

selfbuilder & homemaker

May/June 2017

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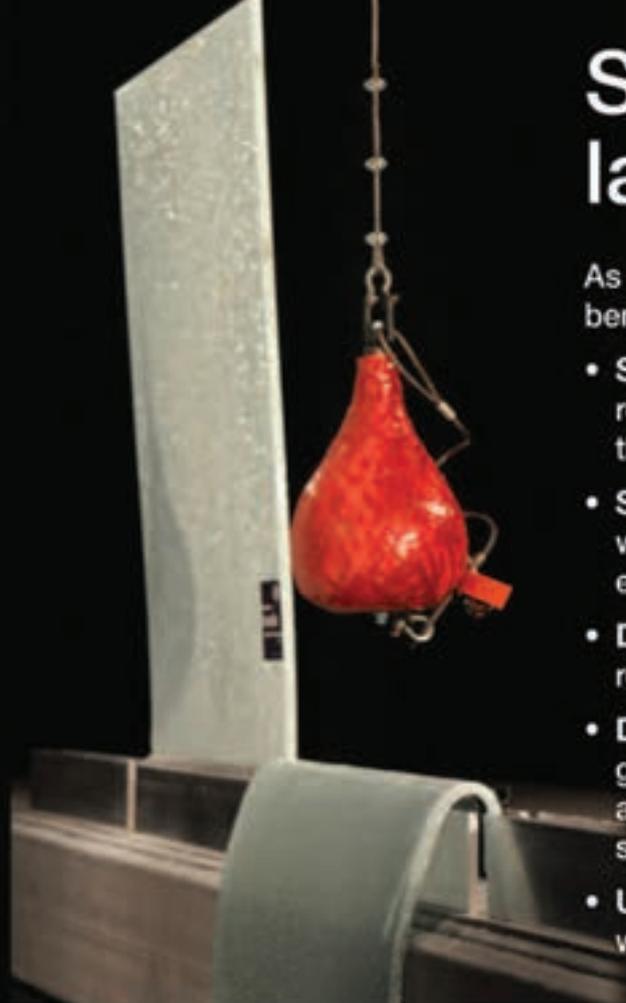
FEATURES IN THIS ISSUE:

Heating & Renewable Energy
Kitchens & Appliances
Landscaping & External Finishes
Paints, Coatings & Sealants
Smoke & Fire Protection
Sustainable Homes

DOORS, WINDOWS &
CONSERVATORIES SUPPLEMENT

POINTS OF VIEW

The Yeadons convert a Devon bungalow and open up a stunning vista
See page 18



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Reader Enquiry
401



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contents



features

18

SOUND AND VISION

A major renovation of a hilltop bungalow in Devon opened up fantastic estuary views for the growing family of a music producer, while doubling as an occasional recording studio

35

HEAT STORAGE MADE EASY

The thermal store is a powerful technology that can be used in a variety of ways to 'future proof' properties, enabling self-builders to take full advantage of renewables, when used in the best combination. Richard Hanson-Graville of Thermal Integration explains

38

HI-TECH KITCHENS FOR A HEALTHIER, GREENER FUTURE

Zip Water UK's Russell Owens discusses why hi-tech kitchen appliances are such an important ingredient in today's self-builds

41

A SPECIAL BOND

Madeleine McDermott of Resin Bonded explores why resin-bound surfaces are becoming the latest trend to appear in driveways and gardens thanks to a range of performance benefits

42

THE POWER OF COLOUR

Crown Paints' Kathryn Lloyd looks into the latest paint shades and design ideas, and explains how quality formulations and technology can help bring colour to life both indoors and out

46

PUTTING SMOKE ALARMS ON THE SPOT

Kidde Safety discusses current regulations for smoke and heat alarms and whether they go far enough to maximise safety

49

IT'S EASY BEING GREEN

Michael Nicholls of OrganoWood UK explains what sustainability means when it comes to external wood treatment, and how self-builders can benefit from 'going green'

product round up

- Air Conditioning & Ventilation.....10
- Appointments & News.....13-14
- Building Products and Services14
- Finance & Insurance14
- Floors & Floor Coverings15
- Doors & Windows24
- Fires & Fireplaces.....24
- Insulation24
- Ground Reinforcement33
- Groundworks & Sewage Treatment.....33
- Heating & Renewable Energy34-37
- Kitchens & Appliances.....37-39
- Landscaping & External Finishes39-41
- Paints, Coatings & Sealants.....42-43
- Rainwater & Greywater Products45
- Roofing44-47
- Smoke & Fire Protection46-47
- Stairs, Balustrades & Balconies.....47-48
- Sustainable Homes48-50
- Timber & Joinery50
- Water & Damp Proofing.....50

also in this issue

4

INDUSTRY NEWS

11

HOW NOT TO FIND A BUILDER

12

ASK THE EXPERT

16

FLOORS AND FLOOR COVERINGS INTERIOR SHOWCASE

25

DOORS, WINDOWS & CONSERVATORIES SUPPLEMENT

51

CLASSIFIED & DIRECTORY



Cover image of the Yeadon's self-build
See pages 18-23 for more.



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

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editor's letter



Building your own home has to be one of the most satisfying things you can do in life, that is once all of the pain and suffering has subsided.

As the protagonist in our case study this month Paul Yeadon shows, having a good sense of humour about all of the tribulations is probably the secret to enjoying being a self-builder.

Paul's strong views about some aspects of the construction industry led me to think that our expectations are perhaps lower than they should be. But there's a bigger problem out there currently when it comes to UK self-build, and that is even gaining entry in the first place if you're not pretty comfortable financially.

The NaCSBA's Michael Holmes welcomed the recent select committee report including concerns over the growth of self-build (see opposite page). The deposits now being required to secure a serviced plot are excluding people lacking either very supportive banks (hard to come by), family (more common, but with their other issues) or their own private nest-egg.

Let's hope that the various group self-build approaches being progressed across the UK and highlighted later in this news section come to fruition, allowing many more to experience the deep fulfilment of self-building.

James Parker

diary

Building Systems & Project Management Workshop

17 June, Swindon

This NSBRC course looks at building high performance properties and the role that the self-builder plays in managing the progress of the project and the different routes that can be taken.

www.nsbrc.co.uk/eco-workshops

Project Management Course

17 June, Swindon

NSBRC's project management course covers everything from budgeting to health and safety and insurance to site management. The one day course is priced at £150.

www.nsbrc.co.uk/project-management-course

Homebuilding & Renovating Show

1 - 2 July, Surrey

The Homebuilding & Renovating Shows are some of the biggest events in the calendar for self-builders. In July the show heads to Sandown Park in Surrey, where visitors will be able to see the latest products, attend seminars, masterclasses and workshops, and get inspiration and personalised advice.

surrey.homebuildingshow.co.uk

Self Build Course

15 - 17 July, Swindon

The three day self-build course, run by NSBRC, covers a total of 11 topics, starting with budgeting and finance and ending with internal services – ensuring attendees are educated on everything they need to know before embarking on a project. The course is priced at £375.

www.nsbrc.co.uk/self-build-course



DCLG select committee report supports self-build

The Communities and Local Government Committee has released a report in which it examines ways to fix the 'broken housing market' including a focus on obstacles in the self-build sector.

In the report 'Capacity in the homebuilding industry the committee champions custom- and self-build homes, saying an approach seen in the Netherlands – where people self-commission homes on publicly owned land – should be considered in the UK.

Chair of the National Custom & Self Build Association (NaCSBA), Michael Holmes commented on the report: "We welcome the report's call for more action on growing the custom and self-build market. The Homebuilding & Renovating Show and NaCSBA's stance on this has been consistently highlighted during NaCSBA's representations to Government and to the DCLG select committee, and the report released positively reflects our position."

The committee discussed how large developers dominate the housebuilding market and stated that it welcomes diversification. Holmes reinforced this notion: "Custom and self-build has the potential to deliver 40-50,000 new homes a year in England by 2030, extending choice, affordability, sustainability and diversity of supply. But this will only happen with continued government support to establish owner commissioned housing as a mainstream alternative model of delivery."

The committee sees a number of obsta-

cles currently restricting growth of the self- and custom-build sector, with funding being one of the biggest hurdles. "If you can't afford a significant deposit, you are probably excluded from the custom and self-build sector," said Holmes. "Another significant development is that the committee is requesting an update on solutions for accessing finance within 12 months."

Holmes added that "those wanting to buy a custom-build home find they need a minimum of £30-40,000 to be able to put down the deposit on a serviced plot, commission a design and commence building, using a stage payment mortgage." Therefore, in addition to the committee's request for an update on accessing finance solutions, "the sector would like to see the extension of the Help to Buy Equity Loan Scheme to include custom-build homes," Holmes explained. "This would offer a 20 per cent equity loan from the Government (40 per cent in London) to help people to build their own individual home through custom-build." Help to Buy schemes have already been successful in increasing the number of new home sales by volume housebuilders.

Another one of the biggest challenges faced by prospective self-builders is accessing land – something that NaCSBA is intent on changing. Holmes said: "figures released by NaCSBA can provide evidence of unmet demand for people who want to custom or self-build. It highlights that in other developed countries, around half of the



MICHAEL HOLMES
COURTESY OF HBR SHOW

homes built are custom- or self-build, and that 53 per cent of the UK population would like to build or commission their own home at some time in their lives – 14 per cent of those in the next 12 months – but only around 10,000 succeed."

As well as the recent Right to Build legislation and NaCSBA's Right to Build Task Force supporting the freeing up of land, Holmes explained how the Homebuilding & Renovating Shows are helping. "Visitors who are at the start of their property ventures will be advised by experts on their legal rights and guided on how to find and apply for a plot of land, a step which will influence significantly the pace of their projects."

london custom-build

Mayor boosts community-led housing 'hub'

The Mayor of London, Sadiq Khan has set out plans for a £250,000 boost to set up the first ever one-stop shop to help Londoners build their own "genuinely affordable" homes.

City Hall has been working with those involved with community-led housing since last summer to identify both barriers and opportunities to grow. The Homes for Londoners Community Housing Hub will offer support to Londoners and community groups who want to build their own homes in the capital. From this summer, the hub will offer advice including how to access funding and unlock land, as well as offering technical support for projects and a base for information sharing.

The plan for the hub comes as the Mayor has agreed to invest £500,000 to deliver 22 custom-built new and permanently affordable homes for first time buyers across three sites in Enfield. The project will be delivered by

Naked House – a group of Londoners who "strip developments back to their bare essentials, allowing communities to design and shape the homes they live in." This is the first time a community-led housing group has received funding from City Hall.

There is also potential for Naked House to deliver across a further seven sites and the programme is set to be the largest custom-build development in London. It is anticipated that building will start in early 2019, with the houses finished and ready to move in by early 2020.

The Mayor said he believes community-led housing is another component in tackling the housing crisis in the capital and that the grant to Naked House is "just the first step of many" he is making to further boost the community building industry. He has also made £3.1m of loan funding available to support building and wants to support other community groups

through an innovation fund he has launched.

Sadiq Khan said: "London desperately needs more homes and it's vitally important we look at all possible ways of building new and genuinely affordable homes to rent and buy."

Explaining his decision to launch the hub, he said: "Community-led housing offers the chance to build new homes that Londoners want to live in. Londoners should be able to play a leading role in building their own communities, but for too long this has been difficult and they have had no support or access to funding."

He concluded: "My new Homes for Londoners Community Housing Hub will act as a one-stop shop for Londoners interested in getting involved in community-led housing. It will help strengthen capacity among Londoners to embark on new projects, as well as offering support including technical expertise and access to funding."

Homes for different ways of living at Olympia

From 24 March-9 April London's Olympia played host once again to the Ideal Home Show, including show homes to give visitors ideas.

The Property Ladder Apartments and 21st Century Cottage were two of the biggest attractions, offering inspiration to people taking on a range of projects, from small-scale refurbishments to large self-builds.

Property Ladder Apartments is a three storey apartment block with each level designed to suit different circumstances, demonstrating how a similar sized space can work in a variety of ways. The apartments were styled by students of Chichester College's Architecture & Interior Studio 2017, who developed concept mood boards for each room that were shortlisted by a panel of judges before final winners were chosen.

Each apartment showcased its own significant stage in an owner's lifetime – a new family home, a first time buyer and a downsizing couple. On the ground floor visitors saw the space set out for a young couple with a new baby. The apartment was child friendly and showed a variety of space-saving ideas and rooms that could be easily adapted depending on the required function.

The first floor apartment was designed with a young, professional first-time buyer in mind, with cost-effective solutions and the repurposing of raw materials making it the perfect inspiration for those on a strict budget. The second and final floor addressed the challenge of downsizing and showcased how the space could be configured to cater to the needs of a couple who will be spending more time in their home.

The 21st Century Cottage was styled by Chichester College's Art & Design Studio 2018. Looking like a traditional thatched cot-

tage from the outside, the modern interior showed how the old and new can be blended together. Designed to provide for a family relocating from London, features included a kitchen with a splash of bright yellow and a cosy yet stylish living room. The house also included some more traditional furniture synonymous with country living, blending with the more modern pieces.

Sandwiched between the two was the star of the show – The Rotating Home, as seen on Channel 4's George Clarke's *Amazing Spaces*. Designed by George, together with designer and master craftsman William Hardie, the 3.5 tonne, 4.3 metre tall structure features four rooms in one space.

The Rotating Home was thought up by the pair as a way of imagining space in terms of volume, rather than square footage. A circular bearing ensures the door stays in place while the home rotates, giving each room an entrance and exit.

The innovative house rotates using electric wheelchair motors. Within 10 seconds it turns 90 degrees, shifting from an entrance hallway to a kitchen/dining area, a lounge or a bedroom. The toilet and bathroom remain static at the back of the house. The all-white interior features LED lighting and lightboxes, allowing each room to have its own atmosphere.

Commenting on the house William Hardie told Ideal Home Show: "The rotating home is literally revolutionary – it's an exercise in rethinking the way we live, our homes and our space. By changing one simple principle, it meant we had to readdress every single item in the house and that came with many of its own challenges. I hope it inspires other revolutionary ideas and gives an insight into the process of design and invention."



PROPERTY LADDER APARTMENTS



21ST CENTURY COTTAGE



THE ROTATING HOME

Custom-build community proves popular

Nottingham's first ever group custom-build community has proved extremely popular, with only one home remaining in phase one.

The Fruit Market, located on Bath Street in Sneinton, will comprise 40 sustainable and architecturally unique homes. The £8m project is just a few minutes' walk from the city's cultural hub of Hockley, on the doorstep of Victoria Park – one of Nottingham's largest green spaces – and is next door to the multi-million pound redeveloped Sneinton market.

Development manager at Blueprint –

who are behind the project – Alec Hamlin said he was delighted with the level of interest to date and is encouraged that people are buying into this new way of delivering housing, which is already extremely popular on the continent. "Group custom-build is still a relatively new way of building houses in the UK," he said, "but is a proven and popular concept in northern Europe. It offers home buyers the chance to truly shape the spaces and community that they will live in, without the headache of starting from scratch."

Alec added that the Fruit Market as a

concept was locally contributing to tackling the housing shortage in the UK – offering a sustainable and forward-thinking solution which could be adapted on a larger scale nationwide. He commented: "Blueprint is a firm believer that group custom-build is part of the solution to the housing crisis. It is a new way of delivering housing with the homeowner being a key part of the process, encouraging people to become invested in the building of their home from the start and reducing some of the financial uncertainty often associated with speculative development."

NaCSBA's Right to Build Task Force announces first organisation to receive support



Local project management organisation Buckinghamshire Advantage has been announced as the first organisation to receive support from the National Custom & Self Build Association (NaCSBA)'s newly implemented Right to Build Task Force.

The expert Task Force was launched in February with the aim of helping local authorities, community groups and other organisations across the UK deliver large, affordable custom- and self-build housing projects.

Buckinghamshire Advantage, the operational arm of Buckinghamshire Thames Valley Local Enterprise Partnership (BTVLEP), is promoting the Aylesbury Woodlands site on behalf of several public and private sector landowners. Its aim is to create a high quality, distinctive new neighbourhood – comprising some 1,100 new homes – as part of a wider mixed-use development to the east of Aylesbury.

Aylesbury was chosen by the Government in January to become one of three new Garden Towns – the Woodlands development will deliver the main part of Aylesbury's new Enterprise Zone. The Task Force will be working alongside Buckinghamshire Advantage to help deliver a significant proportion of the 1,100 homes on a self- and custom-build basis.

Richard Harrington, chief executive of BTVLEP said: "Within Buckinghamshire Advantage's 2016 planning application for the Woodlands site, we clearly signalled our intention to explore a significant custom- and self-build housing development. We are delighted to be working with the new Right to Build Task Force to help us identify the potential demand for custom- and self-build and ways to meet that demand."

Explaining the decision to support Buckinghamshire Advantage, NaCSBA chair Michael Holmes commented: "With 18,000 people signing up to new local authority demand registers in just seven months last year including over 2,800 people in the neighbouring borough of Cherwell, we believe there is significant potential for custom- and self-build housing in Aylesbury. The Task Force will be helping give Buckinghamshire Advantage the techniques to deliver custom- and self-build by capitalising on both the UK and overseas experience of its experts."

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



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Planning granted for panoramic Cheltenham home in Cotswold stone



Planning consent has been given for a new contemporary home on the Battledown estate in Cheltenham.

The site, called Sunnyhill, has been designed to capture the far-reaching views that Cheltenham is famous for. The house, which will replace a 1960s bungalow, has a “panoramic” design means it will take in views across Cheltenham.

John Everitt from coombes:everitt architects commented on the design: “Battledown has quite an eclectic mix of building types and the client was keen for something modern and contemporary. With a triple height glass atrium, a lower section of Cotswold stone and Ashlar stone cladding to frame the balconies and give the building more definition – it will complement the estate and surrounding properties.”



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Build It Live! returns to Bicester in June

One of the UK's most popular self-build and renovation shows, Build It Live!, will return to Bicester in Oxfordshire from 10-11 June.

The show brings together industry experts, exhibitors and individuals looking to build their own home, renovate an old house or add space to their current home.

There will be a choice of nine free seminars each day plus a series of workshops covering topics such as choosing and working with an architect, how to fund your self-build project, choosing windows and doors, heating your home and finding the right builder. There will be a number of specialist areas including:

- The Naked House – see a cut away show home at the first fix stage. The Naked House provides an insight into how things are installed, from ICF block-work and underfloor heating to the roof trusses and floor joists.
- Self-builders own stories – gain inspiration and confidence from Build It readers who have realised their self-build dreams. You



can hear their stories live in the theatre on the show floor.

- Eco-building advice – hear how to build a sustainable home and gain one to one advice on a range of issues including renewable energy and environmentally friendly building techniques.
- Graven Hill zone – see the various plots that are available at Graven Hill in Bicester, find out about the self- or custom-build options available and find out how to reserve a plot and gain a 'plot passport'.

- NSBRC pavilion – meet experts from the National Self Build & Renovation Centre and their partners who can offer general impartial advice on your self-build as well as talk you through their extensive educational courses.
- Find a builder – talk to the Federation of Master Builders who can guide you through the process of finding the right builder for your project via their database of trusted tradesmen.
- 3D home design demos – visit the Build It 3D Home Designer stand for a free 20 minute demonstration of how to visualise your project in 3D.
- Estimating service – book an appointment with an estimator to start to better understand how much it will cost to build the home of your dreams.
- Tool zone – identify the right tools for your projects.

For further information and to book tickets, visit www.builditlive.co.uk

Britain continues to 'improve not move'

Home improvement figures continued to increase in popularity throughout 2016, as planning applications saw an upsurge in every region and county in Great Britain, except for Scotland.

The 'Home Improvers of Great Britain 2017' report, compiled by Barbour ABI in collaboration with the Federation of Master Builders (FMB), shows that London led all regions with 3.8 home improvement applications for every 100 private homes. The east of England saw the biggest growth in applications with a 14 per cent increase. At the other end of the spectrum, the north east and Scotland saw only 1.1 applications for every 100 households.

There was no change at the top from last year for the best performing district, as Kensington and Chelsea continued its dominance with 6.8 applications for every 100 private households, albeit a decrease of 8 per cent on its figure from 2015.

However, nowhere exemplified the 'improve not move' stance more than Cambridge. After a rapid surge in prices, sales in the city have fallen sharply while home improvement has rocketed. Outside of Westminster and Kensington and Chelsea, Cambridge has the highest ratio of home improvement planning applications to home sales of any borough.

Brian Berry, chief executive of the FMB

Rank	Region/County	2014	2015	2016	Growth (%)
1	London	3.5	3.8	3.8	4
2	South East	2.6	2.7	2.8	6
3	East of England	2.2	2.5	5.7	14
4	South West	2.0	2.0	2.1	4
5	East Midlands	1.4	1.5	1.6	7
6	Yorkshire & Humber	1.3	1.4	1.5	6
7	West Midlands	1.2	1.4	1.4	9
8	North West	1.2	1.2	1.3	6
9	Wales	1.1	1.2	1.2	7
10	North East	1.1	1.1	1.1	3
11	Scotland	1.1	1.1	1.1	-4

Number of home improvement applications for every 100 homes

Source: Barbour ABI, ONS

commented: "Demand for home improvement work is particularly vulnerable to dips in consumer confidence but at present, there's no sign of a negative Brexit effect. Indeed, the results of this year's report show that there was a 6 per cent rise in home improvement work that requires planning permission in 2016 in comparison with 2015 in Great Britain, and these results chime with the FMB's own research."

Barbour ABI's lead economist, Michael Dall said: "2016 saw continued growth of home improvement in areas expected, such

as around the capital and other southern English regions. However it is encouraging to see considerable growth in the east of England with many of its boroughs making their way up the table."

Looking to the future, he explained: "Much will depend on the growth in the economy, as the link between it and home improvement is very evident. In addition, the shortage of housing across Great Britain generally is set to continue, which will undoubtedly help fuel home improvement activity as homeowners look to 'improve not move'."



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Enq. 103

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Enq. 104

How not to find a builder

First-time self-builder Sarah Ball describes her troubles finding a builder for their highly contemporary project in Derby



It's the one phone call my husband Andy and I didn't want. Three years and one month of living in a property we were ready to flatten and the builder says he's sorry, but two jobs have just come in ahead of ours so he won't be able to start ours for at least 38 weeks. Your heart sinks.

We were just about to sign contracts. We had made a load of savings to get the price right. They were coming back to us with the final prices and we were ready to go. We were also investigating whether to switch to a complete timber frame build to save time – currently it's a hybrid with a traditional build on the ground floor and timber frame on the first.

It's not the first time we've been scuppered. In March last year we were let down by the builder who we were waiting for. His previous jobs were taking longer so we hung on, and hung on – until we were told that his company was in trouble so it was a non-starter.

We have spoken to other builders in between times. We have sent the plans over and had meetings. More than half haven't even come back to us with prices and others just push something through the door that's so far over our budget that we simply discount it.

We're on a budget for two reasons. One – the plot has a ceiling price and we don't want to be spending more than it's worth. The other – we have agreed a top limit for the mortgage we're prepared to go to. But it's not unrealistic. We had all the costing done by a quantity surveyor and we were there or thereabouts.

The problem is that you invest so much time in builders. This time we spent more than six months and with the first builder, almost nine.

We have lived onsite since December 2013 – that's four Christmases. It's awful. When we first moved in we cleaned, ripped up carpets, slapped a bit of white paint around and plumbed in a kitchen sink, dishwasher and washing machine. We bought an extremely cheap electric oven that was previously dropped.

Our aim from the start was to create a home we could live in forever. A future-proofed, energy efficient home. We didn't mind whether it was a refurb or new build. We spoke to four architects

and chose the one we felt we could work with best. We asked them to create two designs, one for each scheme, and we would then take forward the one we liked best.

Of course, in hindsight, we probably knew we would be seduced by the new build. Building from scratch is on both of our bucket lists. This is pretty much the perfect plot for it – 13 metres by 30 metres – in suburbia, backing onto the park and within a five-minute walk of both Co-op and Tesco, a newsagent, cafe and chip shop. It's also a 10 minute walk from our office. It currently has a flat roofed house on it – and we thought, quite rightly, that planning permission for a crisp white box would be easier here than most places.

So here we are with full planning permission, a mortgage offer that's running out, and no builder. Up to now we've been looking at letting the project as a single contract – and it looks increasingly unlikely that we'll be able to do this. We have had so many conversations about what our next step could be and now we think that these are our best options:

One, revisit refurbishing the property. The scheme could be significantly cheaper and easier to manage and we have a meeting with a builder booked in for this – so fingers crossed. We dug out the plans and could see ways of making it work. These would need to be properly worked up as construction drawings so there's extra cost and we would need to apply for planning permission which could set us back another four months.

Two, find a project manager – our architect is coming back to us with someone who may be able to manage the project on our behalf. We have been down this path before and not found anyone; I think if we lived closer to London this would be easier.

Option three, we project manage it ourselves, working with the timber frame company. We let the individual stages of the build and take the hit on the stress! We have both managed refurbishment projects before and Andy's background is in commercial roofing so he's well placed to do this.

Whether its option one, two or three, we need to make the decision soon because we can't continue to live in the house as it is.



Choosing the right external doors

From front doors to garage doors, David O'Mara of Hörmann UK answers all of your portal-related questions



When it comes to front doors, what are the trends for 2017 in self-builds?

The demand for unique, stylish and secure entrances that make a statement about both the home and its owner means that door manufacturers are offering a greater range of products than ever before.

The door you select is likely to depend less on specific trends and more on the individual style of the self-build property and where the property is located. For example, a modern city centre property will have a different style to a country farmhouse or a coastal property.

One particular style that is becoming a very popular choice for more and more UK homeowners is composite doors, with around half a million being installed here each year. Their popularity stems from them being easily maintained and highly secure, with excellent thermal efficiency, yet still attractive and available in a wide variety of styles. Composite door ranges also offer an assortment of finishes, accessories and glazing options to help create the perfect entrance for any homeowner at a cost-effective price to suit all budgets.

One popular example currently is Hörmann's Steel Thermo65/46 range, with doors including stainless-steel handles, triple-pane insulated glass, exterior laminated safety glass, and a centre float with interior clear single-pane safety glass. Due to their modern look, these particular doors wouldn't suit a traditional property – hence why your choice really does depend on both the style and location of your property.

Is it possible to get a genuine 'classic' look for a front door using a composite door?

Absolutely! Doors are available in a wide variety of styles to suit a range of properties – be it a Victorian terrace, farmhouse or a modern development.

Are there any hidden extra costs involved in buying a front door to be aware of?

When purchasing a door, you will always be offered optional extras or upgrades. Customers can choose from an assortment of optional security equipment, finishes, accessories and glazing, meaning that doors can be tailored to meet different budgets, needs and styles. Homeowners' requirements vary significantly and manufacturers have extended their product offerings to reflect this.

Are composite doors more sustainable than they used to be?

Yes – companies are very conscious of their carbon footprint. The foam used within composite door ranges, for example, can be CSC free and made by newly developed machines that help to keep carbon emissions down.

What about if I want a very unusual coloured front door?

Some manufacturers specialise in bespoke doors designed to suit individual needs and style. The ThermoComp, for example, is available in five standard colours, two woodstain finishes and 11 Heritage colours. We also offer specialist colours and a colour matching service to blend in with windows, garage doors and any other external features.

Can I mix and match my door hardware?

Yes! There are many options available, so you are certain to find the perfect door to fit your home. Almost all of the entrance door styles have a variety of hardware to match. The wide range of choice means your door can be customised according to your individual taste and desires.

There are so many types of garage door – how do I choose one to match my self-build?

Many garage doors are now available in a range of finishes, but the difference between individual features can be vast. Some doors optimise space, while others focus on style, insulation and security, so it's important to identify your priorities early on and factor this into the project as soon as possible.

Your choice will also largely depend on how you intend to use the space once it has been built. Gone are the days when garages purely functioned as a storage unit. Instead, they have now become domestic leisure and business spaces, doubling up as home offices, bars and gyms. As such, more homeowners are now



opting for sectional garage doors.

When space is an issue, however, roller doors are an increasingly popular choice. These doors don't require any ceiling room as they open upwards with the door rolling around a central drum.

Please explain how garage doors can look 'stylish' as well as functional?

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

Sectional garage doors offer eye-catching, contemporary alternatives to the traditional garage door. Scratch-resistant glazing has become a

key feature, creating a truly striking overall look with clever mirroring and transparency. Door frames can be fully hidden to ensure that nothing detracts from the seamless appearance. Side-sliding sectional doors are also available if headroom is limited. These recess into tracks along the garage wall, offering a good alternative to the traditional sectional style.

I'm on a budget – will that limit me to more conventional styles, and can I still get a good level of security?

As with all things, it depends what your priorities are. If security is your top priority, you would be advised to choose a sectional door as they offer the best level of security and are Secured by Design accredited. If thermal insulation is of high importance, you would be advised to opt for a sectional or roller door.

The launch of products such as the RollMatic TDL have made roller doors more cost-effective, so depending on your budget you are likely to still find a door to suit your requirements and tastes.

Are there any specific regulations that self-builders need to be aware of for garage or front doors?

Yes, there are. Self-builders need to make sure they're aware of statutory building regulations. Specifically 'Approved Document Part Q – Security, Dwellings'. As long as self-builders ensure they are complying with these regulations, that is all they need to do.

David O'Mara is marketing manager at Hörmann UK

Enq. 105



Westbury products sound & secure

Westbury Windows & Joinery has recently published its latest in a string of successful test results. Following on from its energy and security (PAS24) achievements in 2016 Westbury's products have now also had acoustic assessment too. The products, including casement and sliding sash windows, and French doors, were independently tested at a UKAS-accredited laboratory and performed well across the board; particularly in the reduction of traffic noise.

However, the unexpected star of the show was the French doorset; a product that is notorious, industry-wide, for poor sound insulation. To our knowledge, no other timber door manufacturer has published an acoustic test result for a French doorset, yet Westbury's has proved to be as effective as a casement window, scoring 38Rw on the Wweighted Sound Reduction Index (meaning it reduces sound by approximately 38 decibels!).

Westbury's combination of classic, heritage design with high tech performance, makes its windows and doors the ideal solution for any new build or renovation project located near to a busy road, railway, flight path or factory.

Videos of the testing in action can be found on the website.

01245 326510 www.westburyjoinery.com/performance/acoustic

Enq. 106



MEDITE SMARTPLY announces major investment in new factory

In a significant move for the construction industry, MEDITE SMARTPLY, producers of innovative timber panel products, has signed a commitment as part of a consortium planning the construction of the world's first Tricoya® wood chip acetylation plant. To be built in Hull, the plant will produce the raw material for the manufacture of MEDITE® TRICOYA® EXTREME, the market leading high performance wood panel. The consortium is between MEDITE SMARTPLY, chemical technology group Accsys, venture capitalists BP Ventures and Acetyl industry leader BP Chemicals. The plant, due to come on stream in 2019, will produce Tricoya Wood Elements using Accsys' proprietary technology for the acetylation of wood chips and particles. These acetylated elements are used to manufacture the high performance MEDITE TRICOYA EXTREME Medium Density Fibre panels. The panels exhibit outstanding durability and dimensional stability which allow them to be used in exterior and wet area applications once limited to products such as concrete, plastics or metals. With the added benefits of light weight, sustainable raw materials and a guarantee of up to 50 years above ground and 25 years in ground, these revolutionary panels provide architects, specifiers and designers with an entirely new construction material, allowing great design flexibility and endless opportunities for creativity.

01322 424900 www.mdfosb.com

Enq. 107

New Simpson Strong-Tie catalogue



The 2017 edition of Simpson Strong-Tie's flagship catalogue is here. Alongside the UK's largest range of connectors for timber and masonry construction, sit over a dozen new products and several range extensions, including: Post Bases; Joist hangers; Angle Brackets; Structural screws and Masonry Ties.

The catalogue is also brimming with installation advice and performance characteristics and safe working loads.

Sales Director, Jon Head explains: "It's been a busy time for Simpson Strong-Tie, with all new ranges for Light Gauge Steel and CLT construction, as well as our significantly expanded nails and screws ranges. We've really pushed the boat out to increase our core range though, which, coupled with our rapid made-to-order service, we really can say that if we don't have it – you don't need it."

The latest version 'Connectors for Timber and Masonry Construction' is available from Simpson Strong-Tie on request and can be downloaded at from the website.

01827 255600 www.strongtie.co.uk

Enq. 108

Vortice exhibits at the Self Build Show



Vortice will be exhibiting at the National Self Build and Renovation Centre in Swindon. This permanent exhibition centre is designed to specifically meet the needs of anyone looking to undertake a self-build, renovation or home improvement project. Kevin Hippey, general manager of Vortice said: "This is the first time we have created a permanent stand at the National Self Build and Renovation Centre. Self builders will be able to see the product, understand the processes involved in designing an energy efficient ventilation system and access ways of ensuring good indoor air quality for their building project."

01283 492949 www.vortice.ltd.uk

Enq. 109

Andrea Leadsom MP is a VIP visitor



Andrea Leadsom, MP for South Northamptonshire and Secretary of State for Environment, Food and Rural Affairs was a VIP visitor to the headquarters of Johnson & Starley on March 24. Managing Director Chris Yates hosted a visit that demonstrated the company's commitment to environmentally product development and marketing initiatives. Johnson & Starley is a member of the BEAMA Ventilation Group that promotes the importance of indoor air quality and the need for

efficient ventilation. The roles of BEAMA and the government in underlining the concept of indoor air quality were major topics of positive discussion.

01604 762881 www.johnsonandstarley.co.uk

Enq. 110

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Enq. 111

Ultion cylinder as standard on air



air has added the Ultion cylinder lock as standard to its range of the most impressive range of bi-fold and lift & slide doors. air Brand Ambassador, Jay Patel says: "air has been engineered for extreme performance, so Ultion is the perfect match. It's one of the best cylinders on the market, in keeping with our values of offering superior engineering with captivating design." The Ultion cylinder has 11 pins and a special lock-down mode that it triggers if it detects threats such as lock drilling, picking or bumping. Paired with air's Secured by Design upgrade, it creates the ultimate security system for any home. "Today's consumers are research-savvy and brand-driven," continues Jay, "and they know exactly what they want. When it comes to doors, that means a product that's secure and energy efficient with timeless beauty that can help them to create modern, dynamic living spaces." Adding Ultion as our standard cylinder adds an extra boost to security levels and gives homeowners total confidence in air's performance. "Ultion has Sold Secure Diamond testing and is SBD accredited. Ultion is backed by an impressive £1,000 guarantee for homeowners. air is exclusively manufactured in the UK by Everglade Windows.

020 3432 5157 www.discoverair.co.uk

Enq. 165



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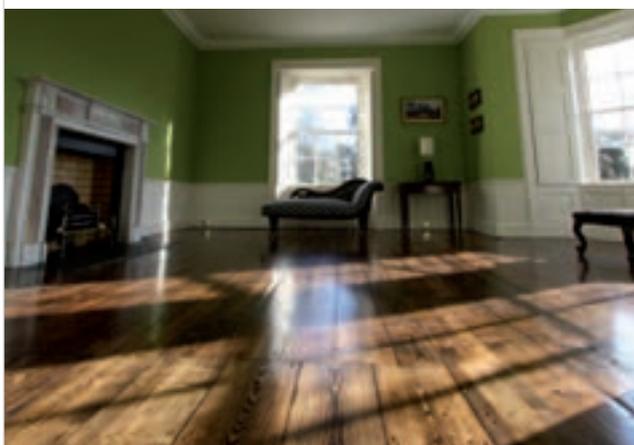
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Enq. 112



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Enq. 113

Interior inspiration: Floors & floor coverings showcase

Flooring is one of the first things people will notice about your home and with the right choice of product it can make a real statement. This month's showcase takes a look at some of the different options – whether you want to install a carpet, wooden flooring or tiles



1. A wooden floor, while being practical, adds a sense of grandeur to your home. The Natural Wood Floor Company's collection is made from eco-friendly, sustainable, engineered oak and is available in a variety of colours and finishes. The Oak Antique Pre-Oiled Grey is right on trend and strikingly different. It is precision brushed to enhance the grain and its deep grey tones add warmth and character.
www.naturalwoodfloor.co.uk

Enq. 114

2. These Woodpile Oak Hexagon Tiles are made from porcelain and have an eye-catching wood design in a hexagonal format. The tiles are perfect for injecting a natural scheme into your home and creating a statement floor with their unique shape and pattern. The tiles have a matt finish and measure 320 mm x 320 mm x 7 mm. They are priced at £29.95 per square metre.

www.wallsandfloors.co.uk

Enq. 115

3. This stylish rug by Carpets & Co features a modern flatweave design in similar colour tones for a sophisticated look. The rug is handwoven in India by expert artisans with a combination of 50 per cent hemp and 50 per cent pure wool yarn. The rug is finished with tassels to complete its ethnic look and costs £199. It has a pile height of 5 mm and a weight of 3 kg per square metre.

www.therugseller.co.uk

Enq. 116



4. The Artist Palette tile range from Stone & Ceramic Warehouse is tiling with a difference. The tiles are made of porcelain but designed with a wood effect and are available in a total of 60 colours, ranging from the more natural looking to bolder colours such as lime green and bright pink. Natural coloured tiles are priced at £90 per square metre and other colours are £230 per square metre.
www.sacw.co.uk

Enq. 117

5. For some people, the softness and comfort of a carpet just can't be beaten. Lano's Touch of Luxury carpet range comprises wool, bamboo, nylon and SmartStrand carpets, the latter boasting eco credentials and lifetime stain protection. The collection is available in a range of colours to suit any interior, including ruby, apricot, jasmine, gold, ocean and summer sky. Prices vary depending on the fibre and colour chosen.
www.atouchofluxury.eu/en

Enq. 118

6. Reminiscent of a classic Victorian tile, the Paxton House Multi porcelain floor tile from Baked Tiles looks every inch as stunning as its period counterparts. The mosaic-effect tile is ideal for creating an impressive entrance hallway or a traditional-looking bathroom or kitchen. The tiles measure 31.6 cm x 31.6 cm and are priced at £41 per square metre.
www.bakedtiles.co.uk

Enq. 119





Sound and vision

A major renovation of a hilltop bungalow in Devon opened up fantastic estuary views for the growing family of a music producer, while doubling as an occasional recording studio

By James Parker

Paul Yeadon has had a varied life so far, from fronting a pretty well-regarded rock band called Bivouac in the 1990s to being an equally successful music producer. While still being engaged fully in the music world he has also spent a large chunk of his time renovating properties, with the latest being his family's home in Teignmouth, Devon. And this one is a bit more than a bivouac.

Whether self-builds are as exciting as being signed to the same record label as Nirvana and playing international tours is debatable, but something tells you he finds it just as fulfilling. Now that he has – with the help of his wife Sam and assorted family and friends – managed to turn a 1950s bungalow into a desirable modern home with stunning views, you can see why.

Paul, originally from Leeds, picked up a lot of construction nous early, having originally worked in the building trade when he left school – temporary jobs which enabled him to pursue his

music career. He says that he only got into property renovation “out of convenience,” adding that it was the only way he and Sam could get on the housing ladder at the time.

Paul admits that they were “lucky they did it in the 1990s, as we rode the housing boom, and as our knowledge expanded, so did the budget.” Despite the need for a certain degree of knowledge however, he thinks that the main fear putting potential self-builders off is that it “seems so far out of their comfort zone, whereas really most things are achievable, and whilst this is our biggest project it's no ‘Grand Designs’.” Our book shelves and many window and doors sills are made from scaffold planks, our roll-top cast iron bath was £50 off Gumtree and the kitchen is Howdens' cheapest and it looks great!”

He adds that keeping up to date with knowledge of materials, such as when you are visiting the builders merchant, can be a challenge: “The main difficulty now is that products evolve so

quickly, and it's knowing what's out there to use and having the vocabulary needed.” In addition, your own needs change. With a young daughter and another baby on the way, Paul is constructing the finishing touch to the renovation, an entrance porch, as they are “sick of all the coats, shoes and prams in the kitchen.”

He says this has illustrated just how things have changed in terms of products: “The first time I did a porch, there were no cavity closers. There are new things that Building Regs say you have to have, but which didn't used to exist, and if you don't know, how are you going to know?” The porch is something of an experiment inspired by a shed Paul saw at a National Trust property; he plans to clad it in contrasting black-stained scaffolding boards, with a grey galvanized steel roof.

In the case of meeting Building Regs on this project, which was not without its complications and saw Paul tackling a lot of the construction



himself, he is full of praise for the local Building Control surveyors (Scott Adams and Chris Maslen at Devon Building Control Partnership). "They have been so helpful, I could send them an email and they'd get back to me with great advice. Very positive, and happy to do site visits."

A point of view

The four-bed (converted from three-bed) bungalow sits on a spectacular plot at the top of the village of Bishopsteignton overlooking the Teign estuary. It needed a lot of work to turn it into their dream home, but was close to what they were looking for as a renovation project, says Paul. "Funnily enough our brief to ourselves was probably a 1950s bungalow, hopefully with a view."

And the view south over the estuary and fields thanks to the bi-fold doors is enviable – with continually changing colours and tides and a big sky, it is truly captivating. The renovation has been designed to allow the family to take full advantage, opening the side of the house up with generous windows and bi-fold doors leading onto a full-length paved terrace.

The purchase was via sealed bid, made somewhat more nervy by the fact that Sam spotted the bungalow on a Friday and bids were due in the following Monday! She travelled down from where they lived in Nottingham over the weekend and assured Paul it was 'the one,' and they went for it. They rented it out for around 18 months while they sorted out their affairs and sold up, and began designing their dream home.

Design & dismantling

Paul and Sam made a scale model of their bungalow (as they had done on a previous

renovation project) using paper-backed polystyrene. "It included tiny sofas and squares representing things like washing machines and work surfaces," says Paul. He says that with the family's needs changing significantly due to becoming parents during the process, "It was useful to be able to run through several scenarios beforehand," and adds, "I'm a bit of a geek like that anyway."

The major building works – designed by Paul and Sam but undertaken by contractors – were adding an extension to the east end of the house to make a new master bedroom, small double and shower/WC room, plus an apex window to open up the kitchen to the north that would allow a view straight through the house to the estuary. They removed and/or replaced several windows and walls, in what was a total rearrangement of the room layout, including creating a corridor connecting the bedrooms. In addition, a new Spanish slate roof was added to provide a better structure for solar PVs, with Velux rooflights to the loft studio.

Work began in earnest three years ago, and the house was pretty much gutted. This was a mammoth task however because it was a very substantially built double-skin concrete block construction. "The guy who built it owned it all his life," says Paul, "the graft that went into it was incredible, it was obviously a labour of love." The site is a steep slope and around a quarter of an acre, originally enclosed by a shuttered concrete wall. The slope meant that deliveries had to be ferried up the drive from the road, and Paul found that a hired track barrow was a major ally.

Paul adds, "Huge pieces of steel had to be lugged by hand up the driveway," as well as a cast iron bath. All the blocks, plus all concrete

for the footings, came up in a track barrow, and at one point two barrows were running in relay. Then of course was the even bigger task of getting rid of all the waste. "It's only a bungalow, but two chimneys have been taken out and there are a shedload of bricks in two chimney stacks." Paul used what he could on site such as in raising the garden in certain areas, but there were still around nine grab truck loads of hardcore to be taken off site.

He jokes: "It's kind of the final indignity, there's all the graft involved in smashing it down, then the graft involved in getting it to the end of the driveway, then you've got to pay somebody to take it away and they sell it anyway!"

Paul says that given all the challenges of the existing house, "I had a lot of comments from people saying I should knock it down and start again, and with hindsight that may have been quite an easy thing to do! But at the end of the day, we chose this path, and it's brilliant."

Part of what he describes as the "interesting" journey of investigating someone else's construction was discovering that the house had a combined range cooker and woodburner heating system. However, although Paul was potentially looking to achieve something similar (with added solar thermal in his case) the venting solution his predecessor had devised – routing into an old cistern through a U-bend – was idiosyncratic to say the least. Paul says he could not get anyone to replicate it, but it was always the plan to rip the whole system out anyway as it was defunct.

Paul decided against filling the wall cavities – "because they are not very big and I believe the cavity itself provides a fundamental role. I have heard so many horror stories, and witnessed bad results, from filling cavities." He adds: "I know a lot of people that have filled their cavities then



have huge damp problems because moisture just wicks from one skin to another."

Gutting the bungalow in this case meant taking out virtually all the above ground services: "All the wiring came out, the fusebox, and we just left a very skeleton lighting circuit and power for tools. All the copper for heating and all radiators came out. After that we started knocking walls down."

One of the reasons there so much waste to take away was that there is a space approximately 2 metres high under the entire property where supporting walls were also removed once not needed. This functions as a workshop and garage but also a plant room of sorts, housing the heat store, boiler and fuse boxes.

In the loft is a studio where Paul has recorded two albums and a few demos for bands. In fact the whole house occasionally functions as a studio; Paul has installed multicore cabling to enable him to set up a full drum kit in the living room or record amplifiers in the cellar. He says the only issue is "the rest of the family has to leave home while I do it and I need to be sympathetic to my neighbours – but it's effectively a mixing studio so I can keep the volume down."

Design changes

The major changes included making what was a "tiny" kitchen into a much better space for cooking, entertaining and living, with a large window into the roof apex of the new rear extension. Other numerous smaller changes were more about achieving a better layout to the house, including two clearly defined living and sleeping areas.

Another small room, this time a dining room, with "a funny little door" into the lounge was removed by Paul and sealed up. Also removed was a porch at the south-facing former front of the house, plus the adjoining hallway and an adjacent room.

Paul says: "Even moving a door a metre can make a massive difference to how you use the house. We blocked up the old door to the bedroom which faced into the living space, and the door is now into the new hallway, which divides the house in a very different way."

The back extension took the place of another porch, removed together with its dwarf wall and Crittall window, and the back (main) door was opened up to be 2.5 metres across, leading into the enlarged kitchen. What is now the snug, featuring a wood burner, was originally a dining room, its wall and chimney breast removed and an attractive and comfortable area adjacent to the kitchen achieved. "That was definitely Sam's idea," says Paul, "she really liked the idea of a sofa in the kitchen, and I did too, so why not turn it into your whole living space."

Sam is now a full time mum, having been a primary school teacher (and part-time tiler), but has been fundamental to the interior design and planning. She has tiled both bathrooms and the kitchen floor as well as undertaking copious painting duties and, crucially, helping prioritise jobs. "I can get bogged down with 'option paralysis' when there are so many disparate things to do,"

LOW POINT

Paul Yeadon: "Approaching summer (2014), my plumber and builder disappeared and stopped answering calls. We were hoping to be in the house for the birth of our daughter but this changed our plans."



A bit of advice

The internet is a fantastic resource, there are a lot of people giving you their knowledge. A lot of manufacturers have exploded drawings on their websites, and a lot are almost doing full how-tos as well which are very helpful. It needs to be the genuine article when you come to sell the place – it's got to be right.

Paul Yeadon, self-builder

HIGH POINT

Paul Yeadon: "I was sleeping on a camp bed (with the dog) in November, no heating, hot water or windows. So getting the windows in, finally, was definitely a major high point."



says Paul. "Sam is great at prioritising (and dealing with my moaning)." The interior spaces look very smart, while being cosy, with everything organised to take advantage of the views. The kitchen flows into the snug and dining space very well, and there's a playroom for their daughter just off the dining area so Paul and Sam can enjoy the views without being surrounded by toys.

The windows were all upgraded to double glazing (PVCu for the windows but aluminium for the bi-folds and apex kitchen window due to its "better build quality"). All the existing 'old' rooms at the north-facing back of the house were re-insulated by 100 mm using Celotex board insulation behind new stud walls. The loft ceiling has the same insulation spec and

the floor space was brought up by building a false floor, in addition Paul insulated the cellar's ceiling to the depth of the 9 inch joists using loft roll.

The new extensions are standard blocks with 100 mm cavities plus 50 mm insulation which was added by Paul. For the bedrooms extension, which lengthens the house's depth by a



metre, he used a specialist moisture-resistant roll insulation to the depth of the joists.

The former bungalow had an EPC rating of G ("horrendous" as Paul rightly says,) but as a result of the renovation, including the extra-insulated north facing walls and loft, plus the renewables, it is now an A+. As the roof faces almost directly south, "solar PV and solar thermal was a no brainer," says Paul. The solar PV can be diverted to the heat store, and he says the bills are "minimal" with most hot water provided by the renewables during the year.

Windows on the world

The large bi-fold windows to the living area were one of the biggest challenges, and not just financially. The builders installed the bi-fold to the

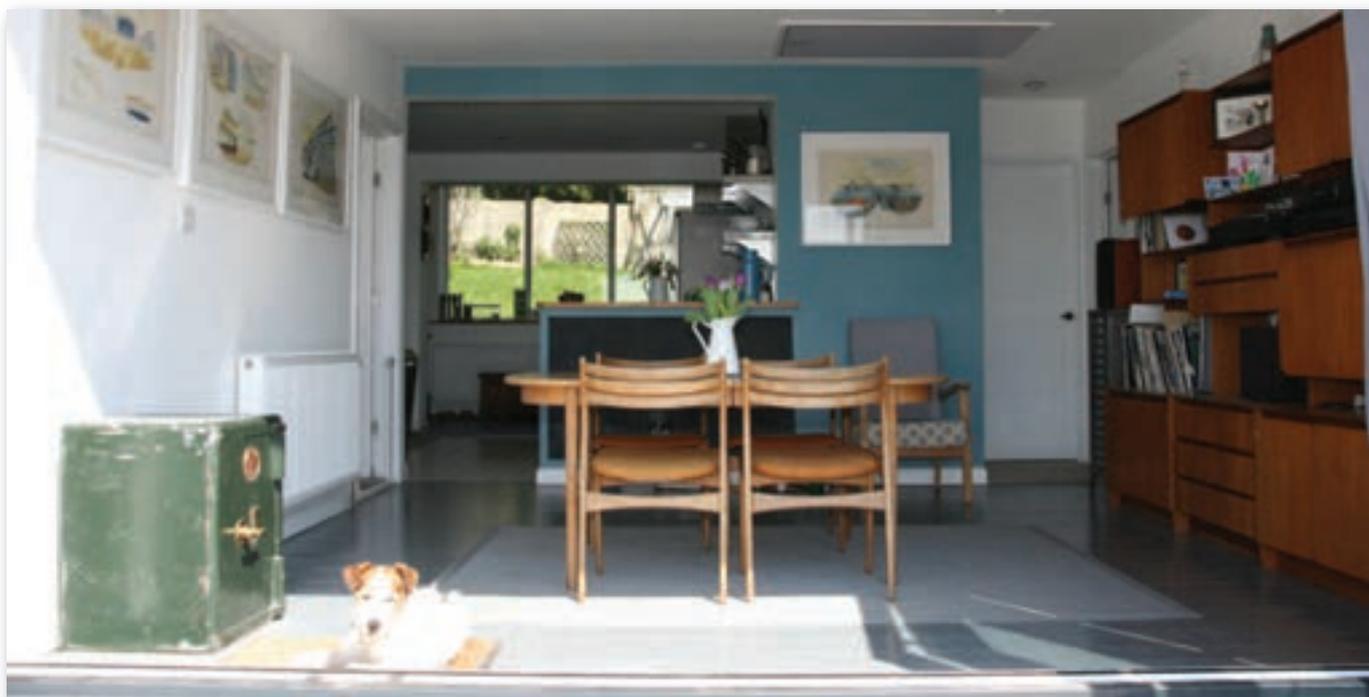
bedroom including the necessary RSJ but Paul decided he would tackle the joist installation in the living area, with some help. "It needed to span a 3.5 metre gap, and effectively hold the roof up, so you have to have two RSJs bolted together to provide the width, and that's a lot of steel. That was me, family and friends, and whoever else I had on site helping."

Now they provide a fantastic open vista, only slightly impeded by the mainly glass balustrade, built by a local fabricator with spindles in a tasteful dark grey to match the windows. A delay installing the new windows led to an experience that Paul now looks back on with amusement, and which is no doubt familiar to many self-builders. As a result, Paul found himself sleeping on a camp bed (with the family terrier Pippin) in a house with no windows,

while doing renovations in the depths of November. He comments: "I'd lock the door and laugh because there were no windows anyway".

The view which has resulted from opening up the side of the house makes it all worthwhile, as Paul agrees: "It's terrific, I wouldn't ever have imagined I'd ever live in a place like this. I can't imagine I'd ever get bored looking out at it." It no doubt helps makes things like the trials Paul and Sam experienced with 'vanishing' builders and plumbers disappear into distant memory every time they look out on the Teign estuary.

Paul remains a genuine enthusiast for self-build, shown by several successful projects, but he's convinced the family is staying put. "It is something I enjoy – it's nice to be your own boss, and building a home is quite a privileged thing to be able to do."



Contacts/suppliers

Wavin Hep2O

www.wavin.co.uk/web/solutions/potable-water/plumbing-systems/pushfit.htm

Worcester Bosch

www.worcester-bosch.co.uk

Gledhill

www.gledhill.net

Celotex

www.celotex.co.uk

Everbuild

www.everbuild.co.uk

Cementone by Bostik

www.bostik.co.uk

British Gypsum

www.british-gypsum.com

Knauf Insulation

www.knaufinsulation.co.uk

Catnic

catnic.com

Prysmian

uk.prysmiangroup.com/en/index.html

Scolmore Inceptor micro (LED lights)

www.scolmore.com

Velux

www.velux.co.uk

McPherson paints

www.macphersontrade.co.uk

Dulux Weathershield paints

www.dulux.co.uk

Mastercrete

www.tarmac.com

Clever living from the screen experts



Phantom Screens are gaining in popularity due to the trend for larger openings and bi-fold doors. Its retractable power screens cover openings up to seven metres wide, the perfect solution for new build projects and contemporary extensions. Get more from summer evenings with Phantom Screens; enjoy thermal comfort gains made by retaining heat in the evenings and deflecting energy during the day. Make savings on HVAC costs, and benefit from insect free ventilation. A range of technical fabrics is available including insect meshes, solar shading, blackout, and privacy screens.

0800 0963015 www.phantom-screens.co.uk

Enq. 120

Kingspan Kooltherm K100 Range expands



Kingspan Insulation has announced the launch of two new products to join its innovative new Kooltherm K100 Range, designed to deliver lower U-values with a minimal construction thickness. Kingspan Kooltherm K112 Framing Board and K107 Pitched Roof Board are the latest products in the range. Their advanced, fibre-free insulation core has a thermal conductivity of just 0.018 W/m.K across all available board thicknesses, the lowest for any rigid phenolic insulation board. This revolutionary composition offers the freedom to design and construct buildings with inherently outstanding fabric performance.

01544 387 384 www.kingspaninsulation.co.uk

Enq. 121

The classic Stanford stove from Nestor Martin



Whether you're looking for a feature focal point to an open-plan living space or a central attraction for a cosy living room, there's nothing like the warmth and charm of a wood burning stove. With a powerful heat output and attractive view of the flickering flames within, the Stanford collection will instantly elevate any interior and can even add value to your home. The Stanford range is available in three different models to suit your needs. Each design is crafted from high quality cast iron with a traditional black finish and is created to burn both seasoned wood and smokeless coal. Please contact Eurostove for more details.

01934 750500 www.eurostove.co.uk

Enq. 122

Showing the potential of Passivhaus



The Kingspan TEK Building System of Structural Insulated Panels (SIPs) has been used to create a contemporary show home that blends ambitious architectural design with the meticulous energy efficiency requirements of the Passivhaus Standard, at the Poiton Show Centre. The build features Kingspan TEK Building System panels in both 142mm and 172mm widths. 142mm Kingspan TEK Building System panels were used to form the walls, with an additional external layer of 100mm Kingspan Kooltherm K12 Framing Board to ensure a 'thermal-bridge free construction' and to achieve a U-value of just 0.10 W/m².K.

01544 387 384 www.kingspantek.co.uk

Enq. 123

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Enq. 124

Doors, Windows & Conservatories Supplement

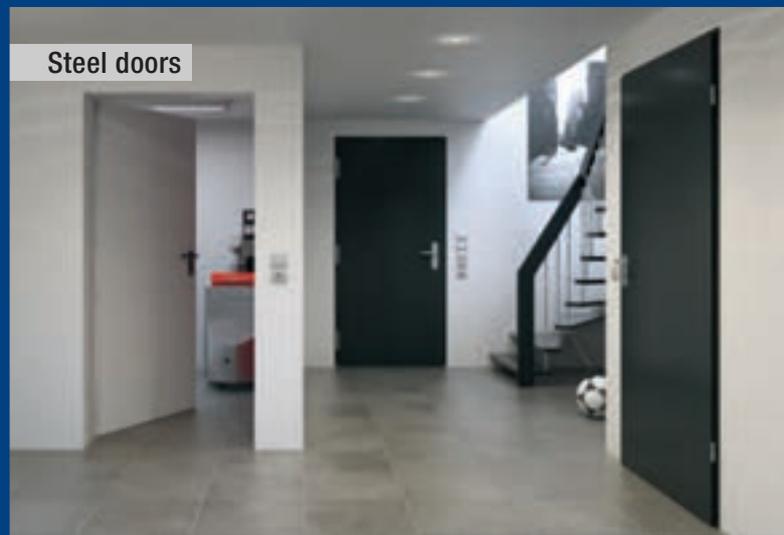
Garage doors and operators



Aluminium entrance door

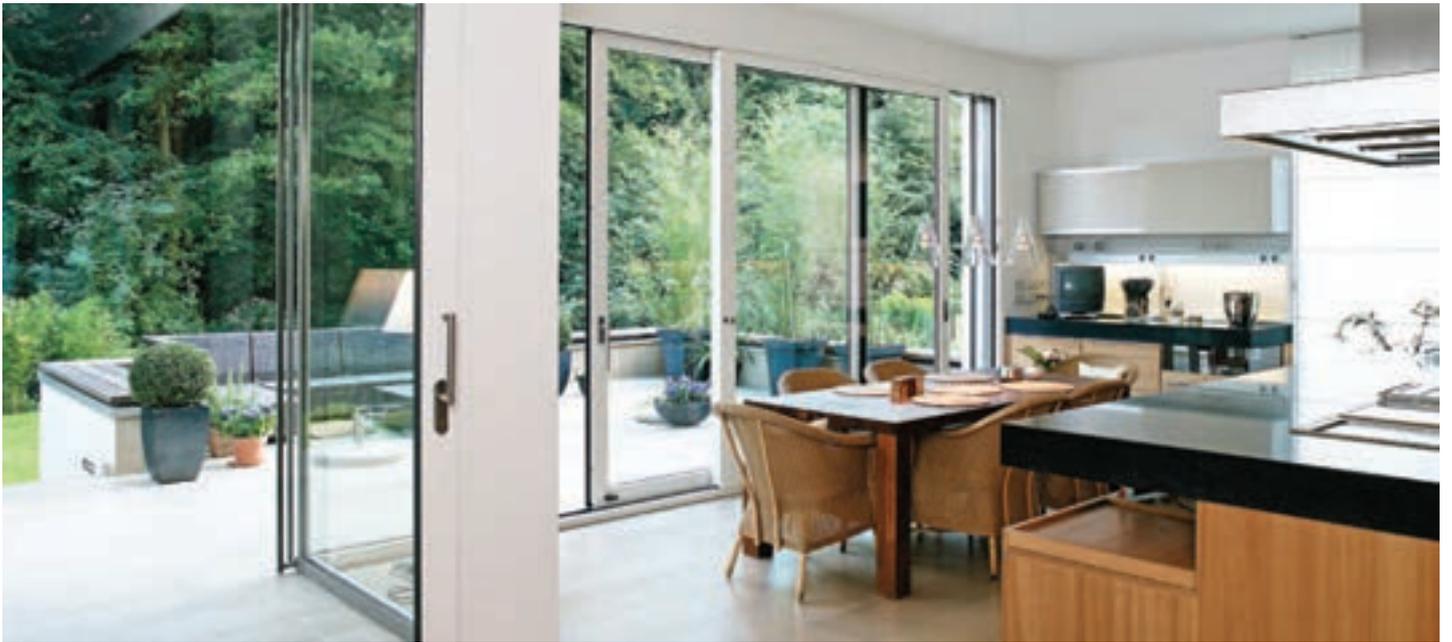


Steel doors



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- Excellent security and outstanding reliability
- Large selection of designs to match every home



Just one touch tells you all you need to know

Operate a Schueco sliding door and the rigidity, effortless action and solid clunk as it closes proclaim one thing: quality.

Systems include doors that slide, lift-and-slide and use frameless technology to deliver outstanding panoramic views. Also available: slender-profiled windows, slimline façades and super-secure entrance doors, all with the highest levels of insulation that can be up to Passive House standard. For German engineering made in Britain, there's only one name.

**For more information and your nearest Schueco Partner installers:
www.schueco.co.uk**

Reader
Enquiry
302

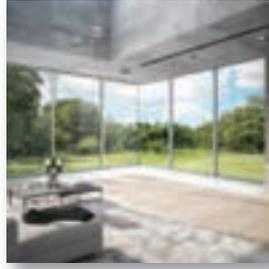
SCHÜCO



Introduce some elegance into your home with **Hörmann's** range of Timber Internal Doors.

Hörmann's latest range of high-quality timber internal doors have been designed to transform the interior of any property. This diverse range of doors not only offers homeowners a range of stylish door leaves, but it comes as complete door sets to allow for quick and simple installation onsite. Available with a choice of fixtures and fittings, there is no need to spend time sourcing parts such as hinges, handles and architraves. It also saves homeowners the cost of hiring a specialist joiner, making this way of buying a new door for your home one of the most cost effective and convenient.

Enq. 301



Schueco UK has announced new developments to its unique, ultra-slimline FVVS 35 PD facade system. It delivers even greater visual elegance, the option of sun-shading and two levels of burglar resistance.

A major innovation is the introduction of an all-glass corner whose design obviates the need for intrusive profiles or pull-push rods. The result is wider unobstructed views, greater transparency and a sleek contemporary look. With Passive House certification for the .SI version, the range offers thermal insulation levels as low as 0.79 W/m²K and can accommodate double- and triple-glazed units.

For more information please visit Schueco's website.

Enq. 302



Kloeber is recognised as a market leading specialist in timber and aluminium folding sliding doors and bespoke glazing solutions in timber, aluminium and composite.

Offering a complete package of glazing solutions including folding sliding doors, sliding doors, windows, French and single doors, fixed frame glazing and roof lights Kloeber is a one stop shop for the self-builder and home renovator.

With a tailor-made service from inception to completing including survey and fitting service if required.

For more information, please contact Kloeber or visit the company's website.

Enq. 303



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

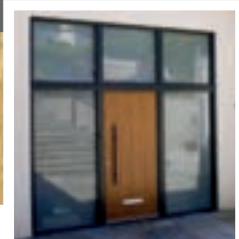
Bifold doors are available in standard sizes (the E60 range) and to bespoke dimensions and designs up to a maximum width of eight metres and a maximum height of three metres. Internal bifolds are also manufactured in single or double glazed specifications.

Hinged doors, windows and screens are all made to customers' specific requirements and dimensions and complement the bifolds doors perfectly. For more information contact Arbor directly or visit the website.

Enq. 304

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Enq. 303

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Enq. 304

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Enq. 305

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Enq. 306

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Enq. 307

Schueco's ASS 77 PD.HI door has new innovations



One of Britain's leading building envelope specialists, Schueco UK, has announced the introduction of a new, updated version of its manually operated panoramic sliding door system, the Schueco ASS 77 PD.HI. Innovations include an integrated, full-height handle that improves the appearance of the door and makes it easier to open and close. The system is also equipped with an optimised locking concept that makes use of spring-loaded mushroom heads. There are new designs, in particular a 90° all-glass corner without a mullion, and new bi-parting four-pane versions with two sliding leaves and two fixed or four sliding leaves. In addition, the overall level of thermal insulation has been improved, with Uw values from 0.96 W/m²K with triple glazing now being delivered as standard. Installation of the Schueco ASS 77 PD.HI system is also significantly simpler thanks to a reduced outer-frame installation height of 58 mm and the ability to install the frame in buildings with minimal installation space at the side. For full details of the new Schueco ASS 77PD.HI (manual version) sliding door system, please email mkinfobox@schueco.com.

01908 282111 www.schueco.co.uk

Enq. 308

Garador launches visualise your door tool



Garador has launched a new website-based tool to show exactly what a new Garador garage door will look like on your property.

Garador's Visualise your Door lets you upload a picture of your property, add an image of the Garador garage door you choose and then print it off. You can change the style and colour of the door at the click of a button. It has been designed to be easily accessible from a desktop PC or tablet and the complete range of Garador doors and colours including Up & Over, Sectional, GaraRoll and Side Hinged garage doors is available to use in this new tool.

Getting the right Garador garage door helps to maximise the value of your property, and this new tool is the easiest way available on the market to ensure you get it right. Find out more by visiting the website or calling for more information.

01935 443795 www.garador.co.uk/visualise-your-door

Enq. 309

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Trade Manufacturers
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Doors & Windows

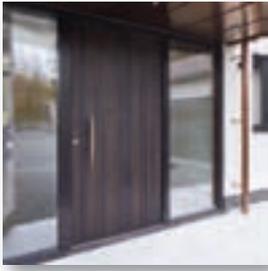
Bi-Fold Doors



Price Online: duration.co.uk

 **DURATION**
WINDOWS

Enq. 310



With a wide choice of front, internal and garage doors to choose from, Urban Front offers high performance, functional style and individual design. Handmade in Buckinghamshire they are shipped all over the world.

Urban Front work closely with architects and designers to achieve flexible design including flush doorsets, oversized doors up to 1.5m wide x 3m high, fully glazed doorsets and doors suitable for large and small developments. Doors can be ordered to work with home automation, fitted into glass curtain walling and can be finished in a variety of hardwoods, RAL colours or metal finishes like Bronze.

For more information, please visit Urban Front's website.

Enq. 305



Possibly the most exciting new development in external door design for decades!

JB Kind's External Extreme door range is constructed with an exceptionally durable top layer of MEDITE® TRICOYA®EXTREME which ensures the doors can withstand all weathers!

Supplied in a selection of designs, each door comes with a 10 year guarantee.

Fully finished in white, the doors are perfect for painting your own chosen colour and all glazed doors are fitted with Pilkington™ double glazed units.

For more information please contact JB Kind or visit the company's website.

Enq. 306



IDSsystems award winning bifold doors, sliding doors and glazing solutions

Transforming your home needs an experienced and safe pair of hands, so choosing the right company to work with is important. IDSsystems are the market leaders for multi-award winning glazing solutions for almost any type of projects.

We guarantee the highest standards of advice; build quality, design and bespoke installation for your complete peace of mind. As a family business founded in 2000, we've built an outstanding reputation for quality, service, and expertise, and from your very first contact with us you'll know that you're dealing with an industry leader.

Enq. 312



At **Howarth Windows & Doors**, we pride ourselves on our knowledge and expertise; we are here to add value and character to your project.

The choice of windows and doors is critical, not only from the point of aesthetics, but also help to improve the energy efficiency in your home.

Understanding the most appropriate product, colour and specification whilst satisfying the legislative requirements of planning and building control can be arduous. Our trained team can assist and advise you through this vital phase of your homemaking project.

With over 30 years manufacturing timber windows and doors, we are here to help.

Enq. 313

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for 25 years

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Enq. 311



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Barrier forms secure bond



Protection against groundwater ingress as well as gases and chemicals is offered by DualProof – a brand new two-layer durable watertight solution for below ground structures from **Delta Membrane Systems**. This is a fully and permanently bonded, pre-applied membrane which is fitted prior to the fixing of steel reinforcement, and the concrete pour. It comprises a sealed two-layer flexible pvc membrane laminated with a non-woven polypropylene fleece. This fleece

makes use of FiberTex technology which gives the necessary bond to the concrete, as it integrates into the concrete when poured.

01992 523523 www.deltamembranes.com

Enq. 125

Flexible cover design provides drainage options



Access cover and drainage product leader **Clark-Drain** has launched a B125 circular (CD 1649 KMB) and square to round ductile iron cover (CD 1649 KMB/SR) to locate on top of its 300mm diameter clear opening polypropylene inspection chambers. Ideally suited to driveways, residential pedestrian areas and pavements the new designs combine a ductile iron cover with a polypropylene frame, to provide 12.5 tonne loading performance which is BSI Kitemark

Certified to BS EN124. With exceptional strength to weight performance and providing long-lasting value to customers.

01733 765317 www.clark-drain.com

Enq. 126

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Enq. 128

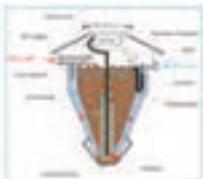


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Enq. 127

Underfloor Heating made Simple & Affordable

Underfloor heating has never been more affordable and unlike bulky radiators it is completely hidden from sight and is more energy efficient, giving you the space to create luxurious heat without compromising interior design. JG Speedfit is offering a wide range of UFH products this season to make underfloor heating simple & affordable.

Innovative, tried and tested heating solutions

Whether you are designing a new house, planning an extension or renovating a room, you can be sure with our huge range of systems we have the right solution for you.

Save money by using less energy

Underfloor heating cuts heating bills and energy consumption. It is more efficient and environmentally friendly than radiators, as it enables better heat distribution, operates at a lower temperature than conventional systems and can be easily programmed to only heat rooms in use.

Add space, style and value to the home

UFH can add value to the property as it is considered a luxurious form of heat and therefore a home improvement. Our stylish JG Aura heating controls have a contemporary design, adding a touch of elegance to the way underfloor heating is controlled.

All-round heating control

JG Aura controls can be combined with existing or new radiators as well. Creating a single solution compatible with different heating options in the property.

Smart heating control

Using the free JG Aura app homeowners will never have to worry about returning home to a cold house or forgetting to turn off heating when leaving the house. By turning a smartphone or tablet into a remote control, JG Aura app offers the freedom to control heating from anywhere, at anytime.

Bring your project to life

Our highly skilled design team is at your disposal to offer free CAD drawings and project cost estimate. They pay great attention to detail for designing the most effective underfloor heating solution for the property and owner's lifestyle.

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JG Speedfit
UNDERFLOOR



Heat storage made easy

The thermal store is a powerful technology that can be used in a variety of ways to 'future proof' properties, enabling self-builders to take full advantage of renewables, when used in the best combination. Richard Hanson-Graville of Thermal Integration explains

The thermal store is an exceptionally versatile piece of technology that can work particularly well with wood-fuelled biomass boilers, heat pumps, wind energy and solar water heating systems, either simultaneously or individually.

It is an efficient means of storing excess heat from these renewable sources. This is particularly valuable because the sun doesn't always shine (to produce solar energy) and the wind doesn't always blow (to operate wind turbines), so some form of energy storage makes sense.

A thermal store can contain one or more heat exchangers, usually in the form of internal coiled pipes or external flat-plate heat exchangers. It may also include an electrical heating element. Its versatility stems from an ability to 'mix and match' different renewables so that, for example, a thermal store can work either with an individual heat generating source or a combination of renewable heating sources. It can also be used as a conventional boiler or immersion heater.

The thermal store is an exceptionally versatile piece of technology

It is essential that the householder receives the best possible advice so that they can maximise the efficiency of their heating and hot water systems. In order to make the best decision, you will need a thorough understanding of the benefits and installation processes of thermal stores. Companies can offer advice and training to help with this.

Because they are open vented, thermal stores require no temperature or pressure relief valve discharge pipework. Typically they are fitted with all the accessories and connections required, making them fast and simple to install.

In their most basic form, thermal stores can act as a buffer system, used purely for central heating. In Thermal Integration's range, for example, 1.5 inch bosses allow the largest of domestic wood burners to be comfortably

connected using gravity circulation, with numerous other bosses for pumped circuits.

Even larger 2.25 inch bosses provide for immersion heaters as well as retro-fit coils (mainly used for overheat protection). A large one square metre coil is provided as standard for connection of solar panels (or any other pressurised heat source).

You can add a plate heat exchanger (PHE) option to generate mains pressure hot water to run multiple bathrooms using high pressure

mains water, without the need for unvented certification or annual maintenance.

Further options provide fitted controls for the use of boilers of all types (sealed and vented) as well as heat pumps. Control options include pump assemblies, thermostats, programmers and timers, and control valves.

Both radiators and underfloor heating can be run simultaneously and the thermal store will be configured in such a way that low temperature loads (such as underfloor heating) can run off



Key benefits of thermal stores

- Creates heating versatility by allowing the householder to manage the difference in time between when heat is available and when it is required
- Saves energy by permitting warm water to be heated by a secondary heating source such as a boiler or immersion heater
- Boosts efficiency by enabling renewable heating systems like biomass boilers to work at their best efficiency because they are used at maximum output
- Reinforces sustainability by diminishing the need for fossil fuels
- Added versatility because the systems can be hooked up to conventional boilers and other electrical heating elements such as immersion heaters
- Thermal stores can be made as cylinders of virtually any height and diameter, and can also be made as tanks, which are designed to fit into specified clearances

Thermal stores can be custom-made to order without the costs and delays associated with obtaining these approvals

low temperature heat sources (for example, a heat pump) while high temperature loads (like radiators) run using higher temperature heat sources (including wood burners or boilers).

The range of options is almost limitless and includes a choice of sizes, heating loads, methods of recovery, types of frame and cladding, heat metering, billing options, multiple heating zones, underfloor heating controls and more.

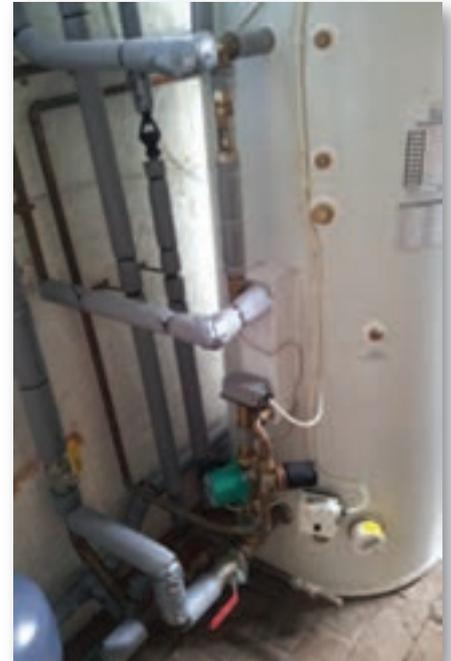
You might expect to have to pay a premium for a system offering the performance of thermal stores such as Heat Bank, for example. While a good quality thermal store generally works out more expensive than the similar sized unvented cylinder, when you take into account that a thermal store can deliver more heat from a smaller store and factor in annual unvented

maintenance, the costs are more similar.

As they are not sealed systems and do not need to be submitted for safety approvals regarding pressure, thermal stores can be custom-made to order without the costs and delays associated with obtaining these approvals. This flexibility makes thermal stores ideal for flats and houses, as well as new build and re-fit installations.

Familiarising yourself with the installation of thermal stores will equip you to respond to the increasing drive for renewable heating solutions, helping your property save energy and making a contribution to meeting the UK's ambitious sustainability goals.

Richard Hanson-Graville is technical manager at Thermal Integration



Enq. 130

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Enq. 131

Unique Calacatta from COMPAC



Inspired by the beauty and elegance of natural stone, Unique Calacatta from COMPAC is a stunning quartz work surface featuring a grey veining design running through a pure white background characteristic of marble. Every reference for this new work surface is unique, because just like in nature, each slab presents different nuances and patterns in design. The natural hardness of quartz comes hand in hand with a waterproof, hygienic finish offering even greater resistance

to heat and scratches. This means that Unique Calacatta is especially appropriate for intensive use areas such as kitchen and bathroom work surfaces, floor tiling or wall cladding.

Enq. 132

Yet another patent for ESSE's hand-built technology!



One of the UK's oldest stove and range cooker manufacturers, ESSE, has been granted yet another patent; this time for the innovative 'surround heat' system used on the company's electric range cooker models. Lancashire-based ESSE continues to develop ever more pioneering and energy-efficient models; pushing the boundaries of modern cooking and living, even after 163 years. ESSE's electric cookers benefit from elements that 'wrap around' each oven for completely even temperatures. These surround elements have been recognised as completely unique and granted 'patented' status to illustrate this ingenuity.

01282 813235 www.esse.com

Enq. 133

Lustrolite® beautiful splashbacks and shower walls

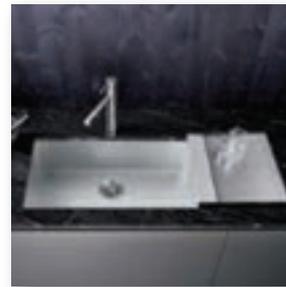


A brand new brochure from Abacus Manufacturing Group explains everything you need to know about Lustrolite. Lustrolite is an advantaged multi-layer acrylic sheet that looks just like glass, weighing less than a quarter of a traditional glass sheet and while boasting 20 times the impact strength. Lustrolite 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. 134

BLANCO showcases innovative stainless steel sinks



BLANCO boasts an extensive portfolio including sinks, taps, induction hobs, and extractors; and the company also provides innovative surfaces, including Durinox®. BLANCO Durinox® is the ultimate innovation in stainless steel. Extremely hard and highly resistant to scratches, Durinox® stainless steel surfaces are given these special characteristics via a new finishing process that originates from the aerospace industry. The resultant unique BLANCO worktops set entirely new standards in look

and feel. Now the company has introduced an impressive new sink, the Zerox-U with Durinox®, which incorporates the material in the bowl, drainer and worktop for the ultimate in resilience and beauty.

Enq. 135

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Enq. 136

Hi-tech kitchens for a healthier, greener future

Zip Water UK's Russell Owens discusses why hi-tech kitchen appliances are such an important ingredient in today's self-builds

Modern technology has always played a huge part in improving convenience in the home, but nowadays high-tech appliances are becoming increasingly important in addressing self-builders' concerns for both the environment and their own health.

A trend seen among millennials in particular, there's a clear rise in those striving to live a healthier lifestyle as well as those becoming more environmentally aware. With the older portion of the generation now starting to build homes, this trend is beginning to influence today's self-builders, designers and architects, who have all grown up with high-tech gadgets from a young age.

Increased concern for the environment

Once a rare topic of conversation, environmental awareness has boomed over the last couple of decades. This increased concern for the environment, coupled with an unstable economy, is driving changes in self-builders' purchasing behaviours, despite their still being constrained on the budget.

Those embarking on a self-build project, while keen to be as resourceful as possible, are now realising it's equally important to invest in the energy efficiency of their building – even if this means higher up-front costs.

With fuel bills likely to be a building's highest household running cost, alongside the obvious loft and wall insulation, it's worth noting that big energy savings can also be made with home appliance choices; some of which can account for up to 45 per cent of your annual household electricity bill.

Investing in the right energy efficient appliances will not only save you energy, but also time, money and effort in the long run. Some eco-friendly dishwashers, for example, are quick and handy to get the dishes done and actually use less water than washing up in the sink.

On the same note, some instant hot water taps – aside from eliminating the need to use inefficient kettles to boil water – boast impressive energy saving features. For example, taps can be installed with features such as auto-sleep modes and cooling technology, which means owners can enjoy every drop of water knowing



none is wasted. Technology such as Power-Pulse also allows for the storage of water to within 0.2°C of a set temperature, so no energy or time is wasted waiting for it to heat up.

Taps that produce chilled filtered water, as well as boiling, are also great for cutting down the sales of environmentally unfriendly bottled water. Not only can bottled water be up to 1,000 times more expensive than tap water, it takes three times the amount of water to produce one bottle of water than it does to fill it and plastic water bottles take on average 450 years to break down naturally.

New kitchen, healthier lifestyle

As well as environmental concerns, health and wellness are much higher on our agendas than they have ever been; a trend that has fuelled interest in high-tech kitchen appliances, from spiralizers and juicers to bigger, built-in appliances such as steam ovens.

In fact, according to the 2017 Houzz UK Kitchen Trends Survey, for many a new kitchen actually leads to a healthier lifestyle. The survey of over 3,100 UK homeowners found that investment in modern technology like instant hot

Today's self-builders, designers and architects have all grown up with high-tech gadgets from a young age

water taps, warming drawers and other high-tech features actually encouraged healthier eating habits. Significant habit changes include making more home-cooked meals per week and reducing the amount of takeaway and delivery meals ordered.

While boiling water taps were seen to improve eating habits, as they make cooking at home quicker and easier, technology in this market has upped its game of late. Today there is the option of having instant filtered boiling, chilled and sparkling water – as well as unfiltered hot and cold – all from one tap.

Whether you're striving to live a healthier



lifestyle, or boost the wellbeing of your family, staying hydrated is a key part of that – and with pure-tasting water on tap, people tend to drink more. Taps can offer 25 times better filtration than a standard water filter jug and a Zip survey found that 80 per cent of HydroTap owners drink more water than before. Being properly hydrated comes with a host of mental and physical health benefits; from improved

concentration, cardiovascular, muscle and joint health, right the way through to keeping your skin supple and cleansing toxins from the body.

The Houzz research went on to suggest that with the growing trend of homeowners staying put rather than moving, investment in kitchen appliances are unlikely to be motivated by the desire to improve a home's resale value, and more about the healthier habits they bring.

However, if selling later down the line, investing in these built-in appliances can help your kitchen stand the test of time and appeal more to the preferences of the millennial buyer.

Safety first

Although the improvement of our families' health and wellbeing is key, safety is just as high on the agenda, which is why many hi-tech appliances boast impressive safety features.

There are cookers that power down rings automatically when they can sense they are no longer in use, voice and Wi-Fi activated appliances that ensure sure children cannot access them, and hot water taps that are cool to the touch with built-in safety locks, so little hands are always safe.

Design

When it comes to built-in home appliances, as well as being environmentally friendly, safe and functional, a product also needs to look as good as it performs – especially in the kitchen.

The UK strand of brand research undertaken

The rise of the high-tech kitchen appliance is not a passing trend

at Zip last year found that 'Functional Design' was key when considering purchasing a boiling water tap. This growing desire for high-end functionality wrapped up in stylish design has seen the launch of new ranges of finishes, which can include taps in rose gold, brushed rose gold, gold, brushed gold, platinum, gunmetal, nickel and brushed nickel. This means that those working on kitchen designs are able to specify a highly functional instant filtered water tap that can reflect their personal design preferences too.

The rise of the high-tech kitchen appliance is not a passing trend. All of us demand different things from our kitchens, but technology has made its mark on many appliances, offering practical benefits and making our homes more stylish and energy efficient. With a growing awareness for the damage we are causing to the environment and our own health, there are some compelling reasons to list in high-tech kitchen appliances.

Russell Owens is marketing director at Zip Water UK

Enq. 138

Shaws of Darwen Belfast



The Shaws of Darwen Belfast sink, an original 'British made' deep Victorian model has a traditional integrated weir overflow, plus a unique patented overflow adaptor to accommodate a waste disposer or basket strainer. A Belfast sink is a popular, elegant and compact sink suitable for many styles of home, kitchen or utility rooms and is especially suitable for period style properties. The Belfast durable glaze will last a life-time.

Visit the website to view the complete range of sinks and taps.

01254 775111 www.shawsofdarwen.com

Enq. 139

Osmo revives aged wood with power gel



Osmo UK, the eco-friendly wood and finishes expert, brings tired looking and aged wood back to life with its powerful cleaning agent, Osmo Wood Reviver Power Gel. This product has been especially developed to restore exterior wood back to its original colour and character. Osmo Wood Reviver Power Gel is a jelly-like cleaner that effectively cleans and refreshes greyed and weathered exterior wood.

Made from environmentally friendly and biodegradable ingredients, the product is free from harmful solvents, chlorine compounds, amines and harmful odours. Osmo's special cleaning agent is also biodegradable and odour free.

Enq. 140

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Enq. 142

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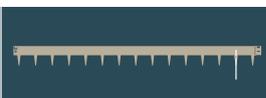
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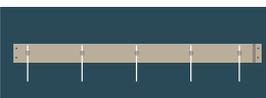
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Enq. 144

A special bond

Madeleine McDermott of Resin Bonded explores why resin-bound surfaces are becoming the latest trend to appear in driveways and gardens thanks to a range of performance benefits



Eco friendly & permeable

Resin-bound surfaces are permeable so provide a natural approach to managing drainage, making them an environmentally friendly alternative to conventional surfacing solutions. As this feature makes the system SuDS-compliant, it lowers the risk of flooding and could also eliminate the need to obtain planning permission. As water is dispersed through the materials there is also no problem with frost retention building up and damaging its structural integrity.

Strong & durable

When laid to the correct specifications, the structural strength of the resin bound system means that it should last well in excess of 10 years. All resin bound formulations should also contain suitable fines and sand in order to increase the structural stability and the grip of the surface.

Attractive

Available in a wide range of natural stone, marble and recycled glass finishes, resin-bound surfaces are anti-slip (when sand is included in the mix) and highly attractive. With the use of straight and flexible edging strips you can unleash your creativity and create custom designs. The smart, sophisticated and modern aesthetic can dramatically transform the look of any property.

Low maintenance

Resin bound surfaces are extremely low maintenance. They are weed-resistant, but anything that may grow due to birds flying over and dropping seeds can be easily pulled out. Rain water will keep the surface generally clean and a light pressure wash will remove any build-up of algae or dirt contamination.

UV-stable

UV stability is vital. In order to retain the colour of the chosen finish. Non or partial UV-stable resins will discolour within weeks of being installed creating a yellowing and patchy effect where there are shaded areas. Make sure to check that the resin you are being quoted for is fully UV-stable.

Madeleine McDermott is marketing executive and sales administrator at Resin Bonded

What is resin-bound surfacing? Firstly, it is fast becoming the popular choice for homeowners, architects, and building and landscaping contractors alike who seek a contemporary alternative to conventional surfacing solutions.

Striking in appearance, the sleek and sophisticated finish is created by coating a blend of natural stone with a clear, polyurethane resin. This solution tackles the problem of migrating loose stone head-on, giving the appearance of gravel driveway without the hassle that comes along with it.

Perfect for both residential and commercial projects, the resin-bound system is an excellent choice for driveways, paths and patios. With the inclusion of a clear quartz sand in the mix, the surface has sufficient grip to be suitable for disabled access areas with the optional extra of

also sprinkling a fine layer of glass grit onto the surface to further increase traction.

Before installing a resin-bound surface there are a few things to consider; the sub-base of the desired area must be suitably sound and solid with no movement to prevent cracking and sinking. Porous tarmac is an ideal base, another viable option is concrete laid to falls with appropriate drainage. There must also be a good edging detail in place to lay up to such as granite setts or concrete edging stones.

Resin-bound materials such as BoundWorx are formulated specifically with contractors in mind. They are designed for maximum durability, permeability, UV stability and user friendliness; considering this, it's no wonder increasing numbers of architects are making resin bound surfacing their first choice for a stylish and practical addition to their designs.

The power of colour

Crown Paints' Kathryn Lloyd looks into the latest paint shades and design ideas, and explains how quality formulations and technology can help bring colour to life both indoors and out

Colour can be one of the most important elements to introduce into the design of a home. It's a personal choice and something that can have a huge impact on the look and feel of a building overall.

A new approach to colour application

When Crown Paints unveiled the Colour Influences spring and summer collection recently, we were able to show just what impact shades can have on the home. The annual collection is compiled by engaging the expertise of a group of designers and stylists from a variety of backgrounds to provide a collective view on colour influences.

The 2017 spring and summer Colour Influences centre around three stunning, eye-catching palettes, which provide on-trend ideas for those building their own home.

This season's colours also feature different application techniques, including ombre effects, graduation, multi-layering and shapes, to bring an exciting and inspirational dimension.

A sense of relaxation

'Stillness' is the first palette in the collection and the concept behind it is the development of a setting which induces a relaxed mood. Taking its inspiration from ethereal scenes of breathtakingly beautiful landscapes, these colours are designed to work together to 'anchor us in the moment.'

The palette has been curated to provide a backdrop where daily distractions and disruptions are easily forgotten and worries melt away.

The graduation of colour mimics a hazy sunrise and creates a serene space, which is perfect for reflection. Soothing yellow fades into architectural greys, with a clever ombre effect reflecting the subtlety of water colours.

These are the shades for those looking to create a serene, sophisticated space in the home – with the palette combining to relax the mood and provide a welcome break from a hectic day.

A rich tapestry of shade

The second palette, 'Fusion', showcases rich, vibrant hues in a complex and ornamented



design. Inspiration for this trend comes from marrying traditional ethnic design with bold colour, with multi-layering application for a contemporary look.

Fusion drenches walls in vivid colour, using a patchwork of stencils to give an almost distressed feel.

This is a strong look which could be confined to one area of a room, such as a statement wall, to add individuality and personality. Ultimately, colour is exciting and this fusion trend is all about a mix and clash of shades to create something new and dynamic in the home.

Colour can be one of the most important elements to introduce into the design of a home

A lasting finish

It's not only the choice of colour that matters when decorating. The quality of the product plays an important role – choosing a product that has been around for a long time means it will have years of knowledge and experience behind it. A good paint product will feature high performance formulations and exceptional durability and longevity, to ensure colourful projects stand the test of time.

Some products include scrubbable finishes, which means colour choices are not constrained by performance, and greater time can elapse before a project needs redecorating.

Along with the choice of quality products, another useful element to consider when introducing colour into the home is the advances made in technology to make a project run smoothly.

Apps such as MyRoomPainter enable self-builders to visualise colour choices. Designed to enable users to create instant schemes while using a smartphone or mobile tablet, these apps can show how any palette will look in situ.

These kinds of apps can illustrate how an area will look once decorated in any spectrum of shades, including exterior walls, wood and metal. They can also contain additional features such as colour-matching functions and paint calculators to calculate the precise amount of paint required for individual projects.

Some also offer inspirational libraries, giving



viewers even more opportunities to consider colour choices. Furthermore, projects can be saved and shared online, so options can be viewed time and time again and sent out to all interested parties, enabling people to collaborate together to curate something really special.

Kathryn Lloyd is Crown Paints' colour specialist

Enq. 146

Paint Away – The Ultimate Paint Stripper!



Stripping paint and varnish from surfaces can be a difficult and laborious task, requiring time, patience and a lot of elbow grease. Everbuild – A Sika Company now have the answer to this age old problem with the arrival of Paint Away® – the ultimate paint and varnish stripper.

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Available in 750ml tins with 10 per cent extra free, Paint Away can be used with most paints and varnishes on both vertical and horizontal applications.

For further information on Paint Away or any other product in the Everbuild or Sika ranges, contact your local sales representative, call the sales office or visit the website.

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Enq. 148

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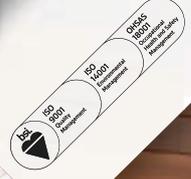
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149

Posi-Joists™ bring mansion into 21st century



Pasquill, has provided PosiJoists™ for a Victorian mansion in Four Oaks, Sutton Coldfield. The prestigious 600m² property, set in almost half an acre of grounds, has undergone partial demolition and a substantial extension by Tame Construction on behalf of architects, Janes Architectural. Pasquill has supplied over 300 Posi-Joists™, which were specified by the architects in lieu of traditional timber joists. Posi-joists™ are metal web joists used in a broad variety of application. They are dimensionally stable, allowing designers particular freedom for internal room layouts, thanks to their ability to cover large spans. Their open web design means easy installation of and access to services.

Enq. 150

New fascia and soffit system in galvanised steel



Rainclear have developed a stylish fascia and soffit system to match their Infinity Galvanised Steel Rainwater system. In keeping with the four layer, soft sheen colour coated Galvanised Steel guttering, the fascia system comes with a 15 year manufacturer's warranty, although with its galvanised steel core, zinc/magnesium corrosion protection, primer coat and UV and scratch resistant polyester top coat it is expected to last well over 25. Even without Rainclear's introductory offer of

50 percent off throughout April, this aims to be one of the most affordable metal Fascia and Soffit system on the market.

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Enq. 151

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Enq. 153

Putting smoke alarms on the spot

Kidde Safety discusses current regulations for smoke and heat alarms and whether they go far enough to maximise safety

Smoke and heat alarms are essential in minimising domestic fire fatalities and injuries. Installation of smoke and heat alarms to satisfy Building Regulations is a legal requirement for all new-build homes, changes of use and certain alterations. Different regulations and related guidance apply in England, Wales, Scotland and Northern Ireland. This guidance is not suitable for existing properties where Building Regulations do not apply, because more alarms may be needed in older homes to take into account the poorer construction and other factors.

England and Wales

In England and Wales, the Building Regulations Part B 'Approved Document' sets out minimum requirements. For most homes, it recommends professionally installed, mains powered alarms, each with backup power supply, and interconnected so that they all sound when one is triggered: this is known as 'Grade D'. To keep costs low while meeting this demand, the latest generation of mains powered smoke alarms have been specifically designed for substantial energy savings and low running costs. For large houses, two or more storeys high, where any floor area is over 200 m², a 'Grade A' panel system is needed instead and you should consult a specialist installer.

In Wales there is also a requirement for automatic fire suppression systems (sprinklers), in addition to smoke alarms. In terms of the number and locations of alarms, Part B requires smoke alarms in circulation areas within 7.5 metres of every habitable room door and at least one on each floor, plus a heat alarm in kitchens not separated from the stairway or circulation by a door. There is no requirement for smoke alarms in living rooms or bedrooms.

Scotland and Northern Ireland

Regulations in Scotland are more stringent with a smoke alarm in every circulation space on each storey, not more than 7 metres from the door to a living room or kitchen, or 3 metres from every bedroom door. No point within the circulation space should be more than 7.5 metres from the nearest smoke alarm. But in addition there should be a smoke alarm in the



principal living room with no point more than 7.5 metres from an alarm and a heat alarm in every kitchen with no point more than 5.3 metres from an alarm. Northern Ireland Regulations take a similar approach to Scotland.

So, should self-builders in England and Wales go beyond the Part B Regulation minimum requirements for peace of mind?

All the national Regulations are based on the

Code of Practice BS 5839-6:2013, although they differ from the Code. Typically, for new houses up to three storeys, the Code recommends Category LD2 – now considered the norm for the majority of homes. This means smoke alarms in all escape routes and any areas where fires might start, such as living rooms, plus heat alarms in all kitchens. Without alarms in living rooms, the Code stresses that the evacuation time once fire is detected in the

Clearly, it makes sense to opt for alarms in living rooms... and consider bedrooms as well

circulation area might be quite short and "might not prevent death or serious injury of occupants of the room where fire originates".

Which rooms?

Clearly, it makes sense to opt for Category LD2 and alarms in living rooms. Self-builders might also consider interconnected smoke alarms in bedrooms as well to awaken sleeping occupants. Or, as an alternative, some manufacturers offer carbon monoxide alarms that can also act as 'sounders' for the smoke alarm system in the event of a fire – ideal for bedroom use. And with over 60 per cent of all domestic fires starting in kitchens, installing heat alarms should be a priority in all kitchens too.

While many fires are started accidentally by occupants in the kitchen – particularly with chip

pans – other less obvious sources may go unnoticed. There has been a spate of extractor units catching fire, as well as other faulty electrical appliances such as dishwashers, washing machines and tumble dryers. This is a particularly serious problem when they have been left on while occupants are asleep at night, to make the most of low tariff electricity rates. There is a convincing case for installing heat alarms in all kitchens. After all, the additional cost compared with, say, a complete kitchen fit-out is negligible.

Which alarms?

The Code of Practice BS 5839-6:2013 also reviews various types of alarm and what they do best. Ionisation smoke alarms are sensitive to small smoke particles from rapidly burning, flaming fires but less so for smouldering fires and smoke that has travelled some distance. Optical smoke alarms are sensitive to larger particles from smouldering fires and less prone to nuisance alarms than their ionisation equivalents, especially from steam. Nuisance alarms result in disabling and could lead to death or serious injury. Heat alarms respond more slowly to fires than smoke alarms but are less likely to give nuisance alarms and require less maintenance. They must always be interlinked with smoke alarms.

The Code recommends which types of alarm are most suited to specific areas, based on these performance characteristics:



- Circulation areas (halls and landings) – optical smoke alarms
- Kitchens and garages – heat alarms
- Principal living room – ionisation smoke alarms
- Bedrooms – optical smoke alarms

The positioning of smoke and heat alarms within a room is important as well. They should preferably be ceiling-mounted, at least 300 mm (horizontally) from walls or light fittings.

Enq. 154

A simple yet elegant solution from Phoenix

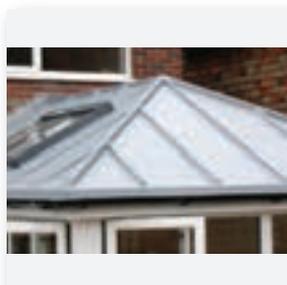


Phoenix Balustrading was commissioned by TMCS Architectural Consultants to design and supply a Juliet Balcony for their client in Leicestershire. TMCS Architectural Consultants designed an extension to their property and to maximise the amount of light into the first floor room they included French doors into the plans and therefore a balustrading solution was needed. Phoenix balustrading was given the brief to design a glass balustrade

that didn't obscure the view to the outside, therefore the posts for the balcony was positioned in front of the door frame. This created a simply yet elegant solution.

Enq. 155

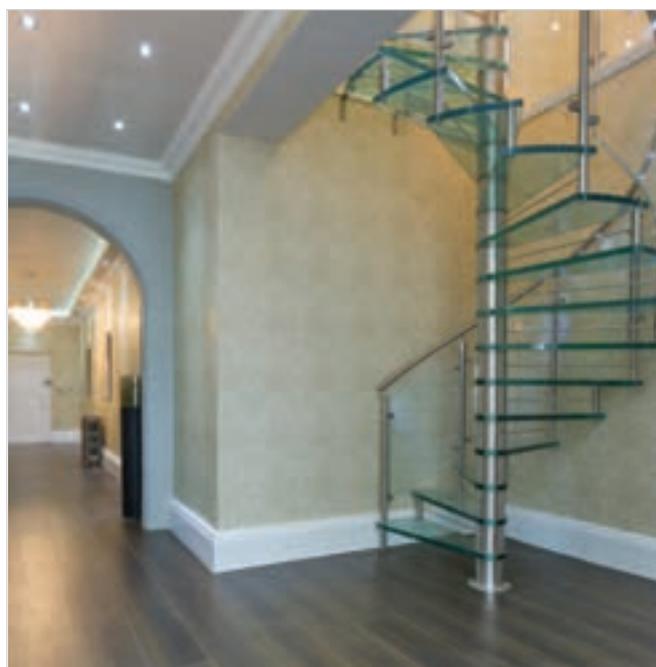
Dryseal – the solution for your extension



A rise in extending homes can be seen in the last three years rather than move to a bigger house. This is due to house prices, re-location, school catchment areas and the list goes on. So what does a home owner want when fitting a roof covering for the extra room? Most lists usually include: a established, accredited product; a good looking material; impact resistance; easy installation; easy maintenance and a meaningful, insured 20-year guarantee. The

Dryseal GRP membrane system from **Hambleside Danelaw** delivers all the above, and more. Visit the company's website for examples of numerous projects on housing installations, including orangeries and conservatories.

Enq. 156



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Enq. 160



It's easy being green

Michael Nicholls of OrganoWood UK explains what sustainability means when it comes to external wood treatment, and how self-builders can benefit from 'going green'

Offering a beautiful combination of aesthetic and practical qualities, wood has always been a popular construction material. However, wood is a hygroscopic (water-retaining) material and reacts constantly to the conditions of its environment. External wood therefore requires additional treatment to provide sufficient protection against external elements, including rain, frost, UV rays and surface dirt, to maximise the material's potential in varying climates and conditions. Despite this, many self-builders are unaware of the harmful effects that some external wood treatments can have on the environment and close surroundings.

While pressure-treated wood has been a common method to preserve exterior timber, it is not the only, or most sustainable, solution available. But what does sustainability mean when it comes to wood treatment?

Earth-friendly ingredients

Some self-builders remain unaware of the hazardous process and harmful ingredients that are used to pressure-treat wood.

During the pressure-treating process, toxic

substances are injected into the wood and subsequently released into the air. Once produced, these harmful substances continue to seep into the environment via surface water and soil, harming the ecological surroundings and wildlife.

Environmentally friendly solutions are manufactured using only natural ingredients, causing no harm to the surrounding environment or atmosphere.

Lasting protection

Sustainability also refers to the longevity and recyclability of the product. Sustainable wood means that the material is renewable due to the work that individuals do to manage the landscape it originated from, preventing harm and damaging effects to the eco-systems, wildlife and trees themselves.

The process for pressure treating wood involves injecting harmful chemicals into the wood to protect it against external elements such as water, dirt and fire. By doing so, at the end of its life, the wood is classed as 'hazardous waste' and cannot be recycled or

reused in the same manner as non-pressure-treated wood. The wood isn't allowed to be burnt or incinerated due to the toxic chemicals that may be released in the smoke and ashes. Pressure-treated wood has to be disposed of in a controlled manner, causing unnecessary landfill waste.

On the contrary, eco-friendly treatment solutions provide the same long-lasting, effective protection without the use of harmful heavy metals, biocides and solvents. As such, organic wood protection systems are 100 per cent recyclable and reusable, unleashing no harmful pesticides into the environment at the end of their life, making them wholly sustainable.

'Safe for all'

With no toxic chemicals or heavy metals included in the treatment process, environmentally friendly solutions are ideal for environments that are in close contact with children or animals, such as picnic tables, fences, flower beds, pool decking or animal hutches.

Arsenic is a chemical used in one of the most common pressure-treatments, CCA (chromated

Many self-builders are unaware of the harmful effects that some external wood treatments can have



copper arsenate) is known to migrate to the surface of the wood. As such, the chemical can be picked up on hands and unknowingly ingested by children and animals. Similarly, CCA-treated wood poses a risk for professionals working with the timber. When cutting or sanding any chemically treated-wood, it is advised to wear a dust mask, goggles and gloves.

Staggeringly, a 12 ft long 2x6 piece of CCA timber contains enough arsenic (around one ounce) to kill over 200 people.

Natural beauty

As well as being kind to the environment and protecting exterior wood from harsh elements, environmentally friendly solutions are also known to enhance the natural beauty of the timber. Conversely, CCA is easily distinguishable

by the unsightly greenish tint it imparts into the timber over time.

Go green

Over the years, more and more environmentally friendly wood treatment solutions have made their way onto the UK market, offering an alternative to chemical laden and hazardous products. By using finishes that are virtually solvent free, containing quality organic ingredients, such as linseed oil, candelilla wax and thistle oil, users can create a fantastic finish, prolonging the treatment need and appearance of the wood.

Instead of impregnating wood with fungicides, products such as OrganoWood mimic the natural fossilisation through its proprietary

technology. The wood is modified by the attachment of protective silicon compounds to the wood fibres which protect any exterior wood surface in a project from fire, water, dirt, rot and fungus.

A tried and tested ecological alternative to pressure-treated finishes, this environmentally friendly solution is designed to be both aesthetically pleasing and sustainable, and is suitable for domestic and commercial use.

For use on all exterior wood, including decking, cladding, fences and garden furniture, these types of products are a low cost, sustainable alternative to chemical treatment.

Michael Nicholls is sales manager at OrganoWood UK

Enq. 161

Design and Planning

Watertight Frame Erection

2nd Fix Items Supplied

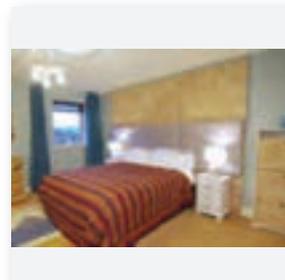
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SterlingOSB the new darling of TV makeover shows



BBC Two makeover show, *The Great Interior Design Challenge*, tasks contestants to devise interiors for rooms in unusual premises. Holly Village, was the setting and the brief given to one amateur designer, Richard Yeomans, was to create a bedroom in a global 'hotel chic' style. Richard turned to his material of choice, SterlingOSB from Norbord, to create a facade to cover the existing 150-year-old wardrobes. Richard was brought back as a wildcard in the semi-final of the competition

where he used SterlingOSB once again to create a second headboard, a triangular ceiling light and useful shoe storage.

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