both the house developer and hotel sectors, which ensures residential property developers can create the perfect look that appeals to consumers looking to replicate

the very best in high-end hotel luxury style in a domestic bathroom.

The hotel bathroom has a lot in common with its domestic counterpart, not just in terms of creating a spa-like, relaxing sanctuary, but also in creating an individual finish with a sense of character that sets them apart from the competition.

Luxury, style and elegance is what bathrooms of first-class hotels are defined by – and Sottini has collaborated with internationally-renowned and award-winning product designers from around the world to create a collection of elegantly-crafted individual items that can be curated in a multitude of combinations for a domestic setting.

Each piece in the Sottini collection has been developed individually with high design specifications and precision engineering, ensuring each basin, bath and WC is a unique piece: a work of art and a design statement – enabling the integration of the luxury experience of a hotel stay into the bathroom of a new home.

0800 834226 [www.sottini.co.uk](http://www.sottini.co.uk)

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## Wallbarn and iDecking at Grand Designs Live



Wallbarn and iDecking UK will be holding live demonstrations of its new products at Grand Designs Live from 30 April to 7 May 17. iDecking UK will be demonstrating the award EasyClick fixing system on stand B460, the fastest, low build-up and most seamless way to install top quality decking boards. The companies will also be demonstrating the EasyChange "quick release" future-proofed decking during the show. Wallbarn is giving live—lecture-demos of the M-Tray® modular green roof system. This pre-grown, user friendly instant greening solution is ideal for rooftops, balconies and small garden spaces. It can be overlaid on existing surfaces without the need to dig up everything, a major labour saving benefit. New additions to the Wallbarn pedestals family will also be on display, including the new Mini Megapad 10-20mm and the BALANCE self levelling adjustable pedestals. New solutions for suspended paving up to parapets and for steps and exposed edges are also being featured for the first time. Wallbarn has the largest range of pedestals in UK, with solutions from 5mm up to 1020mm. Wallbarn has discount codes for all visitors. Call for more details. Come to see the company on stand B460.

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Enq. 127

# Sustainable luxury

With the demand for sustainable products on the increase and the desire for luxury still prevailing, Marc Howlett of William Holland asks if the two can co-exist in bathrooms

In today's environmentally aware culture, the concept of luxury has undoubtedly undergone some dramatic ideological shifts that are challenging the very notion of value. Exclusivity, rarity or wealth are no longer the sole defining aspects of a luxurious product and 21st century luxury has become a much deeper affair, demanding quality, passion, craftsmanship and above all, conscience.

In fact, rather than questioning whether the two can co-exist, a more pertinent question is how can one exist without the other at a time when we know resources are limited and awareness of the importance of eco-issues is much greater. So much so in fact that luxury and environmental sustainability are now far from being mutually exclusive concepts.

With the ever increasing value being placed on our fragile natural world, the two previously opposing ideologies are coming together, to the extent that unethical and unsustainable products are now as frowned upon by consumers of luxury products as mass consumerism and generic manufacture.

This changing tide is reflected in trends for materials which have been continuously growing in momentum over the last few years, surviving the fickle whims of fashion. The use of natural materials within homes and the rise of 'biophilic' design pushing the benefits of bringing the outdoors into our interior worlds, are all reflective of a desire to connect with nature and indicative of the high value we now place on our environment.

## Copper credentials

Given this key trend it is therefore no surprise that along with luxury FSC approved timbers and natural stone in bathrooms, copper has also gone from strength to strength over the past decade and continues to grow in popularity with luxury interior stylists and designers. Used in everything from functional details to key statement pieces around the home, the versatility of this material in both form and finish allows for a swathe of stylistic adaptations and uses. As a natural material, copper is 100 per cent recyclable without any reduction of purity or properties and so can be counted as a highly sustainable as well as effective material.

It also has some undeniable qualities that make it the perfect bedfellow for the luxury eco-conscious consumer. Highly malleable yet extremely strong when crafted in the correct manner, copper can be used for a wide variety



Copper has gone from strength to strength over the past decade and continues to grow in popularity with luxury interior stylists and designers

of functional items that require longevity, practicality and beauty. Completely non-corrosive, it will not rust or decay over time and can be recycled and re-formed for different functions and purposes indefinitely.

As a highly effective heat conductor, contrary to popular belief, copper is the perfect material for 'warmth-requiring' products such as baths and basins. As the warmth permeates the copper with very little resistance the material heats up almost instantly requiring minimal energy and maintaining the ambient water temperature for long periods.

Aside from the qualities of sustainability, heat efficiency and practicality, copper's beauty is undeniable. A semi-precious metal, copper has an inherent aesthetic value which has seen it infiltrate the luxury market. The glamour and warmth provided by the glimmering light from pure polished copper creates a tantalising

ambience, balanced by feelings of warmth, comfort and homeliness that have seen it become as much of a mainstay in luxury as the exclusive aesthetics of the past.

Luxury value is as much about the experience as it is aesthetics, demanding products that create atmosphere and emotion. With this in mind it is no wonder that there is a growing trend within today's luxury society for items that have been carefully made by hand, over mass production.

Markets are seeing a considerable backlash against the mass consumerism of past generations, with clients desiring luxury items made with commitment, passion and craftsmanship. The luxury of time, the luxury of skill and the luxury of a unique handcrafted item conjure an emotive response and a creative connection that simply cannot be matched in a machine-produced object. There is, and will

always be something romantic about products made purely by the hand of a highly skilled craftsman and the versatile and malleable properties of copper lends it perfectly to the bespoke, artisan community.

With the wonder of modern finishing techniques combined with the traditional artisan skills, the diverse aesthetics of copper can be skillfully crafted to produce creative and inspired bath finishes that will suit almost any style of self-build and interior. Gleaming polished finishes imbue rooms with a sense of glamour and warmth while rich natural patinas and vibrant verdigris promise history, nostalgia and narrative in one pure piece of living colour that continues to evolve and develop in tune with the environment.

The growing trend for reflecting the natural world in our man-made interiors and choosing craftsmanship over mass production is key to this dynamic shift in the relationship between luxury, the environment and the way we live; heralding a desire for a newly defined sense of quality rooted in aesthetic and experiential luxury and a deeper emotive connection to our environments.

Natural materials including marble, rich timbers, stone and copper are all here to stay, and are indicative of a movement that doesn't aim to make luxury and sustainability co-exist, but to make them one and the same thing.

*Marc Howlett is sales manager at William Holland*

The two previously opposing ideologies of luxury and sustainability are coming together, to the extent that unsustainable products are now frowned upon



Enq. 128



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## VMZINC facade for Cotswold home in AONB



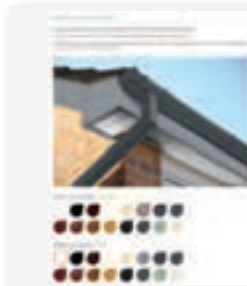
A Standing seam VMZINC® QUARTZ-ZINC® PLUS facade has been used in Hayward Smart Architects design of a two-storey home for one of its partners and which replaced a 1930's bungalow within the Cotswolds Area of Outstanding Natural Beauty. The result is a contemporary home constructed using sustainable materials to provide a low carbon footprint. Designed so as not to extend above the height of the building it replaced, zinc rainwater systems have also been

used, the end result complementing natural dry stone walling and timber boarding to the principal elevations.

01992 822288 [www.vMZinc.co.uk](http://www.vMZinc.co.uk)

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## Get creative with colour



Freefoam, a leading manufacturer of a wide range of innovative products for the building industry, announce the launch of a brand new colour roofline visualiser – an online tool to help choose the colour of fascia, soffit and guttering that is right for any project. A clear image of a roofline installation enables users to simply select from a colour swatch and get an instant representation of each colour on every element. With a wide range of solid colours and a stunning choice of

woodgrain finishes Freefoam now give you the ability to bring colour to life before your eyes.

01604 591110 [www.freefoam.com](http://www.freefoam.com)

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## Pure delight from choosing Trespa Pura NFC®

Discovering Trespa's high pressure laminate cladding provided the answer to a design conundrum for a stylish new residence on the outskirts of Aberdeen. Steph Craigie and her husband were looking for something different. So after consulting the local authority planners in the area who wanted the building to be either traditional or more contemporary, rather than a run-of-the-mill suburban design, the couple decided on a contemporary look. They choose a Scotframe Val-U-Therm kit as the mode of construction and for the external surface treatment the couple selected K-Rend smooth cement render and Trespa Pura NFC® cladding. They chose Aged Ash, one of six colours available in the Trespa Pura NFC® range. The quality of the Trespa Pura NFC® product was clear to everyone that handled it while the home was being built. So much so that a family friend of the Craigies who runs a large timber wholesale business has decided to stock it and one of the joiners involved on the house building project also went on to install it in his own home. 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. As with all Trespa® products, Trespa Pura NFC® has been tested extensively against weather, impact and UV resistance.

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Enq. 132



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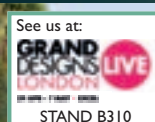
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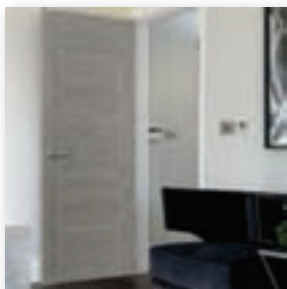
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Enq. 134

## Luscious Laminates



Completely on-trend for 2017 JB Kind Doors' new Laminate internal door range is both cost effective and contemporary. Inspired by the most popular flooring colours and kitchen finishes, Laminate provides a uniform and durable door finish. The textured timber grain effect comes fully finished in either gorgeous grey (pictured) or plush ivory. Each colour is available in the popular grooved ladder style design. With matching glazed

partners offering a central panel of clear glass, as well as FD30 fire door options. Request or download a copy of JB Kind's 2017 Door Collection brochure from the website.

01283 554197 [www.jbkind.com](http://www.jbkind.com)

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## Open mind – open living



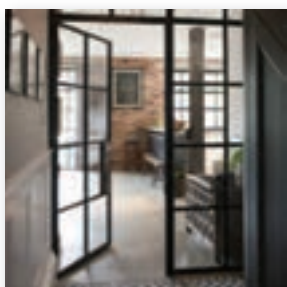
Crittall Windows' InnerVision steel framed internal screens add a new perspective to interiors with endless possibilities. Create that seamless transition between inside and out, by opening-up living space. Bright, beautifully crafted walls of glazing will reflect the timeless style of a period house, adeptly define spaces in a townhouse, minimalist urban loft, or warehouse apartment. Elegantly slender, the slim steel framing, with single or double opening doors, is

unobtrusive and a distinctive decorative feature. Combining style with functionality, a distinguished-looking installation makes a wonderful talking point.

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

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## 50 Shades of Steel

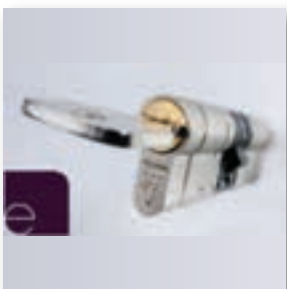


Invented in the 1880s, and synonymous with the Art Deco era, steel-framed windows and doors are enjoying a massive style revival right now, and the trend is set to soar in 2017. 'Flick through virtually any glossy magazine or brochure – and it's likely you'll come across steel windows in some shape or form,' says Darren Lloyd, spokesperson for the Steel Window Association. 'They're even in the latest Diet Coke adverts and the movie Fifty Shades Darker.' The appeal

of steel is easy to appreciate: monochrome steel frames feel contemporary, yet work equally well on historic properties. Inside, steel is proving a contemporary way to define 'open plan' spaces, without shutting out light.

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## 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. For more information visit the Everglade website.

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**140**

**SCHÜCO**

# Invest in the future

Arada Stoves' Jon Butterworth explains why stoves are becoming greener than ever and what it means for you and your build

The European Union's Ecodesign Directive Standards aren't coming in to force until 2022, but the UK stove industry is upping its game to ensure it isn't left behind. The industry is manufacturing a new era of stoves in response to the lowest emission standards ever set, and to ensure consumers install a stove which will give them greener living and longevity for the future.

A wood burning stove is a desirable, trendy and stylish option for heating the home, shown by the fact that around 200,000 appliances sold in the UK every year, fulfilling our instinctive love of a real fire in a safe and controllable way.

While the modern day stove dates back to as early as 1741, a recent study from anthropologist Christopher Lynn of the University of Alabama reminds us that our natural enjoyment of fire has been a part of our evolution. The study found that sight of a real fire not only decreased blood pressure and increased relaxation among participants, but also encouraged social activity. All these factors can be related back to ancient gatherings where fire was our greatest tool for survival, being essential for warmth.

Yet despite their popularity, there has been plenty of negative press suggesting that wood burners could be 'silent killers', contributing to deadly air pollution that has been linked to life threatening diseases alongside the likes of diesel engines – another concern high on the environmental agenda.

Smoke from wood burning stoves and fireplaces contains a mix of harmful gases and particulate matter (known as PM2.5) which when inhaled can cause respiratory illnesses and health issues. It's claimed that replacing just one old inefficient stove with a new 'low emission' alternative could be the equivalent to taking up to five old diesel trucks off the road.

European labelling requirements for solid fuel space heaters (LSH), otherwise known as Lot 20, emerged in August 2015. Put simply, Lot 20 is a Europe-wide, clean air law setting minimum levels for energy efficiency and significantly reducing the maximum particulate levels and organic gases (smoke).

The EU's new Ecodesign standards – due to officially come into force in 2022 – are set to introduce a number of changes through new legislation and tighter standards. New products must be at least 72.5 per cent efficient, whereas before this legislation, the minimum efficiency



was much lower at 65 per cent. Furthermore, the introduction of maximum carbon monoxide and NO<sub>x</sub> levels will come into force alongside legislation to greatly reduce particulate emissions. These levels are far lower than those allowed in the current Metropolitan UK Smoke Control Areas and will cover the whole of the UK, introducing measures where there are currently none.

An additional challenge for all manufacturers will be compulsory product surveillance. This will include the on-going checking of manufacturing standards to ensure that our product development, manufacturing process and overall quality are compliant with the Ecodesign standards.

"Clean burning" can be an overused phrase

[ A wood burning stove is a stylish, desirable option for heating the home, shown by the fact around 200,000 are sold every year ]

used by some manufacturers. In fact, it is low particulate technology which will determine the future success of wood burning stoves. From January 2018, all stoves will need to be 'eco-labelled' – just like electrical appliances such as washing machines and televisions are currently.

Consumers will have a much clearer view of a product's efficiency and output. This means no more hiding behind meaningless claims of efficiency by manufacturers or fabricated green credentials, with the consumer being given standardised, relevant information to base their purchasing decision upon.

Alongside the EU Clean Air Act, strict EPA certification for North America can also be met using the same low particulate design concepts. Those in support of this similar scheme claim that making a switch to a 'new style appliance' can cut heating expenses, reduce smoke and improve air quality. American Air Pollution standards are even more stringent than those set out by the EU 2022 standards.

## What does this mean for the manufacturer?

All stoves manufactured after 2022 must meet the new EU criteria, but despite still being five years away, some stove manufacturers are already well on the way to lowering the



particulate emissions of their products. Air quality is a key priority for the UK heating industry and so leading UK stove manufacturers have decided to release stoves that meet the

new low emission limits ahead of the introduction of the tighter regulations. In order to be seen as market leaders, it is essential that companies are at the forefront of tackling the new challenges ahead, and are leading by example. Future-proofing their products will ensure the end consumer makes the best investments for heating their home.

Arada's new Farringdon range is just one example of this. These stoves meet the challenge of being attractive and easy to control for consumers and also have very low particulate emissions.

## What does this mean for the installer and the consumer?

It is essential that consumers are educated on the importance of investing in a new low emission heating appliance. While a stove may be manufactured to meet these new standards, its installation, usage and fuel will affect its performance.

Independent tests carried out by the Stove Industry Alliance have already shown that an Ecodesign-ready stove produces 90 per cent fewer emissions than an open fire and 83 per cent less than a stove from 10 years ago. This new era of stoves will set the standard for the UK stove industry, and by fitting one six years early, you are removing the need to retrofit in the future; ensuring that the home in which it is

Consumers will have a much clearer view of a product's output – this means no more hiding behind meaningless claims of efficiency or fabricated green credentials

installed is at the height of environmentally friendly living.

In the upcoming months, be sure to look for particulate information, alongside CO levels and efficiency when choosing your heating appliance. New products featuring the latest clean burning technology will not only be a stylish option for the home but will also be an investment for the future – lowering heating costs and promoting greener living for many years to come.

*Jon Butterworth is sales director at Arada Stoves*

Enq. 141

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Whatever the weather, there's nothing quite like the warmth and character of a wood burning stove. Part of the new Premium Line from Nestor Martin, Eurostove, the multi-fuel TQH13 stove has a rotating base, which swivels through 360°, allowing you to direct the heat where it's needed most, and enjoy the comfort and warmth of the fire anywhere in the room. Added features include a side-loading door, for ease of re-loading. It's available with a rotating bench stand, low-rise stand or log-store stand to suit your needs. With quality at its core, the TQH13 also features a unique white coated cast iron lining inside.

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

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## The new standards in electric fires



With today's highly efficient homes it's not always essential, or sometimes even 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 from Charlton & Jenrick, which offer a very exciting realistic flame effect with four mood settings. The fires come complete with a loose realistic log fuel bed and fire bed media kit.

feature the new 3D Ecoflame™ technology from Charlton & Jenrick, which offer a very exciting realistic flame effect with four mood settings. The fires come complete with a loose realistic log fuel bed and fire bed media kit.

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# Tough, pale and interesting

The client wanted a light, non-yellowing natural surface to the oak floors in this London property.

To deliver the required effect, a combination of Bona White primer and Bona Traffic Natural polyurethane lacquer was applied.

Depending upon how many coats are applied, Bona White primer is designed to 'whiten' the surface from – as in this one coat application – simply providing a subtle pale sheen that will inhibit any yellowing over time, to a true whitewashed look when two or more coats are applied.

Bona Traffic Natural was chosen as the top coat because it maintains the non-yellowing look and feel of pure, untreated wood and, at the same time, offers superior surface durability.

There are six Bona primers offering a choice of colouration from Scandinavian white to rich amber. Using a primer as the initial surface coating is more economical than adding an extra lacquer coat. Like all Bona coatings, Bona primers are very easy to use, reduce side bonding and improve the adhesion of the lacquer.

There are six Bona waterborne top coats to



offer you a solution for every environment, whether you are looking for a matt or glossy finish, a natural, untreated look, anti-slip properties or supreme surface durability.

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## Polyflor launches Secura luxury vinyl sheet flooring



Polyflor, a UK residential and commercial vinyl flooring specialist, has launched its new Secura PUR collection of luxury vinyl sheet flooring, designed to create inspiring home interiors for modern living. Made in the UK, the Secura PUR range features 22 designs which authentically replicate the natural character of wood, stone and abstract materials in a practical and durable sheet format. With 12 wood effects, nine stone effects and one abstract design in the collection,

on-trend new additions include white and grey oaks alongside contemporary concrete and slate effects.

0161 767 1111 [www.polyflor.com](http://www.polyflor.com)

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## 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. For more information visit the Bostik website.

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# The soft/hard debate

Choosing your flooring is undoubtedly one of the most important elements of a self-build – but should you go for carpet or hard flooring? *Selfbuilder & Homemaker's* Roseanne Field weighs up the pros and cons

Choosing the flooring for your project is an important decision. It makes a good starting point to build the rest of the decor from and is often the first thing people will notice upon entering your house.

But making such an important decision can be somewhat overwhelming, especially for the debut self-builder who might be new to the world of seemingly endless carpet choices and hard flooring varieties. Here are some pointers to consider as you decide which is best for your dream home.

## The soft sell

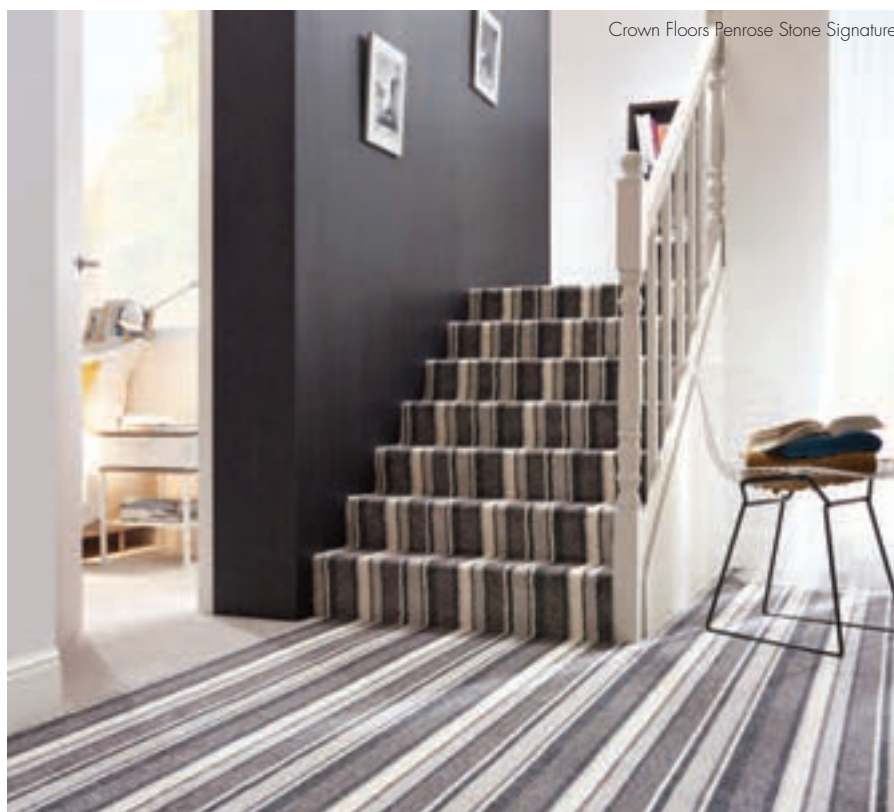
Carpet used to be hugely popular but some view it as 'old-fashioned'. In Europe in particular carpet has fallen out of favour, with many opting for hard flooring, for a variety of reasons. However, as Geert Van den Bossche, marketing director of Crown Floors points out, "in the UK the carpet market will always hold up strongly as people continue to want a cosier feel both upstairs and in the living room."

The warmth and comfort offered by good quality carpet is unrivalled. This makes it a popular choice for families with young children who tend to enjoy using the floor as their play space. The texture and density of carpet aids its sound absorption, making large rooms less echoey, and enables it to work as an extra layer of thermal insulation.

Recent research by Canesis has found that wool carpets "play a significant role in reducing the levels of common indoor air contaminants in buildings." Studies have shown that levels of sulphur dioxide, nitrogen dioxide and formaldehyde – pollutants introduced into homes by emissions from some building materials and appliances such as gas stoves – were 'neutralised' when exposed to wool carpet.

Despite these potential health benefits, there's no getting away from the fact that carpet is much harder to keep clean than hard flooring. Spillages are likely to leave stains, and vacuuming will only lift a certain amount of dirt (it's recommended that carpets are steam cleaned at least once a year). This in turn can lead to problems with those suffering from allergies as carpet fibres trap dust and other allergens. However, to negate this, Geert Van den Bossche advises choosing a shorter pile carpet.

Carpet is also more likely to need replacing before any hard flooring will, as it by nature wears out. How long it lasts, says Geert, will "depend on the residential wear warranty and



Studies have shown that levels of sulphur dioxide, nitrogen dioxide and formaldehyde were 'neutralised' when exposed to wool carpet

the traffic the carpet will face." He adds: "In theory, you could get up to 20 years of life, but you will likely need to replace before that in the hallway or on the stairs."

Another common misconception with carpet is that 'good quality' means 'expensive.' In fact, manufacturing techniques are always evolving, meaning you don't have to just focus on the top end of the market. "100 per cent wool will generally be the most expensive," explains Geert. Carpet is also considered not to be as eco-friendly as hard flooring. However, while this will vary, generally carpet is developed to be friendly to the environment. Says Geert, "Many consider wool to be the most eco-friendly as a

'natural' option, but manmade fibres can also hold a percentage of renewable material."

So where can and can't you lay carpet? "In theory, carpet can be used everywhere except high moisture areas," Geert explains. "Homeowners will tend to use it everywhere except the bathroom and kitchen. We recommend checking the residential wear warranty on a carpet before purchasing."

## The hard sell

The term 'hard flooring' covers many things – from tiles to timber and laminate to vinyl. Wooden flooring in particular is popular for its



LooseLay Longboard by  
Karndean Designflooring, Pearl Oak LLP306

grandeur and classic style. It's this timelessness combined with its durability that gives wood flooring a long lifespan – as well as being resilient, it is unlikely to go out of fashion.

One of hard flooring's biggest drawbacks is that it can be cold underfoot, a particular downside on winter mornings. However this can be easily rectified with the use of underfloor heat-

ing. A misconception has existed that underfloor heating cannot be installed underneath wooden flooring, but this isn't the case. Certain types of underfloor heating have been specifically developed for wood floors – it's worth speaking to manufacturers to explore the options.

Easy cleaning is one of hard flooring's biggest advantages. Stella Coyle, national retail manager of Karndean Designflooring says: "Floors do not harbour dust mites or bacteria and they're practical and simple to keep clean. Our product designers even go so far as ensuring the embosses on our designs don't trap or hold dirt, making them ideal for busy homes or playrooms."

Hard flooring can be more expensive to lay in the first instance; however as Stella explains, "once fitted the floor can last a lifetime." Its longevity is one of its biggest appeals to homeowners, with some hard flooring manufacturers offering lifetime guarantees.

For the safety-conscious, hard flooring may not seem the most practical option. However, many products now offer slip resistance, so the risk is low, although Stella advises "it's always best to wipe up spillages as they happen."

Hard flooring, much like carpet, can be laid anywhere. In fact, Stella explains that products such as Karndean's "can be used in any area of the home including staircases." It really comes down to personal choice – consider whether or not you want a hard floor in the more 'comfortable' rooms in your home.

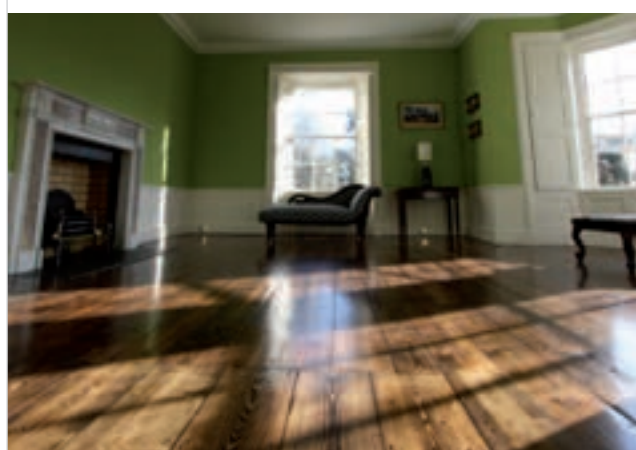
## Underlying trends

Carpet offers homeowners a wide choice when it comes to colour, pattern and texture, but trends are shifting. As Geert explains, "beiges and creams will always be staples, but over the last couple of years the balance has shifted slightly as homeowners are exploring greys and silvers. Equally, stripes (with coordinating plains) are doing extremely well."

Geert predicts that 2017 will be "a big year for the shimmering effect of polyamide (nylon) carpets," explaining that these carpets are now much more hardwearing than older nylon options. He also foresees "an increase in bold colour, with homeowners taking the plunge and going for more vibrant shades."

Grey is also a popular choice, says Stella Coyle. "With spring and summer fast approaching, we're seeing more light-toned hues and distressed grey wood and stone look floors." Flooring tiles or planks are also being laid in unique patterns or including design features such as borders."

Ultimately, both carpet and hard flooring can have a place in a home – where one may not be so suitable, the other will. You will probably not want to lay a carpet in the bathroom, and equally you may not want hard flooring in the bedroom. Manufacturers are there to offer advice on the practicalities and help you make the right decision to fit your needs.



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Enq. 153

# JG Speedfit makes underfloor heating simple & affordable

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0333 130 0305 [speedfitUFH.co.uk](http://speedfitUFH.co.uk)

Enq. 154

## Shaws Brindle 800



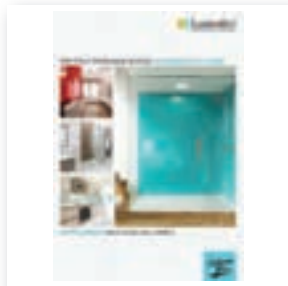
This 'British made' Brindle 800 1.5 bowl sink from **Shaws of Darwen** is a practical, yet stylish, square single bowl with a separate, true half bowl, with an offset dividing wall, perfect for vegetable preparation and ideal for island unit installation. This beautiful model can be inset or undermounted with granite, wood or quartz worktops and both bowls come with a 3 1/2" waste outlet. The Brindle is manufactured with a durable glaze designed for years of usage.

Please visit the website to view the full range of sinks, taps and accessories available.

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

Enq. 155

## Lustrolite® beautiful splashbacks and shower walls



A brand new brochure from **Abacus Manufacturing Group** explains everything you need to know about Lustrolite. Lustrolite is an advanced multi-layer acrylic sheet that looks just like glass, weighing less than a quarter of a traditional glass sheet and while boasting 20 times the impact strength. Lustrolite applications include shower walls, bathrooms and kitchens. The colour is permanently fused to the clear layer and cannot be separated by moisture. Its unique hard coat makes

Lustrolite easy to clean and highly resistant to scratching. There is a choice of nine vibrant colour and the non-stick surface prevents the growth of mould and bacteria as well as soap or calcium build-up.

Enq. 156

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NORTHWICH, CHESHIRE: 01606 41292

Enq. 157

# New quartz surfaces combine style with maximum durability

**C**R L Stone has launched a new comprehensive range of engineered quartz surfaces, created to meet the demands of modern living. Hard wearing and easy to care for, CRL Quartz is ideal for the kitchen and bathroom where durability and flexible design are paramount.

CRL Quartz is a beautiful engineered quartz stone, which is scratch, heat and stain resistant, which, unlike natural materials such as marble, never needs to be sealed. Requiring minimum maintenance to keep it looking as good as new, the non-porous surface makes cleaning simple, with soap and water or a mild detergent all that is needed.

Offering a versatile design solution appropriate for any setting, CRL Quartz is available in a choice of 32 colours, with a polished finish. In thicknesses of 20mm and 30mm, the surface comes in an extra-large format slab measuring 3.2 x 1.6 metres, allowing for greater consistency in design over large spaces such as kitchen worktops.



Commenting on the launch of CRL Quartz, Simon Boocock, Managing Director of CRL Stone, said: "We are delighted to be bringing our own range of quartz surfaces to market. Responding head on to current trends in kitchen and bathroom design, the surface is a versatile, easy to maintain solution that will last the test of



time. The quality of the product is backed up by CRL Stone's excellent customer service and support, built on our 20 years' experience in the industry."

CRL Quartz is available from stock now from the CRL Stone UK warehouse.

0800 0421 6144 [www.crlquartz.co.uk](http://www.crlquartz.co.uk)

Enq. 158

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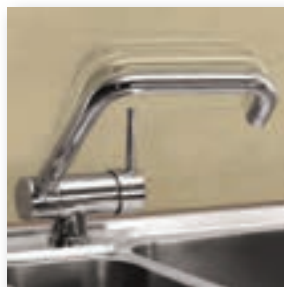
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Enq. 159

## Three window taps from BLANCO



Having a beautiful window at the kitchen sink is fantastic for welcoming in natural light and air; yet often the kitchen tap is not specified correctly in terms of the window opening fully. BLANCO provides the perfect solution; three fantastic styles are available in retractable or detachable options. The retractable option can be pushed down and the detachable one can be pulled out so the tap is out of the way. The BLANCO ACCESS (pictured), also available as an eco six litre version, BLANCO PERISCOPE SF II and the BLANCO Eloscope F II comprise the BLANCO range which start retailing from £300 exc. VAT. For further information on BLANCO UK, please contact the company.

Enq. 160

## Natural Paving updates landscaping scheme



Natural Paving Products is delighted to announce its new homeowner rating system is now live and fully integrated into its 2016 Landscaping Professional Awards, which are now open for entries. Updating the company's membership scheme for professional landscapers, the Homeowner Rating System is an easy way to create an online portfolio of work and gain valuable customer reviews. Landscape professionals simply upload images and details of completed projects and

Natural Paving Products will contact the owner to provide a review and star rating out of five.

0845 072 1150 [www.naturalpaving.co.uk](http://www.naturalpaving.co.uk)

Enq. 161

## Hultafors tools new product catalogue for 2017



Free to professional tradesmen and women around the UK, it's packed with details of the world's most innovative Hand Tools and accessories for working effectively – wherever you are on site. **Hultafors'** ingrained quality and innovation is found in every Hand Tool. Ergonomically crafted with built-in Fisco technology, there's a host of Tools for measuring and marking, chopping, striking and levelling. You should also check out the new range of Spirit Levels, Craftman's Knives and Chisels. Whatever job you've got in hand, these Hand Tools deliver top-class solutions for making your workday easier. So get to grips with this cutting-edge range of Tools – you'll be amazed how good they really are!

Chisels. Whatever job you've got in hand, these Hand Tools deliver top-class solutions for making your workday easier. So get to grips with this cutting-edge range of Tools – you'll be amazed how good they really are!

Enq. 162

## Klober air-open underlay tops performance ratings



Klober membranes have been used in a couple's zero carbon eco-home which featured in the latest series of *Grand Designs*. The five-bedroom, 4,300sq ft timber frame building on the West Pennine moor has Wallint 50 on the warm side of the insulation to provide an air barrier and vapour control layer. By contrast, Permo forte was installed on the cold side of the insulation to enable moisture within the building to escape and provide a weatherproof barrier behind the timber

cladding. Its vapour resistance value of 0.15 MN/sg is well below the 0.6 MN/sg requirement for walls.

01332 813 050 [www.klober.co.uk](http://www.klober.co.uk)

Enq. 163



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



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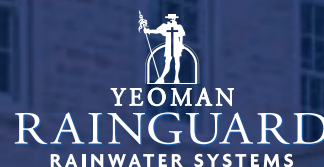


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Enq. 165

# Standing the test of time

Richard Bishop of Wienerberger looks at how roof tile innovation is emulating classic design using modern materials to enable self-builders to find the ideal option for their project

It's no secret that slate and clay have dominated roofing trends through the ages – they're natural materials that can stand the test of time and offer an aesthetically pleasing finish.

So what can those looking to develop an iconic build – be it utilising slate or opting for a clay pantile – do to ensure their roofing design compliments the architecture, without inflating material costs and labour overheads? Thanks to pioneering innovations and substantial investment in product development, architects and self-builders now have a wealth of products to choose from that not only offer the same aesthetic quality as traditional materials such as slate, but are also easier to install, and much more cost efficient.

Clay tiles with a riven surface and dressed edges can offer an authentic, natural slate appearance. Take for example Rivius, a tile made from natural alluvial clay with a tough ceramic finish, which has the look of slate, is natural like slate and yet can be installed for half the price. These types of tiles can give that premium finish often associated with slate and combine it with the range of benefits that come with using clay. In short, they can achieve the aesthetic of a classic construction, without having to compromise on cost.

But it's not just these tiles that lead the way when it comes to innovating traditional roofing. Plain tiles have been a part of our heritage and roovescape for hundreds of years, going as far as their size being set in law by King Edward IV in 1477. An Act of Parliament set plain tile dimensions at 10.5 inches long by 6.5 inches wide, and this is still the standard today. Apart from subtle variations such as single and double camber, the plain tile has remained unchanged for centuries.

There have been many modern updates on the traditional plain tile. In introducing 'new generation' product ranges, manufacturers are able to offer roof tiles that give the look of a traditional clay roof while using innovative technology to modernise and improve roof tile performance – such as using interlocking mechanisms. This means that both high quality and beautifully designed roof tiles can be specified exactly to suit individual projects.

Today, roof tiles have the versatility to complement very creative and versatile building designs. Through a wide selection of profiles and colours, across a portfolio of materials from clay and slate



Self-builders have access to tiles in a variety of shapes, sizes, colours and finishes, adding character to any home

to concrete, self-builders have access to tiles in a variety of shapes, sizes, colours and finishes, adding character to any home.

However, roofing is about so much more than just tile performance or how durable or waterproof it is. From an aesthetic perspective, there's so much choice today when it comes to the extra details. Feature tiles or finials – a touch of class from the past – can create a distinctive quality finish for both modern and traditional



roofs. For period and/or listed buildings, a heritage approach is essential, but such features are often used to good effect on contemporary projects too. Ensuring a considered aesthetic finish to your roof is guaranteed to increase the

Ensuring you have a good, considered aesthetic finish to a roof is guaranteed to increase the value of your home



value of your home.

Concrete has become the key product driving the UK pitched roofing market, with designs coming in all shapes and sizes. Clay roof tiles such as the Keymer Shire and Goxhill ranges are more premium roofing options, offering greater longevity and a colour that lasts for life. As a homeowner it comes down to working out exactly what you want, but for a truly standout roof that remains as striking as the day it was fitted, clay is a perennially good choice.

It is obviously important to consider how your home is waterproofed. A traditional gable-to-gable roof has no inner details, but as soon as you put on an extension or have an L-shaped roof then you need to consider waterproofing the angles, the hip or the valley. This is where you would use GRP or lead. Lead is the traditional flashing and waterproofing solution and while it's

an ideal solution in terms of performance, it has a high cash value and is often targeted by thieves. Modern alternatives offer the same look and handling experience as lead but at a fraction of the cost and without the high risk of theft. This is another example of the market developing the alternatives necessary to move forwards and work most effectively for its customers.

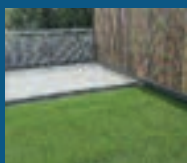
Whether you're looking to renovate, or create a new build that holds all the stylised designs of

a traditional construction, alternatives can and have been used to ensure cost doesn't compromise quality in roofing. Traditional design will continue to shape the future. It's our responsibility to embrace our architectural heritage while using innovative products sympathetic to builds – without falling short on design, longevity and quality.

*Richard Bishop is roof category marketing manager at Wienerberger*

Enq. 166

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Enq. 167



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Enq. 170

# Sustainable Products Showcase



The Biodigester 'T' range caters for six to 42 people and larger Biodigesters are available for up to 2000 people. All Biodigesters are suitable for variable loading. The 'T' range Biodigester has been tested to EN12566 Pt 3 and has a CE Mark. Owners are impressed by the limited maintenance required, infrequent emptying intervals and the 'Odour Free' totally aerobic process. The Biodigester range is backed over 45 years experience and full details may be obtained from Burnham Environmental Services Ltd.

Enq. 171



Levato Mono Porcelain paver system from **The Deck Tile Co. Ltd** is a flexible external flooring solution for the design conscious. The system enables fast, cost effective installation over most surfaces. The porcelain pavers are also available in larger formats, are highly abrasion and stain resistant, fire and frost proof and achieve R11 slip resistance. With all its features such as height adjustable and slope correcting supports, high load bearing and only 45kgs per m<sup>2</sup>, over 40 finishes available, Levato Mono is the ideal system.

Enq. 172



**Thermahood Ltd** manufacture its own brand of Airtight Downlight Covers, a contemporary design for current & future building regulations. Thermahood products can be implemented with great ease and efficiency, and what's more, they can be handled by anyone, including the everyday DIY amateur. Once fitted, they require no further maintenance and can effectively operate in tandem with heat recovery systems to improve air quality in living areas and reduce fire hazards from household storage items.

Enq. 173



**We Build It Ltd** is one of the UK's largest manufacturers of domestic sewage treatment plants, who focus on high quality, affordable products. All of its sewage treatment plants are based on the successful and simple extended aeration method. We Build It can design, manufacture, install and service sewage treatment plants for single houses and small developments. Its products can also be used after an existing septic tank to enable the effluent to be discharged directly to a water causeway, if your existing soakaway has failed.

Enq. 174



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Enq. 175



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## LEVATO MONO porcelain paver system

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# Sustainable Products Showcase



For the domestic driveways come options for grass reinforcement. Specifiers can turn those concrete or asphalt parking areas into sustainable green vistas.

**Grass Concrete Ltd** offers both concrete and plastic varieties of grass permeable paving, and operates a strict fit for purpose policy. For heavy duty use on a driveway Grassblock offers excellent grass coverage, strength longevity and durability. For areas where parking may be only temporary plastic grass paving is suitable – Grassroad is a proven system.

Enq. 178



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 innovative Yutaki-SCombi integrated solution has been designed specifically for the UK market.

Enq. 179



The October 2016 Which? Report into the 'Best & Worst Boiler Brands' made for good reading for **Johnson & Starley**, with the company achieving fourth place. 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 boiler technology.

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**Mitsubishi Electric** has launched a new 4kW Ecodan air source heat pump designed specifically to tackle the needs of new-build homes, with a system that matches the hot water requirements, whilst still meeting the lower heating demand of today's well insulated properties. The Ecodan QUHZ unit is MCS-Approved and straightforward to install, delivering water at 70°C to a packaged 200 litre thermal store. From this thermal store, mains water is heated directly up to 65°C via the unique plate heat exchanger.

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Enq. 182

# What lies beneath

Extra space is something that many home owners desire but often that means adding a conservatory or a loft conversion. David Symes of Delta Membrane Systems looks at the basement alternative

While it may not be the most obvious option for extending a home, basements can be a cost-effective, spacious and comfortable solution to space demands, and it is easier to achieve than many imagine.

Basements fall into three categories: those that exist within the structure, those designed-in to a new-build property and those created as a retro-fit to an existing house. What all three have in common is that they can provide inviting living areas that deliver the extra space required by a household.

The most common impression people have of basements is the dark, damp-prone space that perhaps houses the boiler, the Christmas decorations or a plethora of creepy-crawly wildlife. Not particularly inviting.

In refurbishment projects, the main problem to solve is damp. The solution in such projects is not so much preventing the damp, but managing it. Damp proofing a basement area can be an involved and expensive process. The alternative 'management' option is much simpler.

Here, damp is allowed to penetrate the walls and floor, where it then meets a barrier that directs the moisture to a drainage channel which – in turn – sends it to a sump. This unwanted water is then pumped away to a suitable drainage outlet.

The damp will not penetrate the water-proof barriers, allowing the room side to be plastered on the walls and floor screeded prior to decoration. This results in the ability to create a warm, inviting living space that

can be used for a variety of applications – bedrooms, living room, personal cinema or even a home gymnasium.

Converting a cellar into habitable accommodation may need a 'change of use' planning application. Basements that have been designed into a new-build will have been approved if the rest of the plans are approved. Retro-fitting basements to existing properties (excavating and creating new rooms under the house) will often be covered by permitted development rights, as the basement is unlikely to alter the building's appearance. It is worth speaking to the local planning authority for advice.

Building Regulations approval, on the other hand, is an essential requirement for both refurbishment and new construction, and the Basement Information Centre offers the guidance document *Basements for Dwellings*. This is an essential read for those new to this type of work, as it provides practical guidance in helping to meet the relevant requirements in Schedule 1 to the Building Regulations.

It also gives good practice advice for matters not directly or precisely covered by the Regulations. Indeed, the Basement Information Centre is a useful source of information, along with fully qualified CSSW staff (a recognised industry qualification) at relevant product companies.

Terraced houses have their own particular challenges with party walls, but they are not unsurmountable, and should not put anyone off a project. Neighbours and landlords need to be consulted, but it is worth referring to the Party Wall etc. Act 1966 which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions, and this is set down in the Act. If the neighbours disagree with what is proposed, the Act provides a mechanism for resolving disputes.

Once all the legislation has been assessed, and the necessary permissions obtained, it is then down to the construction and the selection of the right materials for the job. Obviously there is far more construction work involved with a new-build basement compared with the refurbishment of a cellar – however, that may be an advantage as the area will be designed and built for purpose. Once the structure has been created, the work is much the same in either situation.

Tanking below ground level commonly involves the application of a layer of cementitious waterproof render system on the walls, linked to a waterproof screed on the floor. Tanking can also be carried out using a sheet

While it may not be the most obvious option, basements can be a cost-effective, spacious and comfortable solution to those space demands





membrane, asphalt or other liquid-applied waterproofing material.

Hydrostatic pressure – the external water pressure around the basement – is also a critical factor that needs to be considered. It is crucial that the tanking is securely fixed to the substrate as the pressure from the water table around the basement can be significant. Hydrostatic pressure will force water through tiny gaps very quickly, so great care should be taken at this stage to ensure the waterproofing will meet the demands made of it.

As mentioned earlier, cavity membranes are a suitable alternative to tanking. Membranes with a studded profile can be used to form an inner waterproof structure. The studded side is

placed against the wall, creating an area that allows water to flow down to the floor and into a drainage channel to a sump. It is then pumped out to a suitable drainage outlet.

This method is also the number one choice in refurbishments, as the amount of construction work needed is greatly reduced compared with the alternatives.

The floor must not be overlooked, and a suitable high capacity drainage membrane should be specified. Again, using this solution the moisture will find its way to the drainage channel.

Taking the basement route to creating extra space may, to many, seem to be a much tougher option than loft extensions or conservatories, but that really is not the case.

Basement construction can be quick and the benefits for the future of the occupiers of the property are substantial. Designed correctly, the end result is additional living space that is warm, comfortable, free of damp and – most importantly to the home owner – capable of adding value to the property.

Many residents in the more affluent areas of London are recognising how basements create the required space and greatly improve the value of their individual properties. It seems that 'going down' is the way to go.

*David Symes is technical director at Delta Membrane Systems*

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## Waterproofing simplified with Multi-Tight 2K



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## 3 OSMO

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

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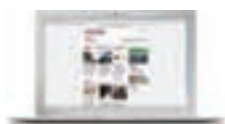
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