

selfbuilder + homemaker

JUL/AUG 2018

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GREAT WAYS TO GET MVHR RIGHT

A leading supplier of Mechanical Ventilation with Heat Recovery looks at why it's the hot new trend to keep air-tight homes healthy

An open and shut case

Taking the long road to success

Achieving their self-build in rural Hampshire became a saga for the Curnow-Fords

The challenges of opening up a listed property with an extension, plus the practical reasons to choose sliding over bi-fold doors





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CASE STUDY

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A country saga

When they finally moved into their grand timber-framed home in the heart of the Hampshire countryside, it was the end of a long road for the Curnow-Fords. Roseanne Field reports

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Cover image © IDSystems |
Harvey Norman Architects |
Andrew Hatfield Photography
See page 29

EDITOR'S LETTER



What is the first thing we do these days when we want to find out information about anything? Answer – do a Google search. (In case you were wondering, a quick Google reveals that its unusual name is derived from 'Googolplex', an impossibly large number in mathematics.) Talking of which, Google is now thought to have around 2.5 million servers globally.

Despite the mind-boggling coverage, who knows the veracity of the info you are getting when you, for example, Google double-glazing U-values, or how to install your own rainwater harvesting? Some, or a lot might be (although I hate to quote Trump), 'fake news'. You might see a couple of posts on a message board from those who have done what you're interested in doing, but these are likely to be very context-specific. PR-polished information will also be plentiful, and potentially highly valuable – available from any number of company websites, however this also often needs to be taken with a pinch of salt. The devil is, as ever, in the detail.

Sometimes, the only answer is to go and see the products, and talk to their suppliers, in the flesh. Luckily the self-build market is well-served for good quality events across the year, wherever you happen to live. From Wadebridge to Glasgow there are regular chances to get the practical tips you want, as well as the info on sensible self-build techniques which you might not get anywhere else. The events tab on *Selfbuilder + Homemaker's* website homepage (www.sbhonline.co.uk) is a good place to start – also why not try www.selfbuildportal.org.uk, as well as of course our regular Diary below. Happy surfing!

James Parker

DIARY

PROJECT MANAGEMENT COURSE

4 AUGUST, SWINDON

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

MY ENERGY EFFICIENT HOME

11 AUGUST, ST NEOTS

www.potton.co.uk/courses

THE DESIGN PROCESS EXPLAINED

17 AUGUST, ST NEOTS

www.potton.co.uk/courses

HEAT & ENERGY ECO WORKSHOP

18 AUGUST, SWINDON

www.nsbrc.co.uk/eco-workshops

RIGHT TO BUILD EXPO

6 SEPTEMBER, FAREHAM

righttobuildtoolkit.org.uk/expos

SELFBUILD & DESIGN SOUTH WEST

8 - 9 SEPTEMBER, EXETER

selfbuildanddesignshow.com/southwest

DESIGN & BUILD WORKSHOP

15 SEPTEMBER, SWINDON

www.nsbrc.co.uk/design-and-build-workshop

SELF BUILD COURSE

15 - 17 SEPTEMBER, SWINDON

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

LONDON DESIGN FAIR

20 - 23 SEPTEMBER, LONDON

www.londondesignfair.co.uk

HOMEBUILDING & RENOVATING SHOW

21 - 23 SEPTEMBER, LONDON

london.homebuildingshow.co.uk

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Printed in England

Planning permission granted for London's largest affordable self-build project



What's been hailed as the largest low cost self-build housing project yet in London has been granted planning permission.

Lewisham Council approved the plans for the 33 home project, and construction is expected to begin in late 2018 or early 2019. The scheme is set to cost £8.6m and will be built on a one acre site in Ladywell.

The project has been initiated by an 800-strong local community organisation, the Rural Urban Synthesis Society (RUSS). Over the last few years RUSS has worked closely with Lewisham Council to progress the scheme to this stage.

The houses built will range from one to four bedrooms. Of the new properties, 14 will be available on a shared equity basis, 12 will be shared ownership, and five will be for social rent. The remaining two homes will be shared and see a total of six rooms offered for affordable rent. The properties have already been reserved for local people who meet the project's affordability criteria.

RUSS has worked in partnership with Lewisham Council to facilitate the site on a 250 year lease. The land will be held in a Community Land Trust so the homes will be valued based on the value of just the building and not the land. The residents have had the homes designed so they are simple and cost effective to build. It is also proposed that they will do some of the construction work themselves.

These factors mean that residents are predicted to be able to buy a 25 per cent stake in a typical one bedroom home from £77,500. The monthly rent on the home would be £429 (reduced by £104 per month because of the resident's contribution to the building work). A three bedroom home is anticipated to cost £141,000 for a 25 per cent stake, with a monthly rent of £763, reduced by £208 per month.

House extensions to cost more after post-Brexit skills gap widens, firm warns

Construction Insure is warning homeowners that the cost of extending their houses could rocket due to Brexit, as a lack of skilled foreign workers causes insurers to increase the price of premiums.

Industry experts from the company say high stamp duty rates and house prices have made home improvements more popular than ever. But with more than 120,000 EU migrants currently working in UK construction – many in skilled positions – the firm says that the building industry is bracing itself for a possible "shockwave" if European workers choose to leave the country post-Brexit.

Mark Herbert of Construction Insure claimed that the loss of thousands of skilled workers from the industry will increase risks for construction firms, leading to an inevitable increase in insurance costs. These costs are likely to be passed onto consumers along with other cost hikes as builders scramble to plug skills gaps. He said: "The UK construction industry relies heavily on EU migrants, particularly in London and the south east."

Herbert continued: "Many of these EU workers are employed in highly skilled roles and many in the industry are bracing themselves for the possibility of a huge skills gap if these professionals decide, or are compelled, to leave Britain following Brexit. What many in the industry fail to realise is that such an event would also have huge ramifications for their insurance costs as providers factor in the increased risks such skills gaps would present."

Research by the Construction Industry Training Board, IFF Research and the Institute of Employment Research at Warwick University, found one third of companies in the construction industry currently employ foreign workers.

NACSBA ANNOUNCES FOUR NEW RIGHT TO BUILD EXPOS

The National Custom & Self Build Association (NaCSBA) has announced four new dates for its 'The Right to Build Expo: Unlocking the potential of Custom and Self Build'.

These will be held in Fareham on 6 September, Cambridgeshire on 4 October, Warrington on 1 November and Leeds on 29 November.

The expos, presented by NaCSBA in partnership with the Right to Build Task Force and Wood for Good are designed to help the self- and custom-build sector grow by sharing details of the latest community-led housing projects.

For more information visit righttobuildtoolkit.org.uk/expos

CPA & RIBA RELEASE HANDBOOK FOR LOFT CONVERSIONS

The Construction Products Association has teamed up with RIBA Publishing to produce up-to-date guidance for people undertaking loft conversions.

The RIBA says the "easy-to-use" handbook will prove valuable to architects, builders and homeowners looking for knowledge on best practice and compliance with Building Regulations. It brings together crucial information for self-builders in a simple guide, covering some of the main considerations for a loft conversion including fire safety, windows, stairs, doors, and insulation.

The book is available to buy on the RIBA Bookshops website for £30 – to order your copy visit www.ribabookshops.com

RENEWABLE HEAT INCENTIVE REFORMS PASSED

After successfully passing through Parliament, reforms to the Renewable Heat Incentive (RHI) regulations have come into effect.

Impacting both the Domestic and Non Domestic RHI schemes, the reforms redress payment eligibility and introduce new policies covering metering of heat pump performance, tariff guarantees and shared ground loops, as well as extending the RHI's budget management mechanism until the end of 2020/21.

For more on what the reforms mean for ground source heat pump installers and owners, visit www.sbhonline.co.uk and search 'RHI reforms'.

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INTERIOR INSPIRATION: BATHROOMS & WETROOMS

Selfbuilder + Homemaker rounds up some of the latest on-trend bathroom products, whether you're going for a traditional look or something modern and contemporary

1. Featuring a bold, modern design, the **Brook 2** from **Waters Baths of Ashbourne** would make the perfect addition to both contemporary and classic bathrooms alike. Part of the luxury i-line collection, it features a slim profile edge of 20 mm, leaving more room for the ultimate soak. www.watersbaths.co.uk

2. The new **Velar** shower enclosure from **Frontline Bathrooms** is crafted using the latest technology, with a black framed effect that has been digitally ingrained onto the panel, providing the look of a framed enclosure without the maintenance or need for seals. It's perfect paired with a black slate shower tray for an industrial-inspired aesthetic. www.frontlinebathrooms.co.uk

3. **GROHE's SmartControl** shower systems deliver intuitive showering thanks to the stylish three button interface and simple operation. It allows multiple outlets to work simultaneously, from head showers to hand showers. GROHE offers a concealed design and behind-the-wall installation, transforming and maximising your space. www.grohe.co.uk

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an Wasser



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Non slip with very high bond strength, Sika Ceram Fix & Grout is ideal for use on vertical surfaces and can be used for all ceramic tiles including porcelain, vitrified tiles and mosaics. Available in three handy sizes; 750g, 1.5kg and 3.5kg, SikaCeram® Fix & Grout dries to a brilliant white finish with the high quality anti-mould formula ensuring that the product stays white for years to come.

For more information contact Everbuild by calling.

0113 240 2424 www.everbuild.co.uk

Selecting sanitaryware just got simpler



Abacus Bathrooms leads the trend for pared-back, naturally beautiful design in 2017 with a new line-up of crisp sanitaryware. Part of the brand's Pure & Simple Collection, the sanitaryware range is designed to provide the core building blocks for multiple bathroom styles. Offering bathroom retailers exceptional design flexibility, the sanitaryware portfolio is split into two distinctive styles. 'Pure' boasts a strong geometric line - perfect for those seeking an urban, contemporary look. For a softer dynamic, there is 'Simple', which is still modern but has a gently curved silhouette with subtly classic overtones. The geometric and curved designs of Pure and Simple can also be successfully worked together.

www.abacus-bathrooms.co.uk

Design full circle



Roman Limited has launched its stunning Victoriana glass design collection. Victoriana styled Bathrooms have strongly come back into fashion and Roman is delighted to launch the Victoriana glass design. This stylish period design coordinates beautifully with classic sanitaryware and tiles. The print is a white etch colour fired into the glass during the toughening process. This is launched on key hinged door, wetroom Panel and bath screen products within Roman's Decem range for the premium market and adds a sophisticated finishing touch to any period bathroom design. The Victoriana is a very British design and is not only well-known and popular in the UK but also internationally.

www.roman-showers.com



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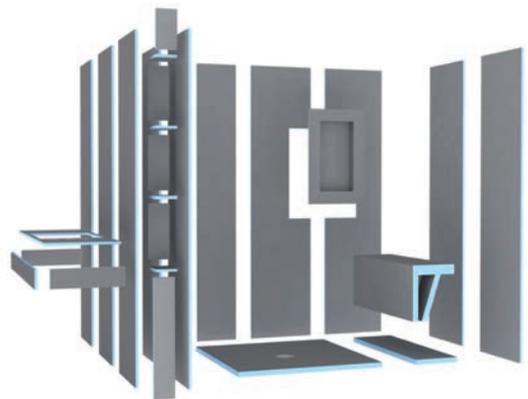
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Breathe easy



Christian Rehn of National Ventilation answers your questions about the nuts and bolts of installing MVHR ventilation systems to provide good air quality in increasingly air-tight homes

With new build properties required to be increasingly airtight to meet Building Regulations Part L – ‘Conservation of fuel & power’, it is important to consider ventilation for your self-build property. But with so much choice on the market, where should you begin?

WHY DO I NEED TO VENTILATE MY PROPERTY?

Without modern ventilation included in a new build you will end up with an airtight box which cannot breathe, resulting in stuffy, warm, poor quality indoor air and condensation and mould forming both on the surface and within the fabric of the building. However, by installing effective whole house ventilation you can prevent this by reducing humidity, filtering out pollen and pollutants from outside air and introducing clean, tempered air. This will result in your home having good indoor air quality, making it a healthier place to live.

WHAT TYPE OF VENTILATION SHOULD I INSTALL?

We recommend mechanical ventilation with heat recovery (MVHR) as the best solution for new build properties because you can control humidity, CO₂ and indoor air quality. MVHR is increasingly the ventilation system of choice for new build projects as it is a controlled way of ventilating a whole property.

DO I NEED A VENTILATION SYSTEM DESIGN?

Yes! MVHR systems need to be properly designed to ensure you buy a correctly sized unit for your property. If an MVHR unit is oversized or undersized, it won't provide efficient, effective ventilation. When it comes to designing the system, contractors will need to be familiar with the range of technologies available, as

well as having specialist knowledge of the equipment or software programmes to correctly calculate the pressure in the system over a given length of ducting.

This can be quite daunting for contractors who are unfamiliar with ventilation system design. Luckily, there are design services available, such as the free service we offer, which can help self-builders and contractors by designing the ventilation system for their project.

WHAT TYPE OF DUCTING SHOULD MY CONTRACTOR USE?

We recommend radial ducting, since it is easy and quick to install and minimises air leakage so that the fan performs as it is designed to. Traditional plastic ductwork is arduous to install and is easy to fit incorrectly, resulting in restriction to airflow and undue stress on the system. Semi rigid radial ductwork is a cost effective, simple alternative. It is ideal for self-builds since it's flexible but robust and is much quicker and easier to install, with a Stanley knife the only real tool needed.

Simple installation means fewer mistakes, resulting in an airtight installation and improved system performance, and a plethora of accessories are available to overcome any issues that may occur. Radial ducting can also be used in Passivhaus projects.

HOW IS THE VENTILATION CONTROLLED?

Traditionally MVHR is often boosted using bathroom lighting but not every bathroom visit is for a shower or bath, and so systems can boost unnecessarily. Our preferred option for control is an in-duct ‘humidistat’ – an efficient, cost-effective control method which is fitted in the ducting and triggers the boost airflow rate when humidity rises. A manual switch in the kitchen means the system can be easily boosted when cooking.

DO I NEED BATHROOM AND KITCHEN FANS?

No. MVHR is a whole house ventilation system which means you won't need a fan in the bathroom or kitchen. You do not need trickle vents either, and you don't even need to fit an extracting cooker hood – just fit a recirculating cooker hood since an extractor cooker hood can reduce the efficiency of the MVHR system.

IS MVHR EXPENSIVE TO RUN?

Not at all. Generally speaking small and medium sized units cost around £20 a year – larger units up to £40, depending on individual tariffs. An MVHR unit fitted with an in-duct humidistat allows the system to run very efficiently since it runs on ‘trickle’ most of the time and only runs on ‘boost’ when needed.

IS MAINTENANCE REQUIRED?

The only maintenance needed is a filter check every six to 12 months to see if they need changing – the MVHR system has a filter indicator which lights up once a filter is dirty. Changing a filter is easy and just involves opening the flaps of the MVHR unit, pulling out the filter, changing it and closing it back up.

IS MVHR NOISY?

The key to this is good system design and installation. As long as MVHR has been designed, installed and commissioned correctly it will not be noisy. When on the MVHR unit is so quiet that it should not be heard. On boost it might be heard where it is sited, although boost is only necessary during showers, baths and cooking so it should not disturb anyone.

Christian Rehn is national design and project manager at leading UK-based ventilation manufacturer National Ventilation



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WEB: www.jamesjones.co.uk/ewp EMAIL: jjj-joists@jamesjones.co.uk



**James Jones
& SONS LIMITED**
TIMBER SYSTEMS DIVISION

CASE STUDY

A COUNTRY SAGA

When they finally moved into their grand timber-framed home in the heart of the Hampshire countryside, it was the end of a long road for the Curnow-Fords. Roseanne Field reports

RIGHT
The driveway leading up to the house and garage/office block, where the bungalow once sat



A winding, narrow lane leads to Peter and Debbie Curnow-Ford's home in the small village of Bramshott, Hampshire. The five-bedroom Potton house – which measures 374 m² internally – has a traditional style which fits perfectly with its rural location and despite its substantial size, sits comfortably in the 2.6 acre plot.

As you might expect, finding the ideal location for such a substantial house was no mean feat. "It took us over a year to find this project," recalls Debbie. The idea of building their own house had been in the couple's minds for some years – they first considered it back in the late 1990s. "We saw a piece of land, but the economics were not quite right," says Peter.

In the end, they took on a major renovation project on one of two 1780s Grade II listed gate lodges. However, 10 years later they were left with virtually no choice but to sell it. The owners of the new build property at the other end of the drive which the lodges were on had decided they wanted to purchase both lodges as well and made Peter and Debbie an offer they "seriously couldn't refuse," says Debbie.

This force of circumstance led the couple back to the search for their ideal home. "Every property we went to view, we came away with a list of alterations, extensions and modifications that would have cost in excess of a couple of hundred thousand pounds," Debbie explains. "We were dragging this poor builder around, and in the end he said 'with the money you're looking to spend why don't you just build your own house?'"

TAKE TWO

Naturally they were apprehensive, given that the last time they considered self-build, the "wheels

One of the main attractions of the site was that it came with existing planning permission to do an extension to the 1950s bungalow that occupied it

fell off". Nevertheless they began looking for projects and Debbie made contact with a 'reverse estate agent' who helps people find suitable properties. He was already searching in the area for another client so couldn't officially help them, but had a property of his own that he was looking to put on the market that he thought would suit what they wanted to do. "It was just fortuitous we ended up with this," Debbie says.

One of the main attractions of the site was that it came with existing planning permission to do an extension to the 1950s bungalow that occupied it. The bungalow was an added bonus for Debbie in particular, who had agreed to do a self-build on the condition that she "didn't have to live in a caravan!" However, Peter and Debbie were less than impressed by the existing plans, but looking back discovered almost everyone who had owned it in the last 15 years had put in a planning application – one of which was for a new build.

It was at this point they called in Potton – specifically Sean Adams, who at the time worked as planning and self build consultant for the company. He covered the south east, taking existing Potton plans and designs and adapting them to suit clients' requirements. They used one of these unbuilt designs as a starting point, making four months of changes before pressure from their buyer and their own concerns over losing the plot forced them to decide to go for it, "on the basis we were fairly confident we could get what we want," explains Peter.

They acquired the site in January 2011, did a

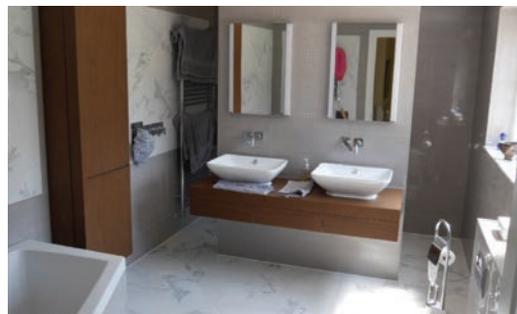
LOW POINT

Peter Curnow-Ford:
Knowing we had
planning and not being
able to find a builder



HIGH POINT

Peter: Watching the timber frame go up
Debbie: Seeing the bungalow being crushed.
I hated that bungalow!



ABOVE LEFT

The family kitchen/breakfast room at the back of the house was the key element driving the design

LEFT

The master bedroom and its ensuite

pre-application in February to make sure everything would be OK, before submitting the final application in May and getting approval in August. "It wasn't too drawn out, but there were a couple of make or break moments," Peter says.

They had taken the plans round to show neighbours before submitting the application, and no-one had any issues – or so they thought. Once the application was in, one neighbour objected because the office above the garage would overlook her swimming pool. Peter jokes: "We did point out that there are no windows facing their property!" Nevertheless, the fact an objection had been submitted – even though it was dismissed – meant they were assigned a new case officer who had to start going through the plans from scratch.

They then realised there was a problem around how the planners were measuring their dimensions. "We were trying to tell them everyone in the housebuilding industry measures internal dimensions, but they were doing the external ones," explains Peter. Taking these measurements put their property over East Hants District Council's maximum of 400 m². "We had two choices, we either put in a change or stick to our guns, wait for it to be refused and know that

we would win on appeal," says Peter. "But that would have added 12 months to the timeframe plus meant additional costs."

They submitted a revision, separating the gym and garage/office block from the main house – both were originally to be attached, but in hindsight this "actually looks a lot better," says Peter.

AN UNEXPECTED HALT

After gaining approval, they undertook all the usual necessary surveys before beginning the hunt for builder in September 2011. What they didn't anticipate was that this would take a year, and they weren't ready to start work until November 2012. "The challenge we had was we weren't local to this area," says Debbie.

The builder they had taken round with them previously was based too far away, while others fell through for various reasons – one upped the price when they were ready to proceed, and another was reluctant to let Debbie and Peter have any involvement from a project management point of view.

Eventually they found someone and began work in what Peter describes as "an extremely wet winter." The bungalow sat right at the front of the plot so they had to completely dig out the

Potton Self Build Show Centre



Isn't it time you visited?



The Potton Show Centre is a must-visit for all aspiring self-builders. Now home to five fully-furnished show homes for you to browse there's something to appeal to all tastes. From traditional designs to an open-plan barn and a contemporary design built to Passivhaus standard. Our show homes have been inspiring self-builders for over 25 years and in this time the centre has undergone many changes. Now, with the introduction of the Right to Build

Act in 2016 and the growing interest in self and custom build, the show centre is more popular than ever. With over 5,000 visitors a year it is still the only centre of its kind in the UK.

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The largest of the five properties, the Milchester, has just undergone a full makeover and has now reopened its doors.

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Milchester now reopen following full refurbishment



Opening times and address:

Tuesday – Friday: 9am -5pm & Saturday: 10am – 4pm
(Last admission 30 minutes prior to closing)

Self Build Show Centre, Mill Lane, Little Paxton, St Neots, Cambridgeshire, PE19 6EF



GRANSDEN



MILCHESTER



CAXTON



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ELSWORTH

www.potton.co.uk/showhomes



LEFT
The more formal living room is at the front of the house

FACING PAGE
The master bedroom looks out over the garden and features a Juliet balcony



area where the new house would sit. "We had to take all the topsoil off, store it at the back and take all the muck away – truck loads of it," Peter says. "It was so wet we had an 18 tonne digger here that was sinking."

Despite Mother Nature's best attempts and a slight delay while they waited for a concrete pump, they managed to get the beam and block foundations finished by January 2013. In February the timber frame was put up by Potton, who supplied all the materials and crew for the job and completed it within two months.

By April 2013 they were ready to start on the roof, exterior work and first fix, which went on longer than they anticipated and took them to September. "We bumped into a bunch of things," explains Peter. "We had to stop doing the rendering for three weeks because it's self-coloured and you've got a small window in terms of the temperature you can do that in."

Peter and Debbie took longer deciding on the right heating and hot water system. They visited several self-build trade shows before eventually deciding on underfloor heating upstairs and down. They also wanted to make sure they had enough hot water to supply the home's four bathrooms. They looked at various systems including ground source but the capital cost was too high, given that they also found gas down the road and therefore brought that up to the site. Explaining the system they eventually decided on, Peter says: "We've got a 500 litre tank in two parts – low temperature at the bottom, high at the top. Low does the underfloor heating, and high does the hot water." The tank has various inputs: Peter and Debbie have connected solar thermal – which Peter says is "brilliant" – and the gas boiler. It

also has the potential for solid fuel.

The process of installing the underfloor heating also caused some issues. The way Potton build means the first floor system has to be installed from underneath, but Peter recalls that the plumbers initially objected, saying they "don't do work above their head". He says it took about two or three months to get a 'yes' from them.

HYBRID DESIGN

Peter and Debbie's house was somewhat of a hybrid of three Potton homes which, say the couple, has consequently led Potton to offer a greater range of bespoke house designs. "The through-room – the family/kitchen/breakfast/utility room at the back of the house, was the initial driver behind the design," says Debbie.

The house had been designed to follow a 'heritage' template, which meant having structural timber posts in all the rooms – something they weren't keen on. Sean looked over the plans and said they could use the construction from another design but keep the 'heritage' design's style, leaving them with just two structural posts in the kitchen area and a beam that they wanted to keep. "It's almost a SIPs design," Peter explains. "We've got the timber frame, all the insulation but none of the compromise."

They also borrowed a feature from a barn that Potton were working on which Sean took them to see, installing a semi-vaulted ceiling in the master bedroom as opposed to a full A-frame, which they were reluctant to include in case their cats would use it as a climbing frame! Peter also found it useful to visit the barn as it allowed him to "see the construction methods and understand how all the services are run".



The house is rendered, over blockwork downstairs – which also features a false brick plinth – and upstairs over stainless steel lath. “We wanted a render because it’s Hampshire country style,” says Peter.

The house boasts a total of five bedrooms, three of which include ensembles – although the loft has been “prepped” should future owners wish to convert it to create a sixth and seventh bedroom and add another bathroom. The master bedroom, which features a south facing Juliet balcony, sits within its own suite which includes an ensuite with his and hers sinks plus a walk-in wardrobe, and a separate staircase that leads down into to the family room.

Downstairs, guests are welcomed into a large double-height entrance with the stairs at the back leading up to a partially-galleried landing.

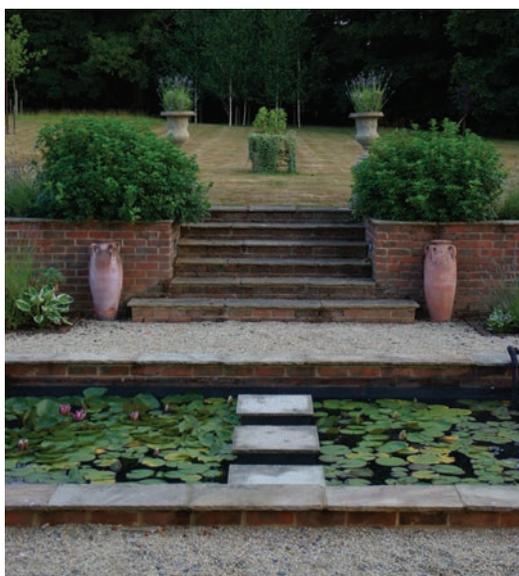
To the left are the formal dining and living rooms, while to the right the hallway leads to a small reading room and through to the kitchen/living family area.

Before making the big decisions, Peter and Debbie took their plans to a few local estate agents and asked for advice on what to include and where to hold back on spending, and where to splash out. “It was quite specific,” says Debbie. “An English oak painted kitchen and German or Italian sanitaryware, all white. No one can be offended by white!”

Deciding on a kitchen took six months and involved several companies, despite their relative flexibility on the style. “The only thing I insisted on was all the corners were rounded,” says Debbie. Sticking with the Hampshire country theme, they tried to source as many



LEFT
The gym building sits adjacent to the house's carefully landscaped garden



products as they could locally, and the grey 'leathered' granite worktops came from "10 miles down the road." They used the same tiles throughout the kitchen/family area and hall, running alternating glazed and matt finish ones in the kitchen/family area, creating a checkerboard effect.

As part of fulfilling their planning consent they had to install 10 per cent renewables, and 75 per cent of the lighting had to be LED or equivalent. They have a smart lighting system installed throughout the house. "The technology was easy to get," says Peter. "Getting somebody to programme it was a lot harder!" They also installed up/down lighters outside which are computer-controlled so that they switch on automatically based on when the sun sets.

The back garden is on two levels, and the couple enlisted the help of a landscape designer to help with basic ideas, although they did all the planting themselves.

THE FINAL OBSTACLE

With the first fix work completed around September 2013, second fix began in October and was completed by March 2014, with Peter and Debbie moving into the house in April. However, unfortunately their journey didn't end there. "The builders were contracted to dismantle the bungalow," explains Debbie. "They'd started off great, but by this time, they were doing more property development so we'd find the sub-contractors were being dragged off to do that. So the bungalow stood outside the front door until

the following year."

Eventually Debbie managed to convince a hard landscaping firm to dismantle the building and then do the driveway. They removed the sanitaryware and windows, before pushing the roof through and the walls in, leaving a pile of rubble. "Instead of lorry-loading all that away, they crushed it and made it the foundation for the drive," Debbie explains. "We recycled the bungalow as far as we could." They also reinstalled its woodburner in the living room.

Challenges Peter and Debbie experienced throughout the project included adhering to Building Regs – "a continuous sticking point", and the fact that some of the trades "leave you despairing!" But despite the odd frustration, the couple have visions for their next project – and it's quite a contrast. "It would be glass, steel and concrete," says Debbie. It would also be smaller – they admit they want to downsize within the next 10 years. "People often ask why we built such a big house," Debbie says. "The plot lent itself to a family house – it was built as our home, but it was also built as an investment." ■

CONTACTS/ SUPPLIERS

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Open to ideas

A project in south west London saw a firm of architects tackle a difficult commission to extend a listed former coach house, resulting in a dramatically open new addition

The owners of a terraced house in leafy Barnes, in the London borough of Richmond, turned to Hogarth Architects when they wanted to refurbish the property, but at the same time fundamentally enlarge their living space. However achieving the right design in this Conservation Area would be a test for architect and client.

The finely-designed and award-winning two-storey extension provides a double height internal space which opens out onto the large garden, flooding the interior with copious natural light. Substantial motorised sash glazing maximises the views out.

The extension is clad in striking dark fibre cement panels which sit well with the existing glass extension to the property, while offering a contrast. Within the property, a beautiful bespoke contemporary metal staircase with Dinesen timber steps provides access to the newly refurbished and extended basement; the heart of the home with family sitting area, kitchen and media room. The finishing touch to this highly desirable property is a new gym/play room in the garden, also clad in fibre cement.

THE ARCHITECT'S VIEW

Architect on the project (and practice founder) Ian Hogarth commented on his chief design approach for extensions: "All our work is typified by a desire to always bring in light and space, and for the result to be practical whilst giving a joyful feeling." He adds: "much of our

work is about bringing the 21st century into 19th century housing stock."

The client's demands were exacting: "They wanted something crisp and contemporary as a foil to the historic house," and this in tandem with the planning restrictions meant that "the journey was not for the faint hearted."

He adds: "Muniza had a very clear vision for what she wanted for her family. However with the building being listed, many of her 'opening up' ideas were never going to be approved. Whilst we were very keen, I had to tell her honestly, she was choosing a very difficult path, and her architectural dream would be easier to realise in another property!"

He says that her "quiet resolve" meant she was determined for her family to stay in this location, "so if the design had to flex, then so be it." From an initial meeting it took four years to get on site. "The difficulties surrounding the building's listing were even more than we had warned, and it is fair to say when we eventually found our way through it, the clients were exasperated and the relationship strained." He adds that the planning department didn't help: "Whilst we are fairly used to intransigent planning departments, this one almost exhausted all parties' resolve."

He asserts that planning officers may have little experience but wield "huge power, little responsibility and timescales are not something they like to concern themselves with."

After several years of discussion,



plus an appeal, and the client contacting local councillors, the architects were able to have access to "an experienced and knowledgeable" Senior Conservation Officer and eventually got a negotiated consent.

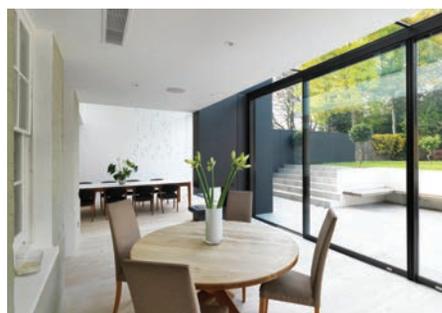
All our work is typified by a desire to always bring in light and space

Hogarth says: "It was hard to explain this prolonged scenario to our clients, and our whole relationship had to be slowly rebuilt." However he admits: "Through these dark days Muniza never lost her resolve. Many conversations ended with a mutual agreement that as we were not attempting to cross the Mediterranean in a leaking inflatable; relatively speaking, our shared problems were modest."

"Together we made the most of the planning consent we got, and whilst compromised, the overall vision remained. The design development progressed with Muniza and our senior staff, with me popping up at tricky moments to broker and assist in some of the decisions."

He concludes: "This was relatively easy as Muniza's vision never changed, and she had the skill of being able to express her aesthetic needs in language we could pick up on."

Despite a host of issues, including budget and programme challenges towards the end, this determined partnership of client and architect produced a finished result that both parties are proud of.



Ancon honoured at third Royal Reception



Ancon has been honoured at a Royal reception to celebrate its success in the 2018 Queen's Awards for Enterprise – the third Queen's Award for the company. It was a very proud moment for the two Ancon representatives who share over 50 years' service and have played important strategic roles in the company achieving and maintaining UK market leadership and its significant international growth. Ancon's latest Queen's Award comes as a result of expanding into advanced composites, with

the successful introduction and on-going development of the ultra-low thermal conductivity Teplo range of basalt fibre wall ties, which improve the energy efficiency of masonry construction.

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I-Joist assembly line building completed



Structural work is now complete on the new 3,000m² I-Joist assembly line building at James Jones & Sons Ltd in Forres. The new line will see JJI-Joist production capability more than double from the 7.5 Million lineal metres per year the site currently produces to a potential 20 Million lineal metres a year. Globe Machine are supplying the new I-Joist line and components will arrive on site in the coming weeks. Once commissioned, the new line should alleviate any concerns the UK

construction industry might have over I-Joist supply due to on-going Brexit negotiations, with the world's most advanced assembly line being on UK soil.

jjj-joists@jamesjones.co.uk www.jji-joists.co.uk

Winner of Dulux academy challenge



Barrie Thompson, a professional decorator based in North London won the 2017 Dulux Academy Design and Decorating Challenge. Run in partnership with Graham and Brown, wallpaper supplier partner to Dulux Academy, entrants were asked to submit their own wallpaper design and take part in an installation challenge. Barrie explained "This competition has been a valuable experience and I have since taken advantage of the courses available at the Dulux Academy, including Mural Effects

and Feature Walls, which has given me the opportunity to develop my industry knowledge and really enhance the technical expertise I can offer my clients."

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The London Homebuilding & Renovating Show returns to London in September, with essential advice on hand to help visitors build their dream property

According to the UK Land Registry, most of the publicly owned land available for new homes will be registered by 2020 to boost housing development. To help equip and upskill consumers intent on taking matters into their own hands when it comes to creating their dream home, The London Homebuilding & Renovating Show is returning to ExCeL. The event will provide practical help and advice to those who want to progress with their property ventures.

The show will offer self-builders and renovators the chance to discover innovative products from over 360 specialist brands that will be exhibiting. Visitors will also have access to over 45 free seminars and masterclasses, and more than 750 advice sessions.

The event will be filled with free advice on any issues a self-builder or renovator has, and will host a multitude of resources for every project. In addition, self-builders who have gone through the building process will be available to talk to on site.

Consumers can hold 15-minute discussions with celebrity TV property experts on the Saturday of the event. Charlie Luxton, sustainable architectural designer and presenter of Channel 4's *Best Laid Plans*, will be talking about eco living, new architectural ideas and homes of the future. Julia Kendell, interior design expert for BBC's *DIY SOS The Big Build* and ITV's *60 Minute Makeover*, will be assisting visitors who are looking to transform their houses through stylish and resourceful interior designs.

Attendees who would like to discuss their building plans with an array of property experts will benefit from the Ask the Expert area inside the Advice Centre. Here visitors will be able to hold free consultations with eight residential property specialists via interactive sessions. The experts on hand include Michael Holmes (chair of the National Custom & Self Build Association and director of content and product



development for *Homebuilding & Renovating*, Bob Branscombe (chartered surveyor and builder), Chris Reeves (legal expert and a chartered builder and lawyer), and Mariana Pedroso (interior design expert and architect). Also present will be Allan Corfield (self-build expert), Sally Tagg (planning expert), and Mark Stevenson (managing director at Potton & Kingspan Timber Solutions).

In the Advice Centre, visitors can explore the Ask the Builder area and meet members of the Federation of Master Builders. The Ask the Architect area will be welcoming over 15 experienced architects from the Royal Institute of British Architects (RIBA) to assist consumers in achieving their dream home, maximising their budget and developing

solutions to improve their quality of life.

Sally Tagg will be on hand at the Planning Clinic to answer visitors' questions on how to obtain planning permission. There will also be live presentations in the Tricks of the Trade section hosted by experienced tradespeople who'll be laying bare up-to-date information on how to save money on everyday DIY jobs.

The mobile app will provide visitors with a personalised experience, guiding them through their day. This will include information on all the features at the exhibition and an interactive timetable that will display the times and locations of all seminars and masterclasses, as well as alerting the user to any exclusive offers from exhibitors.

WHEN & WHERE

The London Homebuilding & Renovating Show takes place at the **ExCeL, London** from **21 - 23 September**.

For more details and to buy your tickets visit

homebuildingshow.co.uk/london or call **0871 231 0824**

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Partner



The rise and rise of sliding doors

IDSSystems' David Clarke explains why self-builders should look beyond bi-fold doors when choosing a glazing option for a large opening

When discussing the strengths of and demand for glazing solutions it's important to remain unbiased, as all options have their own merit. At IDSSystems, what we have witnessed over the last three to four years is a change in the market for glazing to fill large openings on extensions, renovations and self-build homes – and slim framed sliding doors have been at the heart of the change.

WEATHER

Where once upon a time bi-fold doors were a must have for any aperture of over four metres, now those embarking on major projects are faced with a decision to make. Historically bi-fold or folding doors have been a more prevalent product in Europe. The appeal of bi-fold doors comes from the ability to completely open an aperture, creating a seamless link between house and garden. It is therefore easy to understand why they have more of a heritage in Europe where the summer weather is generally warmer.

With the weather we have in the UK being more mixed, any glazing option that is incorporated into a design is likely to spend far more time each year closed than open, and as such bi-fold doors are not always the ideal solution.

With significantly narrower frames and the possibility to include larger panes of glass within each panel of the door, sliding doors have the appeal of looking better closed, making them more suited to the British climate, especially where the size of the opening is even wider and even more so where the home enjoys the benefit of a particularly appealing view.

Traditionally the issue has been finding the compromise between appearance and performance, but thanks to developments in technology it is now possible to have larger (and therefore heavier) sealed glass units of up to three metres wide while still ensuring the doors

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Sliding doors have the appeal of looking better closed

are easy to move.

Architects and homeowners have embraced the developments in door technology to create stunning, innovative and eye-catching projects with larger and larger openings. These projects have made their way into magazines and TV programmes, which in turn has driven further demand. This demand has

brought new suppliers and manufacturers into the market that has driven the rate of product development even further.

COMPROMISE

With sliding doors perfect for maximising the views out of a home and flooding rooms with natural light, there is a temptation to think they are the perfect solution to any design dilemma. However, as with any product they do come with compromises.

The biggest trade-off with sliding doors is that unless you are going to fit the doors on an extended track to open into a pocket, you are always going to lose an element of the opening to the fixed panel behind which the remaining panels slide.

This trade-off is most keenly felt when the openings are smaller and it is why



The larger the opening is beyond four metres, the more sliding doors come into their own

there will always be a place for bi-fold doors or French doors for smaller openings. The cut-off point between sizes is not set in stone, but in our experience the larger the opening is beyond four metres, the more sliding doors with narrower frames come into their own, while the smaller the opening the more bi-fold doors or French doors are chosen.

One element that needs to be considered that is not always clear at the point of specification is the logistics and costs involved in installations. With sliding doors featuring larger panels the likelihood of lifting equipment or additional manpower being required on site increases which can push up the costs involved. With smaller more manageable panel sizes, logistics are always more

straight forward with bi-fold doors.

The most important piece of advice we offer customers, whichever system they are considering is to see the doors in person and to try them out for themselves. The old adage of 'you get what you pay for' could not be more true in the glazing industry, and whether you opt for a sliding door or bi-fold door you want to ensure the system you have installed in your home doesn't just look good, it also works perfectly time after time, year after year.

David Clarke is marketing coordinator at IDSystems



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- Aluminium Windows
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D/G - Apex & Doors



D/G



D/G



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SmartSecure Showcased by Grabex Windows

Grabex Windows featured the FUHR 881 fully motorised multipoint door lock, supplied by **Carl F Groupco**, on its stand at the 2018 Grand Designs Live London event. Considerable interest was shown in the innovative lock that was displayed with Carl F Groupco's SmartSecure fingerprint and remote key fob access control options on Grabex's timber door.

The FUHR multitrone 881 is at the heart of Carl F Groupco's SmartSecure solutions - when the door is closed, all locking points, including the deadbolt, lock automatically driven by a dual motor to engage and secure within three seconds of closing. The FUHR 881 integrates with all SmartSecure access control options including the fingerprint and remote key fob access displayed by Grabex at Grand Designs.

Returning to Grand Designs for the ninth time, Grabex Windows presented a wide range of glazing products manufactured at its factory in Orpington. Carl F Groupco is an established supplier of hardware including FUHR mechanical and electronic door/window locks for Grabex's aluminium, uPVC and timber range of windows, doors and conservatories.

01733 393330 www.carlfgroupco.co.uk



A sliding door kit you can install yourself

Installing a pocket sliding door can seem like a daunting prospect. The reality is it is a lot less complex than you'd think. **Scrigno** have now produced a pocket door kit that's intuitive and easy-to-assemble while being great value for money.

A stand-out feature of the kit is that a single unit can be adjusted to fit a variety of standard UK door widths. Installation is simple and accurate thanks to the 'snap-together' positioning system and pre-marked size guides. If a double sliding door system is desired; this can be achieved effortlessly by uniting two single door kits. All the necessary accessories are included in each kit.

The kits are designed for wooden doors that are 35-44 mm thick and up to 100 kg in weight. The kits aren't limited to just wooden doors, a glass conversion kit is available that allows you to fit a stylish glass door that's between 8-10 mm thick.

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01283 484011 www.excel-ah.com



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Difficult to force because of the inherent strength of their frames, steel windows are not liked by burglars. One of the best deterrents to a prospective thief is the traditional 'cottage' style steel window, divided into small frames, with interlocked steel glazing bars. The strength and security of steel windows and doors is increased through the use of appropriate hardware.

Steel Window Association members provide locking devices, locking handles, concealed bolts and mortice deadlocks.

Locking handles are also supplied for existing installations to provide the highest levels of security. Locking handles are also supplied for existing installations to provide the highest levels of security.

www.steel-window-association.co.uk

Schiedel launch the ScanFire Opus



Schiedel Chimney Systems, in collaboration with Firepower Ltd., have designed a new minimalist inset system featuring the Opus Tempo 70i stove within a highly insulating pumice-based frame and chimney. This one-stop solution for architects and designers allows a real fire to be specified for any new build, with the chimney and installation design work already done.

This design also won the Best Flueing and Ventilation category at *Hearth and Home* in Harrogate 2018.

For more information please contact Schiedel by calling.

0191 4161150 www.schiedel.co.uk

Selfbuilders incorporating Phantom Screens



Join the growing community of selfbuilders incorporating **Phantom Screens** in their build project. If you're installing large door sets or adding a glazed extension, you'll improve the living experience with solar and privacy screens. More glass means more exposure to sunlight and a greater need for privacy and solar control. Phantom Screens block up to 97 per cent of harmful UV rays and reduce glare, while retaining views and connections with the exterior landscape.

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available in single spans up to 12m wide and can be linked to weather sensors and home automation systems. Please call or visit the website for more information.

01778 560070 www.phantom-screens.co.uk

Gaia's UFH can benefit everyone



When specifying heating in domestic properties, underfloor heating (UFH) is increasingly seen as the system that offers the levels of energy efficiency and comfort required. In design terms, UFH provides the added benefit that, unlike radiators, it does not have an impact on interior aesthetics and layouts. This leaves just one perplexing issue; whether to opt for a wet (hydraulic) system or an electric system. Both offer advantages and disadvantages. Whether wet or electric, UFH systems offer

extraordinary levels of comfort to users and perform equally well.

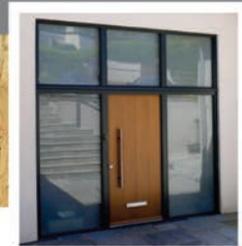
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Garador's retractable up & over doors

Delivering safety, security and years of trouble free service, **Garador's** steel Up & Over garage doors have long been a top favourite across the UK. Unlike canopy Up & Over garage doors, retractable doors are designed in such a way that they are really easy to automate with an electric operator.

Retractable gearing means the door panel opens on horizontal tracks running back into the garage. They can be easily automated with a GaraMatic electric operator so the homeowner can open their garage door by pressing a button on a hand transmitter.

GaraMatic operators are expertly engineered to ensure fast and smooth opening and the hand transmitters incorporate bi-directional radio signals which are heavily encrypted for high security. Garador's retractable Up & Over doors also come in a wide choice, of designs, colours and finishes. A video explaining the advantages of Garador's retractable Up and Over doors is available on Garador's YouTube channel or you can find out more information by calling.

01935 443795 www.youtube.com/garador

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Genesis Collection

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The **Genesis Collection** is a suite of traditional timber-alternative PVC-U windows and doors, designed and manufactured in the UK.

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The **Genesis Collection**...

It's the attention to detail that makes the difference.

GenesisCollection.co.uk

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Wide soffit just got woodgrained!

Freefoam Building Products are delighted to announce the addition of four beautiful woodgrain finishes to its Wide 605mm Soffit Range. The wide General Purpose Board is becoming a popular choice on many contemporary house styles, and has been added to the range as part of Freefoam's continuing support of our customers servicing the Housebuilder. Available in a choice of Rosewood, Light Oak, Black Ash and Anthracite Grey the woodgrain finish allows for a fully coordinated roofline. The Freefoam woodgrain range is manufactured to last using Renolit Exofol MX foil that features Solar Shield Technology, a technology to provide built in UV protection, to reduce heat absorption, temperature build up and expansion. These properties allow Freefoam to offer a ten year guarantee on all woodgrain fascia and soffit. House builders are increasingly using colour to bring style and definition to developments and utilising colour elements as a cost effective way to add a contemporary feel to house and apartment developments. Freefoam made a commitment to colour right at the start of this trend embracing new ways of manufacture and ensuring that colour and woodgrain fascia and soffit are available across the entire range.

01604 591110 www.freefoam.com

Panasonic pump efficiently heats renovation



The restoration of a Grade II listed 17th Century barn in Broxted, Essex ably demonstrates the strengths of **Panasonic's** Aquarea air source heat pump by supplying hot water and heating to the stunning property via under floor heating. Energy specialists, Eco Installer, completed the installation of two 16kW Panasonic Aquarea T-Cap three-phase heat pumps. Panasonic's Aquarea is a reliable, sustainable, intelligent and extremely efficient heating and hot water solution.

The Aquarea T-CAP (Total Capacity) maintains heating capacity, even when the outdoor ambient temperature is cold – maintaining 16kW of heating down to – 15°C outdoor temperatures.

www.aircon.panasonic.eu

Farmhouse of the future



A contemporary farmhouse in rural Kinross-shire, Scotland has achieved the perfect balance of aesthetics and energy efficiency with the help of the **Kingspan TEK** Building System. Situated between the natural beauty of Loch Leven and the Lomond Hills, Lomondmuir Farmhouse was designed by architect Scott Strachan and constructed by THCL as a "turn-key" building contract using the Kingspan TEK Building System. The Building System comprises high performance Structural

Insulated Panels (SIPs). Their OSB/3 facing and unique jointing system also provided an airtightness value of just 2.39 m³/h/m² @ 50pa, less than half the level of air loss permitted for a naturally ventilated dwelling.

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Thinking outside the box

Lindab launch innovative new rectangular profile gutter

Lindab have put a twist on the box gutter with a reimagined rectangular profile. A round bead on the forward-facing lip of the gutter is typical of Swedish style steel guttering, the combination of this feature with a box shape creates an elegant alternative to traditional guttering.

The new rectangular gutter has the added advantage of improved functionality. Those familiar with Lindab Rainline guttering will know how the well-designed gutter joints simplify quick and secure installation. The front bead allows the same type of one-piece joint to work with a rectangular profile. Trained professionals will also be able to use the bead design to install the system using craft jointing methods.

New rectangular guttering from Lindab embodies the contemporary aesthetic and simplified functionality that is characteristic of modern Swedish design.

For more information contact Tel: 0121 585 2780 or email: rainline@lindab.co.uk



Regal Rainwater Systems for Refurbishment.



Yeoman Rainguard rainwater systems have played a part in the refurbishment of one of Potton's show homes. The Milchester, a Queen Anne style, 3,000 square foot home, was one of the original show homes to be sited at The Potton Self Build Show Centre, based in St Neots, back in 1992.

After many years of service, it was time for The Milchester to under-go a refurbishment, both inside and out to modernise facilities whilst retaining the much-loved traditional feel throughout the property.

With this in mind when it came to replacing the rainwater system Potton chose gutters and downpipes from the Yeoman Rainguard XL Aluminium range. Installed were 125 x 100 MOG profile gutters along with 75 x 75mm square downpipes finished in a durable and stylish black textured powder coating.

Yeoman Rainguard XL Aluminium rainwater systems offer the benefits of a modern system - easy installation, long maintenance free life cycle, recyclable material - partnered with the look and feel of traditional gutters and downpipes, well suited to the exterior design of The Milchester show home.



Terry Mahoney, Marketing Project Manager at Potton commented "We have worked with Yeoman Rainguard from the early years of the Potton Self Build Centre at ST Neots. Not only do they have an excellent choice of product to suit the show homes from an aesthetic point of view but one that can stand the test of time.

Yeoman Rainguard has been used on various houses at the centre supplying a range of rainwater goods including Aluminium, GRP and Zinc systems, the

latest project being the complete remodelling of our flagship show home "The Milchester".

Over the years Yeoman have provided many of our self-build clients with an excellent level of customer service with both product and service and we believe they are the perfect partners for us as market leaders in the self-build industry."

0113 279 5854
www.rainguard.co.uk

Designer guttering

It might not seem that significant, but guttering can have a big impact on the look of your home. Nigel Stokes of steel guttering manufacturer Lindab explores the options to ensure you get a rainwater system that's right for you

A functioning rainwater system is essential to a building, but as a visible feature on the exterior of the property it is important to select products which complement the design aesthetic of the project.

COLOUR

Guttering suppliers now offer a large range of colour options meaning you can make a choice to suit your own taste. Lindab recommends taking into consideration the colours of the other building materials being used and picking a colour which will either match or contrast with key elements. A bold colour could be selected to stand out against a white rendered facade. For example an exact RAL 7016 anthracite grey colour could be chosen to match window frames.

Metallic finishes reflect light and can be used to add opulence while earthy tones suit muted schemes. Steel rainwater systems are often used for contemporary designs but a heritage-style colour or classic black option can provide a traditional characteristic. Don't be afraid to ask suppliers for material swatches to be sure that you are happy with the whole colour pallet for the exterior of your project, and take into consideration that a RAL colour reference may look different on different materials.

SHAPE

The profile or shape of guttering can lend itself to particular design styles. Custom-designed profiles can be made in cast iron or aluminium which is a good option if an exact match for an ornate shape is required for a restoration project. Readily available rectangular or box guttering is a more affordable way to create a traditional look on a new project. A standard half round gutter shape is typically the most cost-effective option. A beaded front can add a twist to a rectangular or half-round gutter to add interest without huge increases in cost.

For projects where the roofline itself is curved, guttering solutions are limited. Radius gutters can often require expensive tooling for production. Cleverly

designed brackets are available from some gutter suppliers which allow straight gutters to be installed on convex or 'concurve' facades without the need for specialist equipment.

MATERIAL

Rainwater goods are typically made with metal or plastic. A number of aspects may influence your decision for one material over another not least, price. Though plastic products have a lower initial cost, metal systems with much longer life expectancy can offer better value and some metal systems such as steel require very little additional initial investment over a good quality plastic system.

It is important to consider the colourfastness of plastic systems and the durability of paint used on metal systems. When opting for a painted metal system, we recommend looking for a surface coating which is UV stable and scratch resistant. Alternatively, unpainted metal such as copper or galvanised steel can make an attractive design feature of a guttering system.

Natural metals change appearance over time creating an elegant effect which is sympathetic to the environment and works well with other materials, such as wooden cladding, which also weathers. Advances in material technology have provided new strengthened material compositions for galvanised coatings which means unpainted metal systems now offer improved corrosion resistance, making a natural metal appearance a more attractive proposition.

If the look of an unpainted metal system is appealing, but you want the extra protection that a painted coat offers, a metallic paint finish in silver, anthracite and copper-like colours is a good compromise.

Once the rainwater is collected by the gutters it's important to consider disposing of it in a sustainable way. Manufacturers usually offer a free of charge design service to help size the gutters correctly for the shape and size of the roof and make recommendations for pipe positioning. These decisions will determine the



rainwater capacity of the system and are important to avoid overflow.

At design stage you should consider adding a collection device. A water butt can be useful and is an environmentally friendly way to care for your garden while saving money. Most manufacturers now offer rainwater diverters which can be built into the pipe stack to simplify connection to a water butt.

Water damage from a poorly functioning rainwater system can really damage the kerb appeal of a property. Purchasing high quality products from a reputable supplier and making certain that the system is installed according to the manufactured instructions is important to prevent this. You should expect well designed goods to carry a functional warranty of 10 years or more.

Nigel Stokes is building products commercial manager for Lindab

Rainwater System to Blend with Stonework

Newdigate Builders are a successful building company, who have been in business for over 30 years and is owned by Dave Coventry.

Dave has always had a dream to buy some land and build his dream home. His dream became a reality when he purchased some land and built an expansive six bedroomed property, complete with basement, garage and sun rooms.

Dave is an existing customer of ARP, so was aware of the quality of products ARP have in their portfolio. Dave has seen first-hand how UPVC can fail and wanted the best possible materials for the rainwater system on his new home, so he got in touch with Nigel Hancock, Area Sales Manager for ARP.

Nigel visited site and carried out a full site measure, taking into account the roof size and material to ensure that

the system selected would deliver the desired result. Nigel then quoted for 125 x 100 Sentinel Deepflow Gutter and 76 mm Colonnade Swaged Rainwater Pipes.

As this was a new build, Dave wanted the gutter and downpipes to blend in with the stone accents used in the building of the property. ARP have their own in-house polyester powder coating facility and matched the colour to the stone being used in the build.

Dave Coventry Managing Director of Newdigate Builders said: "ARP provides a quality product at an affordable price"

Aluminium products are ideal for self-build properties such as this, as aluminium is one of the most widely available elements in the world, it is non-corrosive, long lasting and requires little maintenance. Being fully recyclable, it can be further recycled

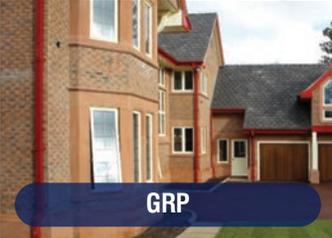


once it reaches the end of its useful life and unlike the plastic alternative, will last for many years, giving homeowners the peace of mind of a quality product.

0116 473 5624
www.arp-ltd.com



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Keep it natural

Lee Dunderdale of Bradstone delves into the plethora of hard landscaping materials for delivering a dream garden, and explains why natural stone is the perfect choice



When it comes to building your own house, garden landscaping often becomes one of the last jobs on the list. However, despite the unpredictable British weather, Brits are spending 37 per cent more time in the garden than five years ago, so the demand for outdoor space which can be effectively utilised for various personal preferences such as relaxation, family time or entertaining, is on the rise. What's more, a well-landscaped garden can add anywhere between five to 20 per cent to the value of a property, so it's worth spending that extra bit of investment to create a well-designed garden.

The way you choose to design the garden should be a reflection of your personal style. You can incorporate your individual tastes, but it's important to be sensitive to the style of your house too. There are a multitude of hard landscaping products available on today's market, with materials ranging from porcelain, concrete and natural stone.

Each of these materials offers an abundance of colours and finishes, so it is important to choose the right product for your project. Porcelain provides an elegant finish, and is hard wearing, scratch resistance and low maintenance, while concrete is strong, durable and offers an almost endless choice of colour and texture.

NATURAL STONE

Nothing quite matches the inherent beauty of natural stone as each paver is different from the last with variations of colour and texture determined by nature over thousands of years. Natural stone is incredibly strong and hard-wearing, and at Bradstone we go to extra lengths to source only the finest quality stone which boasts low water absorbency. This means it has a greater resistance to weathering, making it easier to maintain and therefore, will look naturally beautiful for even longer. Smooth Natural Sandstone, for example, can give your patio a touch of exclusivity. The range is beautifully distinctive with its superb



colour and veining variations, offering a variety of options for self-build projects.

NATURAL STONE WALLING

If you want to have a co-ordinated look within your garden, Bradstone's new Natural Stone Walling Slips are a quick and easy solution to transform a bland, uninspiring wall. With six options to choose from, the Walling Slips can be added to any structurally sound backing wall, whether it's concrete or brick, using Bradbond® adhesive. The result? A stylish backdrop for either planting or entertaining which adds shape and texture to the garden without making any

structural changes.

DESIGN & INSTALLATION

When it comes to designing and installing your hard landscaping, we would always recommend using a Bradstone Assured Installer. With a nationwide network of professional garden and driveway installers, they will be able to offer advice and design inspiration for your self-build. We also offer a 10 year guarantee on all of Bradstone's products, when installed by an Assured Installer, for total peace of mind.

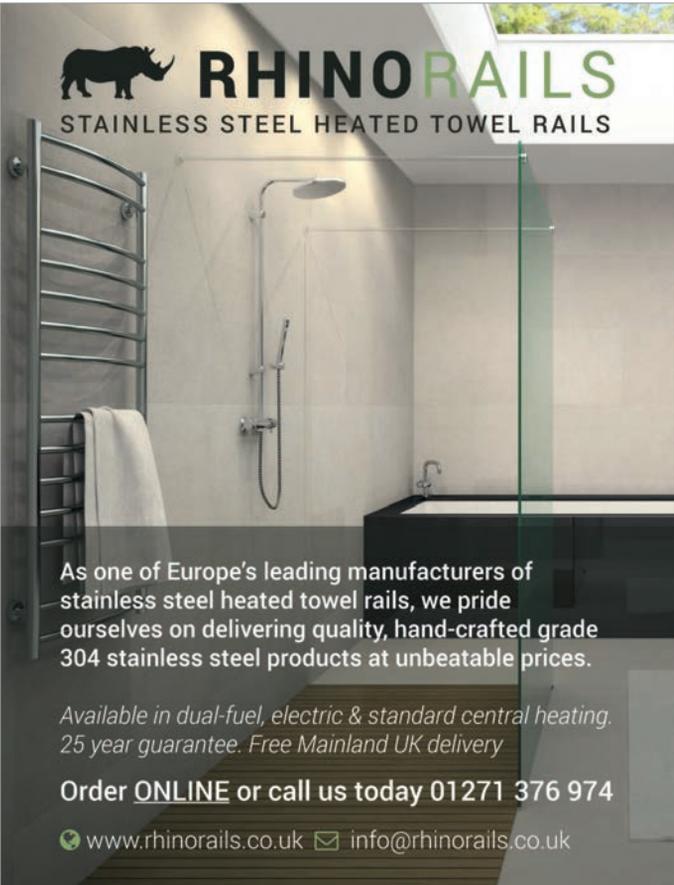
Lee Dunderdale is product manager at Bradstone



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Seamless surfaces achieved with Osmo UK



JGDecorator was contracted to renovate and refresh a composite oak kitchen worktop and shelving area in a family home. Thanks to its hardwearing properties and aesthetically pleasing finish, **Osmo UK Polyx®-Oil** was the ideal choice to rejuvenate the high traffic surfaces. The kitchen has a classic countryside look to it, so the client requested a natural finish that wouldn't distract from design of the room. Due to Osmo UK finishes being very viscous and containing both oil and wax, the wood

absorbs the finish to provide a smooth surface, resulting in the extra level of sanding not being required. Once dried, the finish achieved a rich semi sheen, completing the country kitchen look.

www.osmouk.com

Protect furniture with paints from TeknosPro



TeknosPro's Futura Aqua 20 was used by Jan Jankowski from JJ Painting Services, a professional painter and decorator with a focus on kitchens and indoor furniture, to protect his customers' furniture. The homeowners requested a coating for their furniture that was not only visually appealing; they also wanted protection from wear and tear. Futura Aqua 20 was the perfect choice. Futura Aqua 20, is a semimatt paint specially designed for use on furniture. Jan Jankowski prefers to use

TeknosPro products instead of others across the coatings market because they are more durable than other water-based paints in the industry and, as a result, are able to give an excellent finish.

www.teknos.co.uk

Adhesive & sealant is THE DOG'S B*LL*CKS



EVO-STIK has introduced **THE DOG'S B*LL*CKS** - a new, all-in-one adhesive and sealant with advanced hybrid SMP technology that sticks and seals virtually anything, anywhere, even in the wet. **THE DOG'S B*LL*CKS** combines a high strength, multi-purpose adhesive and a flexible, anti-mould sealant in a single cartridge. It's solvent free, overpaintable and can also be used for gap filling, roof repair, or as a decorator's caulk. Suitable for use on most building materials indoors and

out, **THE DOG'S B*LL*CKS** is waterproof, UV resistant and is available in six colours, including Crystal Clear. For more information please contact EVO-STIK or visit their website.

01785 272625 www.trade.evo-stik.co.uk/product/dogs-bllcks

EVO-STIK launches new Adhesive Foam



EVO-STIK has added to its foam range with the introduction of a new, fast curing Plasterboard Adhesive Foam. Available in hand held or gun applied options, the adhesive foam will stick plasterboard, insulation board and expanding polystyrene quickly and easily, with minimal mess or waste. It can also be used to bond most common building substrates including stone, concrete, brick, metal and wood. With no mixing required prior to application, the adhesive foam is tack-free

in as little as eight minutes and offers the additional benefit of noise reduction up to 61dB, as well as improved insulation. The Plasterboard Adhesive Foam forms part of EVO-STIK's comprehensive foams range.

01785 272625 www.bostik.co.uk

Floor styling with Bona

How do you give an old wood floor a fresh new look? The Swedish floor-care company, Bona, has come up with a new concept to inspire homeowners to renovate and update the look of their floors. It's called Bona Inspiration and it consists of five stylish looks that reflect emerging trends - all developed in cooperation with Swedish trend analyst, Cay Bond.

Renovate or replace? It is an agonizing decision for many homeowners. Floor styling with Bona Inspiration offers a unique solution. It gives consumers the best of both worlds by delivering fashionable new looks - everything from brushed and oiled finishes to pale lacquered or dark rustic looks - without the cost or environmental impact replacing the floor.

The concept was developed in close co-operation with the renowned Swedish trend analyst, Cay Bond. Cay believes that a home showcases your



personal identity more than anything else. "The floor has an incredibly important role to play in this, and a cleverly restored floor can change a room and a home dramatically," she says.

Guided by Cay's eye and expertise, the new range offers visual effects that are in line with emerging trends. Moreover, homeowners are not restricted to making minor modifications to their existing floors. They can also create a brushed and

oiled effect where none existed before.

Bona's Product Manager, Patrik Mellnert, sums it up neatly: "By using Bona Inspiration to style your floors, you can do magic with an existing floor in just a few hours."

- The concept includes the Nordic Shimmer range, with its four stylish variants that capture the tranquil Nordic spirit.
- For a choice of three rustic looks to bring out your inner garden, choose Garden Atmosphere.
- In contrast, New Modern is a style for comfort and self-expression that goes beyond trends and traditions.
- Malibu Dreams is the essence of California: warm and welcoming, free-spirited and rustic, but above all chic.
- Finally, there is Touch of Grace for when you want to keep a hectic lifestyle calmly grounded.

01296631898
www.bona.com

Keller kitchen creates a contemporary look



Having lived in their large duplex apartment for three years, Leigh and David Campbell-Wan decided to reconfigure their kitchen and the adjoining living room to create an open plan layout. The couple was delighted to discover the opportunities that **Keller Kitchens** provides when creating highly customised and contemporary designs. Leigh was keen that the units should be discreet and slick and look more like furniture than a conventional kitchen.

With this in mind, she chose the Keller

GL3000, an ultra matt handleless kitchen in carbon. The handleless design runs not just horizontally but also vertically with the rail colour matched. The result is clean, pure and perfectly contemporary.

www.kellerkitchens.com

Formica Group launches kitchen adhesive



Formica Group has launched Formica Lifeseal®, a waterproof sealant for kitchen worktops. Available from kitchen studios, and with kitchen installers and DIY enthusiasts in mind, the premium adhesive provides a high strength bond for laminate worktops and can be used to join upstands and splashbacks for a seamless finish. Odourless and solvent free, Formica Lifeseal creates a waterproof seal between surfaces. Its UV stability means that even with sunlight coming in regular contact with your worktop, the colour of the adhesive will not fade. Available as a clear sealant, there are an additional 21 colours to complement all Axiom® by Formica Group, Formica® Prima and Formica Infiniti™ Worktops kitchen decors.

0800 376 2976 www.axiomworktops.com

Kährs ash flooring design chosen for property renovation

Award winning architecture and development company Design Storey have specified a **Kährs** ash wood floor design for their Cotswold property renovation project in Chipping Campden. The project, which appeared on Channel 4's Best Laid Plans, celebrates the mid-century and Arts & Crafts heritage of the house.

Occupying a large corner plot, the property was re-designed to make the most of its aspect and orientation. Design Storey switched the focus of the house by removing the single garage and replacing it with a contemporary single-storey kitchen, dining and living area, where Kährs' ash wood flooring runs throughout the open plan design. As a result of the renovation, the 1950's house has been revitalised as a contemporary four bed home, with a modern yet practical interior. The project has been shortlisted for Design through Innovation in the 2018 RICS Awards, which showcases the most inspirational initiatives and developments in land, real estate, construction and infrastructure.

Kährs' range includes a selection of sustainable ash wood flooring designs, ranging from on-trend light grey hues to classic warm, natural beige shades. The designs feature in Kährs' new 2018 Design Stories brochure, available at any local Kährs dealer, or by request.

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Unique style from BLANCO



BLANCO's latest pendant extraction hood design adds a little unique style to the modern kitchen. The Cube Pendant extraction hood (BW2500) is extremely stylish offering four levels of extraction to reduce cooking vapours quickly with ambient lighting. The Cube Pendant extraction hood is fitted with aluminium filters which are dishwasher safe and has soft touch controls. With a width of 40cm, 2x2.5W LED lights and a carbon filter to protect the cooker hood from grease, the

contemporary Cube Pendant extraction hood is suitable for hanging installation within any sized kitchen. Available in two colours – Black and White – the hood retails at £580 exc. VAT.

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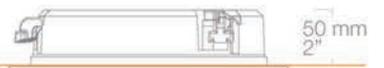
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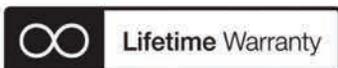
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High end, high tech

Ion Smith of Cyberhomes discusses how smart home technology can be seamlessly incorporated into luxury home designs

It's not that many years ago that smart home technology was available only to high-end luxury homes; but walk into any high street technology shop and you'll find shelves full of 'smart devices' at affordable prices. While these Internet of Things (IoT) devices might be great for the DIY-er who has the time on their hands to get them working (those 'plug and play' claims don't always ring true) are they also the best and most secure choice for someone building a luxury home today?

When you've invested in your dream home, you want to ensure that all the technology in it works reliably, is easy to use, and doesn't need any understanding of computer networks to keep going. That's where a home technology professional is invaluable. By designing and installing the right cable infrastructure you can ensure that your technology works reliably now and has the ability to be upgraded in the future as new technologies emerge.

High street stores will tell you that 'everything is wireless these days' and therefore you don't need to run cables. But that's just not true. The bandwidth of a cable (how much data you can send down it per second) is vastly greater than even the best Wi-Fi available. Wi-Fi performance quickly tails off the further you are from the nearest access point and with construction methods like foil-backed plasterboard, Wi-Fi is fighting the laws of physics to provide decent coverage. Our simple rule is, if a device is going to be in a fixed location then run a cable to it – free up your Wi-Fi to provide connectivity to just the devices in your home that have to be mobile.

HIDING TECHNOLOGY

So your architect has designed you a beautiful building and your interior designer has created amazing living spaces within your home – are you going to spoil that by putting technology everywhere?

That's the beauty of a custom-installed smart home solution. Firstly, the majority of the equipment isn't in the living spaces. Most of it will be located in dedicated equipment racks in a plant

room; using that cable infrastructure to distribute the data to the various devices around the home.

Sure, speakers have to be in the living spaces as you've got to be able to hear them, but they too can be very discreet. In-wall and in-ceiling speakers take up no space in the room and grills can be colour matched to the décor. It's even possible to have speakers that are plastered over.

Of course certain devices, such as the TV, need to be on display in order to use them, and with the demand for ever larger screens they can have a big impact on a room. That doesn't mean that it has to be on show when not in use though. There are numerous ways to 'hide' TVs when they are switched off. A TV can simply turn into a mirror when not in use if that suits the room layout; or a piece of artwork can automatically unfurl in front of the screen. More elaborate solutions involve using motorised mechanisms either to move the TV itself and hide it in bespoke cabinetry or move it to a more inconspicuous location; or you can have motorised panels and sections of wall that completely disguise there is even a TV in the room when it isn't in use.

HIGH RESOLUTION AUDIO

Everyone is familiar with the drive for improving TV resolution. A few years ago there was the switch to digital, then to HD and now we're moving to 4K Ultra HD and it won't stop there. Yet since the popularity of the iPod, many have become accustomed to poor quality, highly compressed audio. Thankfully that's changing as it is now possible to combine both convenience and quality in sound. There's good choice available in the quality of in-wall/in-ceiling speakers available from respected audiophile companies and other premium 'Hi-Fi brands', so they are no longer a compromise in sound quality.

The cable infrastructure allows you to move large amounts of data around so you no longer have to choose formats like MP3 or AAC to keep the file sizes small. In fact it's now possible to have 'better than CD quality' audio in every room in the home. High-resolution audio (typically 24-bit, 192 kHz as opposed to



CD's 16-bit 44.1 kHz) is readily available for all genres of music. To appreciate this quality everything in the audio chain needs to support hi-res audio: source, amplifiers and speakers. Arrange a demo and hear the difference.

For media rooms and home cinemas sound quality is improving there too. New surround sound formats like Dolby Atmos introduce more speakers into the room, including 'height channels' in the ceiling to completely immerse you in the movie's soundtrack. These additional speakers can all be hidden from view, using false walls and ceilings made from acoustically-transparent fabrics.

EASE OF CONTROL

With an IoT devices solution you'll have an app for the lighting, a different app for the heating, another one for your music etc. What started out as convenience of having everything controlled on your smartphone soon becomes confusion around trying to find the right app. With an integrated home control system, such as those from Savant Pro, Control4 or Crestron, all your home's technology is controlled from a single app. There may also be wall-mounted touch screens and other remotes to ensure control is always at your fingertips.

Once all your technology is 'talking to each other' – that's when your home can become truly smart. Open a window while you're at home and the intruder alarm will automatically tell your heating system to turn off the heating in that room – just one of hundreds of possibilities.

Ion Smith is director at Cyberhomes

Making stairs grand again

Jarrold Matthews of Jarrold Staircases is passionate about the potential to elevate staircases to an art form. He explains why creating the perfect staircase should be a priority, not an afterthought

I often refer to the space where the staircase sits as the 'forgotten room'. While architects and designers have long been fascinated by this method of moving from one level to another, it's only recently that people embarking on their own self-build projects are acknowledging its importance, in terms of functionality and design.

The problem with many staircases is that they have been literally 'plonked' with little regard for the space in which they sit, or aesthetics generally. They are often an afterthought; something that's been hastily put together after the house has been designed or renovated. The end result is a functional piece of furniture that really doesn't 'go' with the rest of the home.

Try and look at your home and the space with fresh eyes. Think of your staircase as the heart of the home, rather than just a functional piece of furniture.

If you have a look or style you love, make sure your staircase fits in with that; be bold, be creative. Think of your new staircase as a work of art. From the sculptural to the traditional and ornate, it's possible to create beautiful staircases, regardless of how much space you have.

THE FIRST STEP

When my wife and I built our home, we designed and built it around the staircase, which is the focal point of our hallway. We wanted a traditional look and feel, in keeping with the area and the house's architecture, with the staircase as a central feature. We wanted something that you could see beyond, from the front door right through to the garden, which gives a feeling of space. We also wanted to be able to walk around it.

It's grand yet homely, and as practical as it is elegant. With four children and a dog, we also needed plenty of storage without compromising on the feeling of

light and space, so we incorporated storage into the design via four angled cupboards on either side of the stair rakes. Beauty and functionality aren't mutually exclusive. As well as enabling you to get from one floor to another, your staircase should have a 'wow' factor.

FROM RESEARCH TO DESIGN

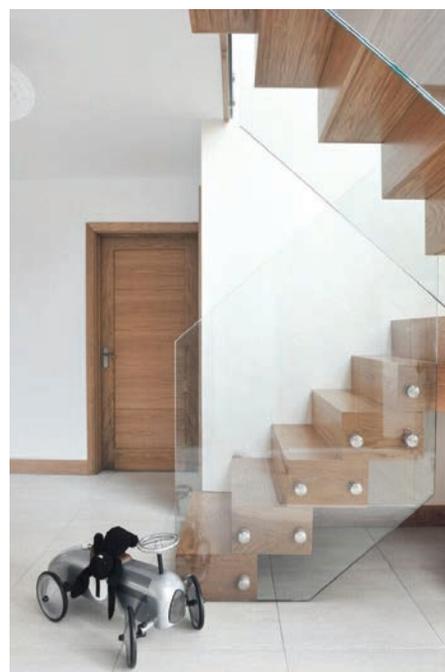
Staircase design and installation is a specialist field, so do your research regardless of whether you want to do it yourself, or employ a company to do it for you. If you plump for the latter, look for a company that specialises in staircases and offers a turnkey service, as well as the ability to oversee the entire process.

Ask for a designer to visit your home so they can look at the space you want your staircase to sit in. It's also a good idea to create a 'mood board' of the kind of designs you like – what kind of finish you want, the purpose of your staircase (aside from the obvious!) and the configuration that best suits your home and lifestyle.

Do you want to create a feeling of space and light? Do you want to be able to walk around the staircase? Do you want it to incorporate storage space? The latest technology has allowed staircase specialists to develop clever innovations such as demountable balustrades – a good option for narrow spaces – curved flights for impossibly tight corners, and stairs with hidden storage, all without compromising on aesthetics.

Cantilevered staircases are becoming increasingly popular, especially for clients for whom space is at a premium. A staircase seemingly floating from one level to the next not only creates a feeling of light and space, but it also allows the staircase to become an art form in its own right.

We recently carried out work on a 'kite winder' staircase, whereby bespoke



wrought iron spindles have been made from floor to ceiling in height, thus linking the ground to first floor and creating a spindle 'wall' – a clever design statement which allows light to flood through.

The devil is in the detail, as they say, so it's vital that all measurements are precise to the millimetre. Floors and walls may look plumb to the naked eye, but they rarely are. Each element of your new staircase will have been 'cut to fit' so even the tiniest degree of difference can affect the look and fit of your new staircase, and how it sits. It's a technical process, but doing your research beforehand will help ensure your new staircase fits like a proverbial glove.

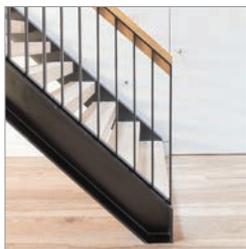
THE SAFETY FACTOR

You'll also need to make sure that your new or refurbished staircase meets Building Regulations. These cover a raft of potential issues from the space between the treads to headroom. British regulations are stricter than many European and American ones, so what may be accepted in other countries will not necessarily be passed in the UK. If you've fallen in love with a staircase you saw on a recent trip to LA, you may need to make some tweaks before you replicate it at home.

Of all the pieces of furniture in your home, your staircase is the piece that's used the most. Therefore, it needs to be beautiful, timeless and of course safe. It has a job to do, but your staircase should also be something that makes you feel proud every time you set foot on it.

Jarrold Matthews is a fellow of the Institute of Carpenters and founded Jarrold Staircases with his wife Sherelle

Flight Design consultants

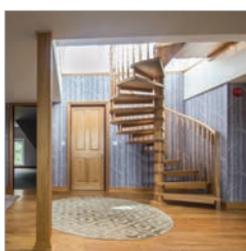


Flight Design specialise in the design and installation of architectural features such as staircases, balustrade and bridges. We undertake work for both residential and commercial projects, working with architects and interior designers, as well as private clients. Working with a wide range of materials, we look to stretch the boundaries of both material and design, to produce fascinating structures. Every installation is bespoke, and carefully built to your specifications. We work closely with you

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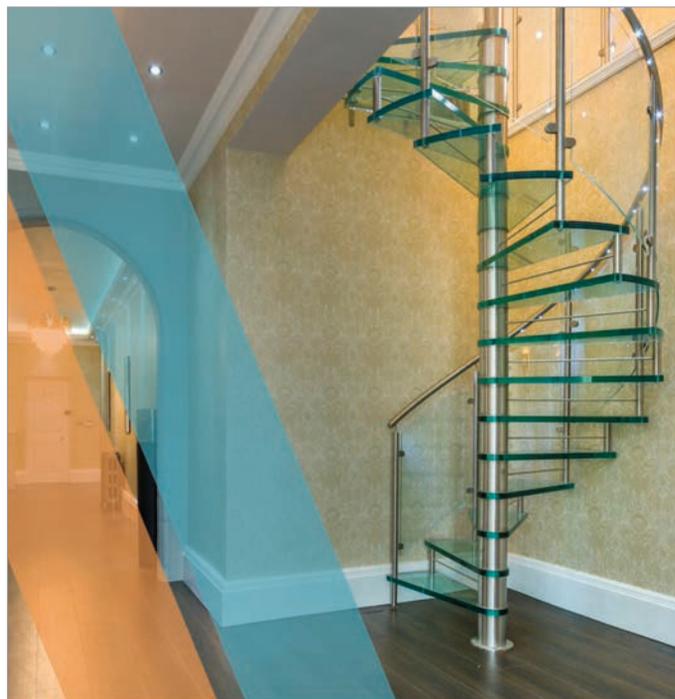
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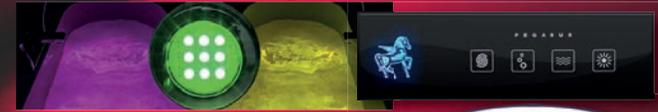
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