

selfbuilder + homemaker

SEP/OCT 2017



10 HOT TIPS FOR HEAT PUMPS

Our expert on air source heat pumps
Max Halliwell answers some frequently
asked questions from self-builders

Successful blend of old and new

An extension provides a clear
sense of style in Penzance

Home styling

Creating the perfect home
office for your self-build

Cornish drama

The Aylmer family creates a dramatic dream
home on the north Cornwall coast

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EDITOR'S LETTER



coats that actually leads into another room is pretty cool!

The contrast with the extension to a Victorian dwelling which is the subject of our Secrets of Success (page 29) is quite dramatic on the surface, with this being a typical constrained urban site. However the key design aspiration, of bringing as much light in as possible, was similar for both projects. Beri and Julie Cheetham's story shows how successful refurbishment often comes from a combination of choosing the right architect and using your initiative to preserve attractive aspects of the existing building – and help a modern addition settle in. We hope you enjoy the issue!

James Parker

DIARY

SCOTTISH HOME SHOW

29 SEPTEMBER - 1 OCTOBER, ABERDEEN

Now in its sixth year, the Scottish Home Show promises to be bigger and better than ever before. The show is split into a variety of sections including the Self-Build Zone and Home Technology and Innovation Zone. TV personality Tommy Walsh will also be there to answer any home improvement questions.

www.scottishhomeshow.com

THE BIG GREEN HOME SHOW

6 - 8 OCTOBER, SWINDON

The Big Green Home Show takes place at the National Self Build & Renovation Centre. The show is designed for visitors to gain inspiration and knowledge for their project, be it a new build, major renovation or even just an extension. Over 200 exhibitors will feature at the show, as well as live demonstrations, guided tours and expert advice.

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

CORNWALL HOME IMPROVEMENT & SELF BUILD SHOW

7 - 8 OCTOBER, WADEBRIDGE

The Cornwall Home Improvement & Self Build Show brings together over 100 of the region's home products and services. The event hosts an array of exhibitors and an extensive seminar programme covers everything from ICF and renewable heating to solar PV and tips on how to save space.

www.cornwallselfbuildshow.co.uk

PROJECT MANAGEMENT COURSE

14 OCTOBER, SWINDON

The NSBRC's project management course covers everything first-time self-builders need to know about 'taking charge on their project – from budgeting and insurance' to health and safety and snagging. The one day course costs £150 per person and can be booked via the NSBRC website.

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

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DCLG clarifies definition of self-build for planning

The Department for Communities and Local Government (DCLG) has updated its planning practice guidance in order to provide clearer definitions of what self-build as well as custom-build means.

The updated guidance also explains more clearly how many serviced plots of land should be provided, what qualifies a site as a serviced plot and introduces criteria for exemption from the requirement to meet demand.

The DCLG's updated guidance advises authorities that when deciding whether a build qualifies as a self- or custom-build, they "must be satisfied that the initial owner of the home will have primary input into its final design and layout." It doesn't, however, define what the difference between a self-build and custom-build is.

The duty on local authorities to "grant planning permission" under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) has also been further explained within the guidance: "Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area."

A serviced plot of land is deemed to be "land that either has access to a public highway and has connections for electricity, water and waste water, or, in the opinion of a relevant authority, can be provided with access to those things".

However, despite the clearer definitions, the updated guidance also sees the inclusion of elements that could potentially see local authorities providing fewer plots.

Authorities are now able to split their registers into two parts, should they choose to set a "local connection test". A person qualifies as having a local connection through either "residency, employment, family connections or special circumstances". Those who meet all eligibility will be entered on Part 1, while those who meet all eligibility except for a local connection test will be entered on Part 2. Only the entries on Part 1 must be granted planning permission – Part 2 entries "do not count towards demand for the purpose of the 2015 Act", although authorities are still required to consider them. The guidance also specifies that authorities should only apply for a local connection test "where they have strong justification for doing so."

Relevant authorities are also now able to apply for complete exemption from their "duty" to grant planning permission. They can do this when "the demand for self-build and custom housebuilding is greater than 20 per cent of the land identified by that relevant authority as being available for future housing."

Right to Build was introduced last year and means local authorities are obligated to maintain a register of people interested in building their own home and provide sufficient serviced plots within three years. NaCSBA reported at the time that over 18,000 individuals had signed up to local registers, demonstrating the demand and enthusiasm for self-build in the UK.



RIGHT TO BUILD TASK FORCE ANNOUNCES DEPUTY AMBASSADORS

The National Custom and Self Build Association (NaCSBA)'s Task Force has announced the three latest recruits who will be joining the association's team of 'ambassadors' to help boost and integrate self- and custom-build housing across the UK.

NaCSBA's founder Ted Stevens OBE, along with councillors Jeremy Christophers and Barry Wood (of Teignbridge and Cherwell respectively) will be joining the team to support Richard Bacon MP in championing the work of the Task Force at a political and community level.

The announcement was made during a visit to see Graven Hill at Bicester – the UK's largest custom-build housing development to date. The scheme is council-led and will comprise up to 1,900 homes.

Ted Stevens was awarded an OBE in 2014 for his work in developing the self-build sector. He has international experience in both custom- and self-build housing as well as strong contacts within Government, the wider housing industry and the media. Stevens, himself a self-builder, will be leading the Task Force's engagement with the community-led housing sector.

Jeremy Christophers is leader of Teignbridge District Council in Devon, one of the Government's Right to Build 'vanguard' authorities as announced in 2014. Christophers is no stranger to self-building after successfully developing his own home. He has long championed this form of housing in Teignbridge. Barry Wood is leader of Cherwell District Council, another Right to Build 'vanguard'. Wood has been instrumental in initiating the project at Graven Hill.

Regarding the new appointments, Mario Wolf, the Task Force's recently-appointed director, said: "Lessons from projects in other parts of Europe have shown that for custom- and self-build housing developments to be successful at scale, various things are crucial: political support, strong leadership, a clear vision and a willingness to adopt new approaches to housing delivery. In Jeremy, Barry and Ted we have an excellent trio of leaders to champion our work."



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Architect of simple self-builds Segal celebrated

The life of architect and self-build pioneer Walter Segal and, in particular, one of his most renowned pieces of work, were celebrated at a panel discussion held to coincide with the launch of a new book.

Walters Way & Segal Close, written by journalist Alice Grahame and photographer Taran Wilkhu, tells the story of how Segal's self-build community in Lewisham, London, came to be. Having built a temporary house in his garden for his family to live in while they renovated their home, Segal was commissioned to designed more such buildings.

The 'Little House in the Garden', as it became known, was constructed with basic cladding materials and paving slabs as foundations, cost less than £900 to build and took less than two weeks to complete.

The pioneering Lewisham development comprises 20 timber-frame homes built with the same paving slab foundations and a timber frame. They were simplistically designed so they could be easily constructed in a do-it-yourself manner by the residents themselves.

The panel included Grahame and Wilkhu along with architect Jon Broome, Segal biographer John McKean, TV presenter and designer Tom Dyckhoff, Rural Urban Synthesis Society (RUSS) founder Kareem Dayes and self-builder of Segal homes Pauline Kennedy.

This type of build method, and self-build as a whole, was cited at the event as having the potential to go some way towards solving the current housing crisis. "There have to be some changes," Kennedy commented. "It's an absolutely crucial time for people to get the movement going for self-build again and for empowering young people to provide places for themselves."

Dayes' RUSS is currently working towards launching a similar community-led scheme, inspired by Segal's work. However, as Broome commented, "getting the necessary political and financial support behind it is not easy." RUSS is currently running a crowdfunding campaign in order to raise the money to support its proposed scheme.



© Taran Wilkhu

Plots available for custom-build development in Perth & Kinross

Plots are now for sale in a new custom-build development in Perth & Kinross, Scotland, which will give potential custom-builders the opportunity to build executive styled homes in a private countryside location.

The Castle Hill View development is the first of three to be announced by developer Custom Build Homes – a division of BuildStore – in the second half of the year. It will comprise four serviced plots with detailed planning permission to build a home with garages.

A professional team will support the custom-builders, including development architect Matthew and Charles Stewart of Scottish housebuilder SIPS Industries. Custom-builders will have a say on a range of things – from a choice of materials to the internal layout.

MATERIALS PRICES SOARING, SAYS FMB

A third of small building firms say that soaring material prices are squeezing their margins and almost a quarter have had to pass these price increases onto consumers, according to the latest research by the Federation of Master Builders (FMB).

Construction SMEs have reported a range of material price increases since the depreciation of sterling following the EU referendum in June last year. Small building firms were asked which materials have increased the most and the results, in descending order, were as follows: timber, insulation, bricks, blocks, windows, plasterboard/slate (joint), boilers and radiators, and finally, porcelain products.

The impact of these material price increases include:

- 85 per cent of builders think materials price rises could drive consumers to hire rogue traders in an effort to save money on their building projects;
- one third of construction SMEs have had their margins squeezed;
- almost one quarter have been forced to pass material price increases onto their clients, making projects more expensive for consumers;
- more than one in 10 builders report making losses on their building projects.

Brian Berry, chief executive of the FMB said: "Material price increases have left builders under severe pressure. This research shows that following the fall in the exchange rate, everything from insulation to windows to bricks and blocks are soaring in price."

He commented on the effect on consumers: "Material price spikes aren't just a problem for builders – they're also a problem for the home owner, with almost one quarter of builders saying that they have had to pass on price increases to their clients. This means that building projects now cost significantly more than they did this time last year. What with stagnant wages and price inflation across the economy, consumers are feeling the pinch."



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A quality double act: roof windows and blinds

TV's Charlie Luxton discusses the reasons why so many self-builders opt for roof windows, and why blinds play an important role in the overall finish

Daylight is one of the holy grails of modern living. Bright, well-lit spaces have clear health and well-being benefits. In short they make us feel good, and unsurprisingly this is something we want from our homes.

In this quest for light, roof windows are an especially powerful tool because they provide twice the amount of daylight compared to a similarly sized vertical window.

When that sun is shining – or even if it is just a fairly bright day – not only does the daylight makes us feel good, it also provides a free source of heating. As sunlight passes through glass it creates warmth, called solar gain. You can really feel this in a freezing cold conservatory or greenhouse on a cloudy winter day that then becomes lovely and warm if the sun comes out.

Increasingly solar gain is being utilised as a source of heating in buildings. In fact, when I'm designing houses with triple glazing and huge amounts of insulation, combined with a bit of solar gain, keeping warm is not something that is at the forefront of my mind. The house will stay warm with almost no heating all year.

What I need to focus on is the potential for overheating, because while modern buildings need very little heat we still want lots of daylight. This is OK for most of the year, but a juggling act starts in summer when you have to try and balance these things without cooking the occupants!

It's not just overheating that is a potential issue when you have lots of daylight; glare can be an unwanted by-product too. While undoubtably a 'first world problem,' squinting at a laptop or phone is unpleasant or not what you want when you are lounging around your beautiful new extension or home. Unless you're up for wearing sunglasses inside you'll need to control glare on sunny days.

It is not without irony that, having spent a whole lot of effort getting daylight into a home you need to expend more controlling it! However if you consider how the weather, and therefore available solar energy, varies day to day let alone through the year, it makes sense that a building must be able to adapt.

Blinds are without doubt one of the best ways to achieve this optimisation for both solar gain and glare, enabling the 'Goldilocks' factor where just the right internal temperature and light levels are maintained while using as little energy as possible.

While the two issues of glare and overheating are interlinked, controlling them really requires two separate roof window blinds solutions. Internal blinds to control glare and external awning blinds to control solar gain.

Internal mesh blinds, either manually operated or motor controlled, take out just enough light to allow for comfort on a bright day but can be retracted on a dull day to boost light levels, and make you smile!

For solar gain it is best to have an awning or roof blinds on the outside of the roof window. Once light has got through glass and into a building internal roof blinds only reflect about 10-20 per cent of the light/heat back out. Externally mounted blinds stop the solar gain entering the building altogether. These should be electrically controlled and preferably attached to a thermostat so that if the building starts heating up while you are out, the roof blinds will automatically lower and keep your house nice and cool. You can also set roof blinds on timers so that in the summer they are down while you're at work but have opened for your return to a bright welcoming home.

It can seem too complicated and too much hassle when you're in the thick of a build project to think about these issues. But an element of control over your roof windows using blinds can be the key to a more comfortable energy efficient home.



COVER STORY: BLENDING THE OLD WITH THE NEW

Sat on a hillside near Penzance, the owners of The Grange – a family home – required an extension to add to their existing space but which would also incorporate a twist of contemporary living.

The brief was to construct a multi-level clear structure that opened up onto the landscaped hillside which forms the family garden. Achieving this using a large seamless opening was "a challenge that had to be overcome". A corner-opening frameless structure plus innovative glass was needed to achieve the client's dream. Glasspace (designers and structural engineers) created a cantilevered glass corner solution incorporating Infiniti Finline sliding doors.



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Pump it up

Max Halliwell of Mitsubishi Electric answers your questions on air source heat pumps and explains their particular benefits for self-builders



WHAT IS SO GOOD ABOUT AIR SOURCE HEAT PUMPS VERSUS TRADITIONAL HEATING OPTIONS FOR SELF-BUILDERS?

The future of heating is renewable in the UK as shown by the Government's recent re-commitment to the Renewable Heat Incentive (RHI), which saw a 33 per cent increase in the rates for air source heat pumps.

Because of this, self-builders installing an air source heat pump into their projects are eligible for 10.18 pence for every kWh of renewable heating their system produces, with up to seven years of payments from the Government.

If they also include a Metering & Monitoring System Package (MMSP), they can also receive an additional £1,609 over the course of the RHI.

Heat pumps are also more suited to the modern levels of insulation and

building that self-builders need to achieve, which in turn allows the heating to run at lower temperatures, keeping running costs down and comfort levels high.

HOW HAVE PUMPS IMPROVED OVER THE YEARS, DIDN'T THEY USED TO BE BULKY AND NOISY?

While we can't speak for all heat pump manufacturers, our Ecodan range has been refined and improved since we launched it in the UK nearly 10 years ago. Today's systems include advanced, inverter-driven technology which maximises efficiency levels to match the heating and hot water requirements.

Heat pumps are now designed to be quieter, with some models being endorsed by the Noise Abatement Society and achieving Quiet Mark accreditation. They can also include the latest smart controls that allow homeowners to control and monitor their heating from anywhere in the world.

ARE THEY SIMPLE TO USE?

Modern air source heat pumps couldn't be easier to operate. Whether this is from the optional wireless room controller or via an app, the heating and hot water can be programmed to automate your heating depending on the external weather, or remotely, for example from the airport, if you've forgotten to switch to 'holiday mode'.

HOW MUCH ELECTRICITY DO THEY TEND TO USE IN COLD WEATHER?

Air source heat pumps operate most efficiently at lower flow temperatures than gas and oil and are best suited to

continuous running. This means that your home stays warm all year round, regardless of the outside temperature. While this will need slightly more electricity in the colder months, the seasonal efficiency (SCOP) throughout the year will average out at 3.5 or more, meaning you get 2.5 or more 'free' heating energy from the outdoor air for every kilowatt of electricity you use.

Not only is this eligible for quarterly payments from the Renewable Heat Incentive, it contrasts sharply with the efficiency levels of gas and oil, which can never achieve better than 1.0.

HOW CAN SMART CONTROLS HELP ENSURE YOU'RE GETTING THE BEST OUT OF YOUR AIR SOURCE HEAT PUMP ONCE INSTALLED?

I've personally had an air source heat pump fitted to my 1950s semi (pictured below left) for the past six years and one of the things I love most is being able to see exactly how my system is performing on my smartphone.

Not only can I switch on the water or heating from afar, if I need to, I can also change the schedule depending on the weather to always make sure that my home is warm and cosy when I get home.

ARE THERE ANY LIMITATIONS ON EFFECTIVENESS FOR UK SELF-BUILD PROPERTIES?

As a company we have examples of air source heat pumps being installed in all types of buildings, from 300-year-old cottages, restored Victorian brick buildings, right through to modern, self-build projects or refurbished buildings like my own house.

They can therefore be seen as ideal for just about any project, and the main consideration would be at the design stage to make sure that your heat pump is configured correctly to suit whatever heat transmitter you want to use, whether that is underfloor heating, traditional radiators, or a combination of both.

WHAT ARE COMMON PITFALLS THAT SELF-BUILDERS CAN FALL INTO WHEN CHOOSING AIR SOURCE HEAT PUMPS?

An air source heat pump will need to be installed outside, so a unit's sound levels of the unit are clearly an important



ASK THE EXPERT

consideration. While this isn't an issue for most self-build projects, it is worth looking at the sound levels from different manufacturers and also thinking about where you site the outdoor unit if you are building near to neighbours or windows.

It's worth looking at the Quiet Mark website or asking the manufacturer what their noise levels are.

HOW DO YOU GO ABOUT SECURING RHI PAYMENTS TO HELP MAKE THINGS EASIER?

The Government has just announced a revision of the RHI which came into effect on 20 September. This sees the rate for air source heat pumps increase by 33 per cent to 10.18 pence per kWh. It is subject to a cap of 20,000 kWh per property, but this is something that is unlikely to affect the majority of self-build heat pump installs.

RHI payments depend on the installation and installer being MCS (Microgeneration Certification Scheme) registered before they can qualify. Choose an installer that is MCS-Accredited and ask their advice about the application.

HOW CAN YOU BE SURE YOUR INSTALLERS REALLY KNOW WHAT THEY'RE DOING, TO AVOID POOR INSTALLATION CANCELLING OUT THE BENEFITS?

All Ecodan installers have to have attended our extensive training programmes and all creditable manufacturers should operate similar training. If in doubt, contact the manufacturer first for advice on finding a suitable installer in your particular region.

WHAT ARE THE GOLDEN RULES SELF-BUILDERS NEED TO KNOW IF THEY'RE KEEN TO INSTALL AN AIR SOURCE HEAT PUMP?

Firstly, use an appropriately qualified installer to design the system to suit your needs. As stated earlier, the installer and the installation will need to be MCS-accredited if you wish to apply for RHI payments.

Second, a complete new build project will less of a requirement for heating than a refurbished property but will still

have the same requirements for hot water. There are air source heat pumps which are designed specifically for this purpose. There are also units which are more suitable for properties with a higher heat load.

Lastly, most modern air source heat pumps should include internet-based controls and should be both straightforward to use and easy to understand, but always make sure you also receive training on how to control the system from the installer.

Max Halliwell is a renewable heating expert at Mitsubishi Electric



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Product Focus

Everglade's 2017 Customer Conference proved a massive success at its London HQ and Showroom on Friday 7 July. Everglade customers and prospects gathered for the annual event, to hear about the latest trends in glazing from architect Emily Osler from London-based Granit Architects, what Brexit could mean for business from PwC's Anna Wallace and the benefits of being a part of the GGF from James Lee. Sales & Marketing Director, Jay Patel also launched three brand new products: Ecotherm 70HI, high insulation aluminium windows; air MOD-Series, new generation entrance doors and air 20SL, minimal frame sliding doors.

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www.simply-burlingtonbathrooms.co.uk



Pineland Furniture is a family owned business and was established in 1987 by Edward Taylor and his son Richard. We mainly design and manufacture bespoke high quality kitchen furniture however we also make freestanding and built in furniture for bedrooms, living rooms etc. At the outset Pineland recognised the demand that existed for traditionally jointed solid wood kitchens at sensible prices. We feel that too many kitchens today look synthetic and uniform in design – more like a science laboratory than the “engine room” of the home.

www.pineland.co.uk



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TIMBER SYSTEMS DIVISION

Product Focus

Scotframe Timber Engineering Ltd manufacture an innovative and unique injected PU closed panel timber frame system called Val-U-Therm PLUS, a range of advanced, closed panel, factory insulated, high thermal performance wall, roof and floor systems, which provide a winning solution. Val-U-Therm PLUS ensures space heating energy costs can be dramatically reduced whilst giving class leading speed of construction, extremely low U-values and exceptional air tightness making it ideally suited to all forms of self-build project. For more information please visit the Scotframe Timber Engineering website.

www.scotframe.co.uk



Sunsquare has been designing and manufacturing high-specification rooflights for flat roofs, encouraging an abundance of natural light into residential and commercial environments. The Bury St Edmunds-based business has endeavoured to set the benchmark for the performance and safety of its rooflights, becoming one of the first designers and manufacturers of bespoke rooflights to secure a Kitemark from the British Standards Institution. Sunsquare has invested heavily in making sure its rooflights ensure comfortable internal temperatures and aren't influenced by outside weather conditions.

www.sunsquare.co.uk

Imperial Bricks has launched a new Waterstruck range. The new Waterstruck range is soft mud moulded, using water as the releasing agent, giving the imperial sized bricks a relatively smooth, but a characterful aged appearance. The clay used for the manufacturing process creates a distinct texture that is F2 rated for frost resistance and fully tested to BS EN 771-1 standards. There are three bricks available: Red Waterstruck, Lightly Weathered Waterstruck suited for the Midlands/North, and an Oxford Yellow Multi Waterstruck commonly found across East Anglia and East Coast.

www.imperialbricks.co.uk





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SELF BUILD

SELFBUILD BOOTCAMP EXHIBITOR

Your one-day self-build masterclass



For all the know-how and money-saving tips you need to get your project off the ground, book your ticket for the Selfbuild Bootcamp on 14 October at Grand Designs Live

Did you know the average self-builder wastes £50,000 on their project due to bad planning and a lack of knowledge? If you're considering your own build, undertaking a renovation, looking for a plot or investigating options for budgets and finance, fully understanding all the required elements is essential, and could even save you thousands of pounds.

For the chance to seek advice from a host of leading experts, learn the basics and ask any burning questions, look no further than the new Selfbuild Bootcamp at Grand Designs Live. It will provide you with all the information and know-how you'll need, so you can manage your own project from start to finish with no problems or hidden costs along the way. The course will also cover subjects such as Government guidelines and legalities, as well as looking into areas like sustainability, energy efficiency and fire safety.

Whether you're at the concept stage and want to learn more, are further along the line with a project that's underway, or an investor looking to set up a business, this new, one-day course is open to everyone.

The course is divided into two subject areas – self-build and renovation – and you can switch between all workshops depending on which topics are of interest to you. Your ticket also includes access to Grand Designs Live, so you can gain the most out of both the show and the Selfbuild Bootcamp. The 45-minute to one-hour-long workshops run from 8:30 am and finish at 6 pm. For more information on the workshops visit the Selfbuild Bootcamp website.

THE EXPERTS

Listen, learn and put your questions to the panel of Selfbuild Bootcamp professionals.

- Planning: Sally Tagg, managing director, Foxley Tagg Planning
- Eco-build: David Hilton, director, Heat and Energy
- Sustainability: Mischa Hewitt, managing director, Earthwise Construction
- Finance: Mary Riley, director, Mary Riley Custom Build Funding
- Project management: James Bryden, managing director, CLPM
- Architecture: Phil Coffey, director, Coffey Architects

WHAT WILL YOU LEARN?

The industry experts will teach you everything you need to know to get you started and tackle your own project. You will leave the self-build and/or renovation workshops feeling confident, inspired and educated, having taken in all the key information you need to know before you start your project.

You will also take on board invaluable expert advice, which is imperative when starting a build to help you avoid any costly mistakes. At the end of the day, you'll also fully understand all the basic information you need to get your project started, know the challenges you may face and how to avoid or tackle them and be informed of legal requirements and how to budget, finance and manage your project correctly so there are no devastating miscalculations along the way.

As well as access to the courses and two tickets to Grand Designs Live, your



Selfbuild Bootcamp ticket includes the following:

- CPD (Continuing Professional Development) certificate on completion of the course and all course materials
- Networking breakfast and lunch, plus refreshments throughout the day
- A copy of the Selfbuild Bootcamp event magazine
- A copy of *Grand Designs*
- A copy of *The Ultimate Guide to Renovating & Self-Building*
- A copy of *Selfbuilder & Homemaker*
- A copy of *i-build*

WHEN & WHERE

Selfbuild Bootcamp takes place at the NEC's Gallery Suites in Birmingham on **14 October**. Tickets are £99 per person, to book visit www.selfbuildbootcamp.com/sbhm or call 020 3225 5204

Fisco tools' new 'A1-Plus' Hi-Vis Tapes

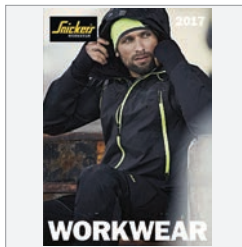


Excellent value measuring from the UK's long-standing favourite brand of Tapes. With an EC Class II measuring accuracy, these Hi-Vis Tapes are stamped with the **Fisco** brand hallmarks of quality and reliability. With a tough ABS case that has a high-impact rubber overmould, these tapes combine hardwearing reliability with ease of use. There are three different models, available in five and eight metre lengths with 19mm and 25mm blade width variants. With a

handy belt clip, a self-zeroing end-hook and a 'positive action' brake, these 'A1-Plus' Hi-Vis Tapes from Fisco will satisfy most general measuring tasks on site.

info@hultaforsgroup.co.uk

New Snickers Workwear Catalogue



This 148 page catalogue has all you need to know about one of the world's leading range of working clothes for professional tradesmen and women. This Workwear will work hard on site all year round, whatever the working environment you're in. **Snickers** topwear garments are great both for work and leisure activities. Whatever trade you're in, there's something for you – Work Trousers, Work Jackets, Tool Vests Shirts, Underwear, Accessories and Tool

Carriers – plus an extensive range of PPE Workwear. Plus the most innovative Layered Clothing System that ensures you can choose clothes to suit the weather on site – rain or shine, wind or snow.

info@snickersworkwear.co.uk

Plastering simplified with Knauf ProRoll



With its brand new roller-applied range of finishing and surface-levelling ready-mixed plasters, **Knauf** has introduced ProRoll, a new quick, clean and efficient way of plastering residential homes and smaller projects. Suited to both smooth and textured backgrounds, Knauf ProRoll is applied to surfaces using a 9-inch medium pile roller and extension pole as required, ensuring a quick and easy installation while reducing the physical effort required of plastering. Pre-mixed,

Knauf ProRoll can be applied directly from the tub, producing only a fraction of the mess of a traditional plaster product. In addition, any excess material can simply be removed from a surface and recycled.

01795 424 499 www.knauf.co.uk

The Solid Gear Safety Shoe



The Revolution Infinity from **Solid Gear** is exactly what the name suggests – a revolutionary safety shoe. A 'bounce back' mid-sole which gives a 55 per cent 'energy return' that will put a real spring in your step to reduce fatigue and stress on your back, legs and feet. The shoe's stretchable upper with Cordura is water-resistant with amazing performance when it comes to breathability, fit and flexibility. It has a non-slip sole, a composite midsole, a heel counter for foot stability. These shoes come with Solid Gear's newly developed NANO toe-cap. It's 40 per cent stronger than fiberglass and thinner than other non-metallic toe-caps.

info@hultaforsgroup.com

Protect your most important tools with hand Armour

Your hands are your most important tools so keep them protected with Hand Armour, a new multi-use barrier cream from **Everbuild** – A Sika Company.

Providing protection against any wet or dry contaminants, it has been designed to help stop the skin from absorbing harmful substances as well as protecting against abrasion. The non-greasy, unscented formula is easily absorbed into the skin, and with only a small amount needed to provide unbeatable protection, a little tube goes a long way.

Available in 100ml tubes, Hand Armour is packed into printed display boxes which are sure to attract attention when sat on the counter, bringing builders back for this product time and time again.

For further information about Hand Armour or any other product within the Everbuild and Sika ranges, contact your local sales representative, call the sales office on or visit the company's website.

0113 240 2424 www.everbuild.co.uk



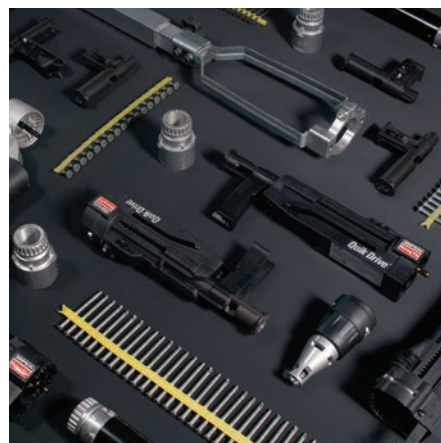
Quik Drive kicks up a gear

Simpson Strong-Tie is boosting support for the world's most advanced collated screw system: "Quik Drive" with the appointment of a new Sales Manager.

Fixings Industry veteran and now Quik Drive aficionado: Phil Chambers explains: "The Quik Drive system has been on my radar for some time, it's not just fast, it's really (really) simple to use. It's great to see the lights go on in peoples mind when they give it a try, so for me it's a thrill to join the team behind it and to spend time with people from the many different industries that can make great use of the Quik Drive system."

In addition to Phil conducting Quik Drive demonstrations throughout the UK, an all-new Quik Drive catalogue has been released this summer. The latest edition features additional Quik Drive equipment and collated screws introduced during 2017. The catalogue has also received a design revamp to make it as easy to use as the Quik Drive system itself, with better visuals and more 'how to' guidance. For more information to book a test drive, visit the Simpson Strong-Tie website.

01827 255600 www.strongtie.co.uk



Designing your dream home

Grand Designs Live is returning to the NEC in Birmingham for its 13th year from 11 - 15 October



Grand Designs Live promises to break down the conventional limitations to home building and offers visitors a chance to discover the latest innovations, explore current trends and preview unseen products.

Once again hosted by *Grand Designs* guru Kevin McCloud, the show will play host to a series of exciting, educational and interactive features over five days. Kevin, joined by a whole host of industry experts, will provide a wide-reaching range of informative seminars at The Grand Theatre. The ever popular Ask an Expert service returns with experts offering free advice in every field – from financing projects to architecture, interiors and much more.

With over 400 exhibitors making their way to the NEC, find every product you need across the six different sections of the show: Build, Kitchens, Bathrooms, Technology, Gardens and Interiors.

Kevin McCloud, design authority and presenter of the Channel 4 TV series, will be hosting the renowned home show. Bringing his expertise in the design industry as well as his distinctive style and approach to the event, this season's Grand Designs Live is set to be one of the most informative, exciting and engaging exhibitions to date.

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

- The Kitchen Advice Centre, sponsored by Miele. Book free 30-minute consultations looking at all aspects of kitchen planning and development.
- The Live Kitchen, sponsored by Miele. For cooking buffs, the Live Kitchen is a must see feature, with top chefs hard at work showing audiences how to prepare delicious meals and take advantage of kitchen appliances in live demos.
- Grand Room Sets. The theme will be brought to life by pioneering interior designers in this inspirational interiors installation. These innovative rooms will showcase products which are accessible to visitors and are from British retailers, manufacturers and designers.

Also returning for this year is Kevin McCloud's 'Green Heroes'. This handpicked selection of the best eco-innovations will sit at the heart of the exhibition, providing a platform for eco-conscious designers to showcase their latest innovative designs and products.

Kevin has an extensive knowledge of the latest technologies, materials and innovative sustainable practices at work



In the construction and interiors market. Building on his experience, Kevin McCloud's 'Green Heroes', is inspired by his passion for innovative eco-friendly product design and green building products.

WHEN & WHERE

Grand Designs Live takes place at the NEC in Birmingham from **11 - 15 October.**

To book your tickets visit www.granddesignslive.com

Visit Kloeber at Grand Designs Live



Kloeber UK Ltd is delighted to be exhibiting at Grand Designs Live Birmingham, offering customers the chance to view its extensive product range. The company is also delighted to announce the opening of its new showroom in Washington, West Sussex, serving Hampshire, East Sussex and Kent. For over a decade, Kloeber has offered homeowners and self-builders a range of bespoke glazing solutions, helping them select the perfect doors

and windows for their unique projects. Why not bring along your plans and visit the team on stand B208 to see a range of bi-fold and sliding doors as well as the award-winning FunkyFront door.

info@kloeber.co.uk

GRAND DESIGNS LIVE STAND NO B208

Airflow to exhibit at Grand Designs



Airflow Developments, specialist in home ventilation, will be exhibiting at Grand Designs Live at the NEC Birmingham from 11th to 15th October 2017. With indoor air quality a key concern for many Grand Designs Live visitors, Airflow will be showcasing its wide portfolio of ventilation solutions including, Adroit units, Airflex Pro semi-rigid ducting and a range of residential fans to help self-builders make their home a healthier place to live. For more

information about Airflow and its full range of products and services follow @AirflowD on Twitter, search Airflow Developments Limited on Facebook, or visit Airflow's website.

01494 525252 www.airflow.com

GRAND DESIGNS LIVE STAND NO B462



INTERIOR INSPIRATION: BEDROOMS

Bedrooms have central importance in any home. Whether you're creating a relaxing and peaceful haven for yourself or a fun and playful kids' bedroom, our pick of the latest furniture has got it all

1. The **Sky B Plane** bed will make a fun addition to any child's bedroom. As well as a bed, the Sky B Plane offers practical storage space in the form of a bookshelf, storage compartments and boxes. The bed is manufactured by **Circu** and the price is available on request.
www.circu.net

2. The **Dewdrops Gold Side Table** from **The French Bedroom Company** makes a great bedside table. The glass top and open design mean it doesn't appear to take up a large block of space. The table's understated design means it will go with almost any interior styling and colour scheme. It's priced at £135.
www.frenchbedroomcompany.co.uk

3. The **Team 7 Relief** wardrobe, available to buy from **Wharfside**, is completely customisable. Options include hinged or sliding doors in natural wood or coloured glass (available in several tones), glass display drawers, shoe racks, clothes lifts, trouser pull-outs, shirt drawers, tie compartments and even TV media fittings. Prices vary depending on options.
www.wharfside.co.uk



4. The **Davenport** bed marries bold design with comfort. The oversized headboard's classic soft button detailing and European fabric give it a luxurious look while the geometric pattern is right on trend. The bed is priced at £979 and is available to buy from **Living It Up**. www.livingitup.co.uk

5. The **Headboard Workshop** has recently released a new selection of headboards, including the **Winged Mull Headboard**, featuring delicate white piping and button detail – perfect for anyone wanting to create a new look for their new bedroom without replacing the entire bed. The headboard starts at £558 for a single bed. www.theheadboardworkshop.co.uk

6. The **Antoinette** dressing table features an unusual curved front and handcrafted bevelled mirrored panels inlaid into an antique wooden frame. It will make a glamorous statement piece, with the velvet-lined drawers and crystal handles adding to its opulence. The dressing table is available for £299.99 from **My Furniture**. www.my-furniture.co.uk



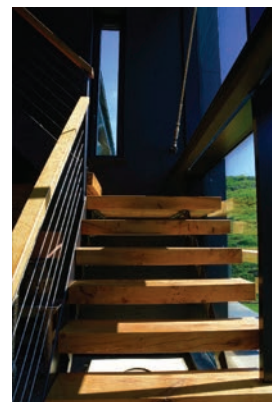
CASE STUDY

A GRAND ADVENTURE



Photography: Ewen MacDonald

Building your own home should be the perfect opportunity to fulfil your wishlist – however wild and wacky. This is how the Aylmer family approached creating their holiday home on the north Cornish Coast, as Ewen MacDonald reports



From the moment you step into the black painted and larch-clad building that is Barford Beach House, you are captured by the playful interiors that manage to balance an eccentricity of style with beautiful finishes.

Barford Beach House is the work of Ken and Illona Aylmer and their family – who number Barford as their third adventure in self-building and by far their most extensive.

Sitting on cliffs close to the surfing hotspot of north Cornwall's famous Widemouth Bay, it features six ensuite bedrooms, a sauna, its own cinema room, a huge master suite featuring a brass bath and bespoke boat-inspired wooden bar – and a secret bunker-style games room with its own bar in the cellar. Outside there are views of breaking surf and access to a small secluded beach which can be best enjoyed from the large upstairs terraces linking the bedrooms, the landscaped gardens or the outdoor wood fired hot tub (protected by a windbreak created from an eight metre-long railway track found in the grounds).

Here there is also an abandoned fishing boat installed into the grounds of the house which previously featured as part of Luke Jerram's Withdrawn art installation project in Bristol's Leigh Woods and now doubles as a fun play house. The grounds are also home to a vintage Airstream motorhome which has been decked out as an extra bedroom.

A LABOUR OF LOVE

It has taken two years to create this stunning new home, which was completed in June 2017. The new property follows a similar

footprint of the building that originally sat on the site – a typically uninspiring beige 1930s seaside bungalow that was begging to be bulldozed. But the original idea looked very different and had involved keeping some of the existing structure. "It was an old bungalow with a bedroom," says Ken Aylmer. "Our plan was to put another floor on top."

Once they looked at actually doing it, it became clear they were going to have to take off the roof and cut out sections of the wall to put down steel supports – and there would be nothing left.

So they went back to the drawing board to create the stunning new build – although Ken has paid homage to the old building by recreating the original bedroom in the same ground floor spot. A second floor provides the sleeping space for the family.

Outside, the house is finished with larch wood cladding, which will soften to a silver colour, and a dramatic black render – something the architect had doubts about. "We hadn't thought about the outside," admits Ken. "The architect's design had white render and timber but when I looked at it, it kind of irked me and I thought of dark blue or even black, and there was quite a lot of um-ing and ah-ing with the architect. Now nobody can visualise it any other way – and it really goes with the windows."

As you might expect for a house built on the coast, plenty of opportunities have been taken to make the most of the light, from the double height zinc-clad glass entrance atrium where a collection of former 1960s Paris street 'bauble'

HIGH POINT

Letting their three children loose to find the secret bunker, a room only accessed through a hidden tunnel in the cinema room. The room was a late addition not included in the original plans. The secret underground games room/bar features leather banquette seating and retro arcade games. "It's totally over the top," Ken admits.

THIS PAGE

Substantial 1960s Paris street 'baubles' each weighing 20 kg were used to make a chandelier

FACING PAGE

The house is finished with a combination of larch cladding and a dramatic black render

KEN'S TOP TIP

Where possible, owner Ken was keen to use local tradesmen and worked closely with the builder to create some of the more unusual features – such as the four-poster bed created from scaffolding poles.



lights have been recommissioned into a stunning central chandelier. These lights, weighing in at 20 kg each, were no easy feat to install – and required the patience and ingenuity of builder Jon Hoyle of Host Construction to safely fit them. “We had talked about a disco ball, but that wasn’t quite right, but I loved the disco-light style. They are so beautiful at night,” explains Ken.

Interior designer Marcus Crane adds: “We

always knew that there was going to be something big there. We went to various places and discovered these at Alex MacArthur Interiors in Rye.” The specialist antiques and interiors company also supplied the collection of cushion mirrors at the top of the main staircase.

The warm Cornish sunshine floods the house – glass has been used to its maximum to make the most of all available light from both



the north-facing and south-facing views. The warmth that the light creates makes the underfloor heating virtually redundant during many months of the year, although a welcome addition for winter use when even Cornish thermometers can approach zero.

ECLECTIC DESIGN

The interior of the building is a reflection of the family who own it. Much of the eclectic mix of 'industrial luxe' furniture, Moroccan tassel fringed bed throws, vintage anglepoise lamps and vibrant art work have been sourced by Ken and his family from fairs, antique shops, and eBay. Interior designer Marcus brought in

fabrics from designers such as Romo, Emin, Lewis & Wood and Savannah.

An open-plan living/kitchen area dominates the downstairs, where an unusual copper-clad kitchen featuring deep smoked oak flooring leads into the dining space where a 3.5 metre-long 18th century Persian granary oak dining table dominates (it was found in a barn in Iran before being stored in a warehouse). The living area features leopard print fireside seating, and the walls are clad in timber reclaimed from the original house – complete with old holes for pipes. Piano legs have been repurposed as lampstands and a wagon wheel found on the property is now a lamp base. A central feature is the 1970s glass-topped display table, which has been brought back to life by ebonising the wood and inserting beautiful blue butterflies.

A unique architectural touch here is the clever disappearing wall that separates the kitchen/dining room from the living room to maximise the versatility of the space.

Upstairs the large master suite (at an impressive 50 m²) is a real lesson in luxury; there's a giant bed, smothered in sumptuous throws, a seating area, and direct access to the balcony which runs across the rear first floor so the sea views are enjoyed to the fullest. In one corner, a decadent bespoke cocktail bar beckons, its construction reminiscent of the highly-polished hull of an old wooden sailboat. But it's the bathroom that brings a bit of a gasp – featuring a stunning William Holland brass bath, where a porthole window goes through the bedroom to the floor length windows and the view

CONTACTS/ SUPPLIERS

INTERIOR DESIGNER

Marcus Crane
mccullyandcrane.com

BUILDER

Jon Steele from
Horst Construction
horstconstruction.com

ARCHITECT

Trewin Design Architects
trewin-design.co.uk

LANDSCAPER

Barry Lewis-Langley
01840 250894
07376 528031
langleybarry@gmail.com

ELECTRICIAN

Terry Graves Electrical
terrygraveselectrical.co.uk

PLUMBING

MPA Plumbing (Launceston)
01566 779613

TEXTILES

Merchant and Mills
handprinted Indian fabrics
merchantandmills.com

BATHS

William Holland
williamholland.com

LIGHTING & MIRRORS

Alex MacArthur Interiors
alexmacarthur.co.uk

SANITARYWARE

St James Collection
stjamescollection.com



LOW POINT

On the whole there were no negative experiences in the build. But Ken admits convincing the architect to go with the black render was a challenge. "There was a lot of um-ing and ah-ing with the architect," he says. "Now nobody could imagine it any other way."

beyond. The bathroom itself is finished in dark local slate, while an old sewing machine stand already owned by the family has been repurposed to hold the sink. "My wife and I have been dragging this old sewing table around for 20 years and have finally found a home for it," Ken explains.

The idea, says Ken, is that the master suite can double as a self-contained hideaway for the parents. "Our kids are going to start taking this place over, and we can shut ourselves off in this room."

At the moment, their three children have their own playrooms – and each bedroom has been designed with its young occupant in mind. Their son Leo's love of the Narnia Chronicles inspired a secret doorway through his wardrobe (past faux fur coats, of course) into the adjoining bedroom. He also has a cabin bed accessed by a ladder where he can stare out at the view through a perfectly positioned porthole window.

A second bedroom for their daughter Ella features an en suite bathroom that's home to a silver 'bateau' bath and walls papered in pages from Alice in Wonderland, made during a muck-up day at school. Her sister Scarlet's room features a four-poster bed created by scaffolding poles.

Part of the wow factor of Barford is the incredible attention to detail that self-builds can sometimes lack, as finance and inexperience can lead to mistakes. I find myself stopping to admire the perfect tiling in the en suite bathrooms, the careful positioning

of the brass portholes that offer sea views from the beds and bathrooms, and carefully chosen accessories that reflect the family's tastes.

Perhaps there is no better space to reflect this taste than the downstairs rooms where the old cellar is now home to a sauna and cinema room (which features a 4K projector and a vintage cinema 'What's On' show time board). "I'm hoping to change it each time we play a film," explains Ken, who was responsible for tracking it down.

From here you can access (through a secret tunnel) the bunker. This secret underground games room/bar with leather banquette seating, retro arcade games – including the original Star Wars game – and a classic pinball machine that Ken used to play in the 1990s. Above the bar sits gold lettering declaring 'Pleasureland' – itself an eBay find by Ken. "It's totally over the top," he admits of the room, which is also decorated with hundreds of tins of food – in case of emergency. "The kids and I have a thing of what we would do in the event of a zombie apocalypse. So we went along the theme of a bunker. There's a sound system, a bar with a sink and a fridge, a pool table and a banquette built into the retaining wall.

At a cost of £1.2m, the family have had to recoup the cost through letting it as a luxury rental but they have refused to compromise on making the house and its contents are a reflection of their own tastes. This is a forever home for the Aylmers, even if it's not currently a permanent one. ■

Turn property dreams into reality

The London Homebuilding & Renovating Show returns to the ExCeL from 22 - 24 September

**Homebuilding
& RENOVATING
SHOW** Everest
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At its current growth rate of six per cent YOY, the number of new homes being built in England is expected to reach 16,500 by 2020, according to the Self & Custom Build Market Report 2017. But this is still far short of the Government's target of a million completed houses.

For those interested in taking matters into their own hands, the London Homebuilding & Renovating Show will provide inspiration, practical help and resources to turn visitors' property ambitions into reality.

The event will offer self-builders and renovators the opportunity to discover over 360 specialist exhibitors and access 750+ advice sessions and 45+ free seminars and masterclasses. Real self-builders will also be present to share their experiences, together with companies from a variety of sectors.

On Saturday, visitors will be able to hold 15-minute consultations with celebrity experts who star in their favourite TV property programmes. Charlie Luxton will talk about eco living, new architectural ideas and homes of the future. Julia Kendell will return to

meet with visitors seeking inspiration on how they can revamp their houses.

For attendees in need of fresh ideas or solutions, the Ask the Expert area will be the place to ask questions and explore the most efficient solutions to meet their challenges. A total of 11 resident property experts will be available for 15-minute consultations via interactive sessions. People will be encouraged to bring their plans along and discuss them.

Within this zone, visitors can also head to the Ask the Builder area and meet experts for advice on their renovation project. In addition, over 15 architects from the Royal Institute of British Architects (RIBA) will be at the Ask the Architect area. Self-builders and renovators with questions or issues about obtaining planning permission will be able to meet with Sally Tagg and her team of experts at the Planning Clinic.

Potton's self-build experts will be on hand to help visitors create and design their dream home at the Potton Design Lounge. In addition, the Oakwrights Design Consultation Service will provide access to free 20-minute consultations with designers and craftspeople from its

architectural design team.

Live presentations hosted by qualified tradespeople in the Tricks of the Trade section will showcase up-to-date information on everything property-related. Plus, new to the show this year is Estimators Online, a company which offers estimating services for domestic building projects. By using its in-house software and quantification techniques, the team will quickly convert visitors' drawings into an accurate labour and materials estimate.

WHEN & WHERE

London Homebuilding & Renovating Show takes place at the ExCeL, London from **22 - 24 September**.

For more details, visit homebuildingshow.co.uk/london

Build Aviator helps land your project



Build Aviator will be joining **Jewson** on the stand K186 at the *London Homebuilding and Renovating Show*, inviting self-builders and house builders to the stand to discover more about their expertise and services to help make the build process smoother. Build Aviator has teamed up with its sister brand Jewson, one of the UK's leading chain of builders merchants, to discuss with visitors the range of products, services and expertise that are available from both companies.

Build Aviator services include: SAP assessments, Material Estimating, Registered Construction Details, Air Tightness Testing, Acoustic Testing and On-site Compliance Support Pack.

www.jewson.co.uk

LONDON H&R SHOW STAND NO M161

Hörmann to showcase its latest range



Visitors to this year's Homebuilding and Renovating Show in London will be able to see **Hörmann's** latest range of products on Capital Garage Doors stand.

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seeing Hörmann's latest range of garage doors? Visit stand number H123 at the Homebuilding & Renovating Show, ExCeL London, 22-24 September 2017.

info@hormann.co.uk

LONDON H&R SHOW STAND NO H123

Getting the light just right

“When I saw the finished space, it felt like I was in a new house”
– Julie Cheetham

Selfbuilder & Homemaker takes a look at how a London couple extended their home to create a bright and modern family-friendly space

Beri and Julie Cheetham set out to modernise their Victorian home situated in sought-after London borough Wandsworth. By taking their time to plan, improvising a little and setting a bit of budget aside, they created a beautiful modern kitchen-diner that connects the garden to the home.

Two years after moving into their terraced house, Beri and Julie's self-build project began to take shape.

As is the case with many renovation projects, they wanted to take advantage of the space they didn't use. By removing their existing lean-to conservatory and extending out into the side return, they transformed the rear of their property into an open plan kitchen-dining area, that leads out into the garden.

NATURAL HOSTS

Their vision was to bring more natural light into the rear of the home, to make it brighter and create a welcoming area for family and friends to enjoy. “With the kitchen leading on to the garden, it had to serve as a place for the family and to entertain – especially for the summer when we love to throw impromptu parties,” says Beri. “We have a large extended family and our friends live in the neighbourhood, so the space needed to easily allow for at least 10 people at any time.”

Beri and Julie knew what they wanted from their extension project from the start. Key features that they had their hearts set on were all in the final plans. This included Belgian-style patio doors and a large glass area covering the

back wall of the dining room looking out into the garden.

TAKING THEIR TIME

After spending the best part of two years mapping out their vision to know exactly what they wanted, they had a good idea of how their home was going to look. To help bring the project to life, they spotted an advert for architectural practice Granit Architects, and decided they were the right firm to turn their vision into design.

“It took our architect to unlock the true potential of the project, not only in the design, but also in helping to get planning permission” says Beri. “They really helped to finesse our ideas.” Granit built on Beri and Julie's ideas, suggesting they dig down to create a high ceiling which would be in keeping with the sense of grandeur throughout the rest of the house. They also incorporated a concrete floor through from the kitchen into the dining area and into the outside.



SECRETS OF SUCCESS

RAIDING THE PIGGY BANK

To get the project underway the lean-to conservatory was removed first. This paved the way for the builders to be able to dig down so they could create the three metre high ceiling. They had to underpin the original rear wall, which is where Beri and Julie's emergency 'piggy bank' came to good use. "We discovered that the house needed to be underpinned in four places, which added £12,000 to the project cost," explains Julie. "It's a good job we organised a contingency budget."

Improvisation also played its part in creating a feature they did not quite have in mind. The exposed brick wall, which adds real character, provides a unique cooker splashback when covered with a glass mount. Beri explains: "It was actually an accident, as the feature brick wall was built far too long." She continues: "Instead of covering it with tiles, we improvised and kept it how it is, it makes a lovely alternative."

NINE MONTHS LATER

It took Beri and Julie nine months to complete the project. They now have a modern dining area with traditional and contemporary features, perfect

for hosting family and friends. "When I saw the finished space, it felt like I was in a new house," says Julie. Beri agrees: "It feels peaceful and in perfect harmony with the soul of the original

house." With plenty of time to plan, a backup budget in place and surprises taken in their stride, their new kitchen-dining area has truly transformed the home.

THE VIEW FROM THE ARCHITECTS

"The clients decided to refurbish their property to create a modern, minimal family home. They wanted to extend into the garden and to the side of the kitchen to create a large living space, filled with natural light, and to make a better connection with the garden. The final design by Granit Architects has opened-up the ground floor significantly, opening up a large space in the kitchen dining room and providing a level threshold with the garden to create a seamless connection from inside to out.

A large L-shaped roof light now sits above the kitchen and dining room, flooding the space with light. A reclaimed bandstand column has been used rather than a steel across the back of the house to support the upper floors and to enable the roof light's dramatic change of direction. This almost suggests the house is floating above the kitchen.

Full width steel framed windows and doors were added to the rear to help flood the room with afternoon light and marry with the garden beyond. This also created an industrial aesthetic, alongside the reclaimed column and exposed brick walls, giving the space a unique quality both in terms of shape and finish. The exposed bricks are brand new and not existing stock, which allowed the wall to run straight into floor without the need for skirting boards.

Throughout the house, materials were chosen to provide modernity but with a reference to industry and classics, such as parquet flooring in the hall and living room."



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UK Construction Week is back at the NEC in Birmingham from 10 - 12 October



For the third year in a row, UK Construction Week will be held at the Birmingham NEC, and this year attending is arguably more important than ever before. The construction industry has seldom been in the news more – from the aftermath of the Grenfell Tower tragedy, to the uncertainties and potential impacts of the UK's imminent EU departure, to the countrywide housing shortage – the chance to influence, share, learn and network has never been greater.

NINE SPECIALIST SHOWS

Running from 10 am to 5 pm on Tuesday 10, Wednesday 11 and Thursday 12 October, UKCW is free to enter. Visitors will benefit from nine shows: The Build Show, sponsored by Easy-Trim, Timber Expo, Smart Buildings, Grand Designs Live, Surface Materials (featuring Kitchens & Bathrooms Live), Energy, Plant & Machinery Live, HVAC and Civils Expo. More than 650 leading exhibitors, including construction's biggest names, combine to make this

the largest industry event in Britain.

In between exploring the industry's most innovative products and services, visitors can attend an exciting array of debates, seminars and specialist building safety workshops hosted at six hubs and the UKCW main stage. Timetables are available on the UK Construction Week website (www.ukconstructionweek.com). The workshops, all of which are free and CPD-certified, run on all three exhibition days, but will book up fast so you're advised to register as soon as possible.

THOUGHT-PROVOKING THEMES

As you'd hope from a show bringing together the industry's big thinkers, as well as huge diversity of information, UKCW is focusing on several key themes this year.

Offsite construction features heavily; it's the future of the way we build, and visitors will find more exhibitors focusing on offsite and modular construction than any other area. There's a dedicated offsite award ceremony plus a theatre, with key speakers focusing on volumetric construction in the residential sector.

SO WHAT ELSE IS NEW?

You'll find an all-new layout and floor plan for this year's show – all the better to showcase an unprecedented number of exhibitors and seminars. UK Construction Week has introduced the Innovation Trail to highlight the latest products on the market. New, specialist awards are added to the awards ceremonies this year too, including the Offsite Awards, BIM Awards and several new World Architecture News awards to be presented.

SOCIAL NETWORKING

UK Construction Week is making it easier than ever before to share



knowledge, meet new contacts and make lasting connections. Visitors and exhibitors are also guaranteed great entertainment as well as unbeatable networking opportunities. The beer and ale festival – a huge hit last year – is open throughout each day and both nights, and features live music, entertainment, 15 beers and hot food. UK Construction Week has also arranged special perks for casino nights on the 10 and 11 with Genting International Casino at Resorts World Birmingham.

WHEN & WHERE

UK Construction Week runs from **10 - 12 October** at the NEC, Birmingham.

For more information and to book your ticket visit

www.ukconstructionweek.com

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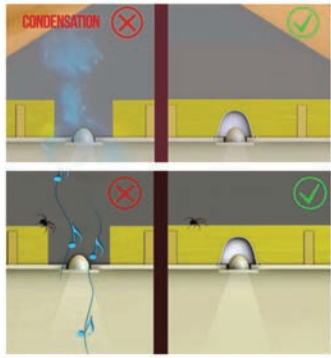
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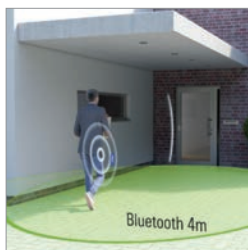




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Schueco UK expects BlueCon to prove very popular with end-users. If the Smartphone is lost, unauthorised access can be prevented. For more information please contact Schueco.

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Machinery upgrade for Garador

One of Britain's leading garage door manufacturers **Garador** has recently invested heavily in new production machinery and equipment.

Garador offers a full range of garage doors, including Up & Over, Sectional, Roller and Side Hinged garage doors. Expertly engineered and available in a selection of designs and colours, as well as being easy to fit and maintain, it is no wonder Garador's garage doors are one of the UK's market leader.

In the last three years the company has invested over £2 million in production technology together with other enhancements for its Chevron, Salisbury and Sutton steel Up and Over doors. These developments will help to ensure a long-lasting garage door delivered at a reasonable price.

The new machinery and equipment has been fully tested and is now fully in operation at Garador's state of the art factory in Somerset. For more information please contact Garador.

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More than just a garage

Andrew Guppy of The Classic Barn Company discusses the options and considerations when specifying a detached garage



Garages may not immediately seem like the most interesting part of a self-build, but with a little imagination and creativity, adding a detached garage to your project can make a huge difference. The days of 'bog standard' square buildings with plain up-and-over doors are gone and garages can present a perfect opportunity to express your personality through design choices.

THE BENEFITS

Storage is one of the most important factors with any home and with the correct approach, adding an outbuilding can enhance the presentation of your new home by providing that much-needed storage space, avoiding clutter in the house.

Clients also don't always recognise that adding a well-designed and well-built garage will often increase the value of their home and in doing so offset more of the build cost by putting the value back into their estate. This theory was tested on ITV series *The Home*

Game in March 2017 – a client's house was valued independently before and after the addition of an attractive outbuilding to prove it adds value.

PLANNING & REGULATIONS

Of course there are a couple of important legal requirements that need to be considered before beginning work on a detached garage. The first thing that needs to be given some thought is planning permission. In some circumstances home owners won't need planning permission to add an outbuilding as it can be built under permitted development rights. However, a particular set of requirements must be met for it to fall under these rights. For example the building must have a maximum eaves height of 2.5 metres and the overall height must be kept below 4 metres if it has a dual-pitched roof. This will of course influence the style of the outbuilding. For this reason, self-builders are generally better off seeking advice from professional providers who can offer attractive

solutions. For those who wish to check these requirements, downloadable checklists are available online from various websites.

The other important legal consideration is Building Regulations. If the floor area of your outbuilding will fall between 15 m² and 30 m², you will not normally be required to apply for Building Regulations approval – providing that the building contains no sleeping accommodation and is either at least one metre from any boundary or is constructed of substantially non-combustible materials.

If your garage size is going to exceed these markers then most reputable suppliers should ensure all of their working standards meet the necessary Building Regulations.

COSTS & MATERIALS

Naturally cost is an important factor with any aspect of your self-build. The cost of building a detached garage will vary greatly depending on the decisions and choices you make. For those on a tighter



budget, building a garage isn't out of the question, but naturally it often comes with compromises.

The groundwork required for constructing an outbuilding should not be ignored as this represents a sizeable proportion of the cost and is often dictated by the ground conditions. However, everything that happens above ground is more controllable and this is where savings can be made. Using

oak framing, for example, is a relatively cost effective form of construction that can be designed to a budget requirement. Timbers can be sized and specified accordingly.

Oak framed construction is also very durable, as well as classical and flexible. With the correct specialist on board, an oak building will represent classic character and stand the test of time. It's for this reason that so many home owners are exploring the delights of classic barn-style garages and car ports and that oak framing is becoming increasingly popular throughout the UK, particularly in rural regions. It's also important to ensure the joinery is well-built, and iroko wood works particularly well.

The choice of door is another important element of the design. For those who want to maintain the timeless, classic look, outward opening barn doors will suit better than up-and-over style doors. Well-established and reputable companies will also offer discreet automation options, whatever style door you decide to go for, meaning you can combine a traditional appearance with modern convenience.

The roof surface reflects a large proportion of the building and will therefore also impact the overall appearance. Something people are

often not aware of is that while the roof design (including its pitch) will of course be decided by the architect, the manufacturer of the chosen tile will supply a certain pitch range to operate within. This is particularly true with handmade tiles but can also be the case with machine-made clay tiles as well, so it's something to bear in mind. Most self-builders will of course opt for a tile that closely matches that of the main house, but other options can include specialist thatching, timber shingle tiles or camber tiles for a irregular, textured effect.

When it comes to the overall design, you can be as bespoke as you want or need to be. Large open roof areas with truss spaces will continue the classic style of a barn through to the interior. Being creative needn't stop with your new home – get the design juices flowing and your imagination run wild. James Bond-style features often come into play when it comes to designing garages – for example, The Classic Barn Company has provided a host of fun design solutions for clients, such as creating spaces that can accommodate turntables and even car lifts. The possibilities are endless.

Andrew Guppy is director at The Classic Barn Company

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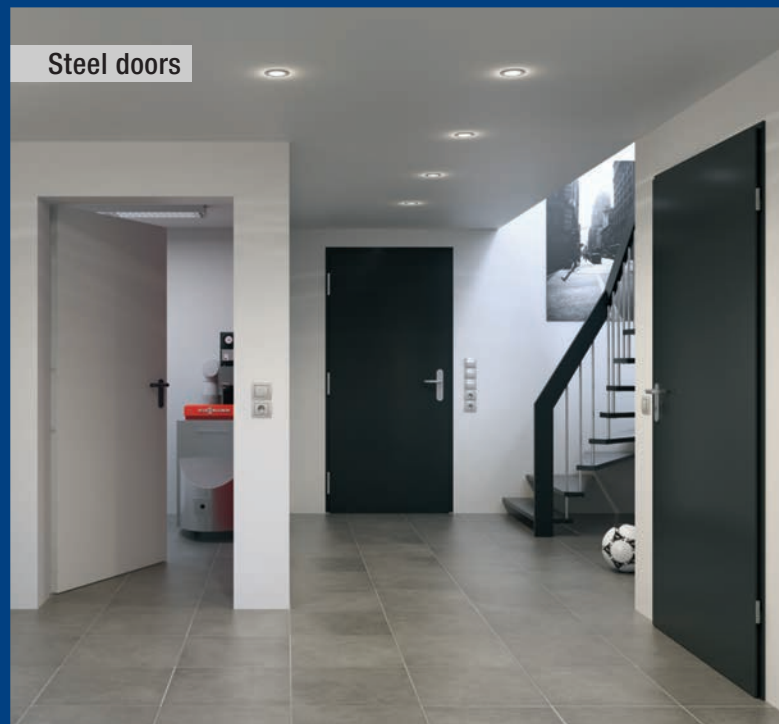

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Walking on sunshine

With various options available, walk-on rooflights can offer an abundance of light to dark spaces while still allowing for movement above. Chris Chaney of Sunsquare explains how

Rooflights have been maximising daylight in architecture for years but now the need to utilise natural light to boost health and wellbeing means they are not only featuring in commercial properties but providing a stunning feature for homeowners, too.

Walk-on rooflights are a fantastic feature for areas that require pedestrian access, such as walkways, roof terraces and patio areas that sit above subterranean rooms. They not only provide much-needed natural light for the room below but they are also a highly practical and aesthetically pleasing addition to the home.

Designed for the glass to sit flush with the surface, walk-on rooflights are weathertight, safe and thermally efficient especially when installed on a fully insulated upstand. They are also tested to withstand a point load of half a ton, and can easily handle the extremes of the British weather. This allows them to lighten living spaces while surpassing all the required Building Regulations giving you genuine peace of mind.

WHEN TO USE THEM

Walk-on rooflights are an excellent way of introducing natural light to dark rooms, even if the light has to be utilised from another room in the building.

External walk-on rooflights are generally provided with clear glass as standard as clients tend to wish to maximise the light and provide the room with a view of the sky. However, an obscure interlayer that is bonded between the external panes can be included if privacy is required. Anti-slip patterns such as a dot matrix pattern can also be used to provide a decorative safety feature without hindering the full impact of light.



Internal rooflights, known as floorlights, provide borrowed light from another room in the building. It is not uncommon for deep plan multi-floor buildings to utilise the light from a centrally placed rooflight on the main roof and for the light to travel through several floors to the basement.

Alternatively, you can use floorlights to spread light from one room to another. This may be particularly useful if you have a bright hallway that's directly above a subterranean bedroom or basement for example, breathing new life into the darker space and making it more useable than ever before.

If a floorlight is used in a fire exit route, Building Regulations require for them to be fire rated for safety. Typically, the required rating is either 30 or 60 minutes of integrity and insulation.

WHAT TYPE OF GLASS & GLAZING IS REQUIRED?

Walking on glass sounds like a risky business. But actually, walk-on rooflights are designed with safety at the forefront.

In fact, to meet Building Regulations, walk-on rooflights typically have two panes of surface glass that are bonded together with a strong laminate interlayer. This means that in the unlikely event of the outer pane breaking, the laminate and inner pane would be able

to withstand the weight of anyone walking on the rooflight.

Frequently, rooflights consist of an argon-filled cavity in between the outer pane and a toughened inner pane ensuring that the rooflight is energy efficient. You can also introduce a laminated inner pane providing added protection. This extra inner pane ensures that if there was a break, the glass would be contained within the laminate and would not fall into the room, protecting the space below.

HOW TO FIT THEM

Most reputable rooflight suppliers will have a detailed installation process and should be able to walk you through the process of fitting. Most manufacturers products should be designed to be easy to install.

Some will also offer an optional fully insulated upstand that ensures the perfect fit. Upstands are a frame that a skylight sits on, creating enough height from the roof surface and enough pitch for the water to run off the skylight. They play an important role in ensuring your new skylight fits and fits well. Once the upstand is fitted, the timber decking or roof-top paving should align with the top face of the glass, leaving a sleek, flawless finish.



As well as providing upstands, good manufacturers should provide bedding tape that goes around the external face of the upstand, creating a supremely clean finish with no need for using messy silicone. Upstands can be delivered in as little as seven days so the roofing work can be completed ahead of the rooflight arriving, saving your builder or roofer time and saving you money.

If you have a larger area that needs glazing and consists of multiple panes, reputable manufacturers should offer an installation service.

A FINAL WORD

Designed for high performance and longevity, a walk-on rooflight can

provide a stunning architectural feature for homes, as well as lighting up remote rooms with daylight.

Not only do walk-on rooflights add a wow factor, they also decrease the need for artificial lighting while reducing energy costs.

The sleek, minimalist, and high performance design of walk-on rooflights mean they will be right at home anywhere, from contemporary settings to homes with heritage features. This explains why they are fast becoming a popular feature for architects and homeowners.

Chris Chaney is managing director of Sunsquare



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Clean and green with BioLPG from Calor



Eco-conscious self-builders can now do their bit towards a greener, cleaner environment with the launch of the UK's first BioLPG fuel supply from **Calor**. Now, with the launch of Calor BioLPG (a new form of liquefied petroleum gas), it's easy to 'go green' - without any real upfront costs or upheaval. Traditionally oil heating has been one of the most common forms of rural heating; however, its carbon footprint is higher than alternative energy sources.

Many self-builders without access to mains gas opt for LPG to fuel their property as it provides all the benefits of gas for heating, hot water and cooking.

askcalor@calor.co.uk



Morley launches smart solution

Integral blinds manufacturer **Morley Glass & Glazing** has developed SmartMotion, a unique interface that helps installers quickly and easily incorporate its motorised integral blinds into home automation systems. Ian Short, managing director of Morley Glass & Glazing said: "Home automation systems integrate various domestic applications such as lighting, heating, safety and security, energy management, entertainment systems – and motorised integral blinds – and are growing in popularity in the UK, as the concept of "smart" homes takes off. An increasing number of our customers are being asked to incorporate our motorised Uni-blinds® integral blinds into electric-powered home automation systems – and in the past it has been a daunting and a complex task that could cause damage to the wiring of the blinds or the home automation system. This inspired us to commission the development of a unique interface called the SmartMotion which makes the process so simple it's child's play. In one easy step the operation of the blinds is smoothly integrated into the whole home automation system so that they can be controlled at the touch of a button, even when you're not at home."

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Making savings from a rainy day

Stormsaver's Lisa Farnsworth explains how rainwater harvesting systems can help self-builders save water and reduce household running costs

For those choosing to self-build, rainwater harvesting systems are becoming a popular solution to be kinder to the planet and reduce household water bills.

While historically, solar and wind power solutions have been prominent, the water shortages are now taking centre stage in the UK. It is becoming apparent that despite having had short periods of heavy rainfall, we have to plan to reduce the strain on the mains water supply for the long-term future.

UK policies need changing to include rainwater harvesting systems in new builds which would see our country following in the footsteps of other countries such as Germany, Australia and India, where rainwater harvesting is commonplace and often mandatory. Already, the Welsh Government and Greater London Authority are taking steps towards this.

Rainwater harvesting systems are becoming a popular solution to water shortages and greener environmental policies. Recycling rainwater is a proven method of reducing water bills in an eco-friendly way that promotes sustainability, and reduces the strain on reservoirs and other water sources.

We have to plan to reduce the strain on the mains water supply for the long-term future



It is more important than ever to capture and reuse rainwater where possible. With hosepipe bans and inconsistent weather, water shortages are becoming daily news. Recent heavy rainfall will not have any immediate or long-term impact on our water shortage issues however, and collecting this locally is a common sense solution. It is imperative that we work together to utilise alternative sources of water that will help to preserve our planet. We can no longer take our water supply for granted.

HOW THEY WORK

Rainwater harvesting systems can be used by practically every household. A storage tank is installed (usually underground) and a multi-stage filtration system is used to clean rainwater for toilet flushing, irrigation, laundry and vehicle washing. Mains water consumption for domestic properties is reduced by up to 50 per cent. Installing such a system is also not as expensive as

people often think; a basic residential system starts from around £2,000 and commercial systems can see a payback of less than five years.

Rainwater harvesting works by collecting rain from roofs and filtering out leaves and debris before storing the water in the main storage tank. The water is then pumped into the property to be used for non-potable applications such as flushing WCs and toilets or supplying soft water to washing machines and external taps. There is also an overflow system so in heavy rainfall the excess water can be discharged into main drains. Systems come with a small control unit which is simple to install in a utility room or garage so you can easily switch to mains water when required and vice versa. Specific systems themselves can be even more eco-friendly – traditionally a rainwater harvesting system uses a 900 W pump but there are systems available that use a 90 W pump, drastically reducing energy use and in turn, carbon emissions.



HARVESTING PLANNING BENEFITS

When obtaining planning permission for developments and self-builds, the inclusion of eco-friendly elements can help influence planning officers at local councils. Rainwater harvesting systems are often viewed favourably when decision makers are considering the effect of a new property, as they reduce the impact on local resources.

SYSTEMS WORKING IN HARMONY WITH DAY-TO-DAY LIVING

For most people, installing a rainwater harvesting system will completely

transform the way they use water without them noticing any difference from using mains water.

In an environment where consumers are worried about escalating utility bills as the cost of living increases, rainwater harvesting offers an effective solution. The investment in a system also future proofs the property against further increased expenditure – if utility costs continue to rise, homeowners need not worry as they have their own sustainable resource.

The collected rainwater itself also offers financial advantages to

homeowners. Rainwater is softer and kinder to washing machines and clothes than mains water. This in turn will allow a reduction in limescale damage, meaning the washing machine will have a longer life – another added bonus. Another benefit of the water being less harsh on clothing is that it reduces the need for fabric softener, which again means money saving for homeowners and even, in the long-term, less lorry miles for detergent producers – another reduced environmental impact. Although these may seem like small or somewhat insignificant details, savings will add up over time.

For those choosing to self-build, installing a rainwater harvesting system can prove an integral part of constructing a low cost and sustainable property. In times of water shortages and drought it is important that everybody plays their role in conserving water as our water supply can no longer be taken for granted. There are proven products on the market that are proven sustainable solutions and should be considered in all self-build projects.

Lisa Farnsworth is managing director at Stormsaver

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The principal of rainwater harvesting is to collect, filter and store rainwater from your roof. This harvested rainwater can be used for toilets, washing machines and in the garden. Rain Activ combines the benefits of rainwater harvesting with sustainable drainage (SuDS). If you have had issues during planning with drainage Rain Activ could be the cost effective solution.



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New Kingspan Shallow-Dig Rainwater Harvesting System

Kingspan has launched a new premium 'shallow dig' domestic rainwater system, which joins the company's well-established portfolio of rainwater-recycling solutions. The Gamma Rainwater range is a low-cost installation for self-build projects and residential developments. Its profile requires a shallower dig and less excavation than traditional rainwater harvesting systems as well as less backfill to secure it in place. It's also ideally suited to rocky strata conditions where deep digs are not possible. Gamma is designed as a 'fit-and-forget' system, providing homeowners with a seamless, automatic supply of harvested rainwater. It works by channelling rain from roof gutters, filtering out leaves and debris and then storing the water in an underground tank. This water is then conveyed to appliances (WCs, washing machines, outdoor taps etc) either direct, via a header tank, or is pumped direct from the main storage tank where a tank is impractical. Systems which supply WCs or washing machines are automatically backed up with mains water at no inconvenience to the householder. Dave Vincent, Commercial Director for Kingspan Water Management (GB and Ireland) advises: "A rainwater harvesting system can halve the amount of water used by a homeowner and rainwater harvesting systems will remain a constant feature of any development, ensuring targets for water management continue to be met for years to come."

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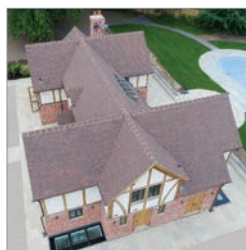


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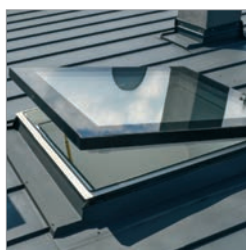


Canterbury handmade clay plain tiles from a leading roof systems manufacturer, **Marley Eternit** have been used to create an authentic roof for a new build historic-style cottage in the Denham Conservation area. Marley Eternit's range of Canterbury tiles are handmade by skilled craftsmen, using locally sourced Etruria Marl, generally accepted to be the finest clay for strength and durability. The tiles are available in three colours; Chailey

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FAKRO DEF and DMF flat roof windows have redefined the visual aesthetic for such products, the quadruple-glazed DEF U8 offering a U-value of 0.76 W/m²K, ideal for Passivhaus and energy-efficient construction. The triple-glazed DEF U6 has also been awarded a Red Dot Design Award, further evidence of innovation by the FAKRO team of more than 100 engineers. The 'ColourLine®' option also provides scope to specify the window finish in any RAL colour from the

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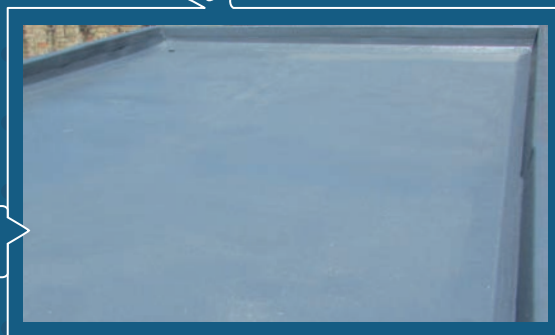
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Pick up the pace with SIPs

Timber Innovations' Ian McCarthy explains why the interest in SIPs as a modern method of construction continues to grow fast

The UK is seeing a rapidly increasing enthusiasm among self-builders and others in the construction sector to opt for structural insulated panels (SIPs) as their primary build method.

SIPs are another "modern" method of construction that have actually been around for some time – in fact, SIPs are popular in the United States, where they have been in use for over half a century.

An advanced method of construction, SIPs offer excellent thermal performance and lightweight structural strength. SIPs use less timber than traditional timber frame and are one of the most economical and eco-friendly forms of construction.

SIPs are used in walls and roofs for residential, commercial and educational sites, providing ecologically friendly and energy efficient buildings. They are usually used in conjunction with metal web joists for upper floor systems. The structural panels are made in a continuous production process by expanding the insulation material between the two outside facings of 15 mm oriented strand board (OSB) – it is this 'autohesively' bonded sandwich that gives this type of SIP panel its exceptional levels of performance and robustness.

SIPs are particularly popular when it comes to creating 'rooms in the roof'

SIPs can be custom designed for each building. For example, Timber Innovations' SIPs are produced at an in-house factory following the bespoke design and desire of customers. The end result is a building that is extremely strong, energy efficient and cost-effective.

SPEED OF CONSTRUCTION

One of the most popular reasons why customers choose timber frame is the swiftness of construction, and SIP homes go up much faster than traditionally timber-framed buildings. This in turn can relate to cost, which is of course an important factor in any self-build project. Customers appreciate the budgetary benefits to timber frame and SIPs – the swiftness of the building's erection means you reduce both construction and labour costs, an understandably popular consideration.

SIPs can also offer much more versatility than other construction materials, allowing a multitude of possibilities beyond the conventional for those still involved in the design stage. One of the spin offs of this is that it offers, for instance, more habitable living space in the finished project. For example, sloping roof panels create an open space that can maximise all opportunities for full utilisation. Where once conventional roof carpentry to create the roof space left a 'spider's web' of posts and beams, SIPs offer the capability to span from ridge to eaves with, at most, one intervening horizontal beam.

This means that SIPs are proving particularly popular when it comes to creating 'rooms in the roof'; for instance in three storey townhouses, or to simply add extra room in a one or two-storey building.

ENVIRONMENTAL CONCERNS

Another important consideration is that SIPs are one of the most environmentally



friendly methods of construction and make a significant environmental impact by reducing energy use and greenhouse gas emissions. A SIPs building provides continuous insulation, is extremely airtight, allows for better control over indoor air quality and helps save natural resources.

When compared to older construction methods, SIPs produce buildings that are generally more energy efficient, stronger, quieter and more airtight. Less air leakage means fewer drafts, fewer noise penetrations and significantly lower energy bills, thus a reduction in CO₂ emissions. Some of the other benefits which can be



gained for self-build projects by choosing SIPs include:

- extra floor space;
- doors, windows etc., are always be pre-framed with the structure;
- environmental sustainability;
- a robust and solid feel;
- the use of less timber than conventional timber frame construction;
- excellent resale potential.

CASE STUDY

A recent self-build project involving the use of SIPs panels proved to be a particularly unique challenge, as the client required a swift build process that had the correct specifications to be erected on top of their existing basement.

It was extremely important that this construction was quick to create a weather-tight shell over the existing level, as well as ensuring that the structure was designed in a way – with the correct materials specified – to guarantee the basement could effectively support the building.

The client chose to use SIP panels that could meet the erection time requirements, and the lightweight construction limited the need for extra reinforcements on the pre-laid foundations – meaning significant cost

savings and achieving an improved U-value for the property of 0.18.

The prefabricated system allowed the frame to be designed accurately and co-ordinated exactly with the basement design prior to arrival onsite. The precise engineering eliminated any discrepancies that could have occurred onsite. Additional features included the integration of an MVHR system – due to the use of SIPs, great insulation properties and inherently good airtightness values were achieved.

As the advantages of SIPs become increasingly more persuasive to many, some companies are taking further measures to assist those interested; for example, SIPsInnovations is a specialist division of our firm, which was created to meet the increased demand for the energy efficient and environmentally friendly construction system.

At the last count, 75 per cent of self-builders were choosing timber frame as their primary method of construction, and the enthusiasm is reflected throughout the construction industry. SIPs are no longer the 'new kid on the self-build block'. SIPs, for many, are the future!

Ian McCarthy is business development manager at Timber Innovations



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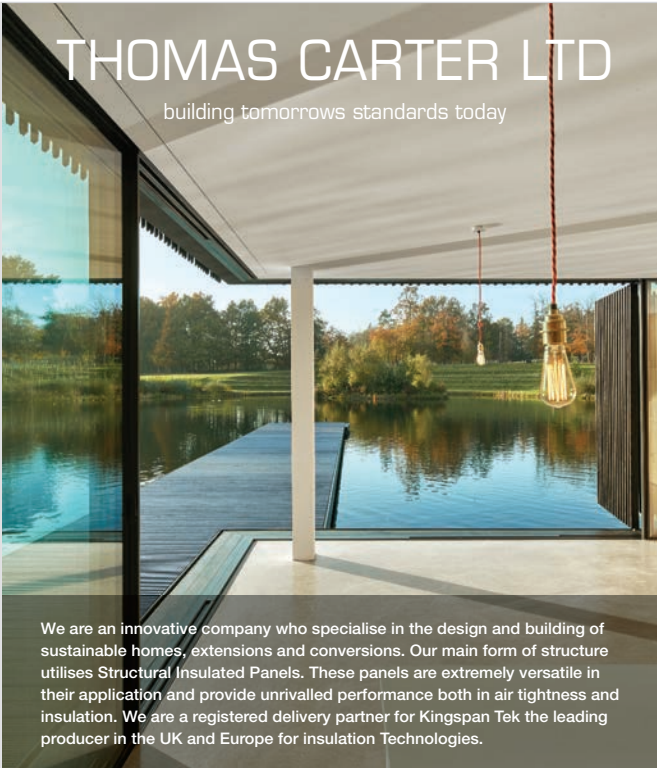
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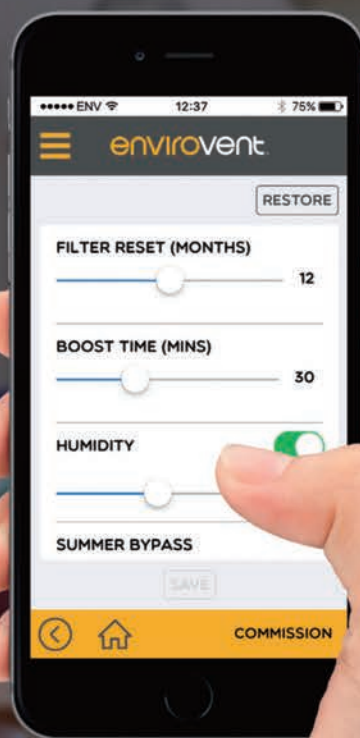
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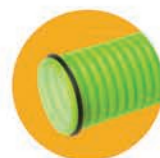
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EnviroVent extends new ventilation app



EnviroVent has responded to strong market demand for a 'smart' way to control ventilation requirements by making its app available for energisava 250 and 380 MVHR (Mechanical Ventilation with Heat Recovery) systems. The myenvirovent app offers installers an intelligent commissioning feature, which saves considerable time on-site. It allows them to connect directly to the unit through the app without the need for a wireless

internet connection and to access the dedicated installer mode to commission the airflow rates and select additional options in the unit's ventilation settings page.

info@envirovent.com

CRL Stone launches Ceralsio tiles



Ceralsio tiles from CRL Stone are made from porcelain, a hardwearing, non-porous material that makes the ideal floor surface for all areas of the home, including the kitchen and bathroom. Flooring in the bathroom needs to be water-proof, easy to clean and hard wearing. Ceralsio from CRL Stone is a porcelain surface that meets all these requirements. Durable and non-porous, Ceralsio is the ideal material for use in the bathroom, available in two

thicknesses – 6mm for wall cladding and 10mm for floor tiling – and a large choice of tile sizes from 30 x 30cm to 150 x 300cm. Available in 25 colours, Ceralsio tiles tap into the latest trends in interior design.

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Purevision slimline models



Charlton & Jenrick is pleased to announce the launch of the slimline versions of its popular Purevision stoves. New models are available in the new slimline format are the PV5W, BPV5W (Black – pictured) and the Classic CPV5W. The new versions keep the same look, design and feel but benefit from being shallower and in the case of the Classic stove also shorter. This was after feedback from their customers who love the look

and performance of the Purevision stoves but were looking for a more universal fitting stove that would fit into more situations. Charlton & Jenrick have recently announced a significant price decrease across the Purevision range.

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Combining classic and contemporary style



Ashcott is the latest model from Mendip Stoves. It has an innovative magnetic door for easy closing and offers the perfect blend between classic and contemporary styling with its large viewing window, elegant legs and fuss-free finish with stainless steel handle. Providing a 4.7kW heat output, the Ashcott has a direct outside air connector for maximum efficiency. The Ashcott costs from £925.00.

This stove is also part of the

Woodland Trust offer from **Eurostove**. For every stove sold, Mendip Stoves will donate £10 to the Woodland Trust, the UK's leading conservation charity.

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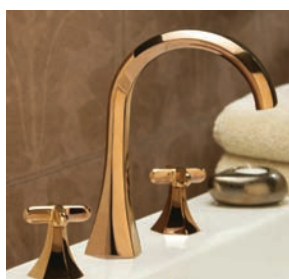
A clear reflection with demista™

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The grass is greener

David Hedges-Gower of Lawn Solutions explains how to care for a lawn and offers his tips on keeping it in top condition during the colder months

When taking on a self-build project the house itself is of course a focus, but that doesn't mean the garden should be neglected. It's often the finishing touches outside a property that make or break the overall look, and a neat and tidy lawn is sure to impress.

GRASS OR LAWN?

It may seem a silly question, but what constitutes a lawn? Is there a difference between grass and lawn? Of course, we all call what we have in our gardens lawn. But what about parks, verges, green areas within industrial or shopping areas, football pitches, golf courses and fields. These are all grassy areas, so when does grass become a lawn?

It's estimated that there are around 10 – 20 million lawns in the UK, but that figure depends on your definition. Often a lawn is considered to be an area of grass that is cared for and looked after. But what many people don't understand is that one way of caring for grass is simply cutting or mowing it. And whether by a lawn mower or animal, almost every area of grass you can think of receives this treatment. Therefore, while that figure of 10 – 20 million may be accurate for domestic gardens, in the grand scheme of things it's probably closer to hundreds of millions, covering an enormous area.

So with so many lawns out there, how do you make sure yours stands a cut above the rest? Grass is often not recognised in the manner it deserves. It's one of the most natural plants in existence and has adapted and survived for thousands of years. Perhaps it's this ability to adapt that means so many of us take lawns for granted. These are just some of the mistakes people make when it comes to lawns:

- Forgetting that just like everything else in your new garden, grass is, put simply, a plant growing in soil. Why treat it with any less care?
- Not realising how simple lawn care can be – did you know mowing is a



form or pruning?

- Getting rid of cut grass clippings. This actually serves as a natural food for grass, so by removing it you then need to replenish the grass to compensate.
- Not adjusting the way we care for lawn to keep up with changing weather patterns.
- Not understanding what natural grass actually is and what makes it grow.

Lawn care should be taken seriously as it's vital to our living environment and more importantly, to our planet.

LAWN CARE MYTHS

So what about the various things we've been told over the years about looking after our lawns? There are some real 'tall stories' out there! We all love a good fable but some myths are not so entertaining. Some examples of these lawn maintenance myths can be found in the next few paragraphs.

USING A SPRINGBOK RAKE FOR MOSS CONTROL

This is a myth that needs clarifying. Moss control should actually be taken care of by controlling thatch, as moss is a by-product of allowing thatch to

One way of caring for grass is simply cutting or mowing it

build up. Scarification performed using a machine not only controls thatch more easily, it also prunes our natural grasses. This allows them to self-produce new plants, saving you the job of adding them yourself. Springbok rakes (the ones with long, thin tines) can remove thatch and moss, but so could a dinner fork!

AERATING LAWNS WITH A FORK

Another myth that needs busting is that a fork should be used for aerating. This will actually only fractionally improve less than one per cent of garden lawns – only lawns with near-perfect lawn soils will see an improvement. A fork is a tool that will make holes like a stiletto. For longer-



lasting results, hollow tining is the way to go. This allows air space to remain in the soil for longer. A solid mass, i.e. a fork inserted into a near-solid mass cannot relieve compaction. Lawn care professionals across the world don't use garden forks for aeration – if it's not good enough for them, it shouldn't be good enough for us.

Springbok rakes and forks are tools that have been adapted from their

original design and purpose – a springbok for raking leaves and debris and a fork for digging over vegetable patches and flowerbeds. They are not designed for use on our lawns. It's little wonder many lawns don't improve with these myths still in circulation.

COLDER MONTHS

Although summer is the time we enjoy and make the most of our gardens, our

lawns still need tender loving care through the colder months. So how should we look after our lawns during autumn? Here are some hints and tips to help you get the most out of your lawn care over the coming months:








- Mowing: Growth should be starting to slow down so you can begin reducing the regularity while at the same time gradually increasing the cutting height.
- Aeration: If conditions are moist enough you can consider an early aeration, but beware of any late 'Indian summer' weather when the lawn can easily dry out.
- Scarification: This is a good time to start light thatch control.
- Feeding: If you are scarifying, apply a good balanced autumn feed afterwards.
- Moss control: This is the perfect time for moss treatment. Remember to do this after scarification, not before, so that it kills moss plants and spores at the base of the sward.

Keep to these autumn rules for a healthy, happy lawn... it will thank you for it!

David Hedges-Gower is a leading lawn specialist and owner of Lawn Solutions

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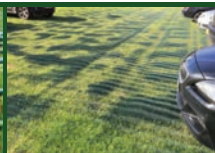
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WORKING IT FROM HOME

The hottest interior trends are making their way into the home office and what's more, they could actually be aiding your productivity. Abby Chinery looks at the most desirable decor trends that you should be adopting

When it comes to creating a space for working from home which is not only stylish and harmonious, but also which supports efficient working, picking the right colours and textures is key. Here are some options.

GREEN

Voted Pantone's colour of the year 2017, bright green would be the perfect hue to inject a refreshing nature-inspired feel to your home office, as opposed sterile white which has been an office favourite for some time.

The effect colours have on our mood has been well documented; the University of Texas established that certain colours, used in a work environment, can produce feelings of melancholy and depression. Green, on the other hand, has been said to promote productivity, and it works especially well in sectors where employees regularly work for lengthy periods at a time.

RAW WHITE

There is no doubt that white is still popular for interiors. However, the distinction with this hot trend is that 'raw' white includes chalkier and bone-coloured whites that are far from clinical.

Having a light and airy room will improve your productivity, as exposure to bright white and daylight makes you feel more awake. According to a study by Travelodge, Britain's workaholics prefer a neutral colour-scheme when working, making it less likely to for people to procrastinate whilst working. It is also representative of a blank canvas, allowing time to focus your mind on the task at hand without being distracted by objects and make you unfocused.

SCANDINAVIAN AND JAPANESE DESIGN

Despite being two disparate nations, Scandinavian and Japanese designs have one thing in common: minimalism. Sometimes considered stark and cold, minimalism could however hold the key



to work productivity. Reports indicate that working in a space with little interior decor will encourage your brain to perform better and therefore increase work productivity.

According to a study conducted by the Princeton Neuroscience Institute, being in a room surrounded by an excess of objects within your eyeline distracts the brain, making it harder to focus on the task at hand.

Leading experts in interior design indicate that a busy and chaotic working environment can portray the disorder and confusion in your life, creating an environment that is difficult to concentrate in. Clearing your home office and creating



a minimalistic space can help you to achieve success in your professional life.

FAUX FINISHES

Marble may have reached its peak in 2016, but this trend, along with other faux finishes, hasn't budged from our interior hotlist in 2017. Homeowners, designers and companies alike are turning to faux materials for a budget friendly design in various rooms around the home.

It is now common to see big companies using faux décor in their office design, creating a sleek and stylish look to the eye maintaining a professional minimalist design, while helping to increase work proficiency. Design ideas include the use



*Being in a room
surrounded by an
excess of objects
within your eyeline
distracts the brain*

of faux marble, artificial grass and plants. Popular communications company Skype, for example, has included a faux-lawn to its grounds to "encourage collaboration and creativity" among its employees.

TEXTURE

As industrial designer Jinsop Lee said in his 2013 TEDX talk, great design appeals to all the senses. Following this theory, introducing various textures in the home has been on every interior designer's agenda, particularly this year.

Occupational therapist Susan Fowler wrote: "In order for a person to enjoy and participate in activities, the right amount of sensory input needs to be provided".

Using an eclectic mix of fabrics and materials, such as wood, could help provide stimulation when working from home as every human being needs some connection and engagement in their lives. But beware not to make your office decor overly-distracting, because having an abundance of objects surrounding you while working can lead to procrastination. Stick to Japanese-style ceramics with clean lines and artisanal wood ornaments (sparingly) to be a part of this trend.

BOTANICAL TOUCHES

Bold botanical prints, especially of the tropical variety, create a modern twist on

the traditional floral design style regularly seen throughout the spring and summer season. Bringing the outdoors 'in' is a highly popular interior design trend at the moment and reports suggest it could have a positive effect on your productivity whilst working.

It was concluded in an experiment conducted in 2011, led by scholars in Norway, that "indoor plants in an office can prevent fatigue during attention demanding work". Not only that, but property experts Fast Sale Homes have said that botanical touches can also provide benefits when trying to sell a home, proving the advantageous effects they have on our psyche.

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Show home remodel marks 25th anniversary celebrations

Self-build specialist Potton is celebrating the 25th anniversary of its Self Build Show Centre by kicking off a major renovation to one of the five show homes on site.

Built in 1992 when the centre was opened, The Milchester has seen a number of makeovers and redecorations over the past 25 years and is now the second show centre home to be completely remodelled as part of Potton's Show Centre revamp programme.

As one of the most popular show homes on the site, the 3,000 ft² five bedroom Milchester will lose its formal interior décor and outdated soft furnishings to make way for a modern yet traditional blend of fixtures, fittings and furnishings that are more reflective of today's family living.

The renovation will see the home completely remodelled through a host of



major internal structural changes including the installation of a new Shaker-style kitchen and new bathrooms throughout. The Milchester's new configuration will transform it into a

modern, open-plan living space complemented by a 'shabby chic' interior design scheme courtesy of Potton self-builder and interior design enthusiast Gill Deeks.

With completion of the renovation due in February next year, Potton temporarily closed the doors on the old show home in early September. The rest of the show centre remains open.

Commenting on the makeover, Potton's marketing manager Fae Perkins said: "We are extremely excited to begin the next phase of our Show Centre revamp programme. The programme, which to date has seen the major renovation and refurbishment of the Gransden show home and the construction of our fifth show home, The Elsworth – a contemporary home designed to Passivhaus standards – is reflective of the way family requirements and lifestyles constantly evolve."

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01297 35700
www.aradastoves.com

Capital Fireplaces
01462 813138
www.capitalfireplaces.co.uk

Clearview Stoves
01588 650401
www.clearviewstoves.com

Nu-Flame
020 8254 6802
www.nu-flame.co.uk

Opies
01245 468977
www.john-opie.co.uk

FLOORS & FLOOR COVERINGS

Bona
01908 525 150
www.bona.com

The Deck Tile Co.
0845 27 00 696
www.thedecktileco.co.uk

GARAGE DOORS

Hormann (UK)
01530 513000
www.hormann.co.uk

GLASS & GLAZING

ESG Group Ltd
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www.esguk.co.uk

Whitesales
01483 271371
www.whitesales.co.uk

GREEN ROOFS

Wallbarn
0208 916 2222
www.wallbarn.com

HEATING & PLUMBING

Uponor
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www.uponor.co.uk

Vaillant
0345 602 0262
www.vaillant.co.uk

HEAT PUMPS

ICE Energy
08081 452340
www.iceenergy.co.uk

INSULATION

Cellecta
08456 717174
www.cellecta.co.uk

Insulation Giant
0844 8922254
www.insulationgiant.co.uk

Superfoil Insulation
01636 639 900
www.superfoil.co.uk

Thermohouse UK Ltd
0208 752 8013
www.thermohouse.co.uk

KITCHENS & APPLIANCES

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www.pineland.co.uk

Poggenpohl UK
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www.poggenpohl.com

Rangemaster
0800 8046261
www.rangemaster.co.uk

LANDSCAPING

EverEdge
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www.everedge.co.uk

MASTIC SEALANTS

Domestic Mastics
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www.domesticmastic.net

PACKAGE BUILD

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www.baufritz.co.uk

Flight Homes
01787 222336
www.fliighthomes.co.uk

Hanse Haus
0845 6589780
www.hanse-haus.co.uk

Kingspan Potton
01767 676400
www.potton.co.uk

Scandia-Hus
01342 838060
www.scandia-hus.co.uk

PLANT, TOOLS & EQUIPMENT

Brandon Hire
0870 5143391
www.brandontoolhire.co.uk

PUMPING STATIONS

J T Pumps
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www.jtpumps.co.uk

RAINWATER PRODUCTS

Aluminium Roofline Products
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www.arp-ltd.com

Yeoman Rainguard
0113 279 5854
www.rainguard.co.uk

ROOFING & CLADDING

Hoppings Softwood Products
01992 578877
www.timber-cladding.co.uk

SEWAGE TREATMENT

We Build It
01746 781782
www.webuildit-ltd.co.uk

SOFTWARE

House Builder XL
0845 1234065
www.hbxi.co.uk

STAIRS & STAIRCASES

Complete Stair Systems Ltd
01794 522444
www.completestairsystems.co.uk

STATIC HOMES

Sunrise Holiday Homes Ltd
01255 815045
www.shhltd.co.uk

TEMPORARY ACCOMMODATION

Amber Leisure Clacton
01255 821190
www.amberleisure.com

TIMBER & JOINERY

Carpenter Oak
01803 732900
www.carpenteroak.com

James Jones & Sons Ltd
01309 671 111
www.jji-joists.co.uk

Log Cabin UK
01970 832 328
www.logcabinuk.com

The Oak Designs Company Ltd
01273 400411
www.oakdesigns.co.uk

Oakwrights
01432 353353
www.oakwrights.co.uk

Osmo UK
01296 481220
www.osmouk.com

Radnor Oak Ltd
01544 260 727
www.radnoroak.co.uk

Silva Timber Products
01514 953111
www.silvatimber.co.uk

Solo Timber Frame Ltd
01892 771354
www.solotimberframe.co.uk

Taylor Lane
01432 271912
www.taylor-lane.co.uk

UNDERFLOOR HEATING

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