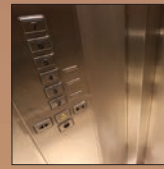




Patrick Mooney on how the new Act on homelessness will force councils to act



Canary Wharf becomes a place to live as well as work – HBD reports on the making of a district



Covering compliance when it comes to lift accessibility – reviewing the impact of new regs

03/04.18

# HOUSEBUILDER & DEVELOPER



## SKY'S THE LIMIT FOR LONDON

High-end housing developments continue momentum, despite looming Brexit worries

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# 03/04.18

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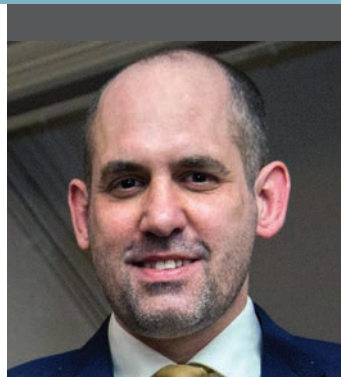
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James Parker

# FROM THE EDITOR

Yes, the weather outside has been frightful – and certain Russian leaders might be less than delightful – but you can't blame everything on the Beast from the East.

Some builders might blame our useless March weather for stalling progress on house construction, but the recent Purchasing Managers Index report on the construction sector showed a continued downward trend in performance that can't just be put down to snow.

Admittedly the fact the PMI index showed the fastest overall decline in the sector since 2016 largely reflected a drop in work due to staff availability on site and weather stopping play. Residential construction actually performed best of the sectors PMI measures, though arguably this is due partly to how badly commercial and civil engineering performed in March.

There were also disappointing figures on new orders and employment in the manufacturing sector in March, the symptoms of a bigger problem. Weather comes and goes, however Brexit is a far more daunting challenge, due to the sustained level of uncertainty it is creating.

The problem is, the underlying picture in housebuilding is not good currently, and the question is whether it can withstand the weather from Brexit in the coming months. The March PMI index followed a February reading that showed housebuilding to be lukewarm at best. Like manufacturing, new order volumes were poor, and most businesses like to look to the future rather than the present.

Business confidence is fragile, and the only sign of any concrete progress on the Brexit talks is that some timetable clarity has emerged on when the transition period will end, namely the end of 2020. Talk about small mercies; all we know is that there is a date when, potentially, some of the rules we currently obey for the benefits of being 'in the club' will end.

There are so many fine details to be ironed out before we get close to a trade deal with the EU, and many commentators now believe this needs to happen by the end of October. It's barely credible. And the bigger picture is the magic trick needed to square the circle of leaving the customs union without having a hard border between the north and south of Ireland. To an outside observer, it must seem barely conceivable as a realistic prospect.

The EU seems willing to be constructive, and Theresa May is going to try her hardest to produce the best deal she can. However what that could mean in terms of positives to the UK economy – when EU leaders will refuse to allow the process to be an advert for leaving to other countries – is very hard to understand.

In the meantime, while businesses and homeowners have the minor comfort of knowing little may change practically until 2020, the uncertainty as to what their world will be like following that remains. The outcomes so far seem to be falling housebuyer confidence, reduced investment, ever increasing materials costs and worsening skills shortages. I remain to be convinced that the trade off with the imagined future economic benefits will be one worth making.

*James Parker*

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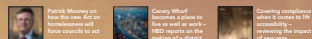
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## ON THE COVER



03/04/18

## HOUSEBUILDER & DEVELOPER



SKY'S THE LIMIT FOR LONDON

High-end housing developments continue momentum, despite rising Brexit worries

©St William development at Prince of Wales Drive go to page 12



# Government fund set to unlock council land

The Ministry of Housing, Communities and Local Government has announced details of how its £45m of investment for “unlocking council owned land for building homes” will be spent.

Housing Minister Dominic Raab announced that 79 projects across the country will receive a share of the Land Release Fund, which could aid the construction of up to 7,820 new homes, according to the Ministry.

Aiming to support councils’ ambitions of unlocking enough land to build at least 160,000 homes by 2020, councils will be able to use the fund to “combat barriers which would otherwise make land unusable for development,” the Ministry commented.

Some of the common barriers that the fund is intended to alleviate include the need for asbestos removal and even bat control, as well as providing for vital infrastructure projects.

Raab commented: “It’s part of our strategy to build the homes Britain needs, and carry local communities with us.

“We’re determined to make buying or renting more affordable for young families and those on low or middle incomes.”

## PROJECTS BENEFITING FROM LAND RELEASE FUND INCLUDE:

- Poulton-Le-Fylde, Lancashire, to build new roads, roundabouts, and utility services, which will deliver up to 330 homes, potentially built with Japanese modular housing techniques. The works will cost £1.7m
- Worcester to demolish a leisure centre and undergo asbestos decontamination works near its city centre, helping to “unlock” up to 50 homes. The project will cost £750,000
- Paignton, Devon, to build a new 350 metre sewer, drainage upgrades and two new roads, which will help provide up to 200 homes. The works will cost £1.9m
- Brighton, Sussex, to divert a public sewer and make electricity substation and highways improvements. The £335,000 project will help deliver up to 30 homes

# Khan launches ‘Small Sites, Small Builders’ programme

A new programme to bring forward publicly owned sites and boost the capital’s small housebuilders has been launched by the Mayor of London, Sadiq Khan.

Through his ‘Small Sites, Small Builders’ programme, Khan hopes to make small plots of council land more accessible to London’s small and medium-sized builders.

To pilot the new approach, Transport for London (TfL) is to bring forward 10 of its small sites for development, with capacity ranging from between two and 42 homes.

The land will be made more accessible through a “simple bidding process” with standardised legal contracts, and two of the sites will be dedicated specifically to community-led housing groups.

Land at Cable Street, near Shadwell DLR station in Tower Hamlets, and a site at Christchurch Road in Lambeth, will both be earmarked for community-led projects, and will deliver 100 per cent affordable housing.

The initial 10 plots of land will deliver 111 new homes, of which 68 per cent will be affordable.

Discussions have begun with other public sector landowners about using their small sites for housing too, and a review of the TfL pilot sites will be carried out to determine how the programme can be used by other public land owners.

# BRE releases offsite manufacturing standard

A new standard to assure the quality and performance of modular buildings has been announced by the Building Research Establishment (BRE).

Modular construction is thought to represent 12 per cent of the construction market (£1.5bn market value) in the UK, with Berkeley Homes, Pocket Living, Legal & General, and Laing O’Rourke, some of the large scale housebuilders, committing to offsite build methods.

The new standard hopes to rid buyers of what BRE called a “prefab perception” of negative connotations.

The BRE said: “It is important for quality and performance needs to cover structural and durability matters, as well as issues around acoustics, access to daylight and vibration, all of which the BRE Product Standard addresses.”

The standard (BPS 7014) covers all building types, including residential commercial, healthcare facilities, schools and prisons to certify the assets.

It is intended to provide guidance to stakeholders including product manufacturers, developers, planners, mortgage lenders, insurers and underwriters, as well as the general public.

# First wave of Planning Delivery Fund released

New funding to help speed up planning decisions has been announced by Housing Minister Dominic Raab.

The first wave of the Planning Delivery Fund, totalling £15.8m, has been awarded to enable councils to process more applications, implement new reforms, and also train planners.

Split into three streams, the first wave includes The Joint Working Fund (£9.4m), Design Quality Fund (£4.82m) and Promoting Innovation Fund (£1.07m).

A total of 68 projects from Gateshead to Cornwall will receive funding from across all three streams, from 2017 until 2019.

Raab explained: “This cash boost ensures councils have the resources needed to make quicker decisions on planning applications, delivering quality housing at a fast rate.”



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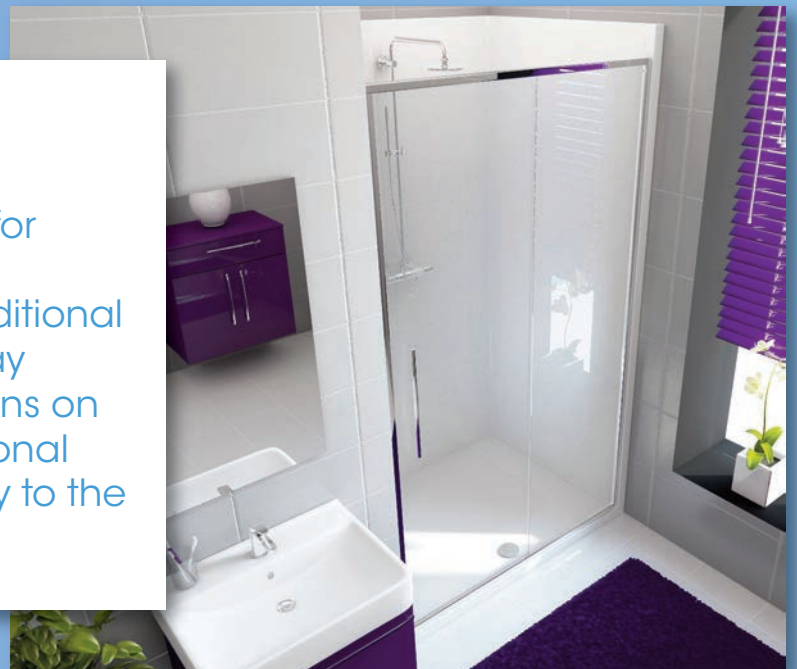
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**They are truly beautiful.**

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# Five times the expected number of brownfield sites identified in UK report

An analysis of Brownfield Land Registers has confirmed that one million new homes could be built on the unused sites, with more than two-thirds of these homes being deliverable within the next five years.

The Campaign to Protect Rural England (CPRE), which carried out the analysis, found that the 17,656 sites identified by local planning authorities would provide enough land for a minimum of 1,052,124 homes. This could rise to over 1.1 million once all the registers are published, which, according to the CPRE, is five times the number of homes predicted by the Government.

Three of the next five years' worth of Government housing targets could be met through building homes on brownfield land that has already been identified, reported the CPRE, which hoped this could deter councils from releasing greenfield sites.

The areas of England identified as having the highest number of potential "deliverable" homes include London, the north west and the south east, with the new registers giving minimum estimates of 267,859, 160,785 and 132,263 respectively.

Rebecca Pullinger, planning campaigner at the CPRE, commented on the analysis: "It's fantastic news that local authorities have identified so many sites on brownfield land that are ready and waiting to be developed – and shows how wide of the mark the Government's estimates of brownfield capacity have been."

She added: "Contrary to what the Government and other commentators have said, brownfield sites are also available in areas with high housing pressure. Indeed, our analysis is conservative with its estimates of the potential number of homes that could be built – the figure could be much higher if density is increased and if

more registers looked at small sites.

"The Government needs to get on with amending its guidance to make sure that councils identified all the available brownfield sites in their areas. They then need to improve incentives to build on these sites and ensure that they follow through on their commitment that all new-builds should be on brownfield first."

## Edinburgh and Glasgow to outperform UK house prices

House price growth in Edinburgh and Glasgow is set to outperform that of the UK, new research from JLL suggests.

The figures revealed that house prices in the next five years are set to grow by 22 per cent in Edinburgh, and 17 per cent in Glasgow, as opposed to 12 per cent in the UK.

JLL's residential forecast for Scotland shows that house price growth has averaged 2.9 per cent per annum over the past five years, aggregating to a 15 per cent recovery. This price growth has come at a time when Scotland, like the rest of the UK, has continued to under-deliver the number of homes necessary to meet demand.

Research indicates that Edinburgh is set to see "unabated growth," with a lack of new build stock coming onto the market likely to fuel further increases. The five year forecast of 4.1 per cent per annum is one of the highest city growth forecasts in the UK.

For Glasgow, city centre sales are expected to rise by an average of 3.2 per cent per annum, below that of many UK city centres, but higher than the UK forecast.

Neil Chegwiddden, JLL director of residential research, said a "range of factors" had combined to impact housing price growth across the UK.

"However," he continued, "despite the intrusion of Brexit, we believe this

transition will provide a more stable and healthy housing market. This new housing paradigm should be embraced and welcomed."

"It is good for government, the economy, buyers, sellers and industry participants. But it will also take some getting used to. House price growth averaging 2.5 per cent per annum in the UK for the next five years will not excite investors or homeowners, but will lay the foundations for a less volatile housing market in the medium term."

## Restructuring of CITB will leave "skills black hole"

The Construction Industry Training Board (CITB) has confirmed it will end all direct training by 2020, which, according to union Unite, will create a "skills black hole."

In November last year, the CITB announced a major restructure, with the intention to seek other providers to undertake direct training.

In a recent blog post to staff however, CITB chief executive Sarah Beale detailed the organisation's decision: "The plans are to exit all direct training by the beginning of 2020, with the intention to sell these activities ideally as a going concern, wherever feasible."

"If we cannot sell these activities, then there is a risk that we will need to discontinue and close some business areas."

Currently, the CITB's courses are subsidised by profit making activities. Unite, the UK's construction union, believes that such cross fertilisation is unlikely to attract a private provider.

Unite has announced its intentions to write to both incumbent and shadow ministers, raising its concern on the future of construction training.





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Patrick Mooney, managing director at Mooney Thompson Consulting

INSTEAD OF WAITING TO ASSIST A FAMILY WHEN THEY BECOME HOMELESS, COUNCILS ARE BEING ASKED TO STEP IN UP TO EIGHT WEEKS BEFORE

## THE SOCIAL NETWORK

# EXTRA HELP FOR THE UK'S GROWING NUMBERS OF HOMELESS

Colleagues in local authorities are bracing themselves for the impact of the Homelessness Reduction Act, which goes live in April and places new responsibilities on councils to intervene at an earlier stage to prevent more people from losing their homes.

Council staff fear they could be overwhelmed by a rising tide of homelessness. Last year local authorities in England accepted 14,400 households as homeless. Many of them joined the 79,190 households already in temporary accommodation, including a total of 121,360 homeless children.

The number of rough sleepers recently rose to an all-time high of 4,751 people. On top of this there are thousands of 'hidden homeless' staying with family or friends, sleeping in spare rooms or on sofas, with less fortunate people bedding down in cars, garages and garden sheds.

At the same time councils are losing thousands of properties through the Right to Buy – 58,000 were sold in the last six years – with up to a third of these properties being relet at significantly higher rents.

### TRAGEDIES

Behind these statistics are many personal tragedies. When a homeless Portuguese man died in a pedestrian underpass near Parliament in February, it made national news headlines but it was not an isolated case. At least four other rough sleepers died on the streets of London in the first six weeks of the year, each of them a tragic waste of a life.

Against this backdrop, it is easy to see why the new homelessness law was passed. Something needed to be done, but homelessness is a bit like emergency surgery – it is best avoided and prevention is usually better than the cure.

So instead of waiting to assist someone or a family when they become homeless, councils are being asked to step in up to eight weeks before this becomes a reality. Ideally landlords will be

persuaded to not proceed with an eviction. In addition councils will help everyone, regardless of their circumstances and not just those considered to be in priority need.

### RESOURCES

Since 2010 councils have lost up to 50 per cent of their grant from central Government with many now simply providing statutory services such as care services for vulnerable adults and children.

To help deliver the new responsibilities, Government has announced additional funding of £72.7m over the next two years. The extra money is welcome, but will not be enough to cover all the additional costs of paying rent deposits to landlords, clearing rent arrears or in training and employing extra staff to advocate on behalf of those threatened with losing their home.

One bright light is the growth in Housing First schemes. These put the homeless person firmly at the centre of the solution. They are given proper accommodation and a support worker whose main focus is on helping to sustain the tenancy. This model is attracting lots of positive publicity for its supportive approach and hopes to pay for itself by saving people and money in the long run.

The additional money from Whitehall will not deliver Housing First schemes across the country, but hopefully enough can deliver positive outcomes to persuade Treasury Ministers to release higher levels of funding. Of course the only sustainable and long term solution would be to build thousands more affordable homes and to provide stronger legal protections against homelessness, particularly evictions.



# Game changing

Go Develop explains how it provided 100 per cent funding for a development of 36 homes in Warrington



**O**ur Partner, an established developer, came to us with an exciting development needing 100 per cent funding on the site of a former Country House Hotel. The project was to create Glazebrook Meadows - a select development in Warrington within easy reach of Salford, Manchester and Liverpool.

This remarkable site consists of 36 homes, made up of 27 houses and 9 apartments, including a children's play area and lots of open green spaces. It was vital that it remained in keeping with the aesthetics of the village and reflected the authentic green belt location. It was a fantastic opportunity, too good to give up, but our developer had all their finance deployed in other schemes.

At Go Develop, property is in our DNA. We fully understood what our developer was facing. We know that profits are often embedded in work in progress, and that most good developers often have more schemes and opportunities than funds available.

For that reason, we provide a complete 'sleep at night' solution of 100 per cent full funding. We cover everything from land and build to stamp duty and soft costs – no fees or deductions – releasing our developers to get on with what they do best and build greater profits.

Our Glazebrook Meadows developer couldn't believe our offering... "I've used various lenders and funders over the years and I've never come across anything as good as Go Develop, 100 per cent funding is a game changer for house-builders like ourselves."

A new Go Develop 'SPV' was set up the same

**ABOVE:** During the 100 per cent land and build funded project for 36 homes in Warrington  
**BELOW:** Before and after completion



day for our partner, to hold the project until it was finished and sold, with a profit share contract for both parties. On completion and sale of the property the profit has been divided with our developer getting the lion's share.

In this scheme, our developer made use of our 100 per cent funding to the total of £5,828,924 over 17 months. Go Develop were flexible when a 5 week extension of time was needed due to a delay in getting discharge notices of the pre-commencement planning conditions. That's because you get to deal with real people who are easy to do business with at Go Develop. As a principal funder, investing our own money nationwide, we can and are known for being flexible for the right opportunities and making things happen; fast.

The best bit? Go Develop, not the developer, take on the strain and drain of admin, VAT returns, valuations and the chasing of solicitors and surveyors saving huge time and cost. If you

add in our experience of legals, surveying, marketing and accounting, our developers find they really do benefit from a complete one stop shop package that can help from the initial concept to the exit strategy.

Like 92 per cent of Go Develop partners, our developer has another project for us to review which is testament to his experience of working with us. As our partner says... "Being a joint venture partner has allowed us to snap up a very profitable opportunity which would not have been feasible otherwise. The whole process was really straightforward and the team were extremely personable, working quickly to turn things around in a time pressured environment. We are already looking for our next joint venture opportunity with Go Develop."

*Go Develop currently have over 1,000 units under construction discover more case studies on our website [www.go-develop.co.uk](http://www.go-develop.co.uk)*





## Milestone for St William

A topping-out ceremony was held recently at Prince of Wales Drive, Battersea, in south west London, by St William, a joint venture between the National Grid and developer Berkeley Group. The event saw the joint venture celebrate not only the first structural completion for the Battersea scheme, but also for the entire St William portfolio.

The development will ultimately deliver 955 new homes, including 229 housing association homes for low cost rent and shared ownership, and wider community benefits.

At Prince of Wales Drive, the company will transform a five-acre former gasworks site that has been closed to the public for decades, to “reconnect this part of Battersea to the community.” Half of the development enjoys an open landscape designed by urban planners Gillespies, with 11 distinct buildings set among considered and high-quality open space, including public gardens.

In addition to the delivery of new homes, Prince of Wales Drive will provide a range additional benefits for the existing community. The development will bring £34.4m of Community Infrastructure Levy contributions to the local area, a Gym Group gym, 65,000 ft<sup>2</sup> of office space, a new nursery for 0-5 year olds, a cafe, and additional food and retail units, which are likely to be occupied by a small grocery.

Launched in 2016 as the first St William project, the event marks a milestone for the developer, which is transforming industrial sites of a complex nature across London into “meaningful locations to live” by reopening disused land and building communities. St William achieves this by “delivering a landscape-led approach at the outset in the design process, which considers first life, then spaces, then buildings.”

The first residents for the Prince of Wales Drive scheme will move in from 2019, and the development will complete by 2025.

**DEVELOPER ST WILLIAM TAKES A LANDSCAPE-LED APPROACH TO PROJECTS FROM THE OUTSET WHICH CONSIDERS FIRST LIFE, THEN SPACES, THEN BUILDINGS**



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## CASE STUDY

# Shifting the work/life balance with a new district for Canary Wharf

Canary Wharf Group is building a new residential district next to the financial Docklands hub, which will comprise over 3000 new homes, led by a landmark tower, One Park Drive. Jack Wooler reports

For the last three decades, Canary Wharf has been a thriving centre of business and culture, setting a new standard for urban spaces. Now, a new residential district is set to transform the community from somewhere just to work and relax, to an exclusive destination that thousands will call home.

The new district is a 22-acre mixed use development incorporating up to 3,600 residential units, 25 per cent of which are dedicated to affordable housing. The development will also bring a diverse range of new shops and restaurants to the area, as well as flexible workspace. Community assets planned for the district include a school and a doctor's surgery.

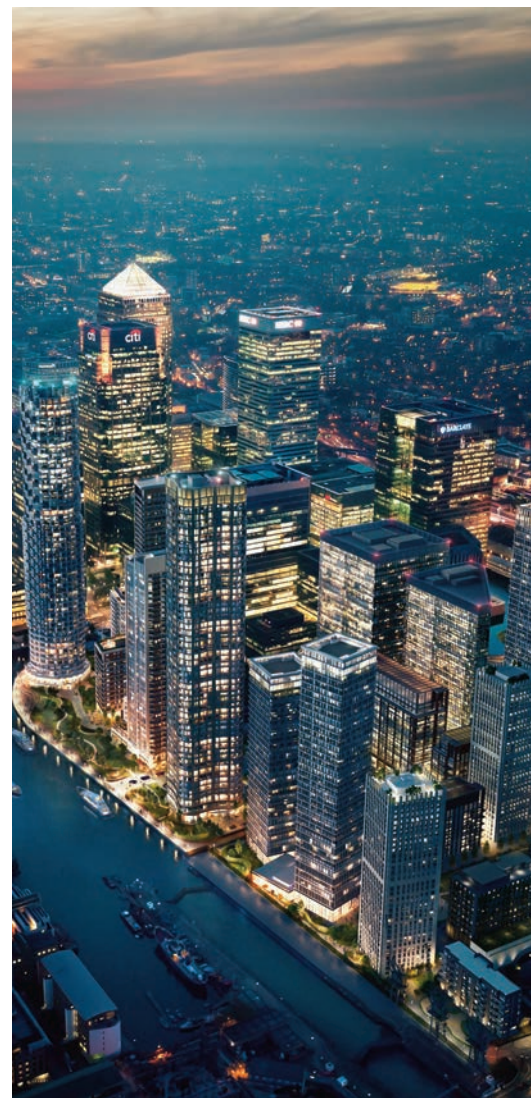
In terms of public space, the area will deliver nine acres of interconnected parks, riverside walkways and open spaces, all contributing to the ongoing regeneration of east London.

Sir George Iacobescu CBE, chairman and CEO of developer the Canary Wharf Group commented: "Canary Wharf is one of the world's great urban spaces – the buzzing hub of the greatest city on earth. Until now, you could only experience this as a visitor or by working here. Now, you can own a property in Canary Wharf."

Brian De'Ath, head of residential at Canary Wharf Group, had similarly lofty expectations of the site, and revealed the company's hopes for the future: "Our vision is to continuously create a community and a neighbourhood unlike anything London has ever seen, bringing together the buzz of city life, with the tranquil atmosphere of waterside living.

"We want to build a vibrant, social, cultural and sustainable community where residents, tenants, workers and locals aspire to live, work and relax."

The Canary Wharf Group manages the entire estate and owns around half of its office and retail space. The Group constitutes a huge property development and management entity in the capital, with a



workforce over 1,200 strong. Through its three dedicated sub-companies, the Group takes projects from initiation to the final stages, and provides properties with maintenance and security services. This all-encompassing presence has helped engender a community feel in Canary Wharf, which it hopes to replicate in the new residential district.

**ONE PARK DRIVE IS A LUXURY 483-APARTMENT TOWER, AND IS THE FIRST UK RESI BUILDING DESIGNED BY WORLD-RENOWNED ARCHITECT HERZOG & DE MEURON**



Aerial view of the new district (2004, 2016 &amp; 2017)

### ONE PARK DRIVE

The first, and defining building of the new district is One Park Drive, a luxury 483 apartment tower spanning 58 storeys. It is the first residential building in the UK to be designed by world-renowned architects Herzog & de Meuron, making the design as well as specification of the building and apartments “best in class.”

The architects have ensured that One Park Drive is sensitive to the surrounding area and natural environment. The building is intended to integrate smoothly with the local waterways, and sit comfortably within a belt of green parkland.

Set against the backdrop of the many existing skyscrapers in Canary Wharf, Herzog & de Meuron have attempted to clearly distinguish One Park Drive as a residential tower. The facade leaves the structure open to viewers, with the interior layout of the floors displayed on all angles. As apposed to its neighbours – glass monoliths with little external detail – the cylindrical tower offers a textured and overall more human feel, “recognisable from the outset as a place to live, not work.”

Cylindrical towers are not a common sight, for practical reasons. Constructing a circular building presents a number of issues when it comes to the interior layout, and usually results in rooms needing to be curved to fit the exterior. This is not the case in One Park Drive, however. A grid system is utilised, combined with the clever use of terraces, to create rectangular rooms in a volumetrically curved building.

Brian De’Ath described the build so far: “Getting started on the construction was the obvious high point, and it was fantastic when we were able to bring a group of prospective purchasers to site in September and show them work progressing.

“The low point was probably the piling, which goes deep into the dock below!”

### APARTMENTS

One Park Drive is arranged into three distinct “typologies,” or designs – spacious ‘Lofts’ towards the bottom of the building, one and two-bedroom apartments in the Cluster section towards the middle, and Bay apartments at the top with expansive views across London.

In total there are 74 studios, 180 one-bedroom apartments, 174 two bedroom apartments and 55 three bedroom apartments or penthouses. Apartments range from around £650,000 for a studio, to £1,625,000 for a three-bedroom flat.

The Loft apartments, occupying the bottom eight residential floors of the tower, benefit from open plan living and ceiling heights usually exclusive to penthouses. The rooms are spacious and open, divided with sliding walls and pivoted screens. Seamless resin floors and sculptured

bathrooms add to the luxurious specification of the apartments.

On levels 10-32 in the centre of the building, the interlocked Cluster apartments are built on alternating floorplates, producing mirrored and rotated apartment layouts on each floor, visually accessible from the building’s exterior. The apartments also feature high-spec interiors in calm tones, utilising natural materials, textures and light to create a character linked to the building’s facade.

At the top of the building, the spiralling Bay apartments inhabit levels 33-57. Three overlapping floorplates create interesting visual geometry, and provide the opportunity for double-height balconies that boast exceptional views. The opulent apartments also make use of forms and textures from the building’s exterior.

All the apartments offer terraces, accessed via sliding glazed doors, and finished with decking. Across the three typologies, each apartment is fully fitted with modern luxuries, such as power outlets with USB ports, ceiling-mounted track lighting in the living rooms, a mood lighting control system provided to the principle rooms, and zoned underfloor heating.

On the ground floor, residents are greeted by a reception and concierge, with a lounge, library and cinema on offer to all residents. The first floor then leads to the ‘heath club’, which incorporates a gym, pool and spa.

Was the Group expecting a particular type of buyer for these new apartments? “There isn’t a simple single buyer demographic,” commented De’Ath. “What the purchasers will have in common is an appreciation of spatial and interior design.

“Rather than us seek a buyer profile to target, we have concentrated upon producing something of quality that will appeal to a wide range of discerning customers.”

### LIFESTYLE

The new district will provide the opportunity for people to live in a well maintained ecosystem within the capital. There are already more than 1,000 people who together work 24/7 to manage the estate’s facilities, arts and events programmes, and green spaces, along with a security team equipped with a state of the art control room.

The estate is meticulously managed, and the Group aims to offer a unrivalled level of security. It controls the entire built environment, a factor that gives many of its customers confidence in the level of service they will receive.

Over 120,000 people now work in Canary Wharf, in what is a still-growing hub of financial banking, leading technology, media and entertainment companies. The

**THE NEW DISTRICT  
WILL PROVIDE THE  
OPPORTUNITY FOR PEOPLE  
TO LIVE IN A WELL  
MAINTAINED ECOSYSTEM  
WITHIN THE CAPITAL**





area is obviously extremely well-connected, with the Jubilee Underground Line, two Docklands Light Railway stations, and the Thames River Bus pier nearby, as well as being in close proximity to the London City Airport. With the imminent arrival of Crossrail, this is only set to improve.

The area is a prime destination for retail and cultural enthusiasts alike, offering a swathe of shops, restaurants, bars, and the capital's largest collection of outdoor public art, receiving numerous awards for its collection.

The estate hosts a variety of events, with over 200 cultural, arts and entertainment proceedings each year. Residents and visitors can experience plays, live music, markets, fashion shows, ice skating and more throughout the seasons.

Canary Wharf is already home to a diverse array of plants, birds, and aquatic life, including a resident seal, and the development's green areas are likely to enhance this. The views and amenities available to residents include the riverside, nearby parks, and landscaped gardens kept by the Canary Wharf Group itself.

Brian De'Ath added: "Residents will benefit from the high levels of maintenance, as well as service and security."

"This area is so exciting precisely because it is our first residential neighbourhood, and will create new affordable housing, schools, a doctors' surgery and high street shops."

## RECEPTION

The Canary Wharf Group has already achieved what has been called 'one of the greatest ever feats of civic engineering', turning once derelict dockland space into one of the capital's main hubs to work, shop and enjoy leisure time.

The new district is far from completion, but has already been well-received by buyers in what remains a high-demand market, and it's easy to see why. No expense has been spared, with the Canary Wharf Group aiming to create a very desirable set of residences in the form of One Park Drive, and an exclusive community more widely.


Mayor of London, Sadiq Khan has expressed his approval of the huge scheme: "Canary Wharf Group has begun to create a new part of London, with exciting designs that will have a profound effect on how our great city looks."

"The key role played by Herzog & de Meuron in helping shape this new district confirms that London is open to ideas, innovation and talent from around the world."


It is clear that there's a major residential future ahead for Canary Wharf. No longer will it be confined to just retail and office space, or known only as one of the UK's two main financial centres.



The Canary Wharf Group's new district is creating a community and a home out of this famous, compact location, providing those with the budget a chance to enjoy both bustling city living, and the relative tranquility of life by the riverside.

The first phase of the new development will follow the arrival of Crossrail in December.



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## British Ceramic Tile sponsor the tiling show



The TTA is delighted to announce that British Ceramic Tile is to be the event sponsor of The Tile Association Tiling Show. The support of BCT, who have also signed up as a Gold sponsor of the Awards for this year, is a further demonstration of the enthusiasm with which the industry has received the launch of The Tiling Show. This is now definitely an event which should not be missed by anyone involved in the tiling sector. The Tile Association Tiling Show will take place from 10am on Friday 18 May at The St Johns Hotel, Solihull, the same venue which will host the TTA Awards that evening.

0300 365 8453 [www.tiles.org.uk](http://www.tiles.org.uk)

## Norbord achieves Gold status



**Norbord's** position in the timber frame industry, as manufacturer of key product, SterlingOSB, has been acknowledged by reaching the Structural Timber Association's (STA) Assure Gold status. STA Assure is a newly launched scheme by the STA, of which

Norbord is a member, which defines levels of accreditation to provide customer assurance. The STA Assure membership and quality standards scheme is designed to benefit both customers and members alike, promoting the differing specialisms, accreditations and quality standards held by STA members. The STA has established three levels of membership accreditation; Gold, Silver and Bronze.

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

## Bigger rewards with VELUX® this spring

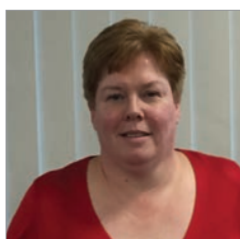


**VELUX®** is offering people who buy white painted roof windows for their home renovation or extension projects rewards, redeemable at top brand retailers and restaurants, during March and April. The promotion will reward installers, builders and homeowners across the UK and Ireland who

choose VELUX white painted products. The rewards of £25 in the UK are redeemable at a range of retailers and restaurants. In the UK, this includes M&S, Argos, Thomas Cook, Curry's PC World and Tesco. Customers have a two-month window from 1 March until 30 April to buy white painted products, perfect for homeowners wanting a lighter, brighter living space.

01592 778225 [www.velux.co.uk/rewards](http://www.velux.co.uk/rewards)

## Norcros Adhesives' new appointment



**Norcros Adhesives**, manufacturer of tiling adhesives, grouts and surface preparation products, has strengthened its technical department with the appointment of Sharon Barratt as technical advisor. Sharon joins Norcros Adhesives, following 31 years in the bathrooms sector, including working for Geberit, Twyford and Caradon. In these companies she held various customer and

technical support roles. Working alongside the customer service team, Sharon will be supporting existing customers and helping the company's expansion into new areas.

[www.norcros-adhesives.com](http://www.norcros-adhesives.com)



## Aggregate Industries supplies portfolio of building products

Building materials manufacturer **Aggregate Industries** has successfully supplied walling, roofing, and flooring products to an exclusive new residential development in Charlbury, Oxfordshire. The ten luxurious five-bedroom houses at Ditchley Gate have been built by developer H Willis Ltd. The scheme is located in a thriving small Cotswold town in the Evenlode Valley. Each property has been individually designed to meet a high specification, with homes offering unique views onto the glorious Oxfordshire countryside. As Aggregate Industries manufactures a wide range of building products with a high aesthetic design, its products are ideal for residential developments in the picturesque Cotswold. The expert team supplied Bradstone Rough Dressed walling in 'Southwold' for the exterior walls. The unique walling is reminiscent of roughly-dressed quarried stone and, on this development, a unique design feature included the use of small jumper blocks as a corner detailing. For the roofing, Bradstone 'Cotswold' tiles were specified, as they resemble indigenous Cotswold slate. The reconstructed stone roof tiles provided a viable alternative to natural stone slates, and were laid to a traditional diminishing course for an authentic visual.

01285 646900 [www.aggregate.com](http://www.aggregate.com)



## Wienerberger wins Travis Perkins' supplier of the year award

**Wienerberger**, kick starts the New Year by winning the prestigious Supplier of the Year for 2017 award from the UK's largest building merchant, Travis Perkins. Determined by a variety of factors, including sales growth, successful new customer ranging, a strong charity partnership and more, Wienerberger was shortlisted from over a thousand other suppliers to just 32 top performing companies, before receiving the most votes from the Travis Perkins senior management teams. Throughout 2017, Wienerberger demonstrated exceptional sales performance, maintained a high level of customer service through friendly and polite professionalism, and launched an initiative resulting in double-digit sales growth for Travis Perkins branches. This award highlights Wienerberger's ongoing commitment and dedication across all areas of the business, showcasing the effectiveness of team members throughout the company and the unity in which they operate. Paul Hodgkinson, National Accounts Director at Wienerberger, said: "Receiving this award is a fantastic recognition for everyone at Wienerberger. It was a real team effort across all areas of the business as everyone played an important role. I'm looking forward to seeing Wienerberger develop even further over the upcoming year."

0161 491 8200 [www.wienerberger.co.uk](http://www.wienerberger.co.uk)



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# More major house builders switch to vertical integration

Three more of the UK's leading house builders have signalled their support for vertically integrated materials sourcing with a switch away from multiple roofline supply partners to GAP's Power of One model.

In September, Taylor Wimpey committed exclusively to GAP for three more years and the following month Persimmon moved its entire roofline supply contract to GAP in a ground-breaking new two-year solus agreement. In early November Redrow handed the GAP Nationals team joint responsibility for its PVC-U fascia, soffit and ancillaries supply.

As well as the three major players, GAP's end-to-end manufacturing, logistics and 112-Depot distribution system is already the building materials source of choice for Lovell Homes, Miller Homes and Keepmoat.

## DAVE TINGLE, SALES DIRECTOR FOR GAP NATIONALS, SAID:

"It's all very exciting but let's face it – we've seen this movie before. Ikea grows wood in its own Baltic forests, Shell and BP extract, refine and retail fuel that starts life in their own oilfields, and Zara can launch a new clothing range in three weeks instead of the nine-month norm because it makes everything itself.

"For house builders, the opportunity provided by vertical integration to engage quickly and effortlessly with every stage of the supply chain via a single point of contact is obviously important, but the big difference is the commercial transparency and financial clarity that come with it.

"Gone are the days when pricing needs to be distorted by complex, bewildering and time-consuming contract support and rebate schemes. And in a modern, competitive trading climate when relationships and mutual trust have never been so success critical, it's just not good enough to expect professional buying teams to negotiate with a manufacturer and then be told that their day-to-day

**"WE FELT IT WAS TIME TO DEMYSTIFY THE WHOLE PROCESS AND GIVE BUYERS WHAT THEY SAY THEY MOST WANT. ONE NEGOTIATION. ONE BRAND. ONE FIXED PRICE. ONE POINT OF CONTACT. AND ONE SIMPLE INVOICE."**



112 Depots nationwide

operational dealings must be with a random mish-mash of sub-stockists.

Following the cash acquisition of the SIG Building Plastics and SIG Windows businesses in August 2017, Blackburn based GAP became the UK's largest distributor of PVC-U roofline, cladding and trim products to the UK's new home building sector.

## TAYLOR WIMPEY DIVISIONAL HEAD OF GROUP PROCUREMENT & SUPPLY CHAIN, NICK DYKE SAID:

"Being a truly national multi-sited house building company with 24+ business units around the country and a central distribution hub in Newmarket, key for us was a non-nonsense approach to trading and







the certainty that all our delivery points could be adequately catered for. Working in partnership with.

**“SIMPLE NET PRICING WITH NO COMPLEX AND TIME CONSUMING RETROSPECTIVE REBATES, A FULL SCHEDULING SERVICE AND TROUBLE-FREE INVOICING.”**

Add to this the UK-wide reach of GAP's network and it's not difficult to see why they have quickly become one of our top tier providers and consistently rank highly in our performance monitoring programme.”

**ADAM LINDSAY-SMITH, CHIEF BUYER AT PERSIMMON HOMES ADDED:**  
“As one of the UK's leading house builders, we set the bar high for all our supply partners.

**“OUR STRATEGIC REVIEW OF SEVERAL ROOFLINE OPTIONS POINTED TO THE NEED FOR RELIABILITY, CONSISTENCY, TRANSPARENCY AND A DEEP UNDERSTANDING OF THE DAY-TO-DAY NEEDS OF OUR SITE-BASED TEAMS.”**



190 vehicle fleet

We chose GAP because they were able to demonstrate that their structure, clear communication lines and culture were most suited to our commercial and operational objectives.”

**DARREN O'REILLY, SUPPLY CHAIN DIRECTOR, MILLER HOMES SAID:**

“At the end of the day, what we need from all our suppliers is certainty. The GAP model is simple and efficient - and gives us control and influence over the entire supply chain, a single point of contact and an end to complex pricing mechanisms.”

**“VERTICAL INTEGRATION IS THE ONLY WAY THAT SERVICE LEVELS CAN BE ASSURED.”**

The 24 year-old GAP group's National Deal – No Sub Stockists mantra is underpinned by its vast manufacturing centres in Blackburn and

South Wales, by its 190-vehicle logistics fleet, and by its truly national network of Depots that provide coverage from Inverness to the Isle of Wight.

As well as bringing clarity and consistency to negotiations and transactions, much of the success of GAP's dedicated Nationals teams has stemmed from its investment in processes designed to make life easier for local site teams and their management.

“Power of One is so much more than just a fancy slogan” added Dave Tingle. “It's become a way of life. It means as much to our estimators and schedulers as it does to our plot management and call-off teams. It's also the focus of major investment. The £1.5m spent on technology to give buyers total visibility and traceability of all current and past orders for example, is as important as new tools such as electronic proof of delivery that we've introduced to save customers' site teams costly and frustrating administration challenges further down the line.”

0845 313 10 12 [www.gap.uk.com](http://www.gap.uk.com)



A Taylor Wimpey site supplied by GAP



# HOUSING 2018

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Chief executive  
Midland Heart



**Ben Derbyshire**  
President  
RIBA



**Rt Hon John Healey MP**  
Shadow secretary of state  
for housing



**Anthony Hilton**  
Economist and broadcaster  
The Independent and Evening  
Standard



**Fiona MacGregor**  
Executive director for  
regulation  
RSH



**James Murray**  
Deputy mayor, housing and  
residential development  
Greater London Authority



**Polly Neate**  
Chief executive  
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# PRODUCT FOCUS



## Solarcrest

An industrial accident at a factory in Germany that manufactures a key ingredient has raised costs considerably. This has led to some suppliers doubling their prices for the materials. Eliot Warrington, Managing Director of Solarcrest said: "It's been something of a boost for us! We offer a breathable spray foam alternative, manufactured in Canada". Solarcrest offer a number of spray foam insulation products to suit different applications. While it is new to the UK, spray foam has been industry standard in the USA and Canada due to its ability to cope with more extreme temperatures.

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[www.loftleg.com/loftlid](http://www.loftleg.com/loftlid)

## Vectaire's WHHRs via an LCD screen



Vectaire's WHHRs can now be commissioned via an LCD screen. The upright units – the Midis and the Maxis – offer the option of an integral LCD or a remote LCD commissioning unit, whilst the in-line EVO250 and Mini can be commissioned using a remote unit. The commissioning engineer is easily able to adjust unit functions including trickle, purge

and boost speeds for each motor, the length of boost speed over-run time, the time delay before the boost speed kicks in, holiday mode, night-time boost inhibitor times etc. The user can see the speed at which the fan is operating, the relative humidity, and when the filters need replacing.

01494 522333 [www.vectaire.co.uk](http://www.vectaire.co.uk)

## Vortice launches new website



Vortice has launched its new website for the UK market. The site is mobile-friendly and in keeping with the group's corporate websites around the world. Customers can order online, view technical details for each product and compare different products by specification. Finance and Marketing Manager Hayley Powell said: "We hope our customers find our new UK website easy to access, navigate and to purchase from. It contains a mine of information about all of our products as well as details about our CPD programme and BPEC installers training course." The new website includes details of distributors around the UK as well as downloadable product catalogues.

01283 492949 [www.vortice.ltd.uk](http://www.vortice.ltd.uk)

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access. User safety is at the heart of Terry lift designs. Our British built lifts are manufactured to the highest of standards, including the fire and smoke protection fitted to our through floor home lifts. Our public access platform lifts help you meet the requirements of the Equality Act 2010 and comply with Part M of the Building Regulations.

03300 583865 [www.terrylifts.co.uk/homelifts](http://www.terrylifts.co.uk/homelifts)

## Kingspan makes \$10M strategic investment



Kingspan Group plc has announced a \$10 million investment in Invicara, a provider of transformative software solutions for the entire ecosystem of the built environment. Kingspan has made a definitive commitment to the development of a solution for digitalisation of the construction industry.

Working with Kingspan, Invicara will use its cloud-based platform to build a new solution that uses design and construction data to create new digital workflows that transform the customer experience. Kingspan is investing \$10m in a minority stake in Invicara, and Louise Foody, Kingspan's Director of Digital and Brand, and Mike Stenson, Head of Innovation at Kingspan, will join the Invicara Board of Directors.

01544 387 384 [www.kingspan.com/group](http://www.kingspan.com/group)



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# AN UPLIFT IN BUILDING ACCESSIBILITY

12 months on from the change in regulations covering the accessibility of buildings, as well as the standards covering lifts, Oliver Greening of LIFTEX 2019 looks at the implications for developers.

**W**ith regards to the current legal requirements for the accessibility of buildings, the most essential document is 'Approved Document M Access to and use of buildings', which was revised in 2015 and split into two sections.

The first is 'Volume 1 – Dwellings'. This applies to new dwellings and those undergoing material alteration. It contains updated guidance and introduces three categories: Category 1 – Visitable dwellings; Category 2 – Accessible and adaptable dwellings; and Category 3 – Wheelchair user dwellings. It's important to remember that the requirements for category 1 always apply. Those for categories 2 and 3 apply when they are conditions of planning permission.

The second is 'Volume 2 – Buildings' other than dwellings – this now incorporates previous amendments, but there have been no technical changes.

## UNDERSTANDING THE CATEGORIES

For category 1, 'Visitable dwellings', "a passenger lift is the most convenient way for many people to move from one storey to another". The guidance lists the minimum requirements for a communal passenger lift which are met by a lift of type 1 complying with BS EN 81-70: 1,000 mm wide x 1,250 mm deep with 450 kg rated load 800 mm wide doors. However, it is recommended that at least a type 2 lift to BS EN 81-70 is specified (1,100 mm wide x 1,400 mm deep with 630 kg rated load), except where the constraints of an existing building prevent this.

For category 2, 'Accessible and adaptable dwellings', the guidance for communal lifts is that every passenger lift which gives access to the dwelling should be a type 2 lift conforming to BS EN 81-70. This car size, 1,100 mm wide x 1,400 mm deep, is recognised as the smallest which allows an accompanied wheelchair user to use the lift.

When it comes to category 3, 'wheelchair user dwellings', there are two groups of lifting appliances recommended. For the approach to the building, communal lifts should be a type 2 lift conforming to BS EN 81-70, as described for category 2 above. Within the building, the guidance differs

according to whether the dwelling is wheelchair adaptable or wheelchair accessible.

For wheelchair adaptable dwellings, it is sufficient to allow a space into which a lift could easily be installed, with minimum liftway dimensions of 1,100 mm x 1,650 mm. It should be noted that these dimensions, especially for more than two storeys, are likely to restrict the size of lifting appliance which could be incorporated at a later date.

For wheelchair accessible dwellings, a through-floor lift or lifting platform should be installed. Two types of lifting appliance are recognised (although a conventional passenger lift could be used):

- A through floor homelift to BS 5900; suitable only for two floor applications
- An enclosed lifting platform to BS EN 81-41; the guidance notes that the liftway dimensions stated may not be sufficient, so specifiers should allow for larger dimensions

For passenger lifts, Approved Document M references BS EN 81-70 Accessibility to lifts for persons including persons with disability has been revised. It now includes new car sizes which allow turning by passengers in wheelchairs, new requirements for the light reflectance values (LRVs) at lift controls, and will

introduce requirements for lifts with destination control using new technology such as touch screens.

## DRAFT NEW LONDON PLAN UPDATE

The latest Draft New London Plan was published at the end of November 2017 for consultation until 2 March 2018 and contains policies on inclusive design and accessible housing.

It also covers the importance of evacuation lifts in developments where lifts are installed. Evacuation lifts, along with lobbies and refuge areas, are protected from fire by the building structure and provided with control measures to allow them to be used by attendants to evacuate people who would not be able to access the stairs.

The policy on accessible housing would require new residential developments to include at least 10 per cent 'wheelchair user dwellings' and for all other new build dwellings to meet the Building Regulations requirements for 'accessible and adaptable dwellings'.

Oliver Greening is show director of LIFTEX 2019, the exhibition dedicated to lifts, escalators and access products

## POINTS TO CONSIDER

The following checklist will prove useful when selecting products:

- Make sure they are compliant with Building Regulations where applicable
- Make sure they are compliant with product safety standards
- Make sure the company you are using is registered with LEIA. Members are required to have quality system to ISO 9001 and health and safety systems to OHSAS 18001
- Check fire resistance issues – while it is usual that any fire resistant enclosure for a lift or lifting appliances is part of the building, parts such as lift landing doors and the trap door/ under-floor seal of a homelift should be adequately fire rated
- Consider what is happening with the sizes of wheelchairs and mobility scooters. Are the lifts large enough to accommodate them? Look at building solutions to avoid mobility scooter impacts on lift landing doors

## Eight reasons to invest in your brand

**Y**our brand is your company's most valuable asset, so if it's dated, boring or poorly positioned, this could affect your bottom line.

Investing in a strong, compelling and well-positioned brand will generate significant benefits for your business and reduce costs further down the line.

Here are eight reasons why:

1. It gives your company a unique and memorable identity which makes you stand out from your competition
2. It builds recognition more quickly, which increases your credibility and builds trust within your marketplace
3. It positions you more favourably by telling a story which goes beyond just products and services – this encourages customers to consider more than just price
4. It offers something tangible for your customers to associate and engage with, which can encourage loyalty and drive sales
5. It gives your employees a sense of ownership and pride, helping to retain people and attract talent
6. It provides more insight into your company, including your culture, values and behaviour in the marketplace which could help attract more customers



7. People are more likely to buy from a strong, well-known brand
  8. If long-term, you're seeking to sell your business, a strong brand holds more equity making your business more attractive
- A lot of businesses worry about the cost of a rebrand, but this is an investment that long-term will pay off and reduce marketing expense. A strong brand will enable you to more effectively communicate your

messages, attract customers and retain talent while gaining a competitive edge in your marketplace.

Sarah Reay is managing director of Construction Marketing Experts. For further advice on boosting your brand, please call or visit the website.

0151 326 2333

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

### Engel's 'CARGO' trousers carry it off



**FE Engel**, the Danish workwear manufacturing company which has established a solid reputation in the UK for designing well-fitting, tough and versatile work clothing includes a range of highly practical trousers designed for all-day comfort and to keep everyday equipment readily to hand. Called 'CARGO' these multi-pocketed, functional trousers feature

CORDURA, ergonomically-shaped, reinforced knee areas and an inner crotch seam-panel made from a stretchable and ventilated material which ensures maximum, all-day comfort in any position. Engel have even thought to insert an elasticated section at the back of the trousers which keeps them in place when, for example, getting in or out of a vehicle.

07933 150197 [www.fe.dk/en](http://www.fe.dk/en)

### Precision cutting and control with Hultafors



As really professional craftsmen know, **Hultafors'** can deliver just about anything you need for measuring, leveling and marking; striking, cutting and chopping; even prying and wrecking. That's why they're a range of Tools that can handle tough applications, last for ages and feel right when you're working on site. Hultafors' HBX and HBS saws are well known for their top quality precision cuts and, to complement those models, there's a brand new range of cutting and

sawing tools that include – Bow Saws, Short Hand Saws, Hack Saws, a Jab Saw, a Concrete Saw plus a superb Japanese Ryoba Saw which is perfect when you need a tool for the finest cuts made with minimal force.

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

### New FLEXIWork Floorlayers Work Trousers



The Ultimate solution for working on your knees – delivering optimal freedom of movement and long-lasting durability. **Snickers'** new Floorlayers Work Trousers and the patented Knee Guard System combine very effectively to deliver the ultimate solution for working safely and in comfort on your knees. With an advanced body-mapping design, they're made from the highly durable Ripstop fabric with a 'mechanical stretch', providing

great flexibility, comfort and advanced functionality. They come with an integrated belt for superior waist fit, with easy-to-access holster pockets with zipped compartment, leg pockets including knife fastener.

[info@snickersworkwear.co.uk](mailto:info@snickersworkwear.co.uk)

### The New Solid Gear 'One GTX' Safety Shoe



The ONE GTX from **Solid Gear** is a superbly constructed safety shoe with seven integrated layers to deliver excellent comfort and protection. It's designed and built for active professionals who need a highly breathable, light and flexible safety shoe. With a GORE-TEX® SURROUND® membrane they're fully breathable and ideal for warmer weather and combined indoor/outdoor

activities. The shoe's stretchable upper is water-resistant with amazing performance when it comes to breathability, fit and flexibility. What's more, it has a honeycombed sole for enhanced grip and a composite midsole. It also has a stabilising heel support to minimise injuries from twisting.

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



# BATHROOMS & KITCHENS

Supplement



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# MORE THAN JUST A TILE

[BRITISHCERAMICTILE.COM/SPECIFICATION](https://www.britishceramictile.com/specification)



## that your best investment can be found under the sink?

A Dualflo Water Softener is a great addition to any property. Saving money throughout the home; all from under the kitchen sink. An investment that stands the test of time - protect kitchens and bathrooms, save appliances and improve heating efficiency with an uninterrupted supply of softened water.

### **A Dualflo Water Softener:**

Provides 24/7 softened water

Is non-electric

Requires no maintenance

Is easy to install

No programming required



To find out why so many property developers choose Dualflo, call:

# 01483 910 917

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



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**HARVEY**  
Water Softeners



**MADE IN  
BRITAIN**

**Dualflo**<sup>TM</sup>  
Water Softeners





**Arrow Valves** have introduced an ultra-compact domestic booster, designed to boost pressure for tall buildings – where space is limited and mains supply is inadequate. The Stealth Booster is supplied as a complete package, with an exceptionally small footprint allowing the unit to be installed in a kitchen cupboard. This unit comes with a Bypass Valve ensuring a continued supply (at mains pressure) in case of power failure or maintenance. Water companies are only obliged to supply a minimum of 1 bar @ 9 Lt/min. Since many appliances require 1 bar this means that boosting is often essential to the third storey and higher.

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



Did you know that a water softener can keep your new build or development property as good as new? Keep your investment efficient for longer with a Dualflo Water Softener (the trade brand of **Harvey Water Softeners**). A great introduction to the home, it stops new limescale from forming and eliminates all existing scale from surfaces, pipes, taps, showers and more. Softened water increases boiler efficiency, makes appliances last longer and will save money throughout the home. Protect your beloved project from under the kitchen sink. For more information please contact Harvey Water.

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



From small washrooms and simple en-suites, through functional family bathrooms and wet rooms to private spas or wellness bathrooms, there is no limit to perfectly tailored bathroom concepts when it comes to the unique versatility of **wedi** elements. Insulating, decoupling, cladding, sealing, constructing, designing – whatever the requirement **wedi** has the solution. Fully customisable, straightforward and easy to install offering a quality finish with peace of mind for years to come: a whole bathroom from a single source with 10 year quality guarantee and a 100 per cent watertight finish.

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



Now in its third successful year, National Tile Week is back and set to make an impact in 2018.

Sponsored by **British Ceramic Tile**, the campaign will celebrate tiles in all their glory and offer ideas on how tiles can be creatively be used in residential and commercial projects.

Fronted by interiors guru, Julia Kendell, National Tile Week will reveal the latest trends sweeping through the design world, dispel some common myths about tiles and share practical tips and solutions when it comes to updating interior spaces.

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

GEBERIT WALL-HUNG INNOVATION

AS A DEVELOPER

**YOU'VE NEVER**

**KNOWN SUPPORT**

**LIKE IT**

DESIGN  
MEETS  
FUNCTION

Create exceptional bathrooms for your customers and make your development stand out from the crowd with Geberit wall-hung technology. Discover the benefits of Geberit wall-hung and we'll support you every step of the way.

→ [geberit.co.uk/wallhung](http://geberit.co.uk/wallhung)

## Level Access Shower Enclosures

Roman Limited is one of the UK's market leading shower designers and manufacturers based in County Durham and supplying products to projects across the World. They have recently launched innovative Level Access Sliding Door Shower Enclosures into four of their ranges – all covering different price points.

Over the past 10 years showering has seen a huge shift towards inclusive products, which have now become firmly mainstream.

It has been well reported that within the UK we have an ageing population, and according to the latest UK census it is the highest it has ever been. Alongside this Work and Pensions highlight that in Britain there are over 11 million people with a limiting long term illness, impairment or disability. This is a driving trend towards making the home and the bathroom easier to use and more functional. As the UK has an ageing population, along with much of the wealth being held by the older generation, manufacturers are designing products to suit the needs of this market.

When it comes to making a bathroom purchase, this market is looking for something which will last for many years, so they look for products which are of high quality, but also designed to make their lives easier as they grow older. The older generation or disabled user is no longer satisfied with a traditionally disabled product, they want to create a stylish and inviting bathroom, which also happens to offer easy access.

In showering Roman eliminate the step up into the shower by using low level shower trays, install handles that can be used with a flat hand and only need low grip strength and they offer a large collection of wetroom panels and walk-ins.

Style is always at the forefront of Roman's designer's minds when designing products and although they want to make their lives easier, they are not looking to install traditionally 'disabled' products. There are a range of stylish products now available, which also offer easy access – but these have been designed to give your bathroom a modern boutique look at the same time.

Roman's Level Access Sliding Door is truly innovative within its market. The leading shower designer and manufacturer have introduced this innovative Sliding Door into their Decem, Lumin8, Embrace, and Haven Ranges. So it has been launched in 6mm, 8mm and 10mm thick glass and at 1900mm, 1950mm and 2000mm high. The Level Access Sliding Door creates true level entry access – thus making the bathroom totally inclusive for the whole family. With the ageing population this product offers a totally inclusive solution for all ages and abilities. The key role for a successful inclusively designed product is that it looks completely on trend and is enjoyed by all users, but it also solves a



Embrace Level Access Sliding Door Enclosure



Decem Level Access Sliding Door Enclosure

problem for those users who need a bit of help and designed consideration – in this case removing any step or threshold. The innovative element to this sliding door is that the bottom rail (which you usually have a small step into the enclosure) can be minimal or completely barrier free, whilst still maintaining water integrity. The fixed panel glass fits straight to the tray and then a chrome brass spring locking system

holds the door in place and allows it to move more smoothly – and swing out for cleaning. The deflector strip on the bottom of the door has been tested and approved for power showers, but if further certainty is required then there is an optional strip to go along between the panel and frame.

01325 311 318 [www.roman-showers.com](http://www.roman-showers.com)



## Keller Kitchens' UK team



Keller Kitchens brings Dutch design to the UK; from handleless contemporary designs to industrial looks. The Keller UK sales team now covers the whole of the UK and comprises five agents who work with Rob Van Steen, Keller's Commercial Manager UK. From left to

right are: Marc Wilson, Chris Cuthill, Richard Lewis, Rob Van Steen, Nick Heater and Matt Sykes. New for 2018 is the Keller Trend Collection which complements the established Comfort and Master Collections perfectly. The new Trend Collection comprises nine options. For more information, please visit Keller's website or contact by calling.

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

## Reginox's New York collection is ultra-smooth



Reginox has launched the New York collection of contemporary stainless steel sinks. This stylish range is designed to make a real statement in the kitchen and offers sophistication, luxury and comfort. Manufactured using an advanced deep-drawing technique, all sinks in the collection feature an ultra-smooth design without welded or folded seams. A small 10mm

radius offers a minimalist aesthetic, whilst a unique and practical moulded waste set within a deep bowl ensures an even sleeker look, as well as optimum hygiene. Offering a clean and uncluttered design, makes it the ideal sink for stylish kitchens in modern, mid-market developments.

01260 280033 [www.reginox.co.uk](http://www.reginox.co.uk)

## New Additions to Curved Collection



Roman has a collection of curved Walk-In Enclosures and Wetroom Panels that provide a spacious and enclosed showering space and they also present inclusivity for all users. Roman introduce the stunning curved wetroom panel that stands at 2000mm high with 8mm thick glass and sits on its own dedicated shower tray.

The dedicated shower tray is available in matt white or matt grey. Roman's Lumin8 1700mm Colossus presents a bath replacement enclosure, which occupies the same wall dimensions as a standard UK bath. They have introduced a new size to the range – the 1600mm Colossus, which stands at 2000mm high and incorporates a very practical and stylish towel rail.

[www.roman-showers.com](http://www.roman-showers.com)


## Twyford: The perfect partner



From planning and logistics to stock availability and aftersales, **Twyford** exceeds expectations to offer a wide range of bathroom solutions for any development. Much as you'd expect from a name built on outstanding service and exceptional bathroom solutions, Twyford's dedicated project planning team ensures smooth and efficient running of your project from start to

finish. Twyford offers a broad range of products to suit your budget and provide something different for your project. From ultra-hygienic Rimfree® technology to water-saving Flushwise®, Twyford continually seeks to improve its products aesthetically, technically and environmentally.

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


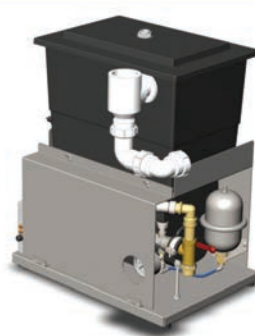


**The pump in a cupboard with plant room power**

**"Arrow Booster" negates the need for a plant room**

Designed to boost supply pressure for Penthouse suites and other tall buildings.

Affectionately named 'Stealth Booster', this compact domestic booster set is designed to fit comfortably in a kitchen cupboard and is extremely quiet.





- > Integral Bypass Valve enables continued supply during maintenance or power failure
- > Ideal for buildings where space is of a premium
- > Quiet variable speed pump
- > Factory tested ready for installation

**Tel: 01442 823 123 Email: [enquiries@arrowvalves.co.uk](mailto:enquiries@arrowvalves.co.uk)**


**[www.arrowvalves.co.uk](http://www.arrowvalves.co.uk)**

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Furniture for Living

Richmond pride themselves on delivering excellence as standard; they are an established privately owned family business renowned for producing quality kitchens and contract furniture for both Public and Private sector clients. Over significant years of trading Richmond have acquired a solid reputation within the contract furniture market, which also includes student accommodation, hotels and bespoke projects - you name it they can make it!



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



French Interior Designer, Sybille de Margerie, renowned for her elegant and bold designs that modernise the traditional has created a brassware collection for **Zucchetti.Kos** called NUDE. Inspired by the art of winemaking, Sybille de Margerie has taken inspiration from the glass stopper used on top of the wooden barrels in the ageing wine cellars to create the new tap series or Zucchetti.Kos. Available in rose gold, chrome and black chrome finishes with a softly shaped crystal handle, NUDE is the perfect finishing touch to create a touch of elegance in any bathroom. The Nude Collection is being launched in May 2018.

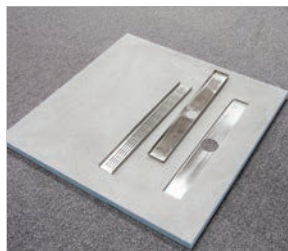
[www.zucchettidesign.co.uk](http://www.zucchettidesign.co.uk)



The **Geberit Bathroom Collection** offers a range of contemporary and innovative design solutions. Its range of washbasins, toilets and bathroom furniture is ideal for any space, with Geberit's DuoFix frame system the perfect partner for achieving sleek looking, wall-hung sanitaryware.

Geberit's innovations include Geberit Rimfree® toilets, Geberit VariForm, Geberit DuoFresh odour extraction and Geberit AquaClean shower toilets. Design meets function is the ethos behind Geberit, making its bathroom collection a must for any modern bathroom design.

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



**Marmox**, has added a new drainage solution to its range of Showerlay floor level shower bases, which has been designed to simplify the installation of plumbing in both new-build and refurbishment applications and is compliant with all relevant standards. Joining the company's extensive range of products, the new Showerlay<sup>360</sup> Drain, as the superscript title suggests, is fully rotatable to enable use in horizontal as well as vertical outlet connections – or any angle in between – for total flexibility. Manufactured from an extruded polystyrene foam (XPS) core, the boards also provide very good thermal insulation.

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



**Mermaid** shower panels are a mould free alternative to tiles, designed to look good, fit quickly and most importantly stay waterproof.

Mermaid decorative shower panels are available in a range of unique designs and natural materials, all of which will give your bathroom a stunning modern look.

Not only do they look great but unlike tiles, no grout is required, making it easy and quick to fit and as no professional tiler is needed to install, this makes it the ideal solution for a developer seeking to eliminate trade disruption.

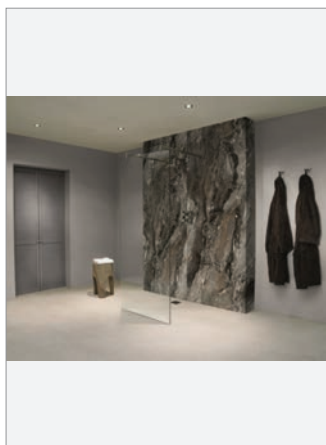
[www.mermaidpanels.com](http://www.mermaidpanels.com)



## Get the heads up on intimate care developments

In any domestic property, social or private housing, the bathroom is the one room whose use, accessibility has more impact on someone's dignity. In today's society, it is also the one room that is most frequently adapted to accommodate occupant needs. **Closomat** are enabling housebuilders and housing providers to take advantage of a uniquely 'fit and forget' solution, that offers optimum flexibility for lifetime accessibility and support – stylishly. Closomat's top-selling range of wash & dry toilets offer floor-and wall-mounted options in WC provision that obviates the need, potentially, for care support in intimate cleansing, and delivers enhanced hygiene. Contemporary lines ensure the fixtures compliment any modern décor, instead of giving an institutional 'feel'. Similarly, the company's range of bathroom accessories – including hoists, washbasins and shower seats – bring a sophisticated ambience to a functional room that addresses even the most severe disability needs. Uniquely, Closomat engineers its core wash & dry toilet offering in-house, at its dedicated UK factories, with each unit being hand finished to individual specification. Also uniquely, Closomat has British-based sales and technical support and its own, nationwide, dedicated team of engineers to install, commission, service & maintain.

0161 969 1199 [www.clos-o-mat.com](http://www.clos-o-mat.com)



## Nuance Bathroom Panelling six times faster than tiling

Tiling takes time – and is expensive. According to Which Magazine, tiling a 7ft by 7ft small bathroom can take one to three days and costs up to £800. A large 13ft by 7ft room would cost around £1315 to tile and take three to six days. Add the cost of the tiles and the noise and disruption involved in having the work done and it becomes an unattractive prospect for homebuilders or renovators. But what if a sleek, easy to maintain waterproof surface could be installed in as little as four hours for an average bathroom – and even be used to cover old and past their best tiles? In time trials conducted by **Bushboard**, fitting Nuance bathroom wall panelling was six times faster than ceramic tiling. Nuance bathroom panelling is completely waterproof, comes in a choice of 25 attractive and on trend finishes and can be applied over old tiles to give a tired bathroom a bright new look without mess and disruption. The panels are 100 percent waterproof and there is no need for ugly extrusions or trims which means the finished effect is sleek, virtually seam free and a cinch to clean. Ideal for bathrooms, cloakrooms, showers and even wetrooms Nuance panels are ideal for any site where down-time needs to be kept to an absolute minimum. Postformed edges make external corners easy and the choice of panel sizes reduces waste.

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



Pure Freude  
an Wasser

**GROHE**  
WAVES



# KETTLE HOT WATER STRAIGHT FROM THE TAP

INTRODUCING NEW GROHE RED

It's time to say goodbye to the kettle. Introducing new GROHE Red - a beautiful and convenient system that delivers kettle hot water straight from the tap - with childlock and automatic stop for guaranteed GROHE safety. [grohe.co.uk](https://www.grohe.co.uk)

## Envirotec Bathing is delighted to appoint Peter Bowerman



**E**nvirotec Bathing is delighted to announce the appointment of Peter Bowerman to the position of Business Development Director.

Peter has a long established career in the construction industry having spent his formative years with Wolseley where his responsibilities included ensuring his large developer clients were always kept to the fore.

At Envirotec Bathing, Peter will have full responsibility for ensuring that our key accounts, including Taylor Wimpey, Summerfield Homes, Larkfleet Homes and a host of others are taken care of with kid gloves.

Envirotec Bathing is fully committed to its key construction partners and we will continue to ensure that our vast experience on site is used to good effect.

Our award winning range of Leak Free Shower Enclosure Cabinets are sweeping the industry. In terms of design, we are at the forefront of the sector.

According to Bowerman: "There is absolutely no compromise in terms of the modern, sleek design of our Shower Units. Our on-site experience is second to none, we guarantee a seamless service experience for our partners.

We save our clients tens of thousands of pounds on installation costs. As for the savings on remedial costs, did you know that 50 per cent of old-style, tile and tray, showers leak in the first year following installation? This can cost anything up to £5,000 to put right, often including a full re-instatement of the entire shower area including under-floor and joists. We achieve this while also being cost-neutral. We deliver, install and sign off with the site manager.

We offer one point of responsibility so we take care of everything. We also offer our all-encompassing manufacturer's warranty."

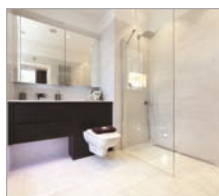


For more information email Envirotec Bathing or you can contact Peter directly on:

07393013368  
info@envirotecbathing.com



## CCL extend their range of wetroom grill lengths



**CCL Wetrooms**, has increased its standard range of linear wetroom grill lengths from nine to fifteen, for use with their market leading wetroom drains. As the popularity of wetrooms has continued to increase, so has the demand for greater innovations within the showering environment. Linear drainage is fast becoming the 'must have' requirement in a wetroom

thanks to the stylish, minimal look that can be achieved. Whether it's the option of a stainless steel wall or floor grill or a stunning stone-infill grill that gives the illusion of a continuous stone floor, linear options are outstripping the demand for square drains.

0844 327 6002 [www.ccl-wetrooms.co.uk](http://www.ccl-wetrooms.co.uk)

## Take an inclusive approach for future proofing



**Closomat** is at the forefront of aesthetic solutions for private and social housing. It has already developed more contemporary styling for the biggest selling range of shower (wash and dry) toilets- Vita- and is now working on the next generation. The Palma Vita, the toilet

itself can be fitted with accessories to accommodate user needs as they change with time. That flexibility adds value too. Closomat's Vita range encompasses floor mounted, wall hung and height adjustable variants. The shower toilets are complimented by contemporary fixed or height adjustable washbasins, shower seats, plus body driers, toilet lifters, ceiling track hoists, and adult sized height adjustable Changing benches.

0161 969 1199 [www.clos-o-mat.com](http://www.clos-o-mat.com)

## Kaldewei introduces the new Cayono Duo Bath



The new Cayono Duo is an extension of the popular Cayono bath family and the first double ended bath at **Kaldewei's** entry level price point.

With two comfortable backrests, roomy interior and centrally-positioned waste and overflow outlet, there is plenty of space for two people. The Cayono Duo

made of robust Kaldewei steel enamel is available in two sizes: 170 x 75 cm and 180 x 80 cm, making it ideal for many different room layouts. In terms of shape, material and colour it perfectly complements Kaldewei's washbasins and the new Cayonoplan enamelled shower surface.

01480 498 053 [www.kaldewei.co.uk](http://www.kaldewei.co.uk)

## BLANCO Durinox® is the ultimate innovation



**BLANCO UK** has developed a durable stainless steel worktop material, **BLANCO Durinox®**, which is twice as strong as conventional stainless steel worktops. Durinox® is available in any STEELART worktop size. Resistant to scratches and fingerprints, the velvety-matt surface can be

integrated with the new BLANCO ZEROX range of sinks which are also available in a Durinox® surface. The integration of the sink with the worktop is jointless and so creates a seamless appearance. BLANCO introduces seven brand new models to the ZEROX range of sinks; all are compatible with the Durinox® surface: ZEROX 340 IF, ZEROX 400 IF, ZEROX 400 IF/A, ZEROX 500 IF, ZEROX 500 IF/A, ZEROX 700 IF, ZEROX 700 IF/A.

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



## Innovative design with COLLECTIS 6-S sink



The generous sized functional COLLECTIS 6-S sink has a central sorting bin to make it convenient for the user when organising and preparing food. The sorting bin comes with a lid to cover the bin when not in use and is integrated with a space-saving waste pipe to collect the waste cuttings. The

COLLECTIS 6-S can be combined with **BLANCO SELECT** to make the ideal waste disposal system. With an elegant look and practical outflow, the COLLECTIS 6-S is available in White, Tartufo, Pearl Grey, Nutmeg, Rock Grey, Jasmine, Coffee, Champagne, Anthracite and aluminet. The large range of colours offers the user multiple choices to suit their kitchen style.

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

## Miena: fine-edged washbasin bowls



**Kaldewei** have produced yet another iconic bathroom design with the new Miena washbasin bowls. The washbasin bowls, designed by Anke Salomon, are made of superior single layer of steel enamel combining the highest standards of minimalist design with a unique fine-edged quality. The Miena washbasin bowls are round or rectangular and come in two different sizes. What is completely new is the diversity of colour: customers can choose from the exclusive

Coordinated Colours Collection, such as Oyster Grey and Lava Black allowing for greater individuality.

01480 498053 [www.kaldewei.co.uk](http://www.kaldewei.co.uk)

## Seamless design and leak free installation



Designed to make wetrooms even sleeker and cleaner, the Infinity single-fall shower tray by **Abacus Elements** is the only product of its kind on the market today where the slopes of the tray former and drain are fully integrated and sealed. This allows for

straightforward installation and provides a truly unified, leak free and secure wetroom. The Infinity single-fall shower tray by Abacus Elements helps achieve a subtle style statement and a minimalist look as the tiles fall seamlessly into the wall. The cleverly conceived tray eliminates the need for fiddly floor tile cuts and grout lines, with their potential to look unsightly and trap dirt, while also avoiding the problem of damaging leaks.

[www.abacus-bathrooms.co.uk](http://www.abacus-bathrooms.co.uk)

## Salice's Eclipse has it covered



**Salice's** Eclipse pocket door system is recognised as one of the market leaders, with movement that features soft opening and closing, cam-assisted opening action, cushion door insertion and a simple installation and adjustment.

The system arrives fully-assembled and slides into clips on the side of the cabinet and is then secured by two screws. Eclipse enables the optimisation of space and can be used in a host of applications. For further information on the Salice product range please visit the website.

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

## FROM VERSATILE BUILDING COMPONENTS TO A FULL SYSTEM SOLUTION



*The premium quality wedi product range is characterised by its diversity, simplicity and reliability.*

wedi products are designed to interlock with one another and work with wedi accessories in order to truly complete the waterproofing of the installation, forming the well-known wedi system - a system awarded with a CE mark for its sealing characteristics in bathrooms and wet rooms.

*Why would you take the risk of specifying or installing products, which can't offer the same assurances for the whole floor to wall system?*

You can bring almost anything to life with the wide range of individual products and complete systems from wedi!



f wedi UK | wediUK | wedi Systems (UK) Ltd. • Unit 4 Mercury Park • Mercury Way • Trafford Park • M41 7LY • Tel: 0161 864 2336 • Fax: 0161 864 1323 • [technical@wedi.co.uk](mailto:technical@wedi.co.uk) • [www.wedi.co.uk](http://www.wedi.co.uk)

JSP Springfit™ mask offers an unrivalled fit



JSP has launched the new Springfit™ fold flat disposable mask with a unique endoskeleton structure which guarantees each mask keeps its shape, increasing performance and maintaining rigidity. This integrated spring feature allows facial movement ensuring the mask offers a secure face fit and seal during speech or movement of the jaw. The new Springfit™ is extremely comfortable with adjustable straps so the mask can be fitted comfortably to all head sizes and shapes.

The foam area around the inside of the mask ensures the mask is comfortable to wear and the welded nose piece gives the mask a tighter fit ensuring a good face fit.

uksales@jsp.co.uk

Make mine an EcoCrib



Tensar's TensorTech EcoCrib reinforced soil system cut construction time and costs and maximised development space on Taylor Wimpey's Poppy Grange housing development in Castleford, Yorkshire. More than 160 homes are being built as part of the regeneration of

Glasshoughton Colliery that also includes an indoor ski centre and a retail village. The 100 per cent recycled and recyclable EcoCrib units, plus Tensar's uniaxial geogrid, enabled low quality, site-won mining waste to be used in the 76°, 220m long, 6.6m high wall. This reduced material costs and avoided construction delays over a very wet winter, which made handling the moisture-sensitive waste challenging.

01254 262431 www.tensar.co.uk

Instarmac are proud to announce UltraTileFix



Instarmac are delighted to announce the launch of their new and improved tiling brand – UltraTileFix. UltraTileFix will merge the best and most popular qualities of their UltraTile and Granfix brands, to provide you with premium

products for all project types backed up with outstanding service and experience. UltraTileFix will continue to deliver the products and services you know and love but bigger and better than ever before. This first-class tiling range will have clear and strong branding, comprehensive product ranges and straightforward product selection – all supported by a high profile marketing campaign.

01827 254402 ultratilefix@instarmac.co.uk

SterlingOSB StrongFix from Norbord



The new SterlingOSB StrongFix panel has been designed to strengthen and provide secure anchorage areas in metal C-stud dry lining applications, for fixtures and fittings up to 400kg. Simple to fit, SterlingOSB StrongFix is precision engineered to fit metal C-stud walls with 600mm centres. A continuous recess down

one side allows quick installation and ensures a seamless finish, ready for hanging plasterboard without adding extra thickness to the stud wall. Additionally, it achieves excellent pull-out ratings and is capable of supporting heavyweights of up to 400kg with standard wood screws. For further information please contact **Norbord**.

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Mapei launches Dursilite Gloss

Mapei introduces Dursilite Gloss to the popular range of Dursilite water based paints for interiors. Dursilite Gloss is an internal enamel wall paint based on special acrylic and polyurethane resins and has a smooth, semi-gloss finish that enhances the brightness of colours. Dursilite Gloss allows you to create a high-end finish, is durable and resistant to yellowing and thanks to its polyurethane resin content, is highly resistant to staining and can cope with the most rigorous cleaning regimes and comes with a Class 1 wet scrub resistance, that conforms to EN ISO 11998. Dursilite Gloss bonds perfectly to all types of wall, plaster, skim coats and old paintwork that are sound and well-bonded; it also has good hiding power and is easy to apply. An elegant, high quality finish is achieved when using Dursilite Gloss in residential or commercial environments. Due to its hard wearing protection, excellent cleanability and low dirt pick up, Dursilite Gloss is recommended for use in areas that are used by the general public.

0121 508 6970 www.mapei.co.uk



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# SOLID SOLUTIONS IN A CRISIS

Calum Forsyth of H+H puts the case for masonry construction methods as a key part of the solution to the UK housing crisis.

**T**he Government has been clear it wants housebuilders to deliver far more units per year, which means the strong demand for aircrete is likely to continue, a product ideal for meeting the performance requirements of modern construction.

Delivering the much-needed volume is a huge challenge, and, as an industry, we must innovate to meet demand. The arguments over delivery between “offsite” and “traditional” are unhelpful, as they ignore the plethora of innovation and new ideas that fall somewhere between these two extremes.

The clear performance benefits of masonry (thermal insulation, fire resistance, flexibility in use, familiarity and, above all, longevity) makes it stand out against alternative build materials. Often considered a traditional material, there’s no reason why masonry-based solutions cannot have a role to play in a modern, forward-thinking approach to volume housebuilding, provided a creative approach to implementation is taken.

Aircrete is an extremely versatile material, however it is often overlooked for foundations as it is incorrectly assumed that it is not fully load-bearing. This often leads to over-design, as dense aggregate concrete blocks are specified for foundations, despite being more expensive overall.

Recently, Calfordseaden, an independent construction and property consultancy firm, conducted a Foundation Cost Comparison Study which identified that constructing foundations using aircrete blocks is more cost-effective than dense aggregate alternatives. The study, which used a typical three-bedroom semi-detached UK home, showed that changing the foundations to aircrete alone could reduce total build costs by almost 25 per cent. This is achieved through aircrete’s naturally quicker build speed, which leads to reduced labour costs, and the solid construction, which means that fewer materials are needed.

An innovative manufacturing process developed in partnership with two leading

manufacturers has provided a unique new way of utilising aircrete blocks. The I-House System incorporates storey-high panels of aircrete that are manufactured offsite and delivered ready to be craned into place onto a bed of thin-joint mortar. This build system provides a way to build the entire weatherproof structure of a new home on site, from foundations to roof, in just one week.

The full system comprises the inner leaves of external cavity walls, floors, lintels, cavity closers, insulation and roof trusses, with the inclusion of soffit and fascia, creating the internal skin of a property, fully wrapped and ready for follow on trades, all in five days.

Aircrete panels are used on the inner leaf of the cavity walls and for internal partition walls, including separating walls. Where required, standard thin-joint aircrete blocks are used in combination with the aircrete panels, allowing the system to accommodate non-standard details such as bay windows. The system can be quickly assembled onsite using a team of three with a crane operator, and is fixed onto standard foundations using fast-setting thin-layer mortar. An offsite manufactured roof completes the system, allowing for cost-effective construction.

This is one of a number of build types currently being trialled by Barratt Homes, which is keen to experiment with new methods of construction that offer improved speed of build.

As developers come under increasing pressure to deliver more units at a faster pace to meet Government housebuilding targets, from foundations to the roof, more creative approaches such as an increased use of aircrete and methods incorporating elements of offsite construction will become increasingly important to the industry. It is this kind of forward-thinking approach which will secure the future of the UK construction industry in an increasingly uncertain political climate.

Calum Forsyth is managing director at H+H







## Create your 'ideal home'

Freefoam Building Products are delighted to announce another collaboration with the Ideal Home Show and Off Site Factory Homes. Working with the designers of this year's show, Freefoam X-Wood Urban cladding has been used to a stunning effect on the prestigious show home – the focal point of the whole show. Always keen to push the boundaries of design, the show promoters have created a house that features an unusual combination of old and new. The front features a traditional 'Victorian' red brick faced facade with sash windows. X-Wood Urban Cladding in soft white has been used to form the outer envelope of the extension contrasting with the grey doors and windows. X-Wood Urban will be part of Freefoam's X-Wood PVC cladding range when released later in the year. X-Wood™ is a premium grade 16mm thick cladding range developed as a highly durable board from a composite of three different layers, each with its own high-performance properties.

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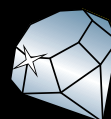
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The surge in popularity for aluminium products last year will have gone unnoticed by very few in the construction industry.

It is predicted that aluminium specification is set for a 17-year high by 2020. Once the first choice product in the 1970s and 1980s, aluminium has seen a resurgence in the residential market over the past five years or so as bi-folding doors have become more popular. With their slimmer sightlines, some housebuilders are now also opting for aluminium windows to match.

While the demand for aluminium aesthetics increases, the availability of thermally efficient aluminium systems remains limited and expensive. This is where “warm aluminium” comes into play – a desire to combine aluminium aesthetics with the U-values expected from PVCu products.

Warm aluminium is a hybrid product boasting the benefits of a PVCu core and the hardwearing exterior of aluminium. There are a few products available on the market which utilise a composite profile like this, although the approach varies from product to product.

Some companies manufacture PVCu profile as standard and apply an aluminium cladding onto finished windows or doors. Other suppliers adopt a more integrated approach, where the aluminium and PVCu materials are combined during the manufacturing process. This gives the product more rigidity, and makes it more inherently an aluminium product, rather than an overlaid plastic solution.

Using a hybrid aluminium/PVCu product offers consumers aluminium aesthetics with the thermal capabilities of PVCu products. Only a few years ago, many of the most highly specified aluminium products available advertised U-values between 1.76 and 1.94 W/m<sup>2</sup>K when using standard double glazing – meaning that many systems weren’t able to meet current Building Regulations.

During this same period, aluminium products have become the high-end choice for homeowners with a bit more money to spend. This is particularly evident in the popularity of aluminium bi-fold doors. Typically, aluminium bi-fold doors operate better than PVCu ones as they are stronger, and usually have slimmer sightlines.

With this demand comes the need for housebuilders and developers to find future-proof products which meet energy efficiency requirements, while still allowing them to build contemporary homes with aluminium aesthetics at an affordable price. However, specifying standard aluminium products can be a headache for housebuilders.

To take this back to basics, the problem with using aluminium through the building

# WARM RECEPTION

As aluminium windows and doors continue to grow in popularity in the housing market, Bruce Manning of the Synseal Group takes a look at the advantages of warm aluminium products.



envelope is that it’s a highly conductive material – creating spaces which are prone to being too hot or too cold. PVCu has experienced many years of success not only because it’s cheaper to manufacture, but also because it has gone through a period of quite intense scrutiny when it comes to thermal efficiency.

Building Regulations for PVCu windows and doors are relatively strict, and systems companies competitively market their PVCu products with A+ energy ratings and below 1.0 W/m<sup>2</sup>K U-values.

In order to combat the poor thermal performance in aluminium, product designers need to use a form of thermal break. As PVCu is so thermally effective, it makes the most sense to use a multi-chambered PVCu core as a full width thermal break – and it enables the finished products to achieve U-values of 1.4 W/m<sup>2</sup>K double glazed and 1.0 W/m<sup>2</sup>K triple glazed for doors.

While thermal performance is typically the main driver in the development of warm aluminium products, you also benefit from easier installation and lower material cost than pure aluminium.

There really are very few downsides to working with a warm aluminium product – particularly if you are used to working with PVCu. For developers, builders and installers, the PVCu core in a warm

aluminium system makes installation very simple because along the jambs where fixings are applied, the material is the same. Although the aluminium exterior won’t have as much flex as a solely PVCu product, this is an additional advantage in bi-fold, French and patio doors, because the frames and sashes are less likely to distort during use.

Aluminium is also intrinsically stronger and more rigid than PVCu products, so the exterior on warm aluminium products provides additional security.

Perhaps the biggest impact that warm aluminium products have had though is the shorter lead times from around 10 weeks down to just four, generated from the benefits of the composite structure. This means dual colour can be achieved at the point of manufacture. Anthracite grey or black with a white interior is so common now, the supply chain needs to be able to respond to this demand on the same lead times as single colour specifications.

So, will aluminium overtake PVCu once again as the preferred materials? Quite possibly – but 40 years on from its initial popularity, the products available have been reconsidered and re-engineered to offer the best of both worlds.

Bruce Manning is commercial new build manager at Synseal Group



## West Port's wildlife window

An ingenious bat-friendly window designed and manufactured by **West Port** has allowed a major housing project to continue unhindered. A collaboration between Speller Metcalfe and Linden Homes, the Victory Fields development has seen the transformation of decommissioned Gloucestershire air force base Little Rissington into a collection of luxurious homes. While converting the base's Officer's Mess building, builders discovered that large numbers of bats had taken up residence in the attic. Bats and their roosts are protected by strict conservation legislation, making attempting to remove the animals or their nests a criminal offense – which left developers in need of a creative solution. Enter timber fenestration experts West Port, who immediately began designing a way around the problem. The result was a unique bat-friendly timber window – still stunning to look at, and offering outstanding all-round performance, but incorporating a gap large enough for bats to fly in and out of.

01900 814225 [www.west-port.co.uk](http://www.west-port.co.uk)



## Door closer enhances high-rise fire safety

British designed and manufactured, Powermatic controlled, concealed door closers, from **Samuel Heath**, are gaining increasing popularity in both public and private housing sectors for use on fire doors in high-rise flats and apartments. The door closers carry the CE mark and have been independently tested and proved to meet the requirements for one hour and half-hour fire doors under BS EN 1634-1. They also offer operating efficiencies that facilitate compliance with accessibility requirements. Available in standard and Free Swing models, Powermatic door closers deliver additional benefits for flats and apartments thanks to the fact that they are totally concealed when the door is closed. This helps retain the aesthetics of interiors and assure a less institutionalised, more homely feel. Concealment also reduces the risk of the door closer being damaged through vandalism, misuse or tampering, which could render a fire door useless. It also means less maintenance call-outs and continued fire safety.

0121 766 4200 [www.concealeddoorclosers.com](http://www.concealeddoorclosers.com)

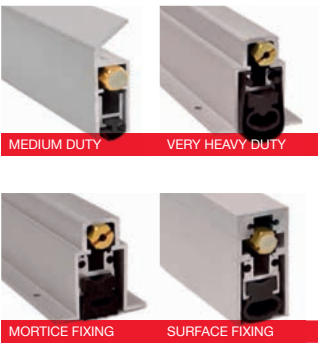
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## Garador's Georgian garage doors

**Garador's** range of Georgian style up and over garage doors are some of Britain's most popular garage doors. Constructed from high-grade galvanised steel and available in a large selection of standard and purpose-made sizes, they are excellent for almost any build.

The Georgian steel up and over door range includes Georgian, Beaumont and Cathedral designs, each with crisp and elegant panel pressings. They can be supplied with either canopy, retractable or retractable plus gearing, the latter of which provides extra drive through width.

These impressive doors are available in a choice of 17 colours in long lasting vibrant paints. To find out more about Garador's Georgian Steel Up and Over garage door, call or visit the website.

01935 443700 [www.garador.co.uk](http://www.garador.co.uk)





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## Schueco's new panoramic sliding door



Schueco UK has launched a new version of its highly successful ASS 77 PD panoramic door system. The new door provides minimal sightlines with an outer frame that remains concealed in the building structure. The Schueco ASE 67 PD door is available in two options with different outer frames:

The slimmer of the two options, which

has a 57 mm frame, is especially suitable for use in renovation projects; The deeper 90 mm option caters for even greater weather performance as it delivers watertightness to 600 Pa while maintaining the aesthetics and sound insulation of the 57 mm system.

01908 282111 [www.schueco.co.uk](http://www.schueco.co.uk)

## New door handles from SWA member



Two new door handle designs are now available from **Steel Window Association** member, Steel Window Fittings, designed to answer the demand for stylish external and internal steel ironmongery. The slim backplate (30mm), and separate matching Escutcheon, are perfect for a wide range of

locks and latches. The standard backplate on both door handles allows the fixing screws to be visible for a traditional appearance; or an optional cover is supplied to conceal these screws for a more contemporary look. The door handles feature four independent springs which ensures that, once fitted to the door, the lever stays in the correct horizontal position.

[www.steel-window-association.co.uk](http://www.steel-window-association.co.uk)

## New range of sliding doors from Schueco



New from sustainable building envelope specialist, **Schueco UK**, is a range of superior sliding door systems that provide a complete and elegant solution for high-specification domestic and commercial properties. Covering both sliding and lift-and-slide doors, the new Schueco ASE 60 & 80 platform comprises fifteen opening types including six single-track options. The result is greater choice, maximum design flexibility and the ability to accommodate

widely differing project requirements. The inclusion of SmartStop and SmartClose technology ensures safe, trouble-free operation.

01908 282111 [www.schueco.co.uk](http://www.schueco.co.uk)

## VBH launches new 'Coastline' range



Hardware specialist **VBH** has added a new range of stainless steel door hardware to its greenteQ range. The suite will be branded 'Coastline'. greenteQ Coastline comprises 92PZ door handles, letterboxes, butt hinges and door knockers and has been developed in direct response to feedback from customers who required a stainless steel

furniture suite for installations in aggressive coastal and/or industrial regions. All Coastline furniture is produced from corrosion resistant and hard-wearing austenitic stainless steel and is subjected to in excess of 1000 hours neutral salt spray testing to BS EN ISO 9227:2012.

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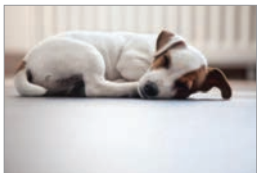
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## Norbord's new flooring is very hush-hush!



Designed for both domestic and non-domestic applications, CaberAcoustic from Norbord comprises 28mm and 32mm variants of tongue-and-grooved particleboard panels with a 10mm sound-reducing layer bonded to the underside. This specially-designed layer, made in the UK from recycled felt, reduces impact noise transmission by up to 19dB. It also helps reduce airborne noise when used as part of the appropriate flooring system. The board's tongue-and-grooved edge profile gives a tight, easily-fitting joint and maximum strength when fixed using Norbord's CaberFix D3 adhesive.

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

## Designer Contracts celebrates 25th year



**Designer Contracts**, one of the UK's largest flooring contractor, is to open three new regional facilities across the country. Opening to meet increased demand for its services, the new facilities will be operational by Spring and represent a

significant milestone for the company in its 25th year of business. To support the expansion, the company has promoted Louise Walters to merchandise and marketing director and Gary Tynan to divisional director. Gary will continue to oversee the smooth running of the Southern, Thames Medway, Thames Valley and South East and will also look after the new Kent and East Anglia regions. Louise will continue to head up the company's buying team as well as handle all marketing.

01246 854577 [www.designercontracts.com](http://www.designercontracts.com)



## Prestigious London development provides successful test for Norcros

Sugar Quay is a new residential site, currently under development. It is situated in one of the most prestigious riverside locations still to be developed in London on the north bank of the River Thames near to the Tower of London. The core of the project is the replacement of a 1970s office block with a contemporary mixed-use Foster & Partners scheme. This will comprise apartments built at basement level, at ground floor level and also in blocks of nine to eleven storeys. There will be 165 private residential apartments, as well as studios and one, two, and three-bedroom apartments. **Norcros Adhesives** carried out a programme of on-site tests, using the new Norcros Pro Gyp-Base Fast Track Sealer, which greatly reduces the minimum drying times normally applicable for anhydrite screeds. Developed and tested in association with Gypsol, Norcros Pro Gyp Base offers a fast track solution for tiling on to both heated and unheated anhydrite screeds. At the conclusion of the tests there was no evidence of debonding of tiles or cracking of the grout joints in any of the bays and no evidence that the Pro Gyp Base had not worked effectively. Norcros Adhesives were able to provide full on-site support and technical back-up. This includes on-site training, as well as a full programme of checking and monitoring throughout the installation process.

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# DOWN & DIRTY

Have you ever wondered why a newly installed tiled floor looks dirty? In most cases it's down to a poor initial clean, with over 70 per cent of all installation complaints being the result of this. Lisa Breakspear of FILA UK explains further.

Once a tile installation has been completed, speed is of the essence. Stopping to thoroughly clean a surface with the correct detergent takes a bit of time. And yet this simple procedure, carried out correctly, can potentially save a massive amount of time, money and inconvenience.

The initial clean – or 'builders clean' as it's often called – is crucial, regardless of the tile installed, be it porcelain, ceramic or natural stone, and it needs to be carried out with a suitable detergent.

If you only use water, as is often the case, you will leave behind a 'grout haze'. In the case of a non-porous surface that doesn't need sealing, this will compromise the look of the installed surface, and the fixing residue that's left behind will attract dirt. If the tile has been chosen for its non-slip properties, the subsequent build-up will affect its slip resistance too. If the tiles

are porous, and they do need sealing, you'll effectively sandwich the dirt between the surface of the tile and the sealer. The sealer will then under-perform because the layer of residue will prevent it from being properly absorbed. Dirt will build up, which will attract more grime, compromising both the aesthetic and the safety of the floor.

To ensure that these problems don't arise, a thorough initial clean using the correct detergent should always be carried out. Cleaning products are either acid-based, alkaline-based or pH neutral. The pH scale spans from 0-14, with anything in the middle of the scale, 7, considered to be neutral. Anything below 7 is acidic, and above 7 is considered alkaline. In general, alkaline solutions are better at cutting through dirt, grease, proteins, oils and other organic substances, while acids are best for removing calcium, rust and other miner-

als. In addition, acids are great at removing cementitious residues and alkalines are effective at removing polymers.

Acid cleaners will damage or etch acid-sensitive stone tiles, so should only be used on acid-resistant stone or non-absorbent surfaces, like glazed ceramics, porcelain, quarry tiles and terracotta. If you are using an acidic product, make sure that it is a 'buffered' solution. Unlike hydrochloric acid, buffered acids don't emit harmful fumes and they won't damage aluminium and steel trims. In contrast, alkaline cleaners should not be used on polished natural stone as they can damage the polished finish.

PH-neutral cleaners can generally be used on all surfaces, so they're the safest bet. Sometimes, more than one product might be needed to thoroughly clean a surface – for example, to remove high performance epoxy grout or adhesive residue – and care should be taken in identifying the correct solution.

If an initial clean hasn't been carried out, and problems have arisen, surfaces can be restored by deep cleaning and resealing. Stubborn residue can be particularly problematic on textured ceramic and porcelain surfaces and this is where a good degreasing alkaline product will prove particularly effective. A revisit to clean and reseal a floor can be very expensive, so a good initial clean really does pay dividends. It's a vital step that promotes a good installation and helps safeguard future referrals.

Lisa Breakspear is business development manager at FILA UK





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## Mapei launches Mapetherm Flex RP


Mapetherm Flex RP, from **Mapei**, is a ready-mixed, cement-free flexible skimming base coat that is extremely elastic and due to added Bioblock technology, is resistant to the biological attack of mould and algae. Developed by Mapei's worldwide Research & Development laboratories, Mapetherm Flex RP is excellent for repairing deteriorated insulating systems and/or micro-cracked render to form reinforced skim coats on insulating panels and thermal insulation systems. Mapetherm Flex RP contains versatile characteristics that have been successfully used to carry out repair and maintenance work that is efficient and has an aesthetically pleasing finish. An innovative use of resin ensures that Mapetherm Flex RP is highly elastic. It also adheres perfectly to insulating panels, old and new render, organic and cementitious skimming compounds, paint and coatings including those deteriorated. A high impact strength also ensures that impact loads are dissipated by its elastic structure.

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## New DRU Global 55XT BF cavity wall gas fire

DRU Global gas fires make continental design and efficiency affordable to all UK homes. The most popular model in the range is the Global 55XT CF. It fits neatly into a Class 1 chimney and has an eye-catching log fire display. Now, for homes with no chimney, the new Global 55XT BF cavity wall model is an ingenious way to transform a flat wall into an impressive fireplace, while saving valuable floor space. It has an authentic 'camp fire' log set powered by the DRU Global TruFlame burner, which creates incredibly realistic high and dense flames and a comforting glow. The interior of the fire is constructed from mirrored Ceraglass, which gives an impressive 3D effect to the flames. These are regulated and adjusted using the programmable electronic remote control. There is also the option of Clear View glass, which closely replicates the effect of an open fire. And with a maximum heat output of 3.2 kW, it will keep an average-size living room warm without the need for additional central heating.

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## Roof refurbishment made easier with YBS



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bungalow in Norwich whose original roof covering of concrete tiles was at the end of its life. YBS BreatherQuilt is a BDA, LABC and NHBC certified for pitched roof insulation material for use in new-build and refurbishment applications. Lightweight and thin, it is the equivalent of 65mm of mineral wool insulation, while also providing a breathable underlayment.

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efficient Paragon One Evolution Natural Gas fire. The Evolution offers a toe warming 4.4kW output from its advanced technology firebox at a substantial net efficiency of 63 per cent. The fire is being launched in Manual, Slide and Remote for full versatility and is designed to work with the majority of trims, fascia's and frets in the Charlton & Jenrick range.

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# TACKLING DRAINAGE CHALLENGES IN TIMBER

Ann Boardman of Saniflo UK explains how to overcome the particular set of drainage challenges presented to housebuilders constructing in timber.

**Y**ou may not be aware that by using a combination of macerators, pumps and shower cubicles, you can overcome some challenging drainage situations when it comes to housebuilding.

It's important to note that the number of timber frame buildings in the UK is growing as we realise the benefits of building with this material. Timber frame buildings can be quick and relatively inexpensive to build, which makes them cost-effective. They are also highly versatile, as they can be clad in almost any building material. Timber frame buildings are 'greener' than other building types, and produce far lower CO<sub>2</sub> emissions than a traditional brick build, for example. If the wood is ethically sourced, with all trees replanted, the environmental credentials are even more impressive.

With all that taken into consideration, it's no wonder that today the vast majority of new-build homes in the UK are built with a timber frame, as we catch up with the 70 per cent of the world's population who already lives in timber frame homes.

Some industry professionals however are yet to fully appreciate that timber frame buildings require special considerations, especially when it comes to the bathrooms, and in particular the showers.

Timber changes naturally over time – it can shift and warp causing the building to move. The bathrooms will inevitably be affected by this. Traditional shower enclosures with their tiles, grout and silicone gel could be more prone to leaking in timber frame buildings as, if and when the buildings warp, the tiles of the shower enclosure would be more likely to crack, meaning the enclosure is no longer watertight and prone to leaking.

If any water finds its way into a building's timber frame and causes rot, this rot can jeopardise the building's structural integrity. A traditional shower enclosure in a timber frame building could be a costly accident waiting to happen.

A growing number of housebuilders across the UK are realising the benefits of shower cubicles, and installing them from the outset. They don't require any tiles,



## BY USING A COMBINATION OF MACERATORS AND PUMPS IT'S POSSIBLE TO OVERCOME DRAINAGE CHALLENGES

grouting, or silicone, which means no unhealthy build up of mould, no broken or loose tiles to repair, and they are swift, cost-effective and hassle-free to install and maintain.

For timber frame buildings, shower cubicles might actually be essential. As no tiles or grouting are necessary, there's no danger of cracks forming when the house warps over time. This also means no leaks, so no risk of rotting, and therefore no danger to a timber frame building's structural integrity.

In addition to the consideration of shower cubicles, by using a combination of macerators and pumps it's possible to overcome some other drainage challenges too. The key to any successful project using macerators and pumps is, of course, to specify the right product for the job. And, with so many different plumbing scenarios possible, it is important to work with reputable manufacturers whose specialists can properly inform you and guide you through the options, keeping you updated

with the latest product information.

Macerators and pumps are the perfect choice when you want a bathroom, ensuite, cloakroom, utility room, laundry room, kitchen or any other type of 'wet area' where mains drainage is a problem. As long as a water supply can reach it, you can create any wet area you like with macerators and pumps.

They work by taking waste water – and macerating the contents where necessary – and pumping it away from the area to the site of the mains drainage, wherever that may be. This means that you don't have to worry about digging up the ground to create mains drainage facilities. This can save you time, money, mess and hassle.

So when you are facing your next drainage challenge, remember the possibilities of macerators and pumps, and seek out a reputable manufacturer with a comprehensive portfolio of products to help you.

Ann Boardman is head of marketing and product development of Saniflo UK



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## CIBSE Seminar Explores Heat Interface Test

**Evinox Energy** has launched a new CIBSE accredited CPD seminar following the introduction of the first UK test standard for Heat Interface Units from BESA (British Engineering Services Association). The Evinox seminar explores all aspects of the test regime and discusses how for the first time, designers and specifiers will be able to see the impact of a specific HIU on their network. Entitled *"Understanding the BESA Test Standard for HIUs (VWARTS and All)"*, the seminar is accredited by The Chartered Institution of Building Services Engineers (CIBSE) and provides credits towards consulting engineers' Continuing Professional Development (CPD). This 60-minute seminar is ideal for M&E consultants or housing providers interested in finding out more about the latest standard for communal & district heating systems and can be held at client's premises or at the Evinox Energy offices in Chessington.

01372 722277 [www.evinoxenergy.co.uk](http://www.evinoxenergy.co.uk)



## Retaining wall solves sloping site issue

The Woodlands is a housing scheme from Willmark Homes that consists of eight beautiful six-bedroom detached properties. With an enviable reputation for building quality homes across the East Midlands, Willmark Homes wanted to ensure that this scheme was designed and built to the high standard of existing projects both internally and externally. The developer faced issues with the external areas at The Woodlands due to the sloping site conditions. **Tobermore** solved the problem quickly and efficiently with the provision of Secura Grand – a mortar-free retaining wall product with an attractive, aged finish. Ian Jowett, Managing Director at Willmark Homes said: "The site conditions dictated that a solution was needed to combat the sloping land where the homes were built. Our objective from that perspective was to source a quality retaining wall system that met the functional requirements whilst providing an aesthetically pleasing product to complement the homes within the development."

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[www.tobermore.co.uk/professional/project/the-woodlands](http://www.tobermore.co.uk/professional/project/the-woodlands)

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## Polypipe's thermoplastic pipe products deliver vital infrastructure

Polypipe has supplied a wide range of its thermoplastic pipe products for foul water management, delivering vital infrastructure to the innovative Graven Hill project site in Bicester, Oxfordshire.

The Graven Hill project is set to become the UK's largest self build community, offering plots for 1,900 homes across the site, with accepted planning for further developments including a primary school, pubs, and convenience shops. The site, located on 188 hectares of land formerly owned by the Ministry of Defence, will provide purchasers with the chance to build their own home, with a focus on energy efficient materials, modular construction methods, and contemporary design.

As the UK's leading manufacturer of sustainable drainage and water management systems, Polypipe worked with project partners to deliver a more durable and cost-effective alternative plastic solution to the original clay and concrete system specified. Following their previous positive experiences with Polypipe, contractor Careys Civil Engineering recommended that the original design specification be changed to a thermoplastic solution incorporating Polysewer and Ridgisewer.

Polypipe's technical experts assisted with any queries about the manufacture and installation of the alternative system, and highlighted the advantages that plastic could deliver over traditional materials.

Polypipe's plastic systems are able to offer increased health and safety on site, as thanks to being lighter in weight than concrete, they are easier and quicker to install. Made of long-life PVCu, the structured wall pipes offer ring stiffness and strength, while ensuring flexibility to allow for ground movement and differential settlement. Polypipe's plastic products can be manufactured to exact specifications for each individual project, and delivered at the time they are required, reducing installation and labour time on site.

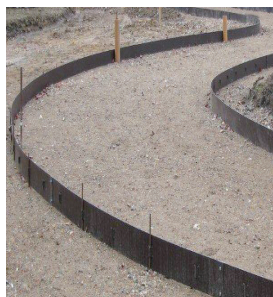
The plastic solution for the Graven Hill project was successfully adopted by the local water authority, with the final design showcasing Polypipe's water management product range. The solution included a system for foul water management using over 2,250m of Polypipe's Polysewer and 330m of Ridgisewer PVCu structured wall pipes, along with the necessary associated bends and fittings required to fit the pipe runs.










To capture, store and control surface water run-off, over 220m of Ridgistorm-XL large diameter pipes were supplied in a stiffness class of SN2 to suit the site's ground conditions, together with two tanks manufactured using Polystorm-R cells. Polypipe's Polystorm-R cells boast a 95 per cent void ratio, with a load bearing capacity of up to 61 tonnes per square metre, making them ideally suited for trafficked and loaded applications at greater depths. The two tanks will provide over 336m<sup>3</sup> of water storage, meaning that the Graven Hill site will have the capacity to store and manage excess water in the event of extreme weather events, ensuring flood resilience.

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## Making the deal easier with Swish

In years gone by, the criteria for choosing roofline products – fascia boards, soffits and rainwater goods – was pretty much down to three basics: price, profile and what the local distributor had in stock.

Clearly the world has moved on a long way, so we asked Dave Osborne of Swish Building Products, one of the UK's leading manufacturers, what they see as the main market drivers in the world of roofline products today. Here's what Dave had to say:

### MAKE IT EASY FOR THE CUSTOMER

"With market conditions being so competitive, making the Company easy for the customer to deal with is more important than ever before. Providing a single point of contact for the customer; someone to look after the enquiry, sort out roof drainage design issues and product take-off, then arrange delivery through accredited stockist is what busy customers demand. Oh, yes – keen pricing as well!"

### ONE SIZE DOESN'T FIT ALL

"Another thing to remember is that the British weather is incredibly variable. In some areas of the country we see a huge amount of rainfall – as much as 180 inches per year, which makes them some of the wettest locations in Europe.

In other areas, such as London, East Yorkshire, Norfolk and Suffolk, there is much less rainfall – as little as 24 inches per year, making these parts some of the driest in the country. Colchester, Clacton and Ipswich actually have less annual rainfall than Jerusalem and Beirut in the middle east. Hard to believe, but true.

Because of this, Swish offers a range of guttering profiles and capacities. Super deep for areas of high precipitation as well as medium and standard capacities for less demanding situations.

Swish SuperDeep170, for example is a PVC profile system designed to handle very high flow rates of around 4.3 litres per second. It has the capacity to carry four and a half times more water than a normal half round gutter and at least two and a half times more water than a standard deep system".

### CELLULAR PVC – THE MATERIAL OF TODAY

"Timber used to be the predominant material at the roofline, but not anymore. A softwood fascia board is unlikely to survive more than a decade, especially if it doesn't receive regular maintenance.

Cellular PVC is now the roofline material of choice. It costs roughly the same as timber to install using similar trade-skills and tools, and cellular PVC needs no maintenance. Most importantly, especially from any landlord's point of view, when it is installed correctly it will







probably last the lifetime of the building. And by the way, Cellular PVC can be fully recycled at the end of its working life"

#### ENVIRONMENTALLY RESPONSIBLE SOURCING

"Being competitive on range, quality, price and distribution only goes so far in today's eco-focussed world. What is also important in adding value are factors such as efficient use of energy and natural resources, environmental performance in the manufacturing process and driving down waste.

Over the last 10 years, Swish has been almost evangelical in its approach to efficiency and has seen a 27% reduction in carbon output per tonne of production and has reduced water consumption by a staggering 77%, making it one of the most efficient in the industry.

As a direct result, Swish was the first plastics company to achieve BES6001 Responsible Sourcing certification."

What does all this mean?

"So what?" you might say. Well, quite a lot, actually. In such a competitive market, price becomes only one factor driving which supplier to choose. Having a single point of contact who will sort everything out for you. Having an efficient supply network which gives excellent service. High quality products with long term



durability and the reassurance that your supplier is leading the field in responsible sourcing and manufacture, together with the confidence that they send absolutely nothing to landfill"

Clearly a more complex picture than in the past and our thanks go to Dave for his



comments. Dave Osborne is Technical Services Manager for Swish Building Products.

For more information about our Building products go the website or contact us by calling.

01827 317200 [www.swishbp.co.uk](http://www.swishbp.co.uk)

When the Government announced that 217,350 new homes were added to the market in 2017, this was the first time an official house-building target had been met since before the financial downturn of 2008. In a bid to tackle the current housing crisis, this level of housebuilding needs to be met and exceeded in 2018. In order to ensure new homes preserve both their appearance and structural integrity, developers must select rainwater systems that offer the best protection to the structure.

#### SIMPLE FAULTS CREATE COMPLEX PROBLEMS

It can be overlooked, but rainwater guttering installed or left in a poor condition can be at the root of wider house damage developed over a long period of time. Failed guttering could cost the UK homeowner around £600-£1,000 to repair, depending on the damage, but there could be deeper issues.

The primary function of guttering is to protect house foundations by channelling excess rainwater from the roof and eventually away from the building. Causing roof leaks or contributing to foundation failure over a long period of time, water seepage across a building caused by poorly maintained guttering and downpipes can lead to expensive repairs and major problems for the house. In very extreme cases, when guttering is left unfixed the foundations of the house could become compromised.

It's a given that gutters tend to fill up with leaves and debris. Over time this can cause blockages, resulting in rainwater not channelling correctly and pooling on the roof, applying unnecessary pressure to the foundations.

If left untreated, rainwater can cause extensive damage to all surrounding materials. Wooden fascia boards are often used to support guttering. When exposed to large amounts of water, these boards can begin to deteriorate and rot, causing cracks.

In a worst-case scenario, this excess water will cause extensive damage and will begin pouring off the side of the home, causing unsightly stains and mould formation. Water can then soak through and cause damp patches within the house. Damp patches are very harmful to residents and usually result in temporary rehoming while the damage is repaired.

#### CHOOSING THE BEST FIT

When selecting a guttering solution, developers should consider installation time, system longevity and the amount of future rainfall the system could be susceptible to. Traditionally, guttering solutions came in cast iron and aluminium.

# GUTTER BLISS

Paul Jackson of Polypipe explains why developers need to ensure they are selecting the right guttering and downpipe system on each project, which might mean that plastic turns out to be the best option.

Modern day solutions however are more likely to be plastic, a material which offers developers numerous benefits during installation and throughout the lifespan of the system.

Manufactured from sturdy PVCu, plastic guttering solutions hold the same innate strength as the cast iron equivalent. Furthermore, the lightweight nature of plastic guttering solutions makes installation onsite quicker, while providing numerous health and safety benefits for workers. The plastic-based rainwater systems can be simply lifted into place and fitted. Also, as they are manufactured in longer pipe runs, plastic solutions can be installed with less jointing. Minimal jointing helps to reduce the margin for leaks.

Should the guttering fail or fall from its position, the impact of cast iron solutions can cause extensive damage and pose life threatening risk to residents. In comparison, plastic systems cause a lot less damage and pose far less risk.

Another key benefit of plastic systems is the profile range. From square systems to half round, plastic guttering comes in a variety of shapes to suit the project and the pitch of the roof. Deep flow profiles are the most widely selected as they manage higher volumes of water effectively and minimise the risk of leaks and blockages in the future.

#### FINISH OFF IN STYLE

Plastic-based rainwater solutions also provide both the installer and homeowner with aesthetic flexibility. Cast iron solutions traditionally only come in black and must be repainted every three years due to weathering. Plastic rainwater systems are widely available in a range of different colours, and don't have to be painted to maintain the quality of finish. For developers, colourful guttering can add extra kerb appeal and character to any development. Whether it's a coastal home with a pale blue exterior, or a classic town house with a brightly coloured red door, there is a shade to match.



Although it can be overlooked, specifying the right rainwater system and installing it correctly can protect a building from a multitude of long term damaging issues caused by water leakage. Developers can work with manufacturers to identify a robust solution that meets the criteria of the building, and can manage expected rainfall levels over the course of many years. With such a wide range of rainwater products fit for every eventuality on the market, developers shouldn't 'make do' with the first solution they come across.

Paul Jackson is above ground drainage product manager at Polypipe



## Fire sprinklers go undercover with Encasement

Where fire sprinkler systems are being installed or retro-fitted in tower blocks and flats, Encasement's 'Versa' pipe boxing range provides the perfect cost effective solution for concealing sprinkler pipework.

Manufactured from pre-formed FSC® certified plywood and pre-finished in a durable white melamine, Versa 'L' shaped boxing is available in either 5mm or 8mm thicknesses for use within flats and communal areas, such as stairs and lift lobbies where sprinklers are required. Versa boxing can be used with standard sprinkler heads or concealed 'pop-out' units with cover caps.

Available in a wide range of sizes, Versa sprinkler pipe boxing helps save on installation time, as there's no need for fabrication or painting on site. All that's required is for the boxing to be cut to length and holes drilled for the sprinkler heads before securing to the wall or ceiling.

Encasement's Managing Director, Martin Taylor, commented: "Our fire sprinkler boxing has already been installed on a large number of number of high rise refurbishment projects, where pipework and



sprinklers need to be concealed for both aesthetic and practical reasons. Not only are they cost effective and easy to install, but Encasement also holds a full FSC® 'Chain of Custody' certification, which certifies that our products are manufactured from sustainable timbers. This means that local

authorities can meet their compliance obligations under UK government procurement guidance."

For further information please contact Encasement, or visit the company's website.

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# A SENSE OF PLACE

Martyn Walley of Aico advises on the importance of getting placement right when it comes to alarms.

**I**n the domestic smoke alarm sector there has traditionally been three alarm types: optical, heat and ionisation.

These different sensor types react best to certain fire types. As a result, specification and installation requires a good knowledge of BS5839 Part 6 (the British Standard for domestic smoke alarm installation) and Building Regulations, to ensure the best levels of detection for a property.

But, changes are afoot. The new breed of multi sensors, which combine two traditional sensing elements in one alarm, are rising in popularity. What's more, there's a further alarm type to hit the market which combines fire detection with another life safety device – carbon monoxide (CO) detection.

## WHAT ALARM AND WHERE?

As the name might suggest, optical alarms essentially 'look' for smoke using a pulsed light beam in the sensing chamber. They are most effective at detecting smouldering fires with large particles, such as those produced by burning furniture, and are less likely to react to the type of invisible smoke produced by cooking fumes. They are therefore ideal for circulation spaces such as hallways close to kitchens and landings, as per BS 5839-6.

A heat alarm doesn't detect smoke at all, but instead reacts to temperatures of 58°C or over, as per BS 5446. A heat alarm should only be used in a kitchen or garage, and only as part of a fire alarm system that also includes smoke alarms. Furthermore, all of the alarms within that system must be interconnected to meet British Standards. A solo heat alarm in a property is not an option.

Ionisation alarms use a small radioactive source to detect the invisible smoke particles given off by fast-flaming, clean burning fires such as bedding and clothing. Ionisation alarms have essentially proven so popular because they have been around the longest (they were the first commercially available smoke alarms), and so are the most familiar and generally are priced lower than other alarm types, making them the default alarm choice. However, with greater understanding of fire alarm types and a wider choice of alarms now available, ionisation alarms are slowly falling out of favour because they can be over-sensitive

to cooking fumes and are deemed old technology. Generally, it's recommended that their use is restricted to bedrooms.

So, to recap: heat alarms go in the kitchen, optical alarms are for circulation spaces, including hallways and landings, and it is now generally believed that ionisation alarms should be avoided as there are more suitable options.

That seems very straightforward, but there are instances when it's not immediately obvious which alarm type to use. For example, where do you place an alarm, and what type of alarm in an open plan property?

## MULTIPLE SENSORS

Multi-sensor fire alarms are the next step in alarm technology development, and can effectively remove the problem of where to place them. A multi-sensor fire alarm uses both optical and heat sensors within the same alarm unit, and interprets the signals to get a better understanding of what's really happening in the immediate environment. Because of this, it benefits from a quick response to both slow smouldering and fast flaming fires, yet is more tolerant to kitchen fumes and contamination. Multi-sensor alarms can help take the guess work out of alarm specification and installation.

Introduced to the domestic smoke alarm market in 2014, multi-sensor fire alarms are still relatively new. The alarms have proven themselves most popular in the social

housing sector, where their simple specification (they can be effectively used in all rooms except a kitchen) and exceptionally low rate of false alarms have made for considerable savings, while at the same time provided a superior level of fire protection.

## HEAT/CO ALARM

The multi-sensor is no longer the new kid on the block. That title goes to a brand new alarm type, released this year, in the form of a combined heat/carbon monoxide alarm. Designed specifically for use in the kitchen, the heat/CO alarm is actually two alarms in one unit. The heat alarm aspect works in exactly the same way as that above. The CO alarm detects carbon monoxide (CO), a potentially lethal gas.

Any household appliance that burns fossil fuels (coal, oil, bottled gas, paraffin, wood, petrol, diesel or charcoal) can be a potential source of CO. Requirements to fit CO alarms are somewhat lagging and differ across the nations. Despite this, awareness of the dangers of CO poisoning are driving the installation of alarms, with many fitting them beyond their legal obligations.

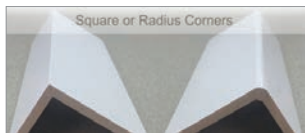
The kitchen is an obvious potential source of CO, so combining a heat and CO alarm in one is a cost-effective, convenient option and should help spread the use of this life saving technology. Having only the one alarm on the ceiling also makes for a more pleasing aesthetic.

The introduction of new alarm types has made for more effective fire detection in the home, while at the same time simplifying the specification aspect. So, if you haven't already, consider reviewing your alarm choice, and take a look at the full range that's on offer.

Martyn Walley is national technical manager at Aico



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## Structural glass balconies add minimalist style



**Neaco's** structural glass balconies are adding beautiful minimalist looks in keeping with the impressive contemporary design of Oakapple Group's mixed-use development in the centre of Clapham. Designed by Harris Architects, the scheme comprises

10,000 sq ft of grade A commercial space and 40 luxury apartments with communal external terraces on upper floors. With a choice of glass-fronted designs, Neaco's Clearview balcony range is renowned for its superior visual appeal and the free-standing structural glass option offers the ultimate in contemporary style with no supporting stanchions required.

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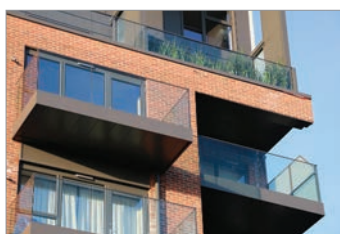


According to Document B of the UK Building Regulations fire barriers must be installed in cavity areas that are vulnerable to the spread of fire. Using the correct passive fire cavity protection system within a building is crucial, in the event of a fire, intumescent fire barriers

activate and seal holes, penetrations and cavities, preventing the spread of fire and smoke, thereby fulfilling UK regulations. Standards and Regulations also stipulate that two storey buildings and above require cavity barriers to stop fire from spreading through walls, floors and cavities. The **Envirograf®** Cavity Barrier range fully satisfies the requirements stated in Document B of the Building Regulations.

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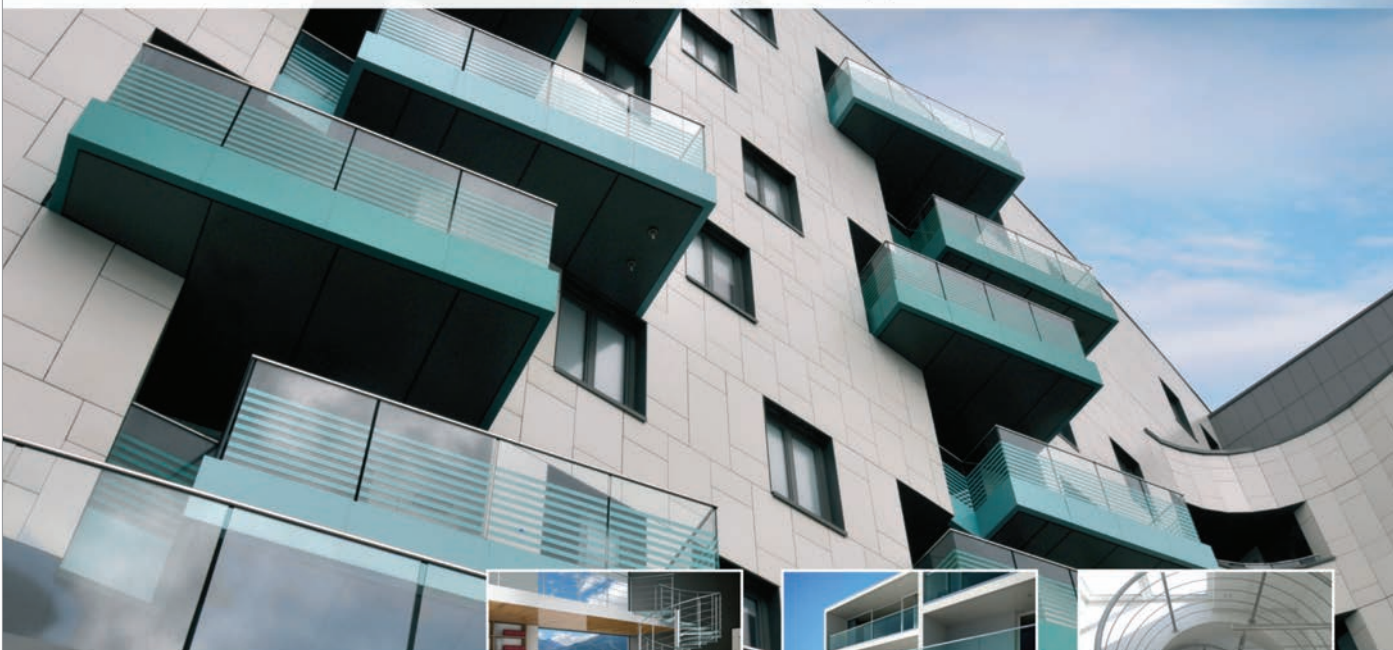
The balconies, with frameless structural glass balustrades, are a signature feature of the development's high-rise facade, with long spans divided by privacy screens. For more information please visit Sapphire's website.

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Whether it is a place for peaceful reflection or a feature spot to host a gathering, there are many reasons why installing a balcony can be the right choice for a development.

Housebuilders and developers must look into the minds of potential buyers and create the right ambience and aspiration at the right price.

#### THE ADVANTAGES

As well as a visual attraction, balconies undoubtedly add value to a property – and certainly more value than the cost of installing a balcony in the first place.

They are a great selling feature as homeowners want to spend more time outdoors than ever before, and the balcony offers the perfect platform to do just that. But it goes even further. Balconies allow the outdoors to come inside, with fresh air and sunlight improving the wellbeing of the homeowner. As well as this, balconies can still be low maintenance.

Whatever the situation or location, a balcony offers so many advantages. Not only do they provide the opportunity for some wonderful views of a garden or wider landscape, but also a space for growing plants, fruit or vegetables, or the perfect summertime venue for socialising.

#### CHOOSING THE RIGHT BALCONY

There are number of key things to consider when trying to choose the right balcony for a development.

You need to consider the style of the property you are building to ensure the balcony fits in with the theme and its surroundings. A stainless steel or aluminium balcony can look ultra-modern and further enhance a contemporary property, or if a more traditional look is required, a wrought iron design with a powder-coated finish might just be what is required.

#### WHAT TYPES OF BALCONIES ARE THERE?

There are balcony styles to suit all budgets and designs. Options include pre-assembled posts with glass clamps and glass infills, aluminium channel and spigots offering frameless glass balustrades and Juliet option.

Aluminium channel systems that provide a frameless glass balustrade have become increasingly popular, as the glass is secured at low level, allowing an uninterrupted view. It is also quick to install, as well as low-maintenance and cost effective.

French balconies offer an easy-on-the-eye and easy-to-install solution for both homes and office blocks, with a range of heights and accessories to fit any space. A cost-effective option, the Juliet balcony allows homeowners to enjoy fresh air and light, while also providing protection for an

# PROJECTING A BETTER IMAGE

Richard Twiddy of F. H. Brundle explains how the right balcony can elevate the entire feel of a property.

open French door. The balcony offers no floor space, but aesthetically it looks good, being nearly flush with the building.

Newer Juliet balconies boast a revolutionary 'slide and click' design for quick installation and can be mounted directly on the masonry, covering widths of up to 3,000 mm. They also offer varying glass thickness, to cover a range of applications.

Alternatively, you could build an integrated system where the balcony is a seamless part of the structure.

When designing and installing balconies, safety has to be paramount. A developer, builder or architect must ensure is that it is the right balcony type for the end user.

There are a wide range of balcony systems on the market, with regulations helping to ensure the developer uses the right balcony in the right application. Balconies tested to BS6180 will provide reassurance on the loading capabilities of the selected product.

#### CURRENT DESIGN TRENDS

Designs are changing all the time, with

consumer lifestyles being a key driver. The biggest difference is people wanting to spend more time outdoors, sitting in the sun and enjoying the delights of outdoor living. Developers are being driven to meet this need by adding balconies and at the same time differentiate their properties with the balcony design.

To meet these changing trends, there has been an increase in lower maintenance stainless steel, aluminium and glass products. The frameless balconies have become increasingly popular as they offer an uninterrupted view.

#### HOW CAN THE RIGHT BALCONY ELEVATE MY PROPERTY?

A balcony offers so much; privacy, an uninterrupted view, a chance to escape, and an ideal way of bringing some personality to a property.

As a developer it's worth bearing in mind that when leaving a newly-built house, often the first thing a prospective buyer will remember is the exquisite balcony.

Richard Twiddy is head of design at F. H. Brundle





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A high specification self-build home, located in a Suffolk village, uses one of the underfloor heating options available from **Gaia** to provide warmth within all of its ground floor accommodation: offering excellent levels of energy efficiency and occupant comfort, as well as ridding the walls of unsightly radiators. The ground floor extends to an area of 75m<sup>2</sup>, split into five separate zones – including the living areas and kitchen –

where the temperature is regulated by Danfoss thermostats. Then a timeclock allows the occupants to set daily or other programme cycles, while the whole UFH array is powered by a high efficiency gas boiler.

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# UNDERLYING BENEFITS

Shane Oxberry of YPS Plumbing Supplies recaps the many compelling benefits of underfloor heating.

**N**eat, economical to run, reliable and green, it's tempting to recommend underfloor heating (UFH) for every new build, renovation or extension.

Unless you demand period cast iron radiators, which admittedly can be beautiful in the right setting, it's difficult to see the downside.

## DISADVANTAGES

In the interests of balance, there are just a few small caveats to UFH. For example, it is essential that you have accurate temperature control and use of modern, digital thermostats is required. Also, installation, particularly when retro-fitting, can be more difficult and more expensive than conventional radiators.

## ADVANTAGES

The advantages of a well-installed system are many. A properly run system gives you cosy feet and a cooler head, in line with the body's natural requirements. Heat rises uniformly rather than in pockets in different parts of the room, which happens with radiators.

You can't see it – there is no need to ruin a lovely, modern, minimalist house with radiators and even radiator covers. It takes up no space – radiators take up a surprising amount of room, especially when you consider how they restrict your placement of furniture and shelving. UFH is silent, with none of the gurgles and hums which occasionally emit from even the most modern or radiators.

Underfloor heating is extremely low maintenance, and you don't have to bleed it. You can control the temperature of each room separately – users can choose a different temperature in the living room, bedroom and baby's nursery.

It is healthier, there is less dust movement and floors will dry much quicker after cleaning. It's greener and cheaper to run – less fuel use means lower bills and fewer CO<sub>2</sub> emissions.

## OPTIONS

So, if you are persuaded underfloor heating is the right choice, what system should you specify?

There are basically four types. Solid floor heating, suspended floor heating, floating floor heating and over floor heating.

Solid floor heating is ideal for ground floors in new build and renovation projects. Piping is fitted in the floor panels, then covered with screed under the final floor finish. You can fit it to any shape of room in a simple grid pattern, and you can use an edging insulation strip to ensure maximum efficiency.

Suspended floor heating can be installed easily between the joists of a suspended floor from either above or below, and UFCH pipes can be laid between battens above the joists. The system then sits under standard tongue and groove floorboards, which can be covered with any flooring.

Floating floor heating is great for retrofits. It can sit in floating floors above an existing solid or timber floor. Polyplumb pipe is pressed into a heat emitter plate which sits in grooves in the floating floor insulation panel. Then tongue and groove floorboards are laid, above which any floor covering can be used.

Over floor heating is the ideal solution for renovators and retrofitters. It can be

laid over existing floors while adding only a minimal amount of height, and it can be used with any type of floor covering. The system is usually just 18 mm thick and tiles, wood or laminate flooring can be applied directly on top of it. If it is to be used with carpeting, you should lay a 4 mm plywood cover first.

Over floor heating is also extremely responsive, can be used on intermediate floors, can be linked to existing radiator systems with systems such as a Polyplumb Zonal Regulation Unit, and it can be used on almost any sized room – if you use it with a ZRU it can heat rooms up to 25 m<sup>2</sup>.

## WHAT'S NEXT

Once your system is installed, of course, your work's not finished. If it's a water-based system, you need to make sure the boiler is up to the job.

Underfloor heating is an ideal partner for air source and ground source heat pumps.

Whether your system is water-based or electric, as with any type of heating, insulation is key. It pays to go beyond the Building Regulations if you want real fuel efficiency and heat capture. Cavity wall insulation, draught excluders and double glazing should all be installed wherever possible.

Government figures show the average household can save up to £300 a year if the window, wall, floor and roof insulation is done correctly. This will also cut carbon dioxide emissions by up to 1.5 tonnes.

There's one final, often overlooked consideration when choosing to specify or install underfloor heating – you can't hang your towels on it. So don't forget to fit a nice upright radiator in the bathroom!

Shane Oxberry is managing director at YPS Plumbing Supplies







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- We are cost neutral against traditional tile and tray
- We understand what happens on site and our team of professional installers are adapting every day to the changing environment
- We're working closely with Taylor Wimpey, Summerfield Homes, Larkfleet Homes and many other major UK builders.

Contact **Envirotec** today on **01204 389 824** or email **info@envirotecbathing.com**

**[www.envirotecbathing.com](http://www.envirotecbathing.com)**

Working closely with:

**Taylor  
Wimpey**

**SUMMERFIELD  
HOMES**

**LarkfleetHomes**