

# selfbuilder + homemaker

JUL/AUG 2019

## *The perfect rural retreat*

How a farmer carefully created a rural cabin from reclaimed materials in Cornwall

### **Traditionally eco**

A case study that combines low energy Passivhaus design with traditional looks

### **Light relief**

An architect provided a clever solution to bring in light on a tight London plot

### **Ask the Expert**

Tips on creating the wetroom that's right for you

## **GOING BACK TO NATURE IN SUSSEX**

Self-build veterans Athena and Mark faced the challenge of renovating a cottage in a way that enhanced its nature reserve location





# EnCORE

## RIGID LOC

ACOUSTIC LUXURY VINYL FLOORING

STUNNING COLLECTION OF 12 FAITHFULLY REPLICATED WOOD DESIGNS

LESS TIME  
FITTING

EnCore can be installed quickly and easily over most existing hard floors without the need for adhesive or a separate underlay

MORE TIME  
ENJOYING



100%  
WATERPROOF



NO ADHESIVE OR  
UNDERLAY REQUIRED



CAN BE LAID OVER  
EXISTING SUBFLOORS



ACOUSTIC IMPACT SOUND  
REDUCTION OF 19dB



SCRATCH & STAIN  
RESISTANT

EXPONA®

See the full collection [www.polyflor.com](http://www.polyflor.com)



## JOINT PUBLISHER

Anthony Parker

## MANAGING EDITOR

James Parker

## ASSISTANT EDITOR

Roseanne Field

## CONTRIBUTORS

Heather Dixon

Jayne Dowle

Debbie Jeffery

Ewen Macdonald

## STUDIO MANAGER

Mikey Pooley

## PRODUCTION ASSISTANTS

Georgia Musson

Kimberley Musson

## SENIOR SALES EXECUTIVE

Sheehan Edmonds

Nathan Hunt

## SALES EXECUTIVES

Suzanne Easter

Kim Friend

AUDIENCE DEVELOPMENT  
MANAGER

Jane Spice

## MANAGING DIRECTOR

Simon Reed

## PUBLISHED BY



Cointronic House,  
Station Road, Heathfield  
East Sussex, TN21 8DF

ADVERTISING &  
ADMINISTRATION

01435 863500

info@netmagmedia.co.uk

www.sbhonline.co.uk

## EDITORIAL FEATURES

jparker@netmagmedia.co.uk

## PRESS RELEASES

editorial@netmagmedia.co.uk

SUBSCRIPTION &  
CIRCULATION ENQUIRIES

info@netmagmedia.co.uk



# FROM THE EDITOR...

Hello and welcome to your new, bigger and better *Selfbuilder + Homemaker*. We have upgraded the content for this issue, so that rather than the previous single case study, you now get a total of five examples of great self-build projects to enjoy reading about!

Our cover star is a timber cabin constructed in a wooded setting which is a fantastic example of reusing materials, in order to be as sustainable as possible. However, importantly, the Cornish rural retreat also shows how such projects can produce really beautiful results.

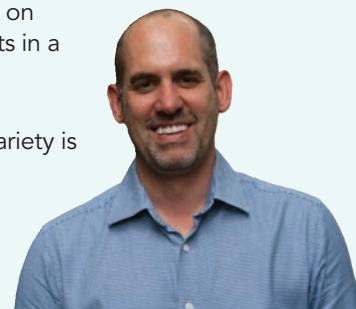
A different project entirely is the Gittins' rebuild of a derelict cottage – different because rescuing the 18th century toll house would mean a heroic battle with the planners. However as per normal, our writer Heather Dixon reassuringly finds that a compromise was reached.

Another project taking a very green approach to creating the ideal home for a particular set of requirements, solicitor Stephen Cirell built a Passivhaus near Leeds which also looks very like a traditional stone-built home. Go to page 38 for the full story.

Possibly the most interesting and unusual of all is the project covered by *Selfbuilder + Homemaker* assistant editor Roseanne Field on page 64, where a couple reinvented a period house which sits in a West Sussex nature reserve.

This issue shows that in self-builds as in many other things, variety is the spice of life! We hope you enjoy it.

JAMES PARKER



# DATES FOR YOUR DIARY...

## SELFBUILD &amp; DESIGN SOUTH WEST

7 - 8 SEPTEMBER, EXETER

[www.selfbuildanddesignshow.com](http://www.selfbuildanddesignshow.com)LONDON HOMEBUILDING &  
RENOVATING SHOW

4 - 6 OCTOBER, LONDON

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

## THE SELF BUILD COURSE

28 - 30 SEPTEMBER, SWINDON

[www.nsbr.co.uk/the-self-build-course](http://www.nsbr.co.uk/the-self-build-course)CORNWALL HOME IMPROVEMENT &  
SELF BUILD SHOW

5 - 6 OCTOBER, WADEBRIDGE

[cornwallselfbuildshow.co.uk](http://cornwallselfbuildshow.co.uk)

ON THE COVER...  
© UNIQUE HOME STAYS (PAGE 80)

## All Rights Reserved

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

No part of this publication may be reproduced or transmitted in any form or by any means, electronic, mechanical, including photocopying, recording or stored in any information retrieval system without the express prior written consent of the publisher. Although every effort is made to ensure the accuracy and reliability of material published in *Selfbuilder + Homemaker*, the publisher can accept no responsibility for the claims or opinions made by contributors, manufacturers or advertisers. Editorial contributors to this journal may have made a payment towards the reproduction costs of material used to illustrate their products. The manufacturer of the paper used within our publication is a Chain-of-Custody certified supplier operating within environmental systems certified to both ISO 14001 and EMAS in order to ensure sustainable production.

Printed in England





80



38



52



64

## REGULARS

08

News

14

### Home Styling: Open to new possibilities

With open plan living on the rise, David Saxby of IronmongeryDirect explains the benefits of pocket doors and how they can transform your light and space

17

### Ask the Expert: Wonderful wetrooms

Wetrooms can offer everything from 'hotel chic' to 'accessibility perfection' and if you're really clever, encompass both. Highlife Bathrooms' Jon Hall discusses what to consider when planning your dream wetroom

28

### Exterior Inspiration: Outdoor Living

Self-builders are embracing the possibilities of living outside and making the most of our warmer months. Here we round up some of the best new products designed to facilitate beautiful as well as practical outdoor living

31

### Secrets of Success: Extended family

When a London couple decided to extend their Victorian terrace house to make family life easier, an ingenious solution by their architect unlocked ample space and light

35

### London Homebuilding & Renovating Show

99

### Classified & Directory

## PRODUCT FEATURES

47

### Managing your build's bottom line

David Lownds of Hanley Economic Building Society outlines the basics of self-build financing, and gives some tips on how to manage your build's budget

59

### The brick essentials

With an increasing number of homeowners choosing to self-build, Simon Taylor of Ibstock looks at one of the key aesthetic considerations – the bricks you will use

75

### Getting clarity on glass

When creating a unique home, glass gives you a wide range of options, especially for use in atriums and balconies, as Susan Sinden of glass processor ESG Group explains

89

### ICF – sense and sustainability

Robin Miller of Beco Wallform gives his views on why insulating concrete formwork (ICF) is the ideal practical choice for self-builders concerned about sustainability and climate change





## CASE STUDIES

20

### Bridging the centuries

Perseverance and compromise paid off for Clare and Mark Gittins when they took on the virtual rebuild of a derelict cottage just outside Rotherham

38

### Traditionally eco

An eco-afficionado achieved his dream to create a Passivhaus home in Leeds, but it had to be traditional in style so wasn't plain sailing

52

### A new life in Newquay

It was a decade in the making, but London couple Jeff and Wendy East finally managed to achieve their idyllic family home on Cornwall's Atlantic coast, which started from a crumbling bungalow

64

### Back to nature

The world of home improvement is nothing new to Athena and Mark, but their latest project – which refurbished and extended a house to help it nestle into a Sussex nature reserve – proved a big challenge

80

### Reclaimed retreat

A timber cabin in the woods, designed as a tranquil Cornish rural retreat, has been carefully crafted from reclaimed, natural and sustainable materials

# CONTENTS JUL/AUG 2019

## PRODUCTS

**FINANCE & INSURANCE** 47

**SITE PREPARATION**  
Drainage & Septic Tanks 50  
Plant Tools & Workwear 50

**STRUCTURAL COMPONENTS**  
Bricks, Blocks & Cement 58  
Floors 58  
Timber Frame 60

**BUILDING ENVELOPE**  
Doors & Windows 61  
Glass & Glazing 71  
Roofing & Cladding 63

**HEATING, VENTILATION & SERVICES**  
Fires, Fireplaces & Flues 79

**INSULATION** 87

**INTERIORS**  
Bathrooms & Kitchens 93  
Floors & Floor Coverings 91  
Interior Doors & Ironmongery 95  
Paints, Coatings & Sealants 97  
Stairs, Balustrades & Lifts 95

**LANDSCAPING & EXTERNAL SURFACES**  
Pools 98



# Benefits of timber frame homes



Did you know that timber frame buildings are typically more energy efficient than those built using other methods of construction?

Here, Kingspan Timber Solutions provide useful information and respond to the myths surrounding timber framed buildings.

## Timber frame myths: Demystified

- **You cannot get a mortgage or insurance.** You can. Most major housebuilders use timber frame construction and over 70 per cent of homes in Scotland are timber frame.
- **They do not last.** New homes in the UK are designed with an anticipated life of 60 years in mind. Any property, timber frame or masonry that is properly maintained will achieve a much longer life.
- **What about fire?** Statistics demonstrate that timber frame homes are no more prone to fire than masonry ones. Check that your timber frame provider has test evidence from independent bodies that proves they meet regulatory requirements.
- **Timber homes are noisy.** Timber homes don't have to be noisy. Many offer robust acoustic solutions which minimise noise transfer between and within dwellings, so you don't have to hear your neighbour's music, the sound of traffic outside or the television in the next room.

## Why build with timber frame?

There are numerous benefits of choosing a timber build system for your new home. Timber frame and structural insulated panel (SIP) homes tend to offer homeowners a fast build route, saving you time and money on-site. Most timber frame kits can be fully erected on site within 2-4 weeks, meaning you'll quickly see the whole structure of your new home.

Timber frame homes are warmer to live in. Due to the fact they're highly insulated, heat loss through the roof and external walls is reduced significantly. As timber homes are extremely airtight, you could also expect to see lower energy bills.

Kingspan Timber Solutions offer a range of timber and SIP build systems, all which exceed Building Regs standards, ensuring your new home is warm with low energy bills.

Kingspan ULTIMA Build System



To find out more about Kingspan build systems or to send your drawings for a quote, visit [www.kingspantimbersolutions.co.uk/self-build](http://www.kingspantimbersolutions.co.uk/self-build)

## How does timber frame compare to masonry?

Masonry builds have advantages, but they can typically be slower to build and require time for drying and strength development. As timber frame is a dry process it can progress in almost any weather.

When it comes to value for money, building with a timber frame is the best route to an energy efficient home. You will achieve far higher levels of thermal efficiency with a timber frame home. You'll have more certainty about the total cost of your build, as the parts are specifically made for your design, and are made to measure for a set price.

The reason timber is so widely used is not only because it is simply tried and tested — it gives self-builders a great deal of certainty and security prior to and during the build process. The savings you make at this stage are then reflected again in the life of the home — through reduced energy bills and the need for repairs.

## Timber Frame is Sustainable

It's important to consider the environmental benefits of building with timber, too. Wood is a renewable material.

To ensure it originates from sustainable forests – ask for chain of custody evidence from your timber frame provider. Timber has a lower embodied energy than all other mainstream construction materials.

**COMPARE KINGSPAN'S TIMBER BUILD SYSTEMS AT  
[KINGSPANTIMBERSOLUTIONS.CO.UK/SELF-BUILD](http://KINGSPANTIMBERSOLUTIONS.CO.UK/SELF-BUILD)**

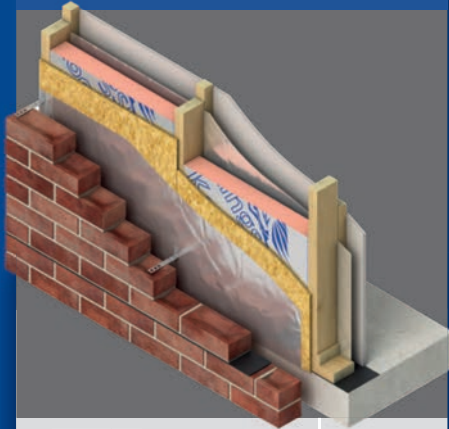
Unsure which Kingspan build system is right for you? Get a free project appraisal. Call Laura on **01767 676486** or email [laura.knibbs@kingspan.com](mailto:laura.knibbs@kingspan.com)



# Introducing the latest in Build Systems from Kingspan



## Kingspan Logic PLUS



<b>U-value</b> W/m <sup>2</sup> K	0.21
<b>Thermal Bridging</b> Psi value	0.05
<b>Air tightness Range</b> m <sup>3</sup> /m <sup>2</sup> .hr	3 to 5
<b>SAP Fabric Efficiency</b> (KTS reference design)	17%

## Kingspan ULTIMA™



<b>U-value</b> W/m <sup>2</sup> K	0.13 - 0.19
<b>Thermal Bridging</b> Psi value	0.03 - 0.04
<b>Air tightness Range</b> m <sup>3</sup> /m <sup>2</sup> .hr	1 to 3
<b>SAP Fabric Efficiency</b> (KTS reference design)	24%-28%

## Kingspan TEK®



<b>U-value</b> W/m <sup>2</sup> K	0.10 - 0.18
<b>Thermal Bridging</b> Psi value	0.03 - 0.04
<b>Air tightness Range</b> m <sup>3</sup> /m <sup>2</sup> .hr	0.5 to 1.5
<b>SAP Fabric Efficiency</b> (KTS reference design)	27-28%



### FAST

Rapid build system reducing on-site labour costs



### SLIM

Maximise floor space and value of your home



### WARM

Excellent thermal performance, lowering energy bills



### PROVEN

Independent certified performance



### STRONG

Architecturally flexible and suitable for multi-storey construction



**SEND US  
YOUR DRAWINGS  
FOR A QUOTE!**

[www.kingspantimbersolutions.co.uk/self-build](http://www.kingspantimbersolutions.co.uk/self-build)



Further information on the Kingspan build systems is available on:

+44 (0) 1767 676 400

[info@kingspantimbersolutions.com](mailto:info@kingspantimbersolutions.com)

[www.kingspantimbersolutions.co.uk/self-build](http://www.kingspantimbersolutions.co.uk/self-build)

**Unsure which build system is right for you?**

For a FREE appraisal of your project call Laura on **01767 676486**

© Kingspan and the Lion Device are Registered Trademarks of the Kingspan Group plc in the UK and other countries. All rights reserved.





# John Lewis launches ‘end to end’ home improvement service

As part of its strategy to expand beyond its retail offerings, John Lewis & Partners has announced its plan to bring its two home improvement services businesses together to create a “21st century home improvement proposition”.

The plans, which combine Home Solutions and Opun, are in line with the company’s ambition to “enhance its Home Services offer and extend into home improvement”. It hopes that as a result its customers will “benefit from an end-to-end home improvement service including inspiration, design, project management, and execution”.

Home Solutions allows customers to source and book “trusted tradespeople” for a range of home improvement services. It currently operates within JLP Ventures, a team within the John Lewis Partnership, and is “steadily rolling out across the country,” having expanded its coverage to Hampshire, Surrey, Sussex and Kent in the past few weeks.

Opun, which manages large scale home improvement projects, was acquired by John Lewis Partnership in June 2018 and has been operating as a wholly-owned subsidiary. Since the acquisition, Opun has been focusing on refining its business model, strengthening its team and developing its service technology, while “continuing to deliver high quality home improvement projects”.

The change brings both businesses together within the Services directorate of John Lewis & Partners, which the company says will “capitalise on the complementary capabilities in each”.

Commenting on the news, Sean Allam, partner & director, Services at John Lewis & Partners said: “Last year’s acquisition of Opun demonstrated our ambition in the home services market and this announcement marks a critical next step as we look to strengthen and grow our services business. Bringing the teams together is an exciting opportunity to work collaboratively, share knowledge and collectively learn in the fast-paced home improvement market and create opportunities for growth.”

Rob Brown, co-founder of Opun said: “Joining the John Lewis Partnership has been an exciting move for Opun, especially now we are combining with Home Solutions. We know the two business stand for the same values – putting customers first and delivering a world-class service. We know there are great opportunities which exist in the home improvement market, so it’s exciting to be stepping into the next phase as one business.”



## Longlist for RIBA House of the Year 2019 announced

The Royal Institute of British Architects (RIBA) has announced the longlist for the 2019 House of the Year.

Among the 20 projects in the running to win the award for a new house or extension are:

- A cork-built home in the grounds of a listed mill in Berkshire
- A highly-sustainable Passivhaus in East Sussex
- A new home occupying the footprint of two garages in Kensington, London
- A converted arts and crafts stable block in Llanhennock

The 20 longlisted homes are:

- Black House (Armadale, Isle of Skye) by Dualchas
- Cork House (Berkshire) by Matthew Barnett Howland with Dido Milne & Oliver Wilton
- Earl’s Court House (London) by Sophie Hicks Architects
- The Ghost House (Stratford-upon-Avon) by BPN
- The Green House (Tiverton) by David Sheppard Architects
- Hampshire House by Niall McLaughlin Architects
- Hannington Farm (Northamptonshire) by James Gorst Architects
- Hill House Passivhaus (East Sussex) by Meloy Architects
- House in a Garden (London) by Gianni Botsford Architects
- House Lessans (Saintfield, Northern Ireland) by McGonigle McGrath
- Kenwood Lee House (London) by Cousins & Cousins
- Lark Rise (Buckinghamshire) by bere:architects



Black House © David Barbour

- Max Fordham House (London) by bere:architects
- Nithurst Farm (West Sussex) by Adam Richards Architects
- Pocket House (London) by Tikari Works
- A Restorative Retreat (Sartfell, Isle of Man) by Foster Lomas
- Secular Retreat (Devon) by Peter Zumthor & Mole
- Silver How (Llanhennock, Wales) by Hall + Bednarczyk
- South London House (London) by Jonathan Pile
- Stackyard (Derbyshire) by James Boon Architects

The shortlist and winner of the 2019 RIBA House of the Year will be revealed in the fifth series of Channel 4’s Grand Designs: House of the Year TV series airing later this year.



**SL8**  
ROOF TILES



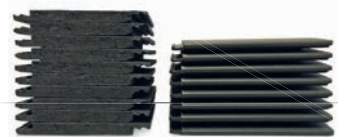
**Forticrete**



# Accentuate, SL8.

Easy on the eye and easy to lay...a housebuilders' dream for roof tiling. The SL8 roof tile has a wider format and a thin leading-edge to replicate what's great about natural slate; effortless interlocking and a natural, sleek finish. Looks great, must be SL8.

For more information or to request a sample of SL8, visit [forticrete.co.uk/SL8](https://forticrete.co.uk/SL8) or call 01525 244 904 quoting SL8SBH01.



10 large format tiles = 8 SL8 tiles



**Ibstock**  
At the heart of building



# New tech platform launched to boost self-build numbers

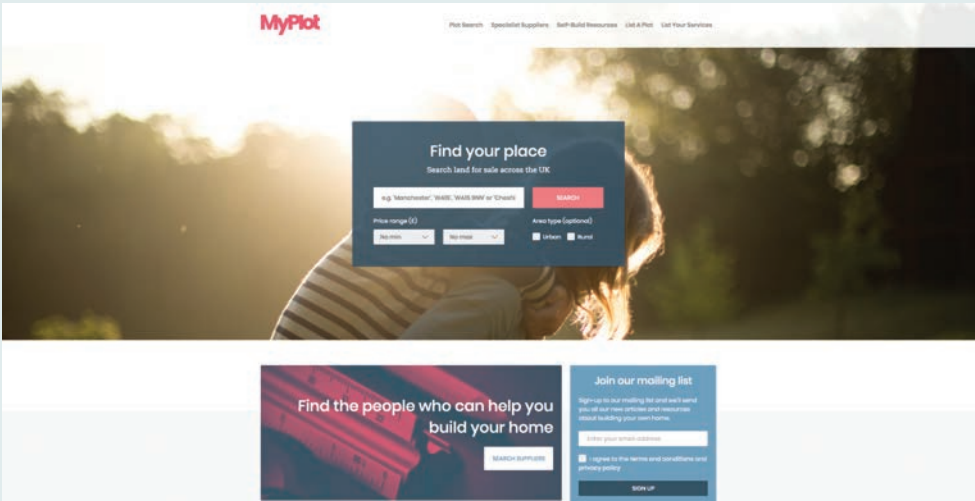
A new self-build tech platform, MyPlot, has launched with the aim of increasing the numbers of self-built homes in the UK.

Currently self-build accounts for just 7-10 per cent of new housing in the UK – around 12,000 homes per year. However, ‘The Self Build Housing Market Report Analysis 2016-2020’ revealed that self-build rates are as high as 83 per cent in countries such as Austria, Belgium, Italy and Sweden.

MyPlot has been launched to support the Government’s target of increasing the number of annual self-build completions to 20,000. The website will be a ‘one stop shop’ for self-builders – sourcing a plot and finding an architect can be done via the one platform. Architects with expertise in self-build can submit profiles to be listed within the directory.

Director of the new site Paul Smith commented: “In Europe, it’s much more straightforward to source a plot off plan, and the planning system is less onerous – there’s also more support for those embarking on the process, which we just don’t have here in the UK. With MyPlot, we’ve looked at the issues and offered a solution, filling the gaps and removing the complexity by providing a directory of self-build experts on the one single platform.”

He continued: “For those building their own home it’s a complex process so it’s really important to appoint the right person for the job. The suppliers directory removed a large chunk of the uncertainty and gives self-builds confidence that their home is in safe hands. We’re aware there’s a job to do in terms of normalising self-build. It’s something that usually conjures images of affluent middle-aged people building swanky new bolt holes or Grand Designs-style project that are over-budget and behind schedule. In reality, self-build is much more attainable.”



.....

## PROPERTY OWNERS URGED TO ACT OVER SEPTIC TANK CHANGES



Property owners have been urged to keep close tabs on changes to septic tank regulations to avoid breaking the law.

Homeowners with septic tanks that discharge directly into any type of watercourse will need to replace or upgrade their drainage either when they sell their property or before 1 January 2020, whichever is sooner.

Land agents and chartered surveyors Vickers & Barrass are alerting self-builders to the fact that they are responsible for the choice, installation and maintenance of their wastewater system, under the provisions of a new code of practice which has been introduced by the Environment Agency. “They have a legal responsibility to minimise the impact of their sewage waster if they manage it within the bounds of their property,” said the firm.

All septic tanks that currently discharge into watercourses will have to either be replaced using a sewage treatment plant with full BS EN 12566-3 Certification, or the discharge to the watercourse stopped and diverted to a drain field, designed and constructed to the current British Standard BS6297 2007.

The new code of practice has been introduced with the aim of

addressing concerns that wastewater could be polluting local watercourses.

David Coulson, senior surveyor at Vickers & Barrass said: “If someone opts to install a new drainage field, it must be a minimum of 10 metres from a watercourse, 50 metres from a water abstraction point, and 15 metres from a building. If it’s going to be in or near a designated sensitive area, a permit from the Environment Agency will be required.”

If replacing a septic tank with a sewage treatment plant the system can still be discharged into a watercourse, as it produces a non-polluting effluent.





See **vistaline** at

- ▶ **The Building Centre** in Central London
- ▶ **Our Comprehensive Showroom** in Norwich
- ▶ **Exhibitions** across the country



**vistaline**

innovative Swiss designed  
slide & turn doors



Capable of creating a complete opening like bifold doors yet with slimmer frames like sliding doors, **vistaline** is a contemporary glazing solution that consists of non-connected panels that stack to one end. The doors provide an industry leading combination of precision Swiss engineering, outstanding thermal performance and ultra-slim 45mm sightlines.

find out more at

[idsystems.co.uk/vistaline](https://idsystems.co.uk/vistaline)

t 01603 408804 e [info@idsystems.co.uk](mailto:info@idsystems.co.uk)

**IDSystems**  
GLASS INNOVATIONS  
• Established 2000 •

sliding doors • bifold doors • slide & turn doors • windows • glass roofs • front doors • balustrades



# The Perfect Pocket

Nowadays an essential part of your modern day living area.  
More space to move around in and more options with furnishings.  
Rocket Door Frames fit UK standard door sizes so you can supply  
your own for more style and more space at the same time.

## The Inexpensive Alternative

Visit: [rocketdoorframes.co.uk](http://rocketdoorframes.co.uk)  
0330 998 0617

From  
**£119.50**  
plus VAT

WARRANTY  
**12**  
YEARS  
WARRANTY

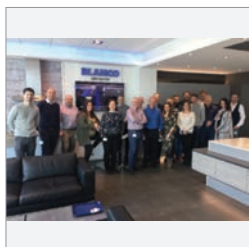
**NEXT DAY  
DELIVERY**

**EXCELLENT  
CUSTOMER  
SERVICE**

 **ROCKET**  
**DOOR FRAMES**



## Granite & TREND Transformations visit



**Granite & TREND Transformations'** franchisees were invited to attend a supplier event where Craig Condie, National Accounts Manager for BLANCO UK, hosted the event and presented BLANCO's new product portfolio. The franchisees were inspired by the excellent advice from Craig Condie which focused on selling not only the aesthetics of the new sinks and taps but, more importantly, the functionality and revenue development. The day also comprised a showroom presentation,

practical product demonstrations, a brief introduction to BLANCO's unique position in the kitchen industry, a web workshop and the franchisees were also offered business profile enhancing opportunities.

[trend-transformations.co.uk](http://trend-transformations.co.uk)

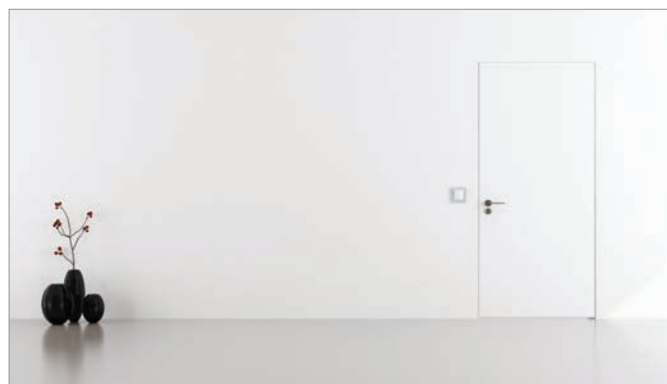
## JACKON puts the environment centre stage



**JACKON**, a leading manufacturer of XPS and EPS solutions for the construction of low energy buildings, is launching a year-long campaign of support for The Bee Centre, near Preston, Lancashire. The campaign starts this month with the donation of 200 beehives to the Centre. With a retail value, including all accessories, of up to £250 each, the beehives are to be used in starter kits for school environmental projects. The initial donation will be followed up with related support activity to

be unveiled during the coming year. JACKON is a highly environmentally conscious manufacturer and the company has always sought to reduce the environmental impact of its production processes.

01204 2210 89 [www.jackon-insulation.com](http://www.jackon-insulation.com)



## Flush doors, invisible doors, no architrave doors – a very expensive trend?

It was until now! Specialist door frame manufacturer **Rocket Door Frames** has come up with the very latest flush, invisible door frame to hit the market. Designed to be simple to use with a robust high quality design Rocket have kept their focus on resolving the main problem with flush doors.....**COST!**

Development focused on quality, reliability and robustness whilst reducing cost through innovative production processes. The result? A brilliant galvanised steel flush invisible door frame at a cost that makes it available to everyone.

And no cutting corners either.... the Rocket frame is supplied with European manufactured invisible hinges that are full adjustable on all 3 axis so the end result is a perfectly aligned door. Each single unit comes with its own individual jig to route your door for the hinge so no need to buy costly jigs saving you time and money.

There is even an FD30 30 minute fire approved version for good measure. If you are considering using flush invisible doors give us a call for a friendly chat or visit the Rocket Door Frames website where you will find a wealth of information.

03309980617 [www.rocketdoorframes.co.uk](http://www.rocketdoorframes.co.uk)



**Stiltz**  
The homelift company

## Access all areas with an exciting homelift

**A Stiltz Homelift is perfect for moving between floors in your home.**

This compact, discreet and elegant homelift can be installed in the corner of your living room, hallway or kitchen. It can also fit in a cupboard or within the turn of your stairs\*.

Whether you're renovating, extending or embarking on a new build, Stiltz can work with you to find the best location for your homelift.

Why not visit our website customer stories and read how other Stiltz Homelift owners are enjoying a new lease of life.

**Call today for a brochure or free home survey.**

- Order direct from manufacturer
- Cost-effective
- Installs in a day\*\*
- Fully guaranteed
- Small footprint
- Flexible positioning
- Safety features
- Battery back up
- Contemporary styling
- Fast track delivery

\* Depending on space available. \*\* Based on installing a Duo Homelift (shown) in pre-prepared aperture.

Call us FREE on **0808 231 1136** or visit [www.stiltz.co.uk](http://www.stiltz.co.uk)

# OPEN TO NEW POSSIBILITIES

With homeowners increasingly looking for open plan living and to maximise all available space, David Saxby of IronmongeryDirect explains the many benefits of installing pocket doors in self-build homes, and how they can transform the amount of light and space

**P**ocket doors are a great way to add a modern, practical and stylish touch to any property. Now a common feature in many European homes, they have become increasingly popular in UK interior design due to their neat, slick appearance and functionality.

## CREATING SPACE

Whatever the requirement, pocket doors can provide an innovative solution to optimise floor space anywhere in the home. Unlike traditional hinged doors, pocket doors simply slide along a horizontal track into a cavity in the wall, mitigating the need to use extra space around each doorway. They are a particularly good solution for loft conversions or ensuite bathrooms, where space is often at a premium.

Pocket doors come in many variations and styles, creating a sleek and seamless look that cannot be achieved with swing doors. While it is a much simpler process for pocket doors to be specified during a new build, they can also be retrofitted in existing properties as part of a renovation project.

By not swallowing up unnecessary floor space with doors that open into a room, properties can feel instantly larger. The extra floor space created by the doors can also improve accessibility for wheelchair users or those who are blind or sight impaired.

## VERSATILITY

Pocket doors can provide homeowners with all the benefits of open plan living while also offering the flexibility of being

able to divide up a room, changing the function of a space as need and occasion dictates. The sense of flow between rooms can also be improved and this investment is returned with better value when reselling a property.

For those living in compact studio apartments, installing two single pocket doors together as a double door system can add a level of privacy and create clear and distinct 'zones' for living, eating and socialising. This option avoids the problems of adding solid walls and doors that can make a space feel smaller and darker.

## THE IMPORTANCE OF ACOUSTICS

Although there are countless benefits to open plan living, a downside is that sound travels more easily, meaning that noise levels are often elevated. Using pocket doors to divide areas dampens the sound, providing a comfortable level of privacy and solitude without closing off rooms completely.

A soft closer can also be fitted to allow the doors to open and close quietly while reducing the risk of trapped fingers. This is particularly valuable for cohabiters working on different time schedules or for families with young children.

## LET THERE BE LIGHT

It is well known that exposure to natural sunlight provides a whole host of health benefits including boosting the immune system, improving sleep quality and boosting vitamins B and D. As a result, glass pocket doors are an increasingly popular choice for homeowners in order to



maximise light when building a home or undertaking an extension or renovation.

As well as making a home lighter and brighter, natural light also gives the illusion of more space and softens the barrier between the outside and inside of a property. With the current focus on emphasising the relationship between humankind and nature, glass pocket doors remove frame lines that could impair a view of the garden and provide a seamless blend with nature all year-round.

## A STYLISH ADDITION TO THE HOME

While adding a level of practicality, sliding doors do not have to be plain and can add





a 'wow'-inducing design feature which changes the appearance of a home. Since the doors blend in with the décor, a look can be created to match personal preferences.

Whether you're looking for a rustic barn-style door for a country farmhouse, or bespoke coloured glass for a more modern and contemporary look, there are a wide range of pocket door styles to suit any design preference. They can even be completely disguised by being papered with the same wallpaper used on the surrounding walls.

The current trend for contemporary-style extensions has seen a rise in demand for

lightweight aluminium designs because of their strength, aesthetic and low maintenance requirements, but timber can also be used for a more traditional-style finish.

A range of accessories and door furniture can also be added such as synchronised closing, motorised remote control and bathroom handles that are lockable from the inside.

#### CHOOSING THE RIGHT OPTION

With more and more homeowners looking at ways in which they can use their space to maximum effect, the pocket and sliding door trend will continue to grow in

popularity, as people find new ways to integrate them into their projects.

Innovative and unique designs are being developed all the time, so it is important that self-builders take the time to research the wide range of materials, hardware and accessories available to make the best decision to meet their requirements.

Quality should be of the utmost consideration. Doors are subject to considerable wear and tear so buyers should always look for a minimum five-year warranty.

*David Saxby is senior category manager at IronmongeryDirect*





Crafted by  
design

CARPENTEROAK.COM

01803 732 900



# Wonderful wetrooms

Wetrooms can offer everything from hotel chic to ultimate accessibility, and if you're really clever, they can encompass both. Highlife Bathrooms' Jon Hall discusses what you need to consider when planning the ideal wetroom for you

## WHAT IS A WETROOM?

I remember 20 years ago seeing my first proper wetroom created for an American client who was building a house in Cambridgeshire. This was a true wetroom with no shower glass, a stainless steel WC, basin and even a polished metal mirror. There was a huge rainfall shower head and the entire floor and six inches up the walls were covered in black rubber with a single drain hole in one corner.

These days 'wetroom' is far more likely to simply mean a walk in-style shower made from one, two or three pieces of glass, sitting either on a draining floor or even a slimline tray. The rest of the bathroom is 'dry' and consisting of a standard WC and maybe furniture – including seating etc – which

is not designed to get soaking wet.

Both things are still possible, but you need to be clear in your own mind what you require, and then make that plain to your builder or installer in order to get the best possible advice. A simple Google search will give you plenty of design cues and any good local or online retailer will help you narrow your options.

## WHAT IF SOMEONE NEEDS HELP WITH SHOWERING?

Is this to be your only showering facility or just one option in a home with two or more bathrooms? Wetrooms can be a great addition to your home, but bear in mind if you have young children or live with anyone requiring support in

the shower that a more standard shower enclosure will allow whoever isn't in the shower to stay much dryer!

## HOW 'DRY' DO I NEED THE REST OF THE ROOM TO STAY?

Assuming you are not like my American client, you have three basic designs to choose from: a single sheet of glass (either fitted at 90° to a wall or standing 'free' of the wall on support arms); the same with an 'end' sheet of glass; or one/both of these plus a pivot return (see the options in the diagram on page 18). The more enclosed the shower, the less consideration you need to give to the placement of furniture, electrics and so on in other parts of the room.

Now you need to choose between a tray and fitting directly to the floor. A tray will keep the vast majority of water contained and with slim options and hidden wastes available this can still be a sleek and attractive option.

Going for glass fitted directly to the floor gives easy access, even for those with mobility limitations, and a stunning look. You need to check with an expert installer about suitable tanking systems, drain options and so on but many completely hidden and watertight options are available to achieve this look. Bear in mind that you may also need either fully tiled or wet-wall clad walls and floor to ensure all water can drain away properly.

## WHAT GLASS SIZE AND FRAME SIZE SHOULD I PICK?

Wetroom glass manufacturers now offer a vast array of design options including choices of coloured frames, patterned or printed glass etc. Should you feel inclined, you can even get a bespoke image printed on your glass. The majority of us will still plump for 8 mm clear glass – it's thick enough to stay rigid even if leaned on, and has a classic look. I would always advise 'easy-clean' glass; most manufacturers offer their own version, and it really does make a difference in day to day use.

## WHAT TYPE OF SHOWER IS BEST?

Once you've chosen your preferred wetroom design, it's time to think about the shower itself. So many options are available – from digital showers you can control from your bedside or phone, to concealed valves with handles or push button operation, and the more traditional exposed valves. In addition, large rainfall heads can give a real 'spa at home' experience, but I would always advise incorporating a handset



## ASK THE EXPERT

somewhere in the design as well.

Many people want to recreate a 'hotel spa' type environment, and from my experience this will give you delight for years to come. That feeling of escaping the world for a few minutes of bliss can sooth the soul in a way unlike any other part of the home, in my opinion.

### WHAT ABOUT LIGHTING?

LED lighting has revolutionised the world and there is no reason your wetroom should not be included. Subtle lighting combined with glass can transform a wetroom's look, and with the right advice from a bathroom or lighting specialist you can use low voltage IP44 rated lighting to enhance the environment and further soothe the senses.

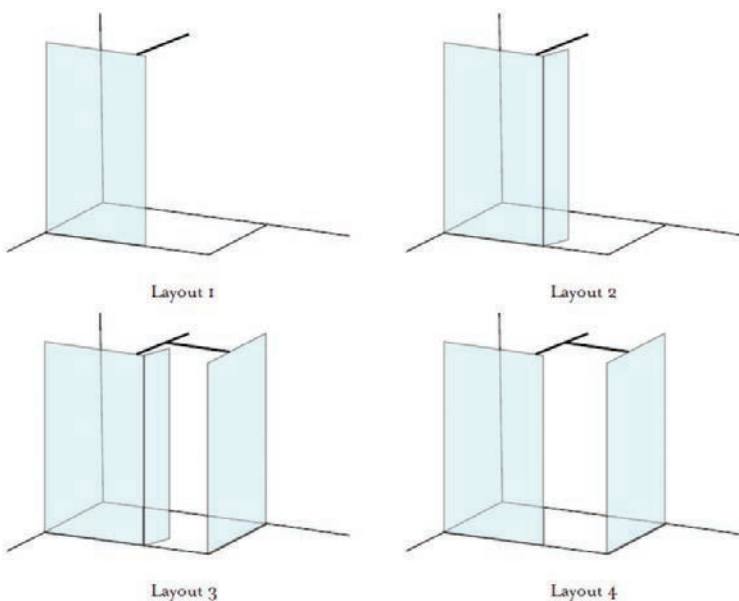
### NOW FOR THE REST OF THE ROOM!

Once you have a clear idea of how and why the room will be used, it's time to think about the rest of the environment. If you are going for an authentic wetroom environment then you will need to research completely waterproof options. However, if the

shower is going to be reasonably contained, there is no reason not to choose WC and furniture options to suit your design style. Whereas a few years ago a basin and pedestal was the natural choice, the majority of our sales now include furniture units, to go with even a

standard close coupled WC. If you share your bathroom with a loved one, why not consider a double basin unit – romance and extended storage all in one!

*Jon Hall is sales & development manager at Highlife Bathrooms*



Counter-balanced for **easy operation**

Highly insulated hatch to **keep in the warmth**  
(U value 0.60 W/m<sup>2</sup>K)

High strength wooden ladder for **safe access**  
(load rating of 180 kg/tread)

6-point latching system for an **airtight seal** (class 4)

**Designo**  
loft ladder

[www.premierloftladders.co.uk/designo](http://www.premierloftladders.co.uk/designo)



## The low energy and Passivhaus experts



Enjoy the comfort and energy efficiency of triple glazed timber and alu-clad windows and doors from **Green Building Store**.

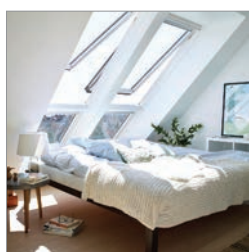
The company is proud to have supplied The Old Forge Cottage Passivhaus featured in this issue and we can also help support your selfbuild project every step of the way.

Green Building Store supplies everything from inward & outward opening windows, entrance doors, French doors, lift & slide doors to bi-fold doors.

See the many beautiful and inspiring case studies on its website.

01484 461705 [www.greenbuildingstore.co.uk](http://www.greenbuildingstore.co.uk)

## Win £2000 cash with VELUX® awards



Have you converted your loft into a beautiful new room using **VELUX** roof windows? You could win £2000 in cash by entering the VELUX Loft Conversion of the Year Awards 2019 in partnership with Grand Designs and Good Homes. For the first time, the roof window manufacturer has launched a competition aimed at homeowners who have converted their loft into a beautiful new room using two or more VELUX roof windows. The competition is free to enter and it takes just a few minutes

to submit your project. The project must have at least two VELUX roof windows in the loft, and be completed between September 2018 and September 2019. Competition closes for entries on 30 September 2019.

01592 778 225 [velux.co.uk/loftoftheyear](http://velux.co.uk/loftoftheyear)

## Stone Federation Great Britain

The trade association for the natural stone industry

Your independent natural stone source point



- Technical Support
- Design Inspiration
- Stone Selection
- Find a Supplier
- CPDs
- Independent Advice

E: [enquiries@stonefed.org.uk](mailto:enquiries@stonefed.org.uk)  
W: [www.stonefed.org.uk](http://www.stonefed.org.uk)



Often created with a use of a single partition, walk-in showers are hygienic, easy-maintenance and stylish solutions that not only provide easy access for the whole family but also give the illusion of greater space in the bathroom.

## PARTITIONING MADE SIMPLE



### wedi building boards - 50, 60, 80 & 100mm

wedi's 100% waterproof tile backer boards from 50mm thickness are approved for use as shower partitions. They can be used for creating up to 1200mm long partition walls when attached on 2 sides, but once attached to a wall, floor and a solid cementitious ceiling structure the length becomes limitless. Besides standard sizes (2500x600mm), there are XL (2500x900mm) and XXL (2500x1200mm) formats especially developed for this purpose - by reducing the number of joints, they simplify the installation process enormously.



NBS Plus



### Sanwell Walls XL, XXL with integrated niche

Robust wall elements with a thickness of 100mm are ready to use as free-standing walls. wedi Sanwell Wall elements are not only waterproof to the core, lightweight (from 16kg) but are also fully customisable: the height and width are easy to adjust to required dimensions and the size of the integrated niche can also be modified to suit. Simply bond to floor & wall with wedi 610 adhesive sealant and after reinforcement of joints it's ready to be tiled or plastered & painted.



Supports shower doors, radiators & shelving



Various formats in many different sizes



Final height can be shortened during tiling



Significantly shorter installation times

wedi Systems (UK) Ltd. · 0161 864 2336 · [info@wedi.co.uk](mailto:info@wedi.co.uk) · [www.wedi.co.uk](http://www.wedi.co.uk)





CASE STUDY

# THE ART OF COMPROMISE

Perseverance and compromise paid off for Clare and Mark Gittins when they took on the virtual rebuild of a derelict cottage just outside Rotherham

TEXT & IMAGES HEATHER DIXON





#### DOUBLED

The new build part of the house has almost doubled the size of the original 250-year-old cottage but blends almost seamlessly into the old

### LOW POINT

"Thinking we had planning permission for the house we originally wanted only to have our hopes dashed on the day the building work began."

– Mark & Clare Gittins

Most people wouldn't have given the dilapidated old cottage on the edge of a busy main road a second glance. It was damp, dark and crumbling after years of neglect, and the garden was completely overgrown.

Despite this, Clare and Mark Gittins saw beyond the dilapidation of the 18th century former toll house. Although it had everything going against it – including its location in a green belt area and associated restricted covenants – the couple saw huge potential in the old stone walls.

"We spent two years looking for the right house in the right place at the right price, and found nothing we liked," says IT consultant Mark. "We had put in a number of offers on other houses but nothing stuck. Then we came across this one."

Clare recalls their initial impressions: "It was a nightmare," she says. "There were steel shutters over the windows, no floors, a couple of awful extensions at the back and everything inside had been wrecked."

In spite of its condition, an open day

attracted 30 prospective buyers – all of whom fell by the wayside once they realised it came with tight restrictions. This opened the way for Mark and Clare's £120,000 offer, which they withdrew after friends and family told them they "must be mad".

But the thought of breathing new life into the cottage gnawed away at the couple until they re-submitted their offer, knowing they were taking a huge gamble.

"We were effectively buying three stone walls," says Mark, "but we wanted a big garden and we liked the views from the back of the house. We were prepared to work hard to achieve what we wanted."

But what they wanted – and envisaged – for their new home wasn't what the owners of the estate on which it sits had in mind.

"We actually wanted to build a light, modern house with lots of glass," says Mark. After several meetings with architects they invited Sheffield-based architect Paul Testa to draw up the design and submit it to planning. "Paul really understood what we were after – three bedrooms and an open plan living space with





#### UNFORSEEN

The cottage came with a sizeable plot which was one of the main attractions for Clare and Mark, although they had to spend an unforeseen £15,000 to buy a strip of land in front of the former toll house – from the estate on which it sits



*“We didn’t want to hide the fact that the house is in two parts – the old section and the new build – but achieving a smooth transition wasn’t easy” – Mark*

lots of light – and really worked hard to make it happen,” says Mark. “It took a bit of effort, but Rotherham planning authority eventually passed Paul’s modern design and we were delighted.”

However, their euphoria was short-lived. On the day that the demolition of two unattractive previous extensions began, the project ground to a halt. One of the restricted covenants in the deeds of the house decreed that the estate had to rubber stamp the design – which they refused to do.

“We were gutted,” says Mark. “We considered fighting it – we thought we had reasonable grounds – but we didn’t want to risk losing it all together, so we agreed to compromise.”

For six weeks the build was on hold while Paul drew up the new design and resubmitted it. One of the new restrictions was that the windows should include glazing bars.

“We had already ordered the windows so it cost us another £2,500 to have these altered,” says Clare, an operations manager. “It was really frustrating because one of the things we really liked about the original design was the big, plain windows overlooking the view of the countryside.”

The green belt restrictions also meant they had to stick to the original footprint, and work within a certain volume of living space. Paul took the new design to the limits of planning by almost doubling the size of the original cottage and using the footprint of the demolished extensions to create a two-storey new build, with a full-height glazed atrium.

There followed many meetings with the estate manager and the planning department to achieve the compromises that worked for all parties, before the second application was finally passed.

“It delayed us, but it would have been a much longer delay had we not capitulated and instead fought for the original design,” says



# Planning Permission Granted? What Next?



POTTON  
A KINGSPAN COMPANY

For most, securing planning permission is an exciting milestone in a project but it's not the end of the journey and there is a lot to do before work can start on site. Paul Newman, Self Build Director, Potton

## Sense check

Once permission has been granted, take a moment to answer a few key questions:

- Have I got the right permission or do I want to change it?
- Can the project be built (on my budget)?
- Are there any outstanding legal issues to resolve such as ransom strips of land to access the site, that might prevent the project going ahead?

When you're satisfied with the answers, you can move on to the next step.

## Pre-start check list

It's advisable to create a list showing what needs addressing before the groundworks commence. Many of the pre-build tasks highlighted here should run in parallel to reduce the amount of time spent on this stage of the process.

## Discharging planning conditions

Your full planning permission will invariably come with a list of conditions that need to be discharged before work can start on site. Typically, conditions relate to highways, access, building position, height, external materials to be used and landscaping.

## Investigate charges

It's important to now confirm if any planning fees are due, such as planning obligations via Section 106 agreements (self-builders should be exempt). The CIL (Community Infrastructure Levy) is a similar charge – with this one you need to fill out the right forms at the right times to accept your liability and claim an exemption.

## Develop the drawings

The design must be developed to meet the Building Regulations to enable construction. Depending on who produced the plans, there may well be significant technical issues to resolve before materials can be supplied to site. You'll need to confirm the build system and agree a full design freeze so manufacturing drawings can be produced. Plan the foundations. We recommend using an engineer to prepare the foundation plan. This route is cost effective and reduces risk. Commission a ground investigation to establish soil types, depths, consistency and ultimately load-bearing capacity. This will allow the engineer to produce a suitable foundation design.

## Choose your build route

Are you planning to manage the project yourself and sub-contract trades, or opt for using the services of a professional project manager or builder? An increasing number of self-builders use a project manager or contractor to deliver the weathertight shell and then manage the fit out themselves.

## Finalise funds

Whatever your budget, prepare it well and stick to it. If you need a mortgage, the lender will probe your cost plan to check it's realistic. You will also need to set some contingency. If you're likely to change your mind as work goes on, costs will rise, so allow for this.

## Health & safety

This won't be complicated if you work with responsible trades who know what they require to work safely. You'll need to appoint a principle designer and principle contractor, create a health and safety file, submit a simple notification form to the Health & Safety Executive and maintain a construction phase plan.

## NEXT STEP

### BOOK ONTO THIS FREE SELF BUILD ACADEMY COURSE

Potton's Self Build Academy course 'Granted Permission – How to get your project moving' explores all of the issues raised in this article and much more. It also provides software tool to help attendees organise their project, budget effectively, build safety and make a success of their build. Courses are held at Potton's Self Build Show Centre in St Neots, Cambridgeshire.

#### UPCOMING COURSE DATES:

28th June, 31st August, 13th September

Book online or call

[WWW.POTTON.CO.UK/COURSES](http://WWW.POTTON.CO.UK/COURSES) T:01480 403285

BOOK  
YOUR FREE  
PLACE

Potton Show Centre





## *The project ground to a halt – one of the restrictive covenants in the deeds decreed that the estate had to rubber stamp the design, which they refused to do*

Clare. "We were living in a caravan on site, and doing a lot of the work ourselves, so we didn't want it to drag on longer than necessary. In some ways it did us a favour, because the new design is more traditional and will probably be easier to sell, if and when we eventually move. We were quite pragmatic about it."

While they were waiting for the green light, Clare and Mark continued with the demolition,

hiring a crusher to grind all the old bricks and stone into rubble which went into levelling the ground ready for the foundations.

All the interior walls of the original cottage were stripped back to the original stone and the roof – what was left of it – was removed.

"A lot of the roof tiles had come off and we didn't know what damage had been caused to the old timbers, so we played it safe and had the whole lot taken off and the building reroofed," says Mark. "By the time we had stripped everything out there were just three stone walls left standing. It was virtually a full rebuild."

The new SIPs structure was supplied and built by the Shire Timber Group, during which time the older part of the building was rewired and replumbed. The old portion was then plastered using a special lime and hemp mix to allow the old stone walls to breathe and prevent damp.

"The most challenging aspect of this was blending the old style plaster to the new plasterboard walls of the new extension," says Mark. He adds: "We didn't want to hide the fact that the house is in two parts – the old section and the new build – but achieving a

### **HIGH POINT**

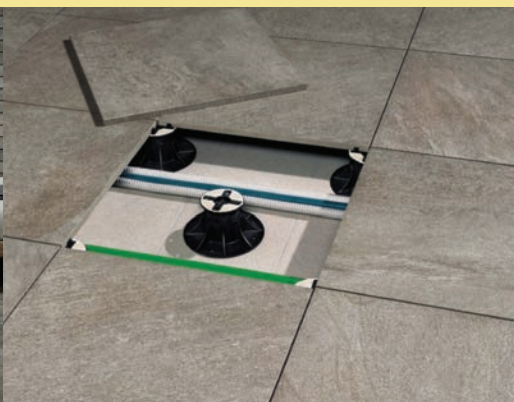
"For a few weeks after we moved in we would come home, sit together in the kitchen area and just marvel at the fact that we had finally done it."

– Mark & Clare Gittins





Surface360.co.uk formerly The Deck Tile co. has 50+ ranges of Levato Mono™ 20mm porcelain paving and now with coordinating internal tiling, offering seamless visual transition between internal and external spaces.



## LEVATO MONO™

### Porcelain paver system and coordinating internal tiling

Low cost ongoing maintenance/fade and wear resistant • High slip resistance (R11C) & load bearing  
Vast choice for any Design scheme • Support system enabling a 'floating' floor installation over delicate waterproofing • Ideal for balconies, roof terraces, garden decks and piazzas

WWW.SURFACE360.CO.UK  
0118 391 4120

SURFACE **360**





*All the interior walls of the original cottage were stripped back to the original stone and the roof – what was left of it – was removed*

bathrooms and stairs, Clare spent every spare minute researching and purchasing the building materials, fixtures and fittings.

"It was challenging because it took up so much of our spare time – which was in short supply bearing in mind we both work full time," says Clare.

There were a couple more hiccups along the way. When the septic tank was delivered, it arrived without any means to crane it off the lorry, so it had to be sent back and re-ordered. They also had to negotiate access with the council as the main road was closed mid-build, restricting access to the site.

"We moved into the house in October 2015, before it was finished," says Mark. "We were desperate to get in." By this time the Wren kitchen units were fitted and they had bathrooms, but the stairs were still a makeshift affair until Mark had time to fit the new ones. It was to take a further two years for them to finally get the house completed internally and

smooth transition wasn't easy."

While Mark was very hands-on throughout the build, doing most of the heavy labour, concreting the floors, fitting doors, cupboards,

## CONTACTS/ SUPPLIERS

### ARCHITECT

**Paul Testa Architecture**  
paultestaarchitecture.co.uk

### SIPS

**Shire Timber Group**  
shiretimbergroup.co.uk

### WINDOWS & DOORS

**Green Building Store**  
greenbuildingstore.co.uk

### KITCHEN

**Wren Kitchens**  
wrenkitchens.com

### FLOORING

**Walls and Floors**  
wallsandfloors.co.uk





#### LIGHT

Architect Paul Testa designed the new part around a two-storey glass atrium which unites the house from top to bottom and front to back, and brings light through the house – a crucial part of the design



the garden is still a work in progress, but by doing so much of the work themselves they managed to stick within their original £100,000 build budget. Their only major overspend was an unexpected £1,500 extra cost for a 10 metre strip of land by the back doors, known as a 'ransom strip', which they bought from the estate to bring the whole garden into full ownership.

To help them fund the project they approached the Ecology Building Society. "They were a crucial factor for us achieving the end result. We approached several mortgage providers, including those that specialised in self-build, but no one was interested in lending us any money," says Mark.

"The Ecology were fab – an absolute breath of fresh air. We managed to secure a mortgage specifically designed for projects like ours." He continues: "Once the work was complete we commissioned a new EPC and were then eligible for a discounted rate based on the

'green' improvements we had made. This allowed us to use our savings to undertake the work needed, and make the project more manageable."

Bizarrely, shortly after Clare and Mark were granted planning permission second time around, the green belt status was lifted.

"We can only speculate over why that has happened, but it works in our favour," he enthuses. "It means we are more likely to get planning permission should we decide to extend further or even build in the garden."

While it has been somewhat challenging, the couple's experiences with this project haven't put them off doing it again.

"We would certainly build again," says Mark, "but I would employ more tradespeople to do the work and we would make sure we were not constrained by planning clauses or restrictions on the build materials. Perhaps next time we do this, we will achieve what we set out to build in the first place!" ■





# EXTERIOR INSPIRATION: OUTDOOR LIVING



Self-builders, like many homeowners, are embracing the possibilities of living outside and making the most of our warmer months for al fresco relaxation. Here we round up some of the best new products designed to facilitate beautiful as well as practical outdoor living





1. The 600 x 600 mm **Maverick Outdoor Slab Tiles** from **Tile Mountain** will add a splash of minimalist sophistication to your garden. The 20 mm thick porcelain tiles effectively replicated brushed concrete and come in two colour variants: grey (pictured) or anthracite. The tiles cost £25 per m<sup>2</sup>. [www.tilemountain.co.uk](http://www.tilemountain.co.uk)

2. The **St Ives Down Light** from **Hurn & Hurn** is hot dipped in galvanised steel, giving it a "rustic and rough" finish. It's weatherproof, making it suitable for all locations, and the downward-shining light makes it ideal for outdoor use near doorways or paths. The light comes in two sizes, priced at £22.50 and £50. [www.hurnandhurn.com](http://www.hurnandhurn.com)

3. **Lime Lace's Montpellier Fire Pit** makes a great addition to a garden – simply load up with logs to create a cosy outdoor atmosphere. The botanical-inspired fire bowl takes the form of a flower coming into bloom and is available in a choice of finishes – rust or black. The fire pit is priced at £159.99. [www.limelace.co.uk](http://www.limelace.co.uk)

4. The 10 piece **Mayfair Modular Rattan Garden Furniture Set K** from **Bridgman** will make a perfect addition to any garden, providing plenty of space whether you're just at home with the family, or have guests round. The adjustable table makes it great for both lounging and dining. The set is priced at £3349. [www.bridgman.co.uk](http://www.bridgman.co.uk)

5. The 200 x 200 mm **PorcelPave Heracles Patterned** porcelain tiles from **The London Tile Co.** are perfect for creating a fun feel outside. Each box (priced at £27.22) comes with 12 tiles in a random assortment of the 45 different designs. The 1,000 x 1,000 mm **Porcel-Pave Heracles Gray** tiles (£53.96 per box) can also be integrated. [www.londontile.co.uk](http://www.londontile.co.uk)

6. The **Lene Bjerre Adoette Flower Pot** (large size pictured) from **Sweetpea & Willow** has an aged cashmere tone and a raised band pattern, making it both great for flowers or simply as a stylish, decorative item. The ceramic pot has a large top and slimmer bottom, giving it a bulbed shape, and is priced at £360. [www.sweetpeaandwillow.com](http://www.sweetpeaandwillow.com)



# SO QUIET

WE HAD TO SHOUT  
ABOUT IT

**Ultra Quiet** Ecodan  
The **NEW LOW NOISE**  
Air Source Heat Pump

- An 8 dB(A) drop in sound output
- Virtually eliminates the need for planning permission
- Allows installation under Permitted Development

[ultraquietecodan.co.uk](http://ultraquietecodan.co.uk)



Heat Pump Product of the Year  
(Ultra Quiet Ecodan)

**H&Vnews**  
AWARDS 2019  
**WINNER**

Domestic HVAC Product  
of the Year – Heating Units



Search #ultraquietecodan





# Extended family

When a London couple decided to extend their Victorian terrace house to make family life easier, an ingenious solution by their architect unlocked ample space and light, as Roseanne Field reports



The home of Rachel Ray-Choudhuri and Jason Bonning – a three-storey Victorian terrace in east London – while once ideal for them, was becoming a squeeze as their three children grew up. The somewhat convoluted layout had worked in previous years, but now couldn't provide the privacy their teenage children needed – their son and daughter sharing a room was far from ideal.

"We had room, but not rooms," Rachel says. "The design had worked well when the children were little but was not helpful as they started needing their own space."

They considered moving to find something better suited to their changing needs as a family, and began shopping for houses. At this point, they realised their house had more space than they had thought; it was simply poorly configured. "The houses we looked at weren't bigger, just differently laid out," explains Rachel. "We realised we had plenty of space."

Being reluctant to move from the area, the houses they found that offered more space were five storey Georgian properties, which were "way above our budget," says Rachel.

The couple approached Martin Gruenanger at Space Group Architects and set him the task of finding a solution. Rachel and Jason's house is one of six that the practice have completed on the same road, which lies within Tower Hamlets' Drifford Road conservation area. Although this fact did cause a few minor hiccups, issues were kept to a minimum thanks to the architects' local experience. They also took care of the planning process, which, says Rachel, "meant we had much less stress. They were amazing."

## STRIKING A BALANCE

When it came to designing the work to be done, Rachel and Jason had a few key requirements. The most important element was squeezing in an additional bedroom – taking the house from three bedrooms to four. They also wanted an open plan kitchen/living area, a bathroom on every floor, and somewhere to dry washing so it wasn't "draped around everything," Rachel says. Their final requirement was more aesthetic – an exposed 'London brick' interior wall.

Although they had a wish list, Rachel and Jason were very much guided by Martin on the design aspects. "I was most concerned about the budget and getting the bedrooms," explains Rachel. "It was Martin who had the vision and made sure it ended up looking stunning. We couldn't have imagined it on our own." As well as their list of features, it was important to Jason and Rachel that the house struck the



## SECRETS OF SUCCESS

right balance between being “visually stunning” but also practical for day-to-day family life.

Working within a tight budget meant that coming up with a design that would give them the desired outcome was a somewhat challenging task. “We decided early on to minimise structural interventions,” says Space Group.

To this end, the practice used the existing openings to set out where the new spaces would be. They extended to the rear at both ground and first floor levels, with the much larger addition to the ground floor extending further both width and lengthways. The extensions comprise what the architects describe as two “boxes,” clad in varying tones of grey fibre-cement boards. The two forms have been “carefully stacked on the rear elevation,” and are interrupted by “ribbons” of glass.

There is in fact a large amount of glass in the renovation, in the form of windows, doors and rooflights. Although it creates a very modern aesthetic, Rachel says they wanted to exploit the contrast with the Victorian property. “The house was a mixture of old and new anyway,” she says. “Many of the original features had been removed before we bought it, so the extension actually pulled it all together and created a more distinct identity.”

Although the traditionally built property didn’t restrict things in terms of design, it did, Rachel explains, cause added stress to the build itself. “Essentially everything had to be done by hand,” she says, including the excavation needed to the rear and side to extend the ground floor. “The basement had to be dug out by hand, and all the materials came through the window. It was incredibly labour intensive.”

The build itself took nine months, with the whole process taking around a year from start to finish. They faced one minor hold up when the first piece of glass to arrive onsite cracked, meaning the door had to be remade but other than that things ran relatively smoothly.

### THE FINAL PRODUCT

Despite having the keep structural amendments to a minimum, the architects managed to provide Rachel and Jason with everything on their wish list. They now have an extra bedroom, bathroom, a laundry room, and a spacious kitchen/dining/living area – they even managed to include a built-in liquor cabinet in a corner at the back of the extension. The new living space at the back has also allowed them to knock the existing dining room through to link with the lounge.



The dining table sits to one side of the new kitchen with a huge skylight over it, extending the width of the side extension. Rachel and Jason had been keen to allow as much daylight in as possible: “It’s a cliché, but the extension looks stunning, maximising the space and light,” she says. “It makes you feel good being in it.”

They wanted to keep the interior design simple, and so a pale oak herringbone floor has been used throughout, while the bathrooms have been finished in a beige limestone. The kitchen island features a unique bronze-tinted mirrored finish, and they have incorporated various brass details throughout the otherwise minimalist space.

A new separating wall had to be included on the ground floor in order to satisfy building control on fire safety. However, rather than let this hamper their plans for open-plan living, they made a feature of it and used it to house Jason’s vinyl collection. “It pleased us both!” Rachel says. They also included pivoted door panels that can be folded away in order to maintain the sense of openness.

*The balance had to be struck between ‘visually stunning’ and practicality for day-to-day life*

The couple had anticipated that undergoing the project would be a stressful time, but thanks to Martin’s help and his “relationship with the building team,” it was “much more stress free than we had imagined,” Rachel explains. They couldn’t be happier with the finished result – so much so that she says there’s nothing they would change. “We’re absolutely delighted. It has genuinely transformed how we live and improved our quality of life as a family.”



Val-U-ThermPLUS® achieves low U values, is exceptionally thermally efficient and virtually airtight thereby dramatically reducing your space heating energy costs.

- Fully design flexible
- Quicker build & less labour costs
- Quality controlled factory production
- Lower space heating costs
- Unequalled energy efficiency
- Advanced thermal performance

#### AIRTIGHTNESS



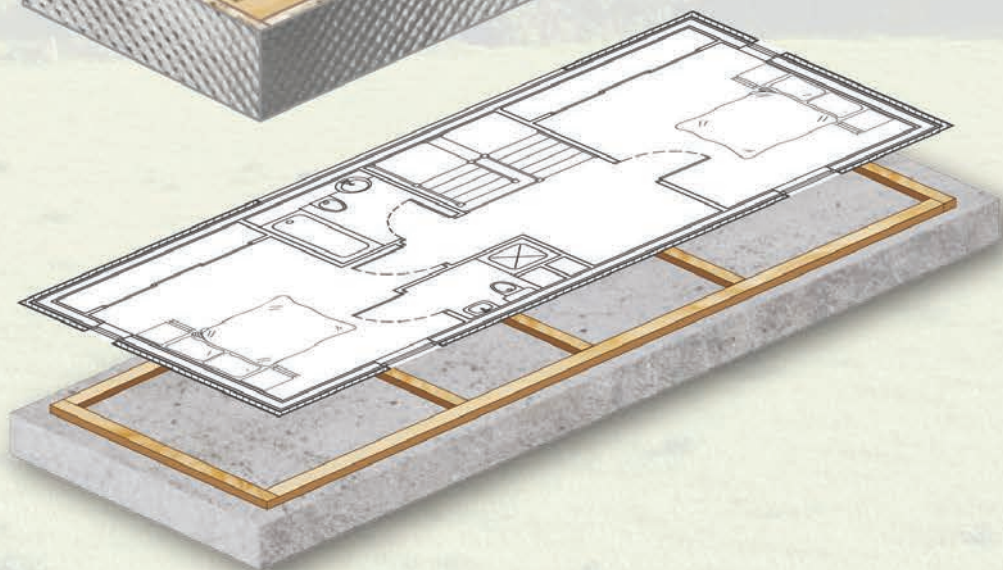
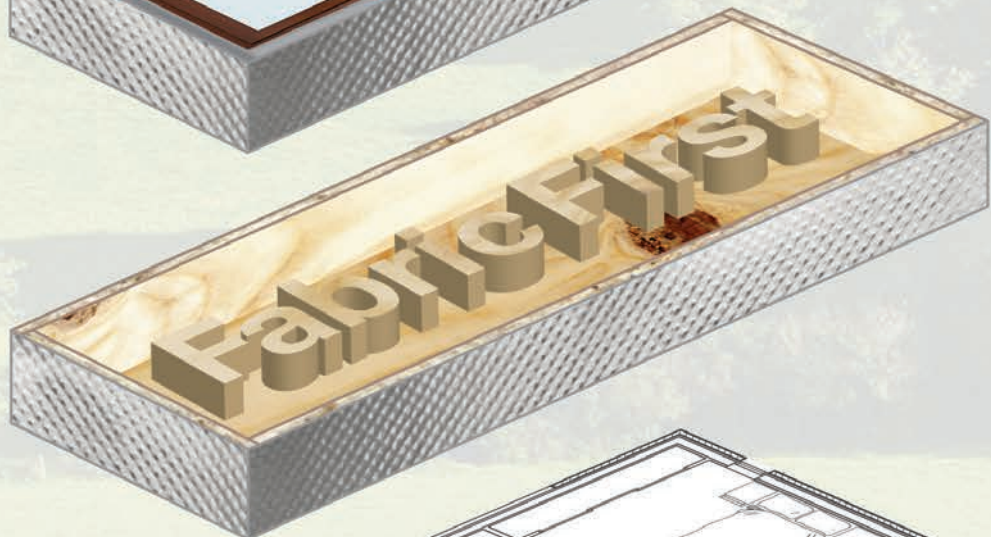
#### THERMAL PERFORMANCE



#### ENERGY EFFICIENCY



#### SPEED OF CONSTRUCTION





# ROBBENS SYSTEMS®

is a part of **FRÄNKISCHE**



## Underfloor heating from Robbens Systems®



- Factory assembled manifolds
- Heat-loss design with £1m guarantee
- Fränkische German manufactured pipe
- Heat pump or boiler compatible systems
- 25 years experience

Get a free quote by emailing your plans to: [quotes@robbens.co.uk](mailto:quotes@robbens.co.uk)

**UNDERFLOOR  
HEATING**

**VENTILATION HEAT  
RECOVERY**

**PRESS FIT  
PLUMBING**

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



# Plotting a dream

**Homebuilding  
& Renovating  
Show**

October 4-6  
ExCeL, London

Discover the steps to making your property ambitions a reality at the London Homebuilding & Renovating Show, which takes place at ExCeL this October

**T**he number of new homes registered to be built within the London region has reached more than 5,500 – a 58 per cent increase compared to 3,549 last year – according to recent reports from The National Housebuilding Council.

To help identify, appraise and secure the perfect plot to turn their property ambitions into reality, for the first time visitors to the London Homebuilding & Renovating Show will this year be supported by masterclasses at the Land Hub, a self-build focused stage organised in collaboration with Plotfinder and Potton's Self-Build Academy.

The show will also see the return of Sian Astley, self-styled 'lady-builder' and project manager for BBC2's *Your Home Made Perfect* alongside Jo Dyson, property renovator, interiors specialist and founding partner of home design consultancy Mae House Design. Sian will tackle themes ranging from fresh design ideas, cost-effective styling, and mixing traditional style with a contemporary edge, to underfloor heating and insulation, drawing upon her extensive knowledge accumulated over 23 years. Jo will offer essential advice and expertise on re-modelling, re-designing and restoring "for people who wish to transform a house into a home," by applying her know-how amassed over numerous construction ventures as well as a family background in property.

No matter the phase of a building or renovation project, attendees can access reputable expert support on all aspects of self-build and renovation over the three days. They will be able to find up-to-date information on a vast range of topics including renovating, building your own home, extensions and conversions, eco and heating, doors and windows, and more, discussed in depth by specialists at over 45 free seminars and masterclasses.

Consumers will also have the chance to discover innovative products and services from over 360 exhibiting national and local brands. In addition, they will be able



to interact with real case studies on site to discover the most common challenges they might encounter during the build process.

Self-builders and renovators who are keen to run their ideas past industry-leading property experts are encouraged to visit the Ask the Expert area inside The Advice Centre, sponsored by Internorm. Specialists on hand include build expert Bob Branscombe, eco specialist David Hilton, planning guru Sally Tagg, finance expert Tom McSherry, and interiors expert Mariana Pedroso. Also able to offer advice will be Michael Holmes and Jason Orme, who are respectively director of content and product development, and editorial director at *Homebuilding & Renovating*.

This section will also house the Ask the Builder zone, where members of the Federation of Master Builders will offer







## WHEN & WHERE

The **London Homebuilding & Renovating Show** takes place at **ExCeL, London** from **4 – 6 October**. For more details and to buy tickets visit [homebuildingshow.co.uk /london](http://homebuildingshow.co.uk/london)

tips to visitors on hiring accredited construction workers.

For those interested in finding out more about the design, planning and construction process, the Ask the Architect area in The Advice Centre is a mandatory stop where chartered specialists from the Royal Institute of British Architects (RIBA) will provide tailored advice and support via one-on-one consultations.

One of the most important stages of undertaking a building project is obtaining planning permission. Sally

Tagg and her team of experts from Foxley Tagg will impart the latest information on new regulations and laws, and explore realistic routes to deliver the aesthetic outcome desired.

All attendees can navigate their way on site with the help of the show app, available on iPhone and Android. They will be able to schedule and receive alerts for key seminars and masterclasses, browse through the list of professionals available at the Advice Centre, and access the latest offers and information.



## feelgood windows + doors

Enjoy the comfort and energy efficiency of triple glazed timber and alu-clad windows and doors

Friendly personal service and technical support from the low energy and Passivhaus experts

Options to suit all budgets



[www.greenbuildingstore.co.uk](http://www.greenbuildingstore.co.uk) t: 01484 461705



Secured by Design



Official Police Security Initiative



**MEET US AT**  
the London  
Homebuilding &  
Renovating Show  
4 - 6 October

# FROM NEW BUILD TO GRAND DESIGN

– Make a statement with VELFAC bespoke  
composite windows and doors

To get a quote contact **01536 614009**, or visit **VELFAC.co.uk**  
Check out **VELFAC.co.uk/exhibitions** for more info on shows

**VELFAC®**

WINDOWS FOR LIFE



## CASE STUDY



# TRADITIONALLY ECO

An eco-afficionado achieved his dream to create a Passivhaus home in Leeds, but it had to be traditional in style so wasn't plain sailing

TEXT JAYNE DOWLE IMAGES THE GREEN BUILDING STORE

As a solicitor by profession, Stephen Cirell took a very methodical approach to planning his first self-build, and to his quiet pride it has ended up breaking two records. It's not only the first such eco-project in the Leeds area to be officially registered by the Germany-based Passivhaus Institute, it's also the 1,000th Passivhaus unit certified in the UK.

His immediate challenge was to find a plot, so he started out by drawing up a map with a one and a half circumference around where he lived in Roundhay in north Leeds, West Yorkshire. Eventually, he came across the nearby small village of Wike, eight miles north of the city centre.

"It took me 15 months to crack it, so finding the right plot was high up there on the list of biggest challenges," says Stephen, who started his quest to live in his own Passivhaus in January 2014 and completed his build in March 2017. "You get a bit disillusioned, all the time you're looking at the clock, thinking that time is ticking on and you haven't even got started yet."

In the end, he saw an opportunity advertised

by an estate agent. Another buyer had bought a large village site, renovating the barn, but opting to sell 40 per cent of the plot. This included the original home on the site – Old Forge Cottage, which was derelict. Part of the attraction was that the 0.24 acre plot, for which Stephen paid £400,000, already held a dwelling, so planning looked as if it would be

*"I knew I wanted a Passivhaus, but I was imagining lots of angular glass and big open-plan spaces, very modern and contemporary"*

### GREEN FEATURES

The Green Building Store supplied the triple-glazed timber windows and doors

### LOW POINT

"Going through the planning process. The local council was originally difficult to contact and slow in its operation. But it got better when I managed to engage with the planning officer."

– Stephen Cirell





relatively straightforward.

However, the planners wanted the complete opposite of what Stephen, 58, who works as a consultant on low energy and renewable energy projects, had in mind for his very personal project.

"I knew I wanted a Passivhaus, but I was imagining lots of angular glass and big open-plan spaces, very modern and contemporary in style," he says. "But there were a number of strict local and green belt planning requirements which determined that the house's design must be traditional. For example, the need to use Yorkshire stone, the requirement to have chimneys – even though we don't use them – and the demand for there

to be relatively small window openings."

The planners at Leeds City Council basically argued for an exact replica of what was there before. "But no one builds a small two-bed cottage these days, as it isn't cost effective," Stephen explains. "So, my main battle was over size. But they also wanted something that fitted in with the village and the agricultural vernacular. They were very strict on this, for example, the roof in stone slate, hanging brackets for guttering, no fascia boards and so on."

It took three laborious attempts to gain approval. In the end, the construction is of stone and breeze-block with a cavity packed with insulation, plus a trussed roof. The





internal walls are plastered rather than plaster-boarded and following Passivhaus practice, all the joints in the house are taped to prevent draughts.

The Green Building Store, near Huddersfield in West Yorkshire, supplied the triple-glazed timber windows and doors and the MVHR heat recovery ventilation system and was a great source of information and inspiration for Stephen and his project team.

"We chose the Green Building Store because we had great confidence in their knowledge and expertise with Passivhaus projects," says architect and Passivhaus designer Eric Parks, of Buckrose Ecological Architects in Malton, North Yorkshire. "The MVHR system is functioning really well and is virtually silent in operation."

As Stephen wanted to eradicate his use of fossil fuels and Old Forge Cottage is off mains gas in any case, a Mitsubishi air source heat pump was chosen for the minimal heating and hot water requirements. There is just one radiator in the whole house – in the lounge.

Electricity is provided by a £6,000, 5 kW solar PV array in the garden, laid out on low level racking. The electricity from the panels can be diverted in four ways: to the house, to battery storage in the garage, to the heat store or to the grid.

It's very innovative; if an appliance in the house needs power, that is supplied; if there is no call on the electricity, it is diverted to the 13.5 kWh Tesla Powerwall 2 battery. When the battery is fully charged, the power is diverted to the 300

litre water heat store, and when the water is heated to the maximum temperature, it is exported to the grid. This cascade system means that the maximum value from the solar power is extricated for every kWh generated.

"As a specialist in renewable energy and an active consultant in the industry, I wanted to create a high quality eco house," says Stephen, whose air of modest authority suggests that he thoroughly enjoyed the process of planning the systems for his home. "The incorporation of renewable energy takes the house to another level – I'm aiming for a 'no bills' house. The operation of the smart system will be monitored over the next twelve months to see how this system is developing."

Architect Eric says that achieving Passivhaus within the limiting planning restrictions on the external appearance represented an interesting balancing act: "Larger windows were out of the question, so the smaller areas of glazing and increased length of window frames and mullions



***"The planners at the council basically argued for an exact replica of what was there before"***





## JJI-JOISTS. SMARTER THAN YOUR AVERAGE I-JOIST.

JJI-Joists have an answer for everything built-in. No matter how demanding your job, JJI-Joists are in a class of their own. Solid timber flanges and OSB web make them light but very strong and easy to work with (creating service holes couldn't be simpler). Our environmental credentials are also second to none. Add to that our technical brains - on hand to answer questions - and our design software that gives smart cost-effective answers, and your choice has to be intelligent JJI-Joists. Well, you'd be daft not to.

WEB: [www.jamesjones.co.uk/ewp](http://www.jamesjones.co.uk/ewp) EMAIL: [jjj-joists@jamesjones.co.uk](mailto:jjj-joists@jamesjones.co.uk)



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





meant lower solar gains and slightly more heat loss. This was balanced by a combination of increased levels of insulation in the roof and internally insulating the outward-opening window frames."

Finding an architect and a builder conversant with Passivhaus techniques within convenient travelling distance of the site was a priority; Stephen admits that there was quite a small pool of suitably-qualified possibilities, but he had no regrets whatsoever about the people he chose.

Starting in March 2016, the build itself only took 12 months from start to finish, quite an achievement for a Passivhaus of 158 m<sup>2</sup>. It cost £350,000, with Stephen selling his previous house and living in rented accommodation for the duration. Old Forge Cottage has now been valued at £750,000.

Did he get hands-on with the construction process? He laughs, saying, "No! I am a solicitor and not very practical. I stuck with the contracts, warranties and agreements, which is more my bag!"

He credits his builder, I & C Watts of Harrogate, North Yorkshire, as an absolutely vital part of the success of the project: "The site foreman, Mark Thomason, was experienced and knew what he was doing from the start."

He adds that the whole build team were "brilliant," being highly experienced with five Passivhaus projects already under their tool-

## *"There is just one radiator in the whole house"*

belts: "When the house was tested it got one of the highest ever air-tightness ratings. To comply, you have to get 0.6 and this house is 0.1."

Such a protracted project required great reserves of patience from Stephen – and his elder daughter, 24-year-old hairdresser Daisy, who shares her father's new house and loves its warmth and comfort – but he does credit his own professional background with providing him with the necessary project management skills and an ability to delegate areas of responsibility.

"My overall advice would be to make sure that you get the right advisors on board and let them do their jobs," he says. "I got the experts to advise and guide us on the technical specification; I'm used to doing high level work and managing things. I know that people can save themselves an absolute fortune by doing various things themselves, but I had no intention of wading in and attempting to do the jobs of other professionals."

However, Stephen does point out that he believes that the building industry as a whole needs to upskill in order to deliver homes which

## **HIGH POINT**

"I was quoted an eye-watering £12,000 for the demolition of the old cottage, but I managed to find a builder to do it for £1 in return for the old stone."

– Stephen Cirell



**Extremely impact-resistant:  
Duradecor surface**



ConceptLine gloss in white

## **3 Surfaces × 3 Colours: Timber Doors ConceptLine**

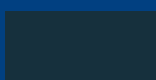
- Ultra matt: silk matt surface with high resistance to fingerprints
- Gloss: elegant high-gloss surface in crystal look
- Slate: raised texture for matt and gloss contrasts



Traffic white



Light grey



Anthracite



**HÖRMANN**  
Doors for Home and Industry





meet or approach Passivhaus standard on a grand scale: "The problem lies in the culture of the industry, and in the skills required to build this way. But I do think we will see a change for the better over the next 10 years."

The reward for his patience is a light and airy modern home which from the outside, sits beautifully in the village alongside much older period properties built in traditional styles. What Stephen calls "the dark times," when he didn't have planning permission and had invested his money in an expensive plot, seem far behind as he sits in his kitchen overlooking the thriving garden, landscaped by renowned Yorkshire designer Sally Tierney.

"Sally had written a book on garden design and I called her up to discuss the project," he says. "The garden was intended to fit with the village. It's not quite done yet – the wildflower meadow to the side of the house has yet been completed."

Old Forge Cottage has three bedrooms plus an office, which could be converted into a further bedroom, and has been designed to create a low-fuss, minimal maintenance project for Stephen and Daisy. They have taken a minimalist approach, using products that contained no Formaldehyde, and sustainable timber – the architect willingly incorporated these into the specification.

A key reason for wanting a Passivhaus was to save money on bills. "The heating and lighting bills at my draughty old period house, with no

cavity wall insulation and no double glazing, were £3,000 a year – this house should cost nothing to run," Stephen explains. "I think this shows that Passivhaus and renewable energy sources are the way forward. It is what people want."

And although Stephen says that he would never buy a plot of land in the green belt again – "this factor added over a year to my project and complicated it considerably. I didn't have any problem with it being stone, and having the cottagey look, but we were arguing over the exact colour of the stone, the mortar, the fascia, the guttering, to a ridiculous level of detail" – he is very happy in his new home.

"I love it," he says. "There is a real sense of wellbeing living in a Passivhaus which is difficult to explain to anyone who doesn't. The fresh, filtered air, the low requirement for heating – it has not been on since January – and the quiet provided by the insulation are lovely."

And despite the "dark times", he would consider undertaking a self-build project again, with the aim of realising his dream to build a striking contemporary home next time. "Of course, I have learned a lot over the past few years," he says. "The main thing is to plan it all thoroughly in advance and be resilient. You have to stick to it and accept there will be setbacks and it will probably take longer than you thought. Whilst it is by no means an impossible task, it is not easy or for the faint-hearted. You really do have to grit your teeth and stick at it." ■

## STEPHEN'S ADVICE

"When you're looking for a plot you have to seek out all the local estate agents and you have to keep ringing them or there's a danger that they will forget about you. There are a lot of people looking to do the same and there's a lot of competition out there. It's also important to start talking to local people, asking questions about vacant land or things for sale and making useful contacts."

## CONTACTS/SUPPLIERS

### ARCHITECT/CERTIFIED PASSIVHAUS DESIGNER

**Eric Parks, Buckrose Ecological Architects**  
www.buckrose.co.uk

### PLANNING CONSULTANT

**Walton & Co**  
0113 245 8100

### CONTRACTOR

**I & C Watts**  
www.icwatts.co.uk

### WINDOWS & DOORS

**Green Building Store**  
01484 461705  
greenbuildingstore.co.uk

### ELECTRICAL WORK & SECURITY SYSTEM

**Steve Bowe, Guardian Alarms**  
www.guardianalarms.co.uk

### SOLAR PV & BATTERY STORAGE

**Phil Roberts, Electric Future**  
ef.energy

### AIR SOURCE HEAT PUMP

**Duncan McCombie, YES Energy Solutions**  
yesenergysolutions.co.uk

### KITCHEN

**Kitchen Design House**  
www.designhouseuk.co.uk

### LANDSCAPE DESIGN

**Sally Tierney MSGD, BSc (Hons), Yorkshire Garden Designer**  
yorkshiregardendesigner.co.uk



THE ROSE COLLECTION

## TIMBER-ALTERNATIVE SASH WINDOWS



The Rose Collection – British-made  
uPVC sash windows, carefully crafted  
for a truly stunning and authentic look.



Maintenance  
Free



A Rated  
Energy  
Efficiency



Part Q  
Available



Wide Range  
of Colours



Authentic  
Woodgrains



Mechanical  
Joint Option



Authentic  
Sash Horns



35mm  
Midrail  
Option

*Rose*  
collection

**Call today on 01234 712 657**

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







**“ENTIRE EXPERIENCE  
A DREAM”**

Steve, Google Reviews 2019



**“GOOD PRICES, HAPPY”**


Mandar, Trustpilot



**“FIRST CLASS  
CUSTOMER SERVICE”**

Michael, Trustpilot



 Trustpilot\*

**DON'T JUST OWN IT  
cm own it**



\* Our stores have had over 11,500 independent reviews on Trustpilot with over 80% of customers rating our service as 'Excellent'.

**70,000 products**  
**Brilliant support team**  
**Reliable delivery**



[cmostores.com](https://cmostores.com)





# Managing your build's bottom line

Despite the numbers of self-builds growing rapidly, getting the right advice on mortgages can be tricky. David Lownds of Hanley Economic Building Society outlines the basics of self-build financing, and gives some tips on how to manage your build's budget

**H**ave you ever imagined what your dream home would look like? Would you have an open plan kitchen, a spiral staircase reaching all floors or even floor to ceiling windows? While building a dream home is just a dream for some, for others, it's a reality.

The self-build trend appears to be sticking around, as more and more people choose to take ownership of the design of their home. Accessibility to more creative solutions and ideas is encouraging self-builders to incorporate aspects they want to have such as a more environmentally friendly home or unique construction types.

Circumstance is also encouraging self-builders out of the oak framed woodwork. Whether it's parents gifting land to their children, people downsizing and building in their back garden, or first time buyers taking the plunge to create their dream home because of a lack of housing available, circumstance is definitely supporting this growing area.

When thinking about their dream home, most people think about the finished product, the physical bricks and mortar (or steel frame!) but at what stage do you need to think about financing those bricks? Do you know what type of mortgage you need, or what advice to get?

A mortgage to help you build a home is different from a mortgage you may have had before, such as a residential mortgage. For a residential mortgage, a lender would offer you a mortgage for a house that already has plumbing and heating – somewhere that you can move straight into and then make the cosmetic changes to create your home.

## DOING THINGS DIFFERENTLY

With self-build, of course, there is no house to lend against! It is difficult to assess the risk as a lender and the



valuation of the property can fluctuate greatly in comparison with buying a house the traditional way.

Initially arriving at the potential lending amount means a different calculation. Most lenders will require more paperwork upfront such as outline planning permission before looking at a mortgage application. Self-builders will also need to have a good idea of the costings for the project, have a warranty provider in mind and the building plans available before a formal application can be submitted.

A self-build mortgage is there to help you stay financially stable throughout the build, and money is therefore released differently – in most circumstances, it will be offered on a staged payment basis – arrears or advanced (dependent on your lender). These staged payments are arranged in accordance with your

costings, so your amounts may differ throughout the build. For example, you may need a higher amount earlier in the process to input your footings, so the remaining staged payments will be smaller.

Some lenders will allow you to have your self-build mortgage on interest-only terms whilst your house is being built. This will keep your monthly mortgage payments as low as possible which in turn improves your cashflow.

## WHERE TO FIND FUNDING

Not all bank and building societies provide self-build mortgages so it's important to know which ones do.

If you already have a mortgage, start with your existing lender. They may be able to switch your current mortgage to a self-build mortgage with minimum costs





attached. If not, contact a local mortgage broker. A good broker will be able to source you the most suitable self-build mortgage for your project.

When considering funding, most lenders will charge fees as well as an interest rate so it's important to work out the total cost of taking out the mortgage before committing to it. There are a host of fees, from application, product, and valuation to insurance and advice fees to consider.

#### GETTING ADVICE FROM FELLOW SELF-BUILDERS

It's always helpful to speak to others who

have already been through the process to get their advice. We've supported hundreds of self-build projects, so we spoke to a few of our customers to find out their hints and tips, which will also help with your financing.

**Hire a project manager:** We've all seen and heard of self-build projects where the self-builder is the project manager. Sometimes this can work, but more often than not professionals need to be involved.

Employing a project manager means you have peace of mind that the project

is getting a level of focus that you might not be able to provide. Most self-builders have a day job and if small matters are not addressed quickly, they can cause delays and delays often mean increased costs. A good project manager will also save you money as they will ensure the project stays on plan and cost.

**Have a contingency:** As the old saying goes, look after the pennies, and the pounds will look after themselves. Extra costs do creep in, so you should always have a contingency, but spend that money wisely. It's easy to be tempted by an all singing, all dancing tap or a copper bath – but is that money wisely spent? Most lenders will require you to have a contingency between 10 and 15 per cent built into your project costings.

**Work with an architect on the planning:** The planning stage can be the hardest. There are plenty of rules and regulations regarding planning permission, but having outline or full planning permission should be your first goal. Having a local architect working on your project can be beneficial, as they understand what planning officers want for local builds.

*David Lownds is head of business development & marketing at Hanley Economic Building Society*



# SELF BUILD MORTGAGES

-  You deal directly with your lender – no middle man
-  We offer low application fees
-  Our mortgage advice is FREE
-  Loans up to £1,000,000

01782 255000

THEHANLEY.CO.UK   

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

All loans subject to status and valuation. Minimum age 18 years. Calls may be recorded for compliance and training purposes. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.



**Hanley**  
ECONOMIC  
Building Society





# Enjoy your outside space all year round

## The Traditional Verandah Company

Family owned & run | Free site survey | 10 year warranty | Fully insured

Porches | Carports | Gazebos | Wedding venues | Covered dining areas

Complete bespoke service from survey to installation | Architect's plans supplied with all projects

Telephone 01233 636025 [www.ttvco.co.uk](http://www.ttvco.co.uk) [sales@ttvc.co.uk](mailto:sales@ttvc.co.uk)







SEWAGE TREATMENT  
ESTABLISHED 1987

**THE MODERN 'ENVIRONMENTALLY FRIENDLY' ALTERNATIVE  
FOR SEPTIC TANKS AND CESSPOOLS WHERE 'MAINS  
DRAINAGE' IS NOT AVAILABLE**

ECONOMICAL  
'ODOUR FREE'  
OPERATION

'T' RANGE  
BIODIGESTERS  
EIGHT SIZES  
6-42 PERSONS

RECOMMENDED  
FOR VARIABLE  
LOADINGS



WET GROUND  
ANCHORS →

EXTENDED  
EMPTYING  
INTERVAL

CE MARK  
CLASS A  
APPROVAL – USA

WORLDWIDE  
EXPERTISE

SIMPLE  
UNDERGROUND  
INSTALLATION

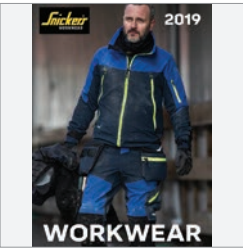
WIDE RANGE  
OF LARGER  
BIODIGESTERS  
ALSO AVAILABLE

**SIMPLY THE BEST!**

**BURNHAM ENVIRONMENTAL SERVICES LTD**

BURNHAM-ON-SEA SOMERSET TA8 2HW  
TEL: 01278 786104 EMAIL: SALES@BIODIGESTER.COM WEBSITE: WWW.BIODIGESTER.COM

The newest clothing innovations



Including market-leading designs and the latest fabric technology innovations from the world's leading Workwear brand, this 200-page catalogue has all you need to know about the UK's most extensive range of working clothes for professional tradesmen and women. There's something for every trade you can name in the **Snickers Workwear** range – AllroundWork, RUFFWork, LITEWork and FLEXIWork clothing – Trousers, Jackets, Tool Vests, Shirts, Underwear, Accessories and much more – plus an extensive range of EN-certified PPE working clothes. The Snickers Workwear system delivers the ultimate solution to make every man and woman's workday easier and safer.

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

Value Engineering from JDP



JDP's Technical Support team specify expert drainage scheme for self-build property in Brampton, Cumbria, resulting in significant cost and labour savings. The team were able to offer a value engineered re-design of the drainage system which reduced the number of products used, in turn reducing expenditure and labour time. JDP's RAINBOX 3S® crates were identified as the ideal product to provide the soakaway system servicing this site. The RAINBOX 3S® system offers real benefits for a project of this size due to the ease of installation and the reduced installation time on site compared to traditional methods. JDP's technical support services are available to JDP account customers, free of charge.

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

Site Insurance & Structural Warranty



Arranging suitable site insurance and structural warranty cover on your project is absolutely essential. Whether it's a party wall issue or a difficult site, we can help.

- Experienced underwriting team
- Deal direct with the provider
- Structural Warranty - Lender Approved
- Fast & responsive claims service
- Competitive



New Build | Conversion | Renovation | Extension



Quotes & cover available online at:  
**[protekselfbuild.co.uk](http://protekselfbuild.co.uk) or 0333 456 8030**

Protek Group Limited is an Appointed Representative of Stackhouse Poland Limited who is Authorised and Regulated by the Financial Conduct Authority (Firm Reference Number 309340).



## Convenient and paper-free

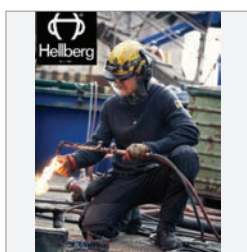


Enjoy reading **Selfbuilder & Homemaker** but find it's not always convenient to have the printed magazine? Or has your workplace turned paper-free? The digital issue offers you the same content, delivered straight to your inbox and accessible via smartphone, tablet and desktop computer. Be among the first to read all the latest features, comments, interviews, and more, before the print issue has even been delivered! What's more, the digital issue includes interactive links to featured

companies. Selfbuilder & Homemaker also offers monthly updates with the Editor's Choice newsletter, sharing content curated by the editorial team and newsletter, offering news on products, services and events.

[subscribepage.com/sbh](http://subscribepage.com/sbh)

## Comfort and safety combined



The **Hultafors Group** Adds Hellberg Safety PPE products to its premium brand portfolio for professional tradesmen and women. With over 50 years experience in the PPE industry, the Hellberg Safety specialist equipment includes highly advanced hearing protection products, face protection and communication solutions for personal protection on site. From face guards, helmets and passive hearing protection with up to three levels of protection from low to extreme noise,

Hellberg also supply secure electronic hearing protectors to suit different work environments. Getting information on the new Hellberg Safety product range is easy – just visit the website.

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



## Simpson Strong-Tie introduces their innovative new Gable Panel Connector

**Simpson Strong-Tie** has developed a system of connectors which incorporates new and existing products for the installation of a timber gable panel. The brand new GPC, Gable Panel Connector, solves the problem of the connection detail between the masonry wall, the wall plate and the bottom rail of the gable panel.

Sales Director, Jon Head, says "We are pleased to be able to offer a complete solution for connecting timber gable panels to masonry walls and roof structures. The GPC has been developed to safely transfer the lateral wind loads being applied to the masonry and the timber gable ends into the braced roof diaphragm. The solutions give installation options using either a continuous wall plate or raised wall plate at the gable end."

Simpson Strong-Tie continue to develop a wide range of engineered and tested products to help build Safer Stronger Structures.

01827 255 600 [www.strongtie.co.uk](http://www.strongtie.co.uk)

# STRUCTURAL WARRANTY SITE INSURANCE SITE SURVEYS



Self-Build Zone provides Site Insurance and liability cover for anyone starting new building works, as well as covering any existing structures on site.

Our Approved Inspectors can facilitate all survey services you may need during the build or for the warranty provision. On completion, Build-Zone can provide you with a 10 Year Structural Warranty.



For more information or to obtain a quotation go online at

**WWW.SELFBUILDZONE.COM**

or Call the Self-Build Zone Team on

**0345 230 9874**





## CASE STUDY

# A NEW LIFE IN NEWQUAY

It was a decade in the making, but ex-Londoners Jeff and Wendy East finally created their idyllic family home on Cornwall's Atlantic coast, which started from a crumbling bungalow

TEXT & IMAGES EWEN MACDONALD





**A**s well as surfing, the humble pasty, and piracy, Cornwall is famous for its invention of a building material. The material, called mundic, makes use of waste from mines in the area by using it as the main ingredient in building blocks.

Before you applaud this thrifty approach to recycling waste to lessen the environmental impact of mining, mundic has long been a byword for crumbling construction – one that leads many mortgage brokers to balk.

But as the old adage goes, where some see problems, others will see opportunities, and for those with money to invest and a taste for serious structural renovation, there are plenty of crumbling cottages still dotted around

Cornwall's coastline that can make a dream holiday home a reality.

Like so many families living in London, Jeff and Wendy East shared a dream of creating a coastal hideaway, and had already purchased a flat in 2002 in the much-loved surf capital Newquay, where the couple had married. But in a place where even the most bijou holiday homes can easily cost half a million, when it came to upgrade from their flat, Jeff and Wendy settled on an unassuming bungalow, Egret View, constructed of mundic in Newquay.

Good advice from an estate agent led them to the bungalow, offering the potential for uninterrupted views from south to west





overlooking The Gannel, the river that is home to the egrets the house is named after, that runs to Crantock Beach just 200 metres away. "He said it was best to buy the worst house in the best road, rather than the other way around."

Always with the intention of knocking it down and rebuilding, Wendy says real life got in the way – namely their four children – and so the bungalow served as a happy if cramped family holiday home for more than a decade, before they finally began work in 2017 by knocking it down.

"We bought the bungalow in April 2008," says Jeff. "but we had a two-year-old and another on the way, so the two-bedroom flat became too small. The bungalow had two bedrooms, but with the loft (poorly) converted to provide another large open plan bedroom. For many years we just all slept up in the top room, as it had the better views over the estuary.

"The house was in very average condition, and for 10 years we did the bare minimum to keep it to a reasonable standard as we always had it, with a view to either undertake a big extension/refurbishment project, or to knock it down and start again," Jeff continues.

And after living in a one-room holiday space where only the most basic remedial work was carried out, there was plenty of time for the family to consider what their dream home should look like.

Jeff and Wendy were very hands-on when it came to the design for the new house, and were keen to make use of the local talent. "We used Andy Breese at Artchart in Newquay for all the

*For those with money to invest as well as a taste for serious structural renovation, there are plenty of crumbling cottages still dotted around Cornwall's coastline*

drawing and planning work. He then acted as a very reliable and helpful contracts administrator during the build. I have limited construction experience and knowledge, so Andy has been a huge help to us."

#### MAXIMISING THE SITE

The site is now home to a modernist beach house that makes the most of those incredible views. Behind a white-washed exterior, the Tardis-like interior featuring six bedrooms, a games room and an open plan kitchen/dining/living space with vaulted ceiling and a wall of windows leading to a terrace.

Keen to maximise the views – Cornwall's

#### UPSIDE DOWN

The reverse level house features an open plan space complete with its own snug

#### LOW POINT

"We had some local objection at the planning stage."

– Jeff & Wendy East





## HIGH POINT

"The exposed glulam truss structure in the lounge area."

– Jeff & Wendy East

biggest attraction – the family had plenty of choices when it came to framing the dominant view for their house. They decided to create a reverse level design with a single giant L-shaped living space on the first floor, where kitchen, dining room, living room and snug seamlessly co-habit. There's also a cloakroom tucked away behind the kitchen.

There's also access to a large, glass-enclosed terrace, accessed from the sliding glass doors in the kitchen area where a picnic bench resides with uninterrupted access to those views. This spot took careful structural planning to endure the 60 mph+ winds that this exposed stretch of the Atlantic coast can experience.

Although now paying its way as a holiday let, the couple were clear it would be designed as their family home first and foremost. In fact, says Jeff, the house was rejected by some holiday letting agencies, who demanded televisions in every room and en-suites for every bedroom.

"It was never designed as a business – it was always based around us, but we needed to rent it out," he explains. "I don't like it to be empty; it is quite nice that people get to use it as we designed it with families like us in mind."

### LAYOUT & INTERIORS

A similar family-focused approach was adopted with the interiors. Each of the children had their say in the design and decor of their bedrooms – the stand out feature here has to be the bunk beds with their own slide.

"We ended up with three planning consents," adds Jeff. "Each were a gradual improvement

## *Now, the site is home to a modernist beach house that makes the most of those incredible views*

on the original house. We wanted to make the most of the plot, the outlook, and provide a comfortable holiday home for a large family.

"We had some local objection to the planning, but construction has been treated liberally in Cornwall over the years, so planning is nowhere near as difficult as it is in London. We didn't want to cause overlooking or have a negative impact on the neighbours or area – quite the opposite, so in fact all three applications were approved under delegated powers."

The original house was knocked down in 2017 and the new house signed off as complete in late December 2018. In the months since Egret View was completed, old houses in the surrounding area have begun to disappear and new beach houses have sprung up. And there are still plenty of opportunities (not least a huge derelict hotel which sits overlooking Britain's surfing capital, Fistral Beach).

The final design of the house opens onto the





#### UNIQUE DESIGN

The high tech kitchen has a unique tiled splashback created from a box of mismatched patterned tiles

## CONTACTS/ SUPPLIERS

#### ARCHITECT

**Artchart**  
[artchart.co.uk](http://artchart.co.uk)

#### MAIN CONTRACTOR

**Marnick Builders**  
[www.marnick.co.uk](http://www.marnick.co.uk)

#### M&E SUB-CONTRACTOR

**Trident Plumbing & Heating Services**  
[www.tridentplumbingandheating.co.uk](http://www.tridentplumbingandheating.co.uk)

#### LANDSCAPE DESIGNER

**Selma Klophaus**  
[www.selmaklophaus.com](http://www.selmaklophaus.com)

#### WINDOWS

**Levick & Jenkin**  
[www.levickandjenkin.co.uk](http://www.levickandjenkin.co.uk)

#### STAIRCASE

**Marnick Joinery**  
[www.marnick.co.uk](http://www.marnick.co.uk)

#### KITCHEN

**Rooms Kitchens**  
[www.roomskitchens.co.uk](http://www.roomskitchens.co.uk)

#### BATHROOMS

**Ideal Standard, Grohe, Topps Tiles**  
[www.ideal-standard.co.uk](http://www.ideal-standard.co.uk)  
[www.grohe.co.uk/en\\_gb](http://www.grohe.co.uk/en_gb)  
[www.toppstiles.co.uk](http://www.toppstiles.co.uk)



ground floor, which is home to a family/games room (with the unusual addition of a climbing wall), and the six bedrooms. A large hallway and the utility room both feature wonderfully weathered looking Indian sandstone floors. "We had to use exterior grade paving in order to get the worn look," he explains. "There is method in our madness though – with the amount of sand that a beach house has to tolerate, carpet, timber or ceramic tiles just wouldn't have lasted, so paving was the sensible choice." Although the slabs are thick, being designed for external use, Jeff was still determined to have underfloor heating.

The utility room leads out to a landscaped rear garden with patio, lawn and outdoor shower – and wetsuit drying area for après surf. At the front of the house a large well-lit garage offers extra space (perfect for the table tennis table installed), and includes a private storage area for the family.

Even on the ground floor, careful design means bedrooms are not excluded from the view. A master suite opens on to a large sun terrace, while four of the remaining bedrooms

offer views of either Crantock Beach or The Gannel river. "If we were designing the house to live in permanently, the bedrooms would have been bigger, and there would be fewer of them," he says. But a flexible design has allowed some room for realignment; there are corridors between rooms where doors can easily be added to create bedroom suites. The couple eschewed installing solar panels due to expected heavy maintenance, caused by the property's exposure to severe weather.

Designing Egret View's interiors was Wendy's domain – her shopping list for her family's holiday home included some unusual items, most notably a small sailing boat which 'floats' on the polished wooden floors and delineates the grown-up living room from the snug (which houses an L-shaped sofa that can seat the four children, and a 55 inch TV) on the first floor open plan living space. "I always wanted a boat," says Wendy. "I thought we could sit in it and read."

The original design for the open plan living space was to wall off the snug area. But in the end the family decided the boat would create a natural barrier. It features its own light on the top





#### PLAYFUL

The ground floor includes a games room with its own climbing wall

of the mast and is often filled with cushions.

Much of the furnishings came from the old house – chairs that belonged to Wendy's grandmother sit alongside on-trend mid-20th century design pieces, and an Ercol sofa. The vaulted ceiling displays stunning glulam trusses from which cluster of giant paper lampshades hang.

"Our favourite structural element is the exposed truss in the lounge area," says Jeff. The vaulted ceiling was Wendy's idea, the glulam Andy's.

A wall sculpture of fish by Cornwall glass artist Jo Downs, which was ready long before the house offers a hint of the coastal position, alongside a wall-mounted fly fishing rod above the staircase.

The kitchen is stuffed with modern appliances – an American fridge freezer with water dispenser and ice box, electric oven and Neff gas hob, microwave and two dishwashers, but it is the striking splashback which is typical of

how the family added their own tastes to the house that draws the eye. "People either love them or hate them," admits Wendy. The designs are random, and boxes are bought unseen and filled with potentially 50 or 60 different designs. Lighting features, including the makeshift chandelier (created from a reclaimed girder) over the giant dining table are bold to stand up to the vaulted ceiling.

Local tradespeople carried out much of the work on the house. "The only thing that came from London is the kitchen," says Wendy.

And their advice to other self builders? Be prepared, says Jeff. "Rather boringly, we had no particular surprises, good or bad. We were well-prepared, had a good team, and had the money in place before embarking on the project. The only real disappointment was our main contractor being let down by two decorating sub-contractors in August 2018. That ended up delaying planning consent by over three months." ■



# The brick essentials

With an increasing number of homeowners choosing to pursue self-build or embark on self-renovation work, Simon Taylor of Ibstock examines one of the key considerations for any self-builder – the aesthetics as well as function of the bricks they will use for their project

Anyone considering embarking on a self-build home improvement job should rest assured that they are not alone. According to a recent published study, there are more than 20,000 self-builders in the UK that are undertaking construction work, ranging in scope from loft conversions to full-scale house extensions.

This is a trend surely set to increase further still, with the Government pledging increased support for self-builders. Indeed, Victoria Prentis, the Conservative MP for North Oxfordshire, recently identified custom-built housing stock as a potential solution to the UK's ongoing housing crisis.

For any self-build project, one of the first decisions that must be made is the material used to build the structure. The most popular choice in Britain remains, undoubtedly, brick. Representing sturdiness and affording properties a sense of character that may be harder to find with other materials, the UK's love affair with brick is truly enduring.

## CHOICES, CHOICES, CHOICES

Perhaps unsurprisingly, there is often preference among self-builders to go for the cheapest – or cheaper – brick. While cheaper bricks can often be perfectly acceptable, we would advise people consider the overall aesthetic appeal for their home.

We would advocate not picking the cheapest brick, but instead finding a brick that delivers the greatest value for money. Ultimately, people want to be happy with how their house looks – so sometimes it's worth spending a little more so that you truly love the look of your house as you pull onto the driveway.

Indeed, a key priority for many self-builders and renovators is achieving 'kerb appeal', ensuring the build is as striking on the outside as it is on the inside. Finding the right brick for a project really depends on the overall look and feel a self-builder is hoping to achieve for their home.



In general, we find that handmade and soft mud bricks are more popular among the self-build market, because they bring guaranteed character to a property. However, wire cut bricks are often the preferred choice if factors such as regional vernacular or cost is a primary concern.

There is a huge amount of choice available to self-builders when it comes to brick. With a seemingly endless number of colours, textures, finishes and sizes to choose from, it's surprisingly simple to make a design vision a reality.

## RESPECTING REGULATIONS

Whatever style of brick a homeowner chooses, they need to consider planning regulations and ensure that it fits with the wider local vernacular. While this doesn't mean it has to conform to a traditional design, the bricks must be in keeping with the aesthetics of the area.

The UK is lucky enough to be home to some of Europe's best preserved stone towns, so, if a homeowner is considering a self-build project in one of these

*In general, we find that handmade and soft mud bricks are more popular among the self-build market, because they bring guaranteed character to a property*

regions, even greater consideration is required. Take for example the Cotswolds, with its Jurassic limestone, which is renowned the world over, or





## FIFTY SHADES OF CLAY

### Feel restrained by your current brick options?

We offer over 50 styles of handmade, waterstruck, wirecut and pressed bricks in **imperial and metric** sizes.

Regional variations, custom blends, bespoke weathering and ageing to match existing brickwork is our speciality.

Try our **FREE** brick matching service!

Visit your **local merchant**  
Call **01952 750 816**  
Visit **imperialbricks.co.uk**  
Email **sales@imperialbricks.co.uk**

Download our **FREE** Brick Matcher app



**IMPERIAL**  
handmade bricks



## Need help with your wooden floor?



For new installations or renovations – speak to your local Bona Certified Contractor!

At Bona we are passionate about wood floors. Our range of oils and lacquers have been used worldwide for nearly a century to protect and finish beautiful wood surfaces.

To help you prolong the life of your floor, we've trained a network of wood floor specialists in the use of our dust-free sanding system and high performance coatings.

Call us on 01908 525 150 or use the 'Find your contractor' tool on our website at [bona.com](http://bona.com) to find your local wood floor specialist.

Bona Limited  
Tel 01908 525 150  
[info.uk@bona.com](mailto:info.uk@bona.com)

[bona.com](http://bona.com)

**Bona**  
Passion for wood floors







the iconic Collyweston slate, prevalent across the East Midlands.

#### THERE'S MORTAR LIFE...

As important as picking the right brick for a project, selecting the mortar that binds it all together is just as crucial. While many self-builders favour ready-bagged, pre-mixed mortar, remember that the colouring of mortar can completely transform the look of a

building, so homeowners should ensure they use one which matches the overall aesthetics they are hoping to achieve with the project.

#### RIGHT TO RECLAIM?

Whether it's sustainability concerns or wanting to maximise the authentic feel of their build, some self-builders opt for reclaimed or salvaged bricks. These are typically handmade and older, sourced

everywhere from discontinued mills to former stately homes, some of which have obsolete design quirks which make them totally unique in modern builds.

Reclaimed products can be found in a huge variety of colours, sizes and textures, so when selecting salvaged material, it's important to ensure they are in keeping with the period and location of their home. What's more, the quality of reclaimed materials can vary hugely, so it's crucial to ensure that bricks come from a reclamation yard with a reputation for sourcing good quality materials.

#### NEXT STEPS

Self-build projects can be a cost-effective, highly rewarding way for homeowners to improve their properties. While it may seem that there is a myriad of brick considerations, all that's required is some careful research into the right material for a project. Homeowners looking to embark on such a project should speak to planning authorities to ensure that the project is in line with local regulations, and that key considerations such as regional vernacular are contemplated, before settling on a brick product.

*Simon Taylor is director of sales – Builders Merchant at Ibstock*



## Specialists in Timber Frame Buildings throughout the UK

Engineers, Designers, Manufacturers and Builders of Timber Frame Homes for Self Builders and Independent Property Developers



t: 01892 771354

e: [info@solotimberframe.co.uk](mailto:info@solotimberframe.co.uk)

w: [solotimberframe.co.uk](http://solotimberframe.co.uk)





# CEDRAL

The ideal low maintenance, rot-resistant alternative to traditional cladding material that will give your home a timelessly beautiful facade.

✓ low maintenance

✓ factory applied colour

✓ easy to install



more at [cedral.co.uk](http://cedral.co.uk)

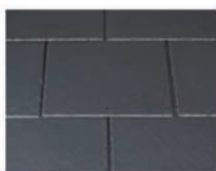
etex



## FIBRE CEMENT SLATES

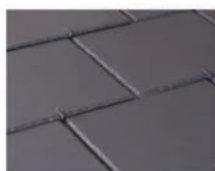
The charm of a natural slate roof with the economical and functional attributes of modern slate technology. Request a sample at [eternit.co.uk](http://eternit.co.uk)

RIVENDALE



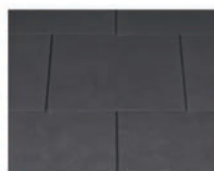
Finely detailed surface and dressed edges that reproduce the attractive appearance of natural slate

BIRKDALE



Smooth surface and dressed edges offer a traditional and pleasing look

GARSDALE



Detailed surface and square edge closely resembles natural slate

THRUTONE



Smooth surface and square cut edges give a low profile slate at an economical price

**Eternit**

etex



# FRAME THE VIEW!



## The future of housebuilding

At Idealcombi we believe in building better homes, that is why we continue to develop our windows and doors according to our own high standards. Make sure you get the best result of your efforts of

building or renovating your home.

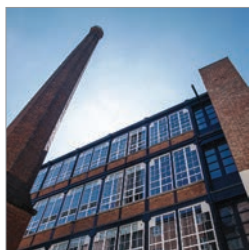
Idealcombi windows and doors are suitable for any quality builds in the UK, and are made to last 70+ years with great thermal performance and sleek 53 mm sightlines for a contemporary look.

**Windows.** Developed, Tested and  
Manufactured in Denmark.

**idealcombi**   
BETTER WINDOWS. BETTER HOMES.



## SWA member supply and fit success



The redevelopment of a former industrial building in Leicester involved a **Steel Window Association** member, Monk Metal Windows, who provided a supply, fit and glaze package for the main contractor. Barry McCabe of Monk Metal Windows said: "Having surveyed the elevations to the Deacon Street building and manufactured the 600 bespoke frames required, our site team carried out the installation over a four-week period, following an agreed sequence from the third floor down to ground level.

All of the new windows were perimeter sealed by us with a matching silicone seal – leaving everything secure and weather-tight." For further information on the Steel Window Association, please visit the website.

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

## Marley's latest clay tile used on project



**Marley** pulled out the stops recently to help a customer complete a roofing project, which included the supply of its brand new classic red smooth acme double camber tile before it had even launched. Marley's Regional Sales Director, Andrew Rooke commented: "It became clear that a soon to be launched Marley product – a new classic red smooth acme double camber tile – could well be the perfect answer."

Determined to ensure the customer got the best service, Marley subsequently arranged that the required small quantity of the new product from the trial run was supplied without delay, so the project could be completed on time without waiting for the new product's formal launch into the marketplace.

01283 722588 [www.marley.co.uk/case-studies/henley](http://www.marley.co.uk/case-studies/henley)

**1ST FOLDING SLIDING DOORS**

Whether your project is big or small, we can help you achieve your glazing vision; you dream it, we'll deliver it! Call us on 0208 997 2448, or email [Marcus@1stfoldingslidingdoors.co.uk](mailto:Marcus@1stfoldingslidingdoors.co.uk) quoting the reference: 'SURBITON'

**LONDON SHOWROOMS**

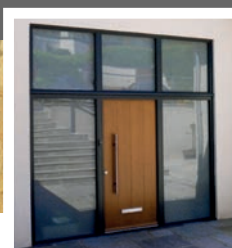
· 26 Wadsworth Road, Perivale, UB6 7JZ | 141 Hook Road, KT6 5AR ·

# klöeber®

*bespoke doors & windows in timber, aluminium & alu-clad*



Visit  
one of our  
nationwide  
showrooms



We manufacture, supply and install:

- folding sliding doors
- sliding doors
- french doors
- single doors
- windows
- shaped glazed screens
- entrance doors
- rooflights

telephone

**01487 740044**

[info@kloeber.co.uk](mailto:info@kloeber.co.uk) [www.kloeber.co.uk](http://www.kloeber.co.uk)

*Visit our showrooms in London, Cambridgeshire, Buckinghamshire and West Sussex. See website for directions.*





## CASE STUDY

# BACK TO NATURE

The world of home improvement is nothing new to Athena and Mark, but their latest project renovating a house to help it nestle into a Sussex nature reserve proved a challenge

TEXT ROSEANNE FIELD IMAGES RICHARD CHIVERS

For some, a major renovation or self-build project is a daunting task – arguably one of the biggest challenges they'll face. Yet for Athena Hubble and husband Mark, their latest undertaking is the latest in a line of successful projects.

Athena's love for restoring period properties began when she bought her first house at the age of 19. "I was always tinkering with it, I started taking up floorboards and uncovering things and I got the bug," she says. "It was just lovely to find stuff and make the most of it."

Since that first foray Athena has undertaken five further projects. Whenever looking for the next one, she asks herself three questions: "'do I like the area, has the property got 'good bones,' and has it got potential?' The rest you can make happen, it's just a matter of time and effort," she explains.

Her latest project is an 1800s cottage in rural West Sussex that had seen three generations of "horrendous" extensions added in the 1960s, 70s and 90s. It had been owned by an elderly couple and so, explains Athena, "was desperately old and things had been building up over time. The roof was sagging, there was damp in the walls."

The main attraction for Athena and Mark was the location. Not only was it closer to her family, it also achieved the right balance for the couple. They were moving from a "small property very close to the sea" and "wanted to be in sight of the water but with a little bit more of a rural feel," she says. The house backs on to Pagham Harbour and is surrounded by a nature reserve.

### LIMITATIONS

Although it was appealing, the location also presented a few challenges. Being situated

### ORGANIC MATERIALS

The previously white extensions have now been covered with larch cladding





within an RSPB nature reserve meant there were certain restrictions. They were limited as to what they could do in terms of extending further because there was a covenant on the garden and also because the property is situated close to a quay. "It used to be surrounded by water until they put the harbour wall in," explains Athena. A north-facing courtyard would have been "useful" for an extension but it contains a main drain not only for their property, but also the local area. "We were limited as to what we could do. We had to make best use of it, reconfigure it," she says.

For this reason the bulk of the work undertaken was making good the existing

cottage and extensions, bar one small cantilevered steel extension – about three m<sup>2</sup> – on the kitchen. "It was triangular so we squared it off, so that we could have a kitchen-diner where the doors open fully into the garden."

Because Athena and Mark wanted to make changes to the exterior, they were forced to put the project through local planning – a process that caused some difficulty. During its multiple renovations, the house – including the cottage – had ended up with PVCu windows, and the cottage's original flintwork had been plastered over. "It stood out like a sore thumb," Athena says. "The area is lots of flint,





# The beauty of a Schueco sliding door is what you don't see

For instance, you won't have your view interrupted by intrusive framing because the frames are so slim you hardly notice them. And then there's the unbeatable insulation (up to Passive House standard) – you won't see that either, but you'll feel it. Likewise the excellent soundproofing and the superb watertightness (even with the flush threshold option) and the reassuring rigidity of the doors as they glide effortlessly into place.

For German engineering made in Britain, there's only one name.

**For more information and your nearest Schueco Partner installers, visit [www.schueco.co.uk/slidingdoors](http://www.schueco.co.uk/slidingdoors)**

**SCHÜCO**





#### BLURRED BOUNDARIES

Sliding doors connect the large, social kitchen-diner to the garden

agricultural barns, old cottages, wood panelling and terracotta tiles. Having a bright white house didn't feel like it was hunkering down in its environment at all."

Despite their desire to restore the flintwork, install wood windows and clad the extensions in larch, their initial ideas were rejected by the planners. Athena therefore took it upon herself to photograph as many of the neighbouring properties as possible to build their case. Their architect, Paul Cashin, also helped them contest the decision. "He explained the intent to be sympathetic to the local area, and asked which hardwood they'd like us to use etc," explains Athena. "We made the case that it was environmentally sound and a value added to the local area."

Eventually they managed to agree a compromise – oak windows and a larch cladding that would weather over time. "It was a big win for us," says Athena. "It was pretty critical because it would have looked like a house with two extensions irrespective of what you did, unless you were able to clad it in some way." Their case was helped by their neighbour's support – they were happy as their view got "a lot better." Not only were they planning to incorporate the garage into the main part of the house and therefore remove its "big plastic door", they would also conceal an existing flat roof with terracotta tiles, as well as remove the balustrading and the PVCu door to the roof. In addition a flat, electric rooflight would be added plus sedum so it would "become part of the nature reserve," says Athena.

#### LOW POINT

"Coming up against the snags and having massive delays, the biggest of which was the windows and doors."

– Athena Hubble

#### DESIGN COLLABORATION

Having done projects previously, Athena was keen to work closely with their architect on the design – and picking them wasn't a decision she took lightly. Working with architects "can be challenging," she says of previous experiences. "They can go off on tangents and spend your money for you!" She was impressed by Paul's website. "I could tell he was about blending in, a natural feel," she says.

Upon meeting him, she says she could tell immediately "we were on the same page. He's passionate about it and so am I so that's what bonded us." Athena describes her process as designing "inside out" and Paul responded to that. "It's a passion of mine, interiors and design and using organic materials," she says.

The project evolved with Athena describing and sketching how she wanted things to feel, how she wanted to use the space, or what particular views she wanted and Paul coming up with ideas and solutions to give her that. "He really listened," she says. However, he also challenged her on certain areas where he felt strongly she needed to reconsider or look at alternatives. "He was good at reminding me about little things, like the light, and adding a second fuseboard outside so it wouldn't cost as much to run everything to it," she says. "Making the right decisions at that point will save you money."

The couple's main requirement, other than using organic materials, was to create spaces that worked for socialising, while restoring character to the cottage, as well as adding it to





## Change the way you think with timber alternative windows

Inspired by the natural beauty of real wood, without the drawbacks. No expensive maintenance, no laborious sanding and painting, just beautiful, traditional windows for years to come.

Our award winning, ground breaking design fuses exquisite traditional timber aesthetics with modern technology to produce truly sensational windows and doors that provide security, energy efficiency, style and performance.



# WINDOWS REDEFINED





## HIGH POINT

"Definitely the design process with our architect and making it come to life."

– Athena Hubble

the extensions. "We're quite social," Athena says. Mark runs a music company in Brighton and colleagues as well as friends often come to the house. He therefore needed an office that was large enough to accommodate people.

One of Athena's priorities was getting the kitchen-diner – and its connection to the garden – right. While she wanted a certain openness and a space large enough for hosting guests, she also likes "cosy rooms" and therefore needed some separation from other rooms as well. "The kitchen-diner was the big focal point for me," she says. "I didn't want a bank of units, a fitted kitchen all the way round the outside of the room, I wanted to flow round the space and have a big table and chairs." Athena's brother Richard runs Hubble Kitchens and helped her design it around a central island. She wanted something that stayed true to the organic materials yet was sleek and modern, and they settled on a Leicht black wood. They also included an internal vented hob, due to the low ceiling.

They restored the one-room-deep cottage, which includes a library, taking it back to "more of an original look and feel." This also serves as a retreat from the more social back of the house. In order to bring some character to the extensions, the pair installed two woodburning stoves – one in the downstairs snug and one in the upstairs lounge, which maximises on the views over the wetlands – another of Athena's requirements. "The woodburners bring a focal point to the room," she says. In addition, they included some exposed brick and wood

panelled walls "to bring warmth." She adds: "I wanted the snug to feel like a little log cabin, with wood walls and a thick carpet."

Installing the woodburners proved slightly problematic. "We had to do a lot of work to manoeuvre the steels so the flues were in the right place and to get the clearance we needed," explains Athena, "and it dictated we had to use a certain type of fireproof plaster."

The three-bedroom house has three bathrooms and Athena wanted two of them to be wetrooms. She also wanted underfloor heating in each one. "You have to factor that in because the floor has to be thick enough," she says. "Thinking about how you want things to feel and how you want to live, how you're going to have furniture, has an impact on the design. But that's the luxury of designing your own home." The rest of the house is heated with industrial-style radiators.

Aside from these specifics, the couple's main requirement was to reconfigure the layout. Previously, Athena explains, "we had to walk through rooms to get to rooms, adding, "We had to get the flow right." They incorporated the garage into the house and added utility/boot rooms and the snug. The internal walls were knocked down and new ones constructed to create the new rooms, which make the most of the views out the back. The roof and structure was reinforced with new steels, and they installed all new electrics.

The restrictions on the land meant their hands were pretty tied when it came to installing sustainable features. However, they reinsulated





the loft and installed a new boiler system to accommodate the size of the house. "For everything else we just tried to use natural materials so we weren't imprinting too much," she explains. "And with the woodburners you don't really need the rest of the heating – I'm just a very cold person!"

#### BUMPS IN THE ROAD

Naturally, it being a renovation of an existing property, unforeseen hurdles were thrown into the mix. They found the joists supporting the

bathroom on the first floor of the cottage didn't comply with today's regulations, being neither wide enough nor fitted correctly. "If we'd filled the bath with water it would have gone straight through!"

There were also other areas where "we just had to flex, we couldn't get exactly what we wanted," Athena says. They had planned to add a downstairs toilet in the boot room but connecting it to a drain would have proved complicated and costly. They also couldn't move a wall as originally planned, but, says Athena, their architect Paul would "come down, talk with the builders and redesign it. You've got to be able to not panic."

The project also took slightly longer than they anticipated due to a couple of delays. They started in April 2016 and the bulk of the work was finished in August 2018, although "you never really finish!" Athena jokes. The project came to a complete halt while they were waiting on the custom-made windows. "We were told it would be six weeks, but it took five and a half months," she explains. "My dad actually went down and worked with the carpenter to try and speed it up!"

A couple of minor errors were made, such as the water draining the wrong way in one of the wetrooms, away from the drain, meaning the floor had to be redone. They also changed builders at multiple points throughout the project – "they kept getting stumped and

#### ATHENA'S ADVICE

- \* Choose your architect carefully – make sure they are on your wavelength, are listening to you, and that what they do is aligned with what you like.
- \* Don't be afraid to set a budget and make sure your architect sticks to it. It's easy to go over budget, so remind yourself what's important
- \* Spend money in the right places – don't cut corners on things like windows and doors
- \* Think carefully about how you will live in the house and how you want it to work
- \* If you're not experienced, get someone else to project manage!





**Wire Rope**

**Stainless Handrails**

**Frameless Glass**

**Stand-Offs**

**PRO**  
PRO-RAILING

Pro-Railing stainless steel handrail component system requires no welding. Simply cut, glue & screw on site to create stunning handrail & balustrades, that will look great for years to come. Whatever the project we have a cost effective solution.



**BRUNDLE** **F.H.BRUNDLE** *Celebrating 130 years*  
SERVING THE TRADE SINCE 1889

01708 25 35 45  
sales@brundle.com  
www.fhbrundle.co.uk



See more of the great outdoors...

Our top quality windows and stunning bi-fold or sliding doors will enhance your extension, renovation or self-build beautifully, giving a clear view of your outside space. Our experienced team offers free advice and a quotation so you can confidently choose the best. Nationwide delivery. Visit [www.livingwoodwindows.co.uk](http://www.livingwoodwindows.co.uk) or call Toby Golding/Antony Jackson on 01284 764045.

**LIVINGWOOD**  
WINDOW & DOOR SPECIALISTS



leaving us" – which caused another few months delay.

As well as project managing herself – "it's not my first time and I'm quite hands-on" – Athena and Mark lived in the house, which she admits was challenging. "We just moved from room to room, we didn't unpack anything," she says. They had sold most of their furniture with their previous property, something Athena often does as it enables her to "start afresh", but they "still had a lot of stuff."

They were without hot water for a long time so were using neighbours' and friends' showers. "You've got to love it to do that," she says, and does recommend living offsite if the budget allows. "But I wanted to be here, there's decisions to be made every day. Builders are good at their trade but they're not designers, and they don't have your vision – you have to be around."

Athena says she doesn't recommend project managing for first timers. "The point where the architect leaves and builders join is the most dangerous," she says. "It's where everything can go wrong and end up spiralling."

Having overcome the setbacks, they're hugely pleased with the finished result. "It's a really lovely, social space," says Athena. She says one of the biggest compliments is that their children, 24-year-old Tyler and 22-year-old Kaya, "want to come here instead of going down the pub! It's nice to have created spaces people want to be in."

She also regularly receives positive comments from passers by. "The locals love what we've done. From the other side of the harbour you now can't see the house so that's a value added to the area." The project's 'environment-first' approach is something she's very passionate about. "If it's all about the house you feel like you've somehow taken a selfish path," she says.



"I'm most happy with the fact it has blended in well with the local area."

Athena credits the overall success of the project to team she had around her. "I'm very grateful for all the support – from my father Terry who lent his building skills, Mark for his patience, the encouragement of the neighbours and Paul for all his support," she says. "It's always about great teamwork."

Despite the hiccups, Athena is already looking forward to her next project. "You get the chance to explore something different," she says. "It's all an adventure! It's nice to be able to create your own environment." ■



#### WARM & COSY

The home's three bathrooms have underfloor heating to keep it warm and cosy

## CONTACTS/ SUPPLIERS

### ARCHITECT

**Paul Cashin Architects**  
paulcashinarchitects.co.uk

### KITCHEN

**Hubble Kitchens**  
www.hubblekitchens.co.uk

### ROOFLIGHT

**Staka**  
roofaccesshatches.co.uk

### INSULATION

**Celotex, Rockwool**  
www.celotex.co.uk  
www.rockwool.com

### MEMBRANES

**DuPont Tyvek**  
www.dupont.co.uk

### UNDERFLOOR HEATING

**Polypipe**  
www.polypipe.com

### LARCH CLADDING

**Russwood**  
www.russwood.co.uk

### PAINT

**Farrow & Ball**  
www.farrow-ball.com



# WINDOWS & DOORS by

**Internorm®**



## Reasons to Buy from ecoHaus

- No1 Internorm Partner since 2012
- Longest Standing Internorm Partner
- Most Competitive Internorm Product Prices
- Nationwide Project Management & Installation
- 4 Large Showrooms to view all our Product ranges

## Specialists in:

- Newbuild
- Refurbishment
- Extensions
- Self-Build
- Commercial

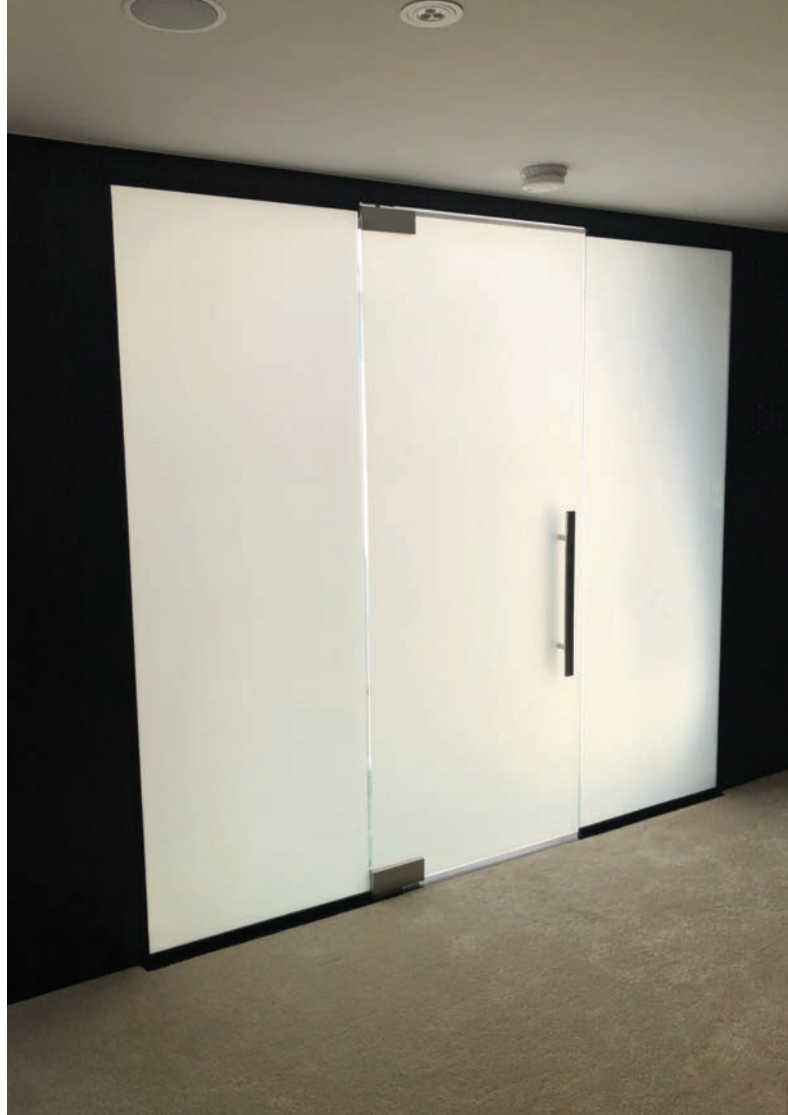
SHOWROOMS IN: GLOUCESTERSHIRE, SURREY, CAMBRIDGE & GLASGOW

tel: **0800 612 6519** web: **www.ecohausinternorm.com** email: **sales@ecohausinternorm.com**

find us on:







ESG Switchable – the UK's preferred  
switchable LCD privacy glass solution

ARCHITECTURAL • SWITCHABLE • FIRE RESISTANT • SECURE

[www.esg.glass](http://www.esg.glass) • 01376 520 061





# A clear set of options

When looking to create a unique home, glass gives you a wide range of options, especially when it comes to balconies and even atriums, as Susan Sinden of glass processor ESG Group explains

One of the most common themes we see in the creation of self-builds is a desire for space and light. Glass is therefore an unsurprising choice of material. If you are opting for an atrium in order to maximise light and emphasise spaciousness and height however, you have a few choices to make. Glass can now provide added security, privacy and even sound attenuation, as well as protection from the weather and great looks, so you should consider its purpose as well as the setting.

You can, of course, use single panes of glass, known as monolithic glass, very successfully. However, many architects and self-builders are choosing to use toughened laminated glass, such as ESG Tufflam, for practical and aesthetic reasons. Toughened laminated glass is manufactured by taking two panels of toughened glass (which is four to five times stronger than untreated annealed glass of the same thickness), and laminating them together with an interlayer of PVB (Polyvinyl Butyral.) Should either of the toughened glass panels break for any reason, the interlayer holds the glass fragments together, so that although the glass is visibly cracked, it can be left in situ while you arrange a replacement.

The interlayer between the glass panels can be used to fulfil a number of purposes. One of the most popular options at the moment is privacy glass, which is created using an interlayer through which an electric current can be passed. When the current is switched off, the glass will form an opaque panel, but when the current is switched on, the glass becomes transparent, letting in light and creating a clear view, at the flick of a switch. This can be used anywhere that the current can be applied, in doors, windows, atriums, partitions or balcony panels with equal success.

You can also use the interlayer to add colour in laminated glass to add colour. A wide range of coloured Vanceva interlayers can allow you to choose different colours of glass panel. This could allow you to paint internal walls white but enjoy a



changing colour wash according to the movement of the sun, for example.

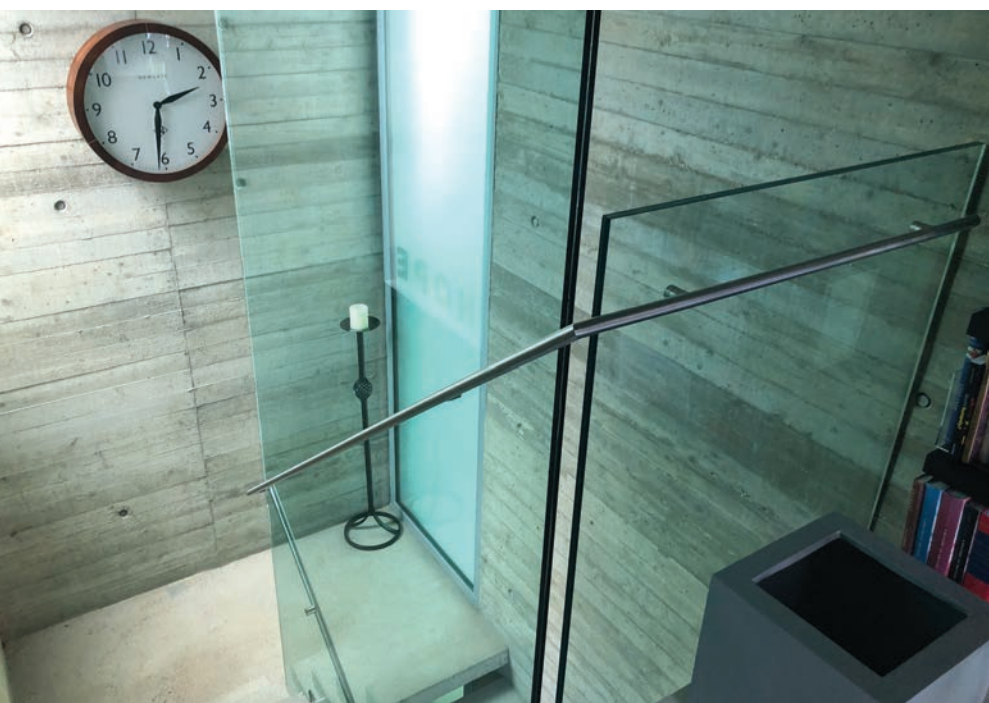
A sound reducing interlayer can also be used to help insulate different choices of music from each other within the home, or to provide a quieter study area, so adults, as well as children, can be seen and not heard. Neither are you restricted to a single purpose interlayer, as it is entirely possible to add sound attenuation, added strength, privacy and colour to a single panel. For the simplest solution, you can add a simple satin or frosted interlayer, for light with permanent privacy, but interlayers can also be used to encapsulate motifs, decorative films or even fabrics. You could apply a special effect to just one atrium panel and leave the others clear. The permutations are numerous and allow a great deal of choice.

All these options can be applied to internal and external balconies and

*A popular option at the moment is privacy glass, created using an interlayer through which an electric current can be passed*

balustrades. There are several types of balustrade and balcony construction currently in use. Balustrades are often fully





framed, with the glass panels being fixed within a steel or aluminium framework, but frameless structural balustrades are now proving very popular. These are fixed solely along the bottom edge with glass panels aligned and sealed against each other without a framework, providing exceptionally clear, uninterrupted

sightlines. For frameless balustrades, toughened laminated glass is normally used, even at ground level, as its added strength helps to provide a very robust structure.

The balcony itself can be constructed as a platform integral to the structure of the building, or bolted on afterwards.

Increasingly, we are seeing a trend towards the use of pre-fabrication, in which the entire balcony is fabricated and glazed off site. With all types of balcony construction, you must ensure that the loading of the balcony from the weight of the frame and the glass is firmly within the appropriate safety standards. The glass processor – although they can advise on options for type of glass, functionality and finish – cannot specify panel size, load bearing or structure. For this you should consult the balustrade constructor and a structural engineer.

On the patio, at ground floor level, you might also wish to consider a glass balustrade to provide protection from the wind while dining or enjoying the view and the garden. Monolithic glass 15 mm thick is frequently used as a highly practical solution, but if you have keen cricketers and footballers in the family, you might still wish to consider toughened laminated glass here too!

Undoubtedly, the advances in design and functionality in glass have resulted in there being far more glazing choices to make than simply the size of your windows, as well as far more scope to realise your vision.

*Susan Sinden is commercial director at ESG Glass*

# Genesis

## Collection

**OPEN 6 DAYS**  
  
National Self Build & Renovation Centre

**GET IN TOUCH**  
 We'd love to  
 hear about  
 your project!

Meticulously crafted PVCu and aluminium windows and doors

**www.genescollection.co.uk**

**sales@genescollection.co.uk**  
**0800 138 38 38**

TheGenesisRange





**WALK ON GLASS  
FLOORS &  
ROOFLIGHTS**

**SG  
STRUCTURAL  
GLASS DESIGN**

Manufacturers  
&  
Installers  
of Walk on Glass  
T: 0333 577 7177

[www.structural-glass.com](http://www.structural-glass.com)



## Patios

Max Glass Area ✓

Slimline Aluminium ✓



## Bifolds

Full Opening ✓

Slim, Strong & Secure ✓

More info and pricing  
[www.duration.co.uk](http://www.duration.co.uk)



**DURATION  
WINDOWS**




**BE WISE**  
WHEN YOU ADVERTISE



SELFBUILDER & HOMEMAKER  
IS INDEPENDENTLY  
VERIFIED BY ABC





# LEADING MANUFACTURERS OF HANDMADE CLAY TILES & BRICKS

2019 marks an exciting year for **Sahtas**. With a rapidly growing market share in the handmade plain clay roof tile sector and a growing network of stockists across the UK, the company has invested heavily in a programme of growth which will see an expansion of its operations at its Northampton base to support its brand new, state-of-the-art factory.

Sahtas was established in 1979 and remains an independent, family owned and managed company in the year of its 40th anniversary. Its production processes are unique in the heavy

clay and terracotta industry with its raw, excavated clay undergoing 'clay washing' before being introduced into its multiple production lines. Clay washing mixes the raw clay with water into a slurry before being sieved to remove coarse particles then forced at high pressure into 'filter cake', a malleable soft clay, prior to production. This process removes the coarse particles and deleterious soluble salts present in the clay leaving a pure, fine-grained raw material which, after drying and firing, produces an extremely durable finished product.



Call Sahtas on **01604 434909** or email **sahtas@sahtas.com**

Visit **[www.sahtas.co.uk](http://www.sahtas.co.uk)** for more information

**SAHTAS**<sup>®</sup>  
*terracotta products*



## Home kitted with Panasonic heat pumps



Energy conscious homeowners, Vincent and Jacqueline Haines wanted to create an eco-friendly home for their outstanding Georgian style, 570sqft self-build project in Cambridgeshire. Amongst several sustainable elements to the three-storey residential property, such as triple glazing throughout and 43 solar photovoltaic panels, this high-spec six bedroom home is heated via two **Panasonic Aquarea T-Cap** Air-to-Water Heat Pumps. The Panasonic Aquarea range is renowned for delivering

major energy savings for residential homes thanks to its incredible efficiency levels. The Aquarea system operates by transferring heat instead of generating it.

[www.aircon.panasonic.co.uk](http://www.aircon.panasonic.co.uk)

## Put Varme to the test!



**Floor Heating Systems** products are sold throughout the world under its brand name Varme.

The Varme brand covers the comprehensive range of underfloor heating and associated products, from the traditional electric cable and mat kits, to its wide range of water based systems including the new state of the art low profile water based Aqualay system.

All of its products are manufactured to the highest quality and its customer service is second to none. Why not give the company a call and put them to the test.

01159 632314 [www.floorheatingsystems.com](http://www.floorheatingsystems.com)

## Eurostove's TQH15 gas stove is powerful, efficient and so easy to use

The perfect choice for homeowners who want the warm glow of a standalone stove but without the hassle and potential mess of a wood burner, the new TQH15 gas design is sleek and chic and ideal for classic or contemporary interiors. Its tall, slimline style is elegant and timeless with a large viewing window and realistic flames flickering within. As well as creating an eye-catching focal point in the heart of the home, the TQH15 is also easy to operate with minimal maintenance required.

Offering all the benefits of a traditional log fire, the stove, manufactured by Nestor Martin, comes with a state-of-the-art gas burner for high fuel efficiency and all the convenience of consistent heat, whenever you need it. All Nestor Martin stoves are designed to efficiently burn natural gas and can also be adapted to propane where natural gas is not available, ideal for rural properties. What's more, you can be assured that all its stoves are tested to meet the highest standards of performance, safety and emissions for both gas types.

The Nestor Martin TQH15 gas stove costs £3,732. Visit the **Eurostove** website for more information.

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



**VARME**  
Floor Heating Systems

**solutions for all floors**

- Exceptional Customer Service
- Full Technical Support Design and Installation Services
- Maintenance Free Heating

Tel: 0115 983 4259 Fax: 0115 963 2317 [www.varme.co.uk](http://www.varme.co.uk)

## SPECFLUE

...designed to be better

### MCZ

#### Halo

A+ energy rating

Pellet Stove

Aluminium, black, bordeaux or silver cladding

Maestro technology – programmable from app

Natural looking flame

Quick start ceramic ignitor

Ecodesign ready



[www.specflue.com](http://www.specflue.com) // [f](https://www.facebook.com/specflue) [@specflue](https://www.instagram.com/specflue)





## CASE STUDY

# RECLAIMED RETREAT

A timber cabin in the woods, designed as a tranquil Cornish rural retreat, has been carefully crafted from reclaimed, natural and sustainable materials

TEXT DEBBIE JEFFERY IMAGES UNIQUE HOME STAYS

As a Cornish farmer, Bob Coad has always held strong opinions on ecology and the merits of sustainable building, so when it came to designing a woodland cabin on his own land there was no question that the project would be as environmentally benign as possible.

"There had been a caravan on our farm for almost 40 years which was occupied by a retired farm worker, Andrew, who grew all his own vegetables – giving away the surplus to friends in the village," explains Bob. "Andrew died when he was in his late 80s, so we needed to move the old caravan and decide what to do with the small piece of land where it had stood."

Bob and his wife, Pat, planned to build a secluded woodland cabin on the plot using local, natural materials and causing as little disruption to the immediate area as possible. "Andrew was a master of make do and mend," says Bob. "After a lifetime spent working on farms he lived frugally in the caravan and discarded very little, spending his time gardening, repairing hedges and walking his dog."

Andrew's consideration and knowledge of his natural surroundings inspired Bob and Pat to design something simple and rustic, which they

could rent out for holidays to people in need of a rural escape – creating an additional income stream.

The couple grow crops and raise sheep and cattle on their 350-acre farm, in the quiet village of Cubert on the north coast of Cornwall, five miles from the busy seaside resort of Newquay and within walking distance of Holywell Bay.

"My father originally bought the narrow strip of land as part of the farm and then it was passed to me while Andrew was still living there," Bob explains. The land stands between an old barn and a field, and is edged with elm trees, making it a peaceful setting with long views towards the sand dunes.

Although the couple had a vague idea about building a house in the woods, they soon realised that expert guidance would be needed as this was their first new build project.

Bob continues: "I got O-Level woodwork at school, but that didn't really equip me for building a cabin, so Pat went to the Cornwall Home and Lifestyle Show, where she met Stuart Bowman-Harris on the Good Life Joinery stand." He adds: "I then had a chat with him on the phone and visited an oak-framing

### TRANQUIL

Standing in a tranquil woodland setting and inspired by a "true countryman who once lived on the site" Juneberry cabin was designed and created with a 'make do and mend' ethos using local and reclaimed materials

### LOW POINT

"Building the cabin took longer than we thought, partly because of the site location, but not having a fixed deadline gave us more time to solve any problems."

– Bob Coad





project he was working on."

The Good Life workshop is in Canworthy Water near Launceston, in the heart of the North Cornwall countryside, where a team of experienced craftsmen design and make kitchens, staircases and furniture, as well as oak frames, windows and doors. "The workmanship is fantastic, they use traditional carpentry methods, which is exactly what we wanted," says Bob.

Stuart Bowman-Harris recalls the first time he visited the site, on the back of Bob's quad bike. "We went up an overgrown track and there, nestled in the trees, was this decrepit caravan," says Stuart. "There's a certificate of lawfulness for the site, and the size, construction and

mobility of a replacement building all needed to be taken into account."

Stuart worked with Bob and Pat to design a single-storey timber building which, at just 41 square metres in size, is only slightly larger than the old caravan previously occupying the site. There was already a phone line and mains water but no mains sewage, which needed to be installed, and steps lead up to the site from a designated parking area.

"It's such a special, private setting that we didn't want to disturb it more than necessary and the piece of land isn't very wide, so these constraints were taken into account at the design stage," says Bob. "Stuart made a sketch, which we reduced slightly in height, and that



# Whole House Ventilation with Heat Recovery...



Send your plans for a  
**FREE** ventilation design  
and a competitive  
quotation

- Virtually silent operation
- Low energy DC electric motors
- Range of control options
- Acoustically insulated ducting
- Filter reduces effects of respiratory allergies
- Reduces heating bills
- Can promote conditions for improved health
- Easy to install for DIYer or professional alike
- Conforms to Building regulations
- Full installation service available

## ...for a fresher, healthier, home

Rega's unique WhisperFlow® technology ensures that even when operating at full 'Boost' mode (usually during the morning bathroom rush hour!) the system remains whisper quiet - unobtrusively and effectively venting stale, damp air, replacing it with air that's been gently warmed and filtered.

Low energy DC fans, insulated ducting and a high efficiency heat exchanger also ensure that power usage and energy losses are kept to an absolute minimum.

RegaVent systems are designed and built here in the UK, to our own stringent quality assured standards, you can be sure that your RegaVent system will give you the optimum balance of a technical specification that's exactly right for the UK climate, coupled with low energy consumption - for lower heating bills!



**Rega Ventilation Limited**

21/22 Eldon Way, Biggleswade, Beds SG18 8NH  
fax: 01767 600487 email: sales@rega-uk.com

Call us on **01767 600499** or visit  
**www.regavent.co.uk**





#### OPEN PLAN

Glass doors in the open plan kitchen/dining/living space lead onto Douglas fir decking and steps down to the garden

### BOB'S ADVICE

"Think hard about ways to reduce waste, use reclaimed materials or upcycle existing furniture. I like natural materials because plastic is doing so much damage in the world."

formed the outer shell of the building. It would have been nice to make the cabin a bit wider, but that would have involved moving soil, which we didn't want to do."

Work began in 2017 to prepare the site, carefully scraping away a minimal amount of the ground and clearing dead trees. The structure was supported on concrete plinths, which sit on the ground and are suitable for heavy-duty applications of up to 2.5 tonnes per plinth.

"I designed the cabin on trailer wheels which Bob had on the farm, with the chassis made by a steel fabricator, so that technically you could move the whole building," says Stuart, who thoroughly researched the project. "Steel wire ropes were fired into the ground using a petrol-driven machine, then attached to the chassis to anchor the building."

A suspended timber floor with a chipboard topping was put down, onto which the stud walls were built. Good Life Joinery was responsible for the entire build, which was completed using timber grown on the Devon/Cornwall border.

"They prefabricated the panels offsite, so it only took about two weeks to put together, including roofing and making it watertight," says Bob, who helped by labouring and physically manhandling materials up the narrow track from the farmyard where they were stored. "Stuart was such a good find, he takes pride in his work and is a real craftsman. His biggest problem was probably putting up with me!"

Thermafleece insulation was chosen for the roof, walls and floors. It is made from a combination of natural sheep's wool and recycled

fibres, with all wool sourced only from British farms – a key requirement for Bob and Pat.

"I detest all these plastic, chemical-based products, and so many modern insulations irritate the skin when you handle them," Bob explains. "I think a farmer's wife first had the idea of using waste wool as insulation, and as farmers ourselves it seemed the perfect product to use."

Galvanised guttering and Big Six profile corrugated fibre cement panels were chosen for the roof, in keeping with the rustic, agricultural feel of external vertical larch cladding, which has been left untreated to weather naturally.

Low maintenance aluminium-clad windows were installed and sliding aluminium glass doors have been fitted across the front of the cabin, opening the main living space to views through the trees. Instead of curtains, sliding external wooden shutters were made by Stuart to

***"They prefabricated the panels offsite, so it only took about two weeks to put together, including roofing and making it watertight"***





carving

Ethicaring. It's how we breathe. For over 25 years we've prided ourselves on working the right way, every day. By thinking ethically, environmentally and pragmatically at every turn, we help you create your dream and live in it with comfort. It's why we offer support with your underfloor heating and renewables through the build and beyond.

To feel the difference visit [nu-heat.co.uk](http://nu-heat.co.uk)  
or call 01404 540700.

**Nu-Heat**  
Feel the difference





**ABOVE: SIMPLE & RUSTIC**  
A simple rail and a handmade unit made from reclaimed timber provide storage in the rustic bedroom

## HIGH POINT

"I didn't know what to expect from the build, but overall it was a really enjoyable project."

– Bob Coad

resemble old barn doors.

Once the shell of Juneberry cabin was complete, Bob and Pat contacted Cornish-based holiday letting company, Unique Home Stays, to discuss whether they would be interested in collaborating on the interior finishes, with the aim of being added to their portfolio of holiday homes.

"A friend recommended the company and we were put in touch with interior stylist Tabitha Barker, who worked with us and was able to visualise exactly how the rooms would look – right down to the fine details," explains Bob, who admits he would probably have decorated the interior with simple white paint if left to his own devices, rather than the sumptuous deep teal shade which has been used throughout.

"One of the major changes we made was to increase the size of the Douglas fir deck, so that it wraps around the outside, with sets of steps leading up on two sides, whereas originally it was just going to run along the front," he says.

With space at a premium, clever internal planning was key to the cabin's success, and most of the interior has been left open plan as a living/dining/kitchen beneath a high sloping roof. The ceiling was clad with quirky corrugated iron sheets, salvaged from a dilapidated old barn on the farm and fitted onto plasterboard with a half-hour fire rating to meet Building Regulations.

"Where possible we've used recycled items, and like a lot of farmers, I don't tend to throw

anything away, so we had timber and other materials already on the farm," says Bob.

"Bedside lights were reused from the old touring caravan which previously stood on the site, light shades in the living room were taken from a grain store, and the kitchen was made by Stuart from wood panels, which we reclaimed from an old factory and kiln dried."

A woodburner was fitted in the open plan sitting room, and the dining table and other furniture was rescued from the old caravan and given a new lease of life.

A spacious king-size bedroom has been positioned to one end of the cabin and benefits from a side window and glass doors straight out onto the deck – affording fantastic views from the bed over a rolling patchwork of fields. Teal walls contrast with the engineered oak wooden flooring, which was laid over electric underfloor heating throughout.

"I was wary of having a wet underfloor heating system, in case of leaks, and the electric pads are also quite slim," says Bob. "A solar thermal panel on the cabin roof heats our water, and we may also add a photovoltaic panel in future to generate electricity."

Copper accents, a bathtub for two and a walk-in rainfall shower were chosen for the spacious bathroom, which was positioned to the other end of the cabin beside the kitchen. The ceiling is clad in corrugated steel, and walls are covered in a combination of teal-painted timber planks and convincing timber-effect porcelain





tiles, laid in a herringbone pattern in the shower and behind the bath.

"We hadn't originally envisaged fitting a bath, but our designer suggested it would be a good idea," says Bob. "The sink came out of the old caravan, and Stuart then built the cabinet for it using reclaimed timber, as well as panelling out the bath. He also made sliding barn-style doors for the bedroom and bathroom, which save space and continue the farm theme. Even the tap pipework was exposed."

Outside, the landscaping has been left as natural as possible and was planted with apple trees, honeysuckle, primroses, poppies, cornflowers and various other pollinators by Pat, who took charge of this aspect of the project.

Suntrap decking looks across two lawns and a wood-burning firepit was set into the ground and surrounded by large stones, with heavy

galvanised water tanks used as a plant feature. The garden is secluded and peaceful – filled with only the sound of birds, drawn by strategically placed feeders and the mature trees on site. There is even a resident pheasant.

"It took about 18 months to build the cabin, because everything was handmade, but we weren't in a rush and spent time getting it exactly as we wanted," says Bob, who admits he never has a holiday from the farm, which takes up all his time.

"Once the shell went up, we had a break before starting on the interiors, and all the way through the build we focused on reusing and recycling. Nothing was removed from the site and the whole cabin is as kind to the environment as we could make it – which is really how all building should be in an ideal world." ■

#### ROUGH-LUXE

Exposed pipework, corrugated steel sheeting and a sliding barn door were chosen for the rough-luxe bathroom which is located next to the kitchen

## CONTACTS/ SUPPLIERS

### CABIN HOLIDAY RENTAL

Unique Home Stays  
[www.uniquehomestays.co.uk](http://www.uniquehomestays.co.uk)

### BUILDERS, KITCHEN, FITTED FURNITURE ETC.

Good Life Joinery Ltd  
[www.goodlife-joinery.co.uk](http://www.goodlife-joinery.co.uk)

### ALUMINIUM-CLAD TIMBER WINDOWS

Rationel  
[www.rationel.co.uk](http://www.rationel.co.uk)

### SHEEPSWOOL INSULATION

Thermafleece  
[www.thermafleece.com](http://www.thermafleece.com)

### CONCRETE FOUNDATION PLINTHS

Swift  
[www.swiftfoundations.co.uk](http://www.swiftfoundations.co.uk)

### GRIPPLE STEEL WIRE ROPES

SWR  
[www.steelwirerope.com](http://www.steelwirerope.com)

### ENGINEERED OAK FLOORING

Woodstock (Falmouth)  
[www.wood-stock.co.uk](http://www.wood-stock.co.uk)

### BIG SIX PROFILE FIBRE CEMENT ROOFING

Conibear Brothers  
[www.conibearbrothers.co.uk](http://www.conibearbrothers.co.uk)

### ALUMINIUM SLIDING DOORS (SUPPLY & FIT)

Aspect Windows  
[www.aspect-windows.com](http://www.aspect-windows.com)

### INTELLO VAPOUR BARRIER

ProClimo  
[www.proclima.com](http://www.proclima.com)

### BUILDING SUPPLIES

Green Building Store  
[greenbuildingstore.co.uk](http://greenbuildingstore.co.uk)

### STEEL CHASSIS FABRICATION

FG Stacey Engineering Ltd  
01409 211201



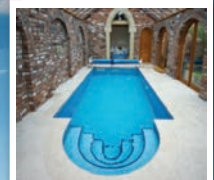
# QUALITY BRITISH BUILT AIR SOURCE HEAT PUMPS

*From Global Energy Systems*

- ✓ Reduce your heating bills by up to 65%
- ✓ Eligible for RHI grants
- ✓ Built in remote monitoring system
- ✓ Free site survey



RENOVATED MANOR



INDOOR POOL



NEW BUILD HOME



**Global Energy**  
Systems

Contact us today for a no obligation discussion  
Call 03333 444414 or visit [www.globalenergysystems.co.uk](http://www.globalenergysystems.co.uk)

*Standard call charges apply*



## BRICK & STONE ICF CLADDING

*without bricks and mortar...*

Achieve your desired aesthetic whilst avoiding the hassle of traditional materials!

Monolith BrickPlus & StonePlus are lightweight, rapid-fit, innovative finishing materials designed with ICF in mind.



**UP TO x12 FASTER**



**INTUITIVE PRODUCTS**

Learn more at:  
**[www.monolith.build](http://www.monolith.build)**



Insulating  
Concrete  
Formwork  
Association  
**MEMBER**



# THERMOMUR®

ICF building system

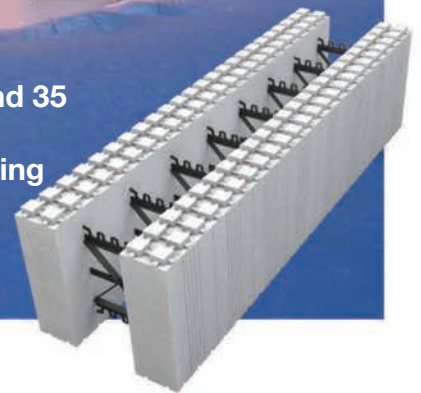
JACKON UK Limited  
Unit 5 Ormside Close  
Hindley Industrial Estate  
Hindley Green  
WN2 4HR

## THERMOMUR® Scandinavia's leading ICF building system

THERMOMUR® is an insulated concrete forms (ICF) building system based on moulded blocks of expanded polystyrene (EPS), JACKOPOR®. With THERMOMUR® you have a versatile ICF building system which is very easy to work with and healthy to live in.



THERMOMUR® features high quality, excellent insulation properties and 35 years of experience in the harshest of Nordic winters. Architects, builders and planners appreciate in particular the outstanding material properties; such as low weight, optimum insulation value, the wide product range and the flexible, but simple, practical use of THERMOMUR®.



Tel: +44 (0) 1204 2210 89  
Fax: +44 (0) 1942 2537 11  
E-Mail: [info@jackon.co.uk](mailto:info@jackon.co.uk)  
[www.jackon-insulation.co.uk](http://www.jackon-insulation.co.uk)





# ICF – sense and sustainability

Robin Miller of Beco Wallform gives his views on why insulating concrete formwork (ICF) is the ideal practical choice for self-builders concerned about sustainability and climate change

There is growing recognition – now almost universal – that unless significant action is taken to reduce the harm we are doing to our world, our children will have serious problems to face as temperatures rise and pollution increases. The most recent report by the Committee for Climate Change (CCC) is quite blunt – if we don't change our current wasteful ways, the prospects beyond 2050 are pretty catastrophic!

A significant proportion of self-builders have decided to make changes for the better, perhaps inadvertently, because they know they can build a better, more attractive home than is generally offered in the market. Investing in higher performance standards reduces running and maintenance costs and raises comfort standards within the home. Better insulated homes require less heating and it is no surprise to find that the majority of Passivhaus projects are designed by and for self-builders, as they seek to eliminate heating (or cooling) costs which continue to rise.

The 'fabric first' approach to energy efficiency is now recognised as the most practical means of reducing heating/cooling demand in buildings. A 'passive' building fabric has no running, maintenance or replacement costs to consider when it comes to future bills. It eliminates heating/cooling equipment and creates a stable, comfortable environment in the home.

This is where insulating concrete formwork (ICF) comes into its own. Systems use lightweight moulded hollow blocks of expanded polystyrene interlocked to form a wall. The hollow core is then filled with concrete which quickly cures to create a very strong structure. What was the formwork to contain the concrete now becomes a complete envelope of insulation for the building, with the insulation on the face of

the wall where it is most effective. The thickness of the insulation varies to suit energy performance and the concrete may be reinforced to cater for more demanding structures, basements etc.

One of the easiest and most readily available solutions for responding to climate change is to increase the level of thermal insulation in buildings to passive – or even Passivhaus – levels. ICF construction can provide these high levels of insulation without the need to add extra layers of material which add time and cost to the project. The Wallform ICF system is approved as a Passivhaus building system, meaning that the design and integration of the formwork components do not require additional materials to perform to the Passivhaus standard.

Providing a strong, highly insulated structure makes it easier to develop the building interior using timber or solid floors and partitions, with services recessed into the insulation prior to the direct application of plaster or dry linings. The loadbearing strength of the concrete also allows for more open plan design and flexibility to adapt internal layouts to suit changing lifestyles. Plastic plugs are used for general wall fixings and the concrete core is always available to cope with heavyweight items.

ICF construction is appealing to self-builders because the concept is simple, with only a limited number of components required to build it using a handsaw, without the need for specialist equipment. The building process is quick, and if there is a mistake it is easy to rectify – as long as the concrete hasn't arrived! ICF suppliers provide training to first time users whether self-build or trade, and there is a national network of experienced ICF builders which is growing to meet rising demand.

There is also a broad choice of ICF



*Providing a strong, highly insulated structure makes it easier to develop the building interior using timber or solid floors and partitions*

systems available, many of them imported from Europe or North America, but several are manufactured in the UK. At the base level the components may be delivered flatpack, as ties, panels and accessories, that are slower and more complicated to assemble and erect. At the other end of the spectrum a limited number of three or four components are all that are required to interlock, without adhesives, into the





formwork construction.

A successful concreting operation is the proof of any formwork system. This may be completed in several stages, filling small sections of wall at a time, but most projects hire a pump to handle the heavy weight of the concrete which is to form the building structure. In a very short

space of time an entire storey height pour can be completed, with temporary propping to hold the formwork in position until the concrete has set.

The speed of construction for ICFs is much the same as for offsite frame systems, except ICF delivery lead times are much shorter, allowing much more

time for design changes to meet individual client requirements. Frame systems are erected onsite very quickly, but there is still much work to be done before they reach the same stage of completion as an ICF building, since insulation, membranes, sheathing and sealing for airtightness, still have to be completed.

So, you have a strong, durable, energy efficient ICF home which will counter the effects of climate change, but is it sustainable? What about the carbon footprint?

Overall, it is estimated that the energy required to manufacture and build an ICF house is recovered in around 11-13 years of its occupation. Given that the anticipated useful life of an ICF home is considerably longer than alternative methods of construction, this leaves a very small carbon footprint – and the materials can always be recycled for a new generation of homes.

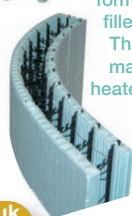
As building standards are upgraded to counter the impact of climate change, the economics of construction will increasingly favour ICF systems that are already proven and available as a versatile solution for the self-builder and new homes.

*Robin Miller is MD at Beco Wallform*



#### Benefits of Insulated Concrete Forms

- Cost saving
- Energy efficient
- Easy installation
- Fast installation
- Airtight envelope
- Lightweight handling
- Space-saving storage
- Superior structural strength
- Superior soundproofing
- Superior fire resistance
- Wind & flood resistant
- Design flexibility



**NUDURA**  
Authorised Distributor

[www.icfsupplies.co.uk](http://www.icfsupplies.co.uk)  
01268 542748

ICF Supplies is an authorised distributor for Nudura products.

Nudura's Insulating Concrete Formwork uses polystyrene connected with a web system that allow the forms to be stacked and steel reinforced. The polystyrene forms are then built up on site and filled with ready-mixed concrete. This system provides a thermal mass, allowing structures to be heated and cooled more effectively.

**ICF**  
SUPPLIES LTD

## Net-Zero Homes Ltd.



Quality ICF built shells using the Quad-lock ICF panel system, Net-Zero Homes can assist with the design, planning, building regulation submission and the construction of the shell, providing the self-builder with a fast, warranted building, ready for the follow-on trades.

**Take the stress out of building your dream home or extension.**



Call Stephen Campbell at Net-Zero Homes Ltd. on 07771 311311 or email [netzerohomeltd@gmail.com](mailto:netzerohomeltd@gmail.com)



## Leading the way in the construction industry

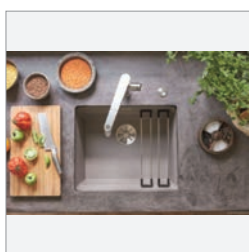


An Essex firm is leading the way in the construction industry by supplying a quick, eco-friendly building system. **ICF Supplies** forged a pioneering alliance eight years ago, with NUDURA in Canada, to import their insulated walling system which allows speedy construction of anything from a small extension to a large residential property. ICF Supplies have worked on many major projects across the Country, supporting both developer and self build clients, with an expert team of sales and

technical personnel. Regular Installation training days are held for those new to the product. You can find out more about the range of NUDURA products and make contact with ICF's team via email.

[info@ICFsupplies.co.uk](mailto:info@ICFsupplies.co.uk) [www.icfsupplies.co.uk](http://www.icfsupplies.co.uk)

## Taking functionality to the next level

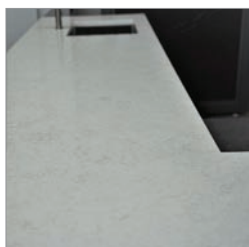


**BLANCO** has introduced the ETAGON sink in a variety of sizes, installation methods, styles and colours; a clever sink which is designed for optimum functionality. By adding an additional level to the sink, and using the ingenious accessories, the "one bowl – three level" sinks do a lot in a little space. ETAGON extends the simple bowl with a ledge detail, a pair of heat-resistant rails and a host of accessories – a chopping board, a thin-profile food board, a colander, and a mobile drainer. The bowl level is

perfect for rinsing, washing and general use; the ledge and rail level for draining, drying and soaking; and the surface level for preparation and serving.

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

## The joint that's hidden from sight



**Königstone's** new Premium Joint is perfect for seamlessly fitting two or more pieces of stone alongside each other. It is strong, sturdy, and most importantly, it's less visible than standard joints to ensure a smooth and continuous surface; perfect for homeowners wanting a large or angular worktop design.

The joint can be fitted with any Königstone worktop and with a Königstone approved installer, who is specifically trained in advanced site jointing techniques. A perfect

finish is achieved when the installer fits the new stone surface using the latest specialist equipment and complementary resins. For further information on Königstone, please email.

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

## Convenient and paper-free



Enjoy reading **Selfbuilder & Homemaker** but find it's not always convenient to have the printed magazine? Or has your workplace turned paper-free? The digital issue offers you the same content, delivered straight to your inbox and accessible via smartphone, tablet and desktop computer. Be among the first to read all the latest features, comments, interviews, and more, before the print issue has even been delivered! What's more, the digital issue includes interactive links to featured

companies. Selfbuilder & Homemaker also offers monthly updates with the Editor's Choice newsletter, sharing content curated by the editorial team and newsletter, offering news on products, services and events.

[subscribepage.com/sbh](http://subscribepage.com/sbh)

## Kingspan TEK provides off-site solution



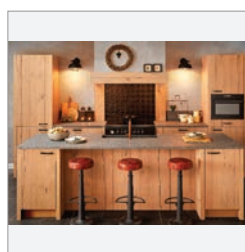
© Matt Noone

Silverlake is a new development, constructed by Conservation Builders Ltd, which offers holidays homes amongst the beautiful heathlands, woodland and lakes of West Dorset. The newbuild project is designed to be an exemplar of sustainable development from design to future operation, and the latest phase utilises 4,000m<sup>2</sup> of the **Kingspan TEK Building System** for the walls and roofs of the properties. The Kingspan TEK Building System was selected as it allowed for off-site

construction and design flexibility, as well as providing exceptional out-of-the-box fabric performance. The panels comprise a high-performance insulation core sandwiched between two layers of OSB/3.

01544 387 384 [www.kingspantek.co.uk](http://www.kingspantek.co.uk)

## Keller Kitchens' countryside style



For a chic countryside style in the heart of the home, **Keller Kitchens'** latest model, Maine, is perfect. Executed in warm, earthy tones (as pictured), the cabinetry can be beautifully complemented with a natural marble or granite worktop. The flat robust veneer fronts blend the higher cabinetry and lower units; perfect for providing your kitchen with more storage without making it look too crowded. And, if there is enough room, homeowners can choose a kitchen island for plenty of surfaces; and sociable

cooking! The countryside chic model and the accessories available from Keller make the design possibilities limitless. The Maine kitchen (pictured) features veneer fronts in Stain Grey.

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



**SELFBUILD**  
& CONTRACT FLOORS LTD



## Underfloor Heating & Flowing Screed On-time Right-first-time

We specialise in a wide range of projects including:

- Self Builds
- New Builds
- Renovation Projects
- Barn Conversions
- Extensions
- Basement Conversions

Visit: [www.selfbuildfloors.co.uk](http://www.selfbuildfloors.co.uk)

Email: [info@selfbuildfloors.co.uk](mailto:info@selfbuildfloors.co.uk)

Phone: 0114 231 5937







**BE WISE**  
WHEN YOU ADVERTISE



Selfbuilder & Homemaker is independently verified by ABC.

So our advertisers know they are getting what they paid for.

**ABC. See it. Believe it. Trust it**

**selfbuilder**  
+homemaker



**selfbuilder**  
+homemaker

## SUBSCRIBE TO THE FREE DIGITAL ISSUE

### Featuring...

- Case Studies
- Ask The Expert
- Home Styling
- Secrets of Success
- Interior Inspiration
- Product Features

And more!

[subscribepage.com/sbh](http://subscribepage.com/sbh)





# Mapei adds to the ambience with Ultracolor Plus



©Lipton Plant Architects

Products from Mapei have been specified by Lipton Plant Architects after distinct plans were made with their London-based client to build an extension on an existing building situated along Wolsey Road. Its design was shaped around the history of the area with inspiration from the significant 'Newington Green Gardens' and the former forest clearing, which was lost to create streets and houses in the Victorian era. Also positioned opposite a mural of a garden which has since faded, the architects designed the extension

around the concept of re-establishing the mural and its history, cultivating the illusion of a forest inside the property.

Using a palette of simple materials, the extension to the house's roof by GMS Building Services has created a bedroom and en-suite. Tailored to curve and 'float' upon the top floor, the extension added approximately 25m<sup>2</sup> to the property, with the new space providing a haven in the treetops, flooded with light and warmed by timber.

Adding to the ambience, Mapei's

Ultracolor Plus was specified for the addition of the en-suite bathroom. The water and abrasion resistant, flexible grout was used between standard white tiles on the floor and walls in the colour Terra di Siena, with the theme of copper and brass used throughout the extension to complement the colour of the wood. With its earthy tones, the grout completed and fulfilled the specification provided by Lipton Plant and the client.

0121 508 6970  
[www.mapei.co.uk](http://www.mapei.co.uk)



Redefining Surfaces.  
Redefining Kitchens.

**DEKTON**<sup>®</sup>  
designed by COSENTINO



Homes evolve, they become social spaces in which we do not only cook, but live in.

We have created a resistant and durable material with unlimited designs, to create spaces without labels.

A product designed by COSENTINO

New Dekton

INDUSTRIAL

Flooring Dekton Lunar  
Exterior Dekton Kreta  
Kitchen Island Dekton Soke & Kreta Slim 4mm

Find out more about the 25 year Dekton warranty, look out inspiration and find resources at [www.cosentino.com](http://www.cosentino.com)

COSENTINO UK - CENTRAL OFFICES

Unit 10 Bartley Point / Osborn Way Hook Hampshire RG27 9GX / HQ: [info.uk@cosentino.com](mailto:info.uk@cosentino.com) / Follow Us: [f](#) [t](#)



## Open and shut case...

New InnerVision® steel-framed sliding doors from **Crittall** add a further dimension to interiors. Creating a seamless transition between rooms, by opening or closing space is now possible with new sliding doors from Crittall's range of InnerVision internal screens. These bright, beautifully crafted walls of glazing will complement timeless styles of period property or contemporary homes. On-trend, open plan living takes on a different dimension by partitioning open interior areas to create contemporary zones with steel-framed single or double sliding doors, without compromising light or space. InnerVision screens and doors are designed with modern living in mind, giving a sense of space, light and understated beauty, with clean lines and subtle detailing. The sliding doors feature concealed running gear to provide a sleek finish. Light-in-weight, and with a soft-close feature and floor tracks, they are so easy to use, gliding effortlessly on opening and closing. These new interior sliding doors offer wider opening areas than more intrusive hinged doors, maximising use of inside room space, particularly where it may be limited. Elegantly slender, the slim steel framing is unobtrusive – the distinguished-looking installation makes a wonderful talking point. Natural illumination inside is increased, while enhanced acoustic properties ensure privacy and reduced noise levels. The sliding door option features a secure latch-able configuration.

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



## New weight capacity for rustic barn door hardware

**P C Henderson** has increased the weight capacity of its range of Rustic sliding barn door style hardware as it witnesses end users combining the hardware with a variety of unique and creative door designs. Previously certified as an 80kg system, the company carried out extensive in house testing on its Rustic 100 and Rustic Top Mount systems in order to increase the weight capacity to 100kg. The new capacity provides end users with the freedom and versatility to combine the hardware with virtually any door style and size. The new certification provides end users with a robust and durable system which guarantees a lifespan of 68 years, based on a 100kg door being opened/closed 4 times a day. P C Henderson offers a number of barn door style sliding systems including Rustic 100, available in matt black, stainless steel and antique rust, which creates a traditional look with the exposed steel straps fastening down the front of the door. Rustic Top Mount is also available which offers a stylish, contemporary alternative with its matt black hangers being mounted to the top of the door. Both systems can be complemented with P C Henderson's new Rustic Soft Close, an easy to fit soft close accessory which catches the door in its final moments of travel in order to bring it to a gentle close. The system has been expertly designed to be one of the fastest fitting soft closes on the market, with the system simply sliding over the track fittings behind the track.

[sales@pchenderson.com](mailto:sales@pchenderson.com)



## BEAUTIFUL BESPOKE STAIRCASES



Beautiful bespoke design solutions to enhance your project

VISIT OUR SHOWROOM

[info@zakuna.co.uk](mailto:info@zakuna.co.uk)  
01243 884104  
[www.zakuna.co.uk](http://www.zakuna.co.uk)

GARAGE DOORS • ENTRANCE DOORS • INTERNAL DOOR SETS • STAIRCASES • FLOORS • WALL CLADDING





**Your bathroom  
deserves better  
...Darling.**



**9.1** out of 10 rated "Excellent", over **82,000** reviews



## Refresh your home this summer with Osmo



As with any home, wear and tear is inevitable through everyday use, and with Summer upon us, now is the perfect opportunity to refresh the wooden surfaces in the home. **Osmo UK** offers a range of internal finishing products, designed to protect, preserve and enhance wooden flooring, worktops and other joinery. This range includes: Polyx-Oil; TopOil; Osmo Wood Wax Finish; Woodfiller; Liquid Wax Cleaner and Osmo Wash and Care.

If you feel inspired to rejuvenate your interior this Summer and want to find out more about the range of Osmo products on offer, please visit the Osmo UK website.

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

## Keeping in the warmth



The beautiful 'Designo' from **Premier Loft Ladders** is certified by the Passivhaus Institute for use in passive buildings. It features the latest innovations in loft ladder design to perfectly balance aesthetics with performance. Excellent thermal efficiency (U value 0.60 W/m<sup>2</sup>K) and an airtight seal (class four certified) help to ensure that you keep in the warmth during the cold winter months. The Designo also benefits from a high strength ladder; rated to 180kg per tread. Furthermore, the Designo features

concealed hinges and a discrete, recessed operating latch. The result is a high quality, seamless finish. For further information, please visit the Premier Loft Ladders website.

0845 9000 195 [www.premierloftladders.co.uk/designo](http://www.premierloftladders.co.uk/designo)



## Healthy paint spec for accessible home

Steve Hudson and his wife Barbara were searching for a house enabling ease of movement for Steve's wheelchair. Eventually, the couple found a rural property for demolition to make room for a new, purpose-designed home. Barbara said: "We built a single storey property with extra wide doorways and rooms large enough for a wheelchair to move around. Aesthetically, we wanted to make the most of the views from each room. And ethically, we wanted the build to be environmentally friendly." Steve and Barbara specified **Earthborn** Claypaint for most walls and most rooms have their own colour theme, such as Sunday Stroll in the sitting room, to complement the landscape views from the patio doors. Earthborn paints are made without oils or acrylics, so are virtually VOC free, do not give off any toxic emissions and are much better for the health of building occupants as well as the environment. It also means there are no strong smells, so Steve and Barbara could move into their new home more quickly after painting. Claypaint is a clay based emulsion, made using advanced technology to maximise the natural properties of clay. The result is a high performance, highly breathable paint that is EU Ecolabel approved and available in a standard palette of 72 shades.

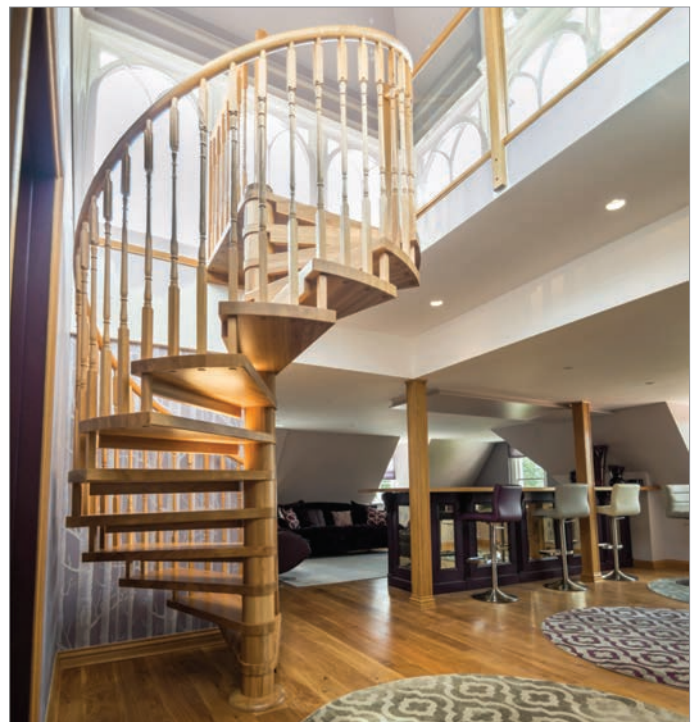
01928 734 171 [www.earthbornpaints.co.uk](http://www.earthbornpaints.co.uk)

# selfbuilder +homemaker

## SUBSCRIBE TO THE FREE DIGITAL ISSUE



[subscribepage.com/sbh](http://subscribepage.com/sbh)



## CUSTOM SPIRAL STAIRCASES

[www.completestairsystems.co.uk](http://www.completestairsystems.co.uk)  
info@completestairsystems.co.uk  
01794 522 444







# SUPERIOR ONE-PIECE POOLS

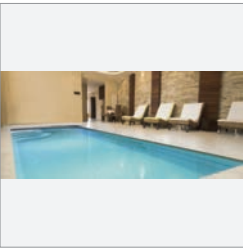
- The most cost effective solution for a below ground pool
- For indoor and outdoor use
- One-piece reinforced fibreglass construction
- Corner steps, roman ends and cover chamber options
- Pool insulation available during manufacturing process
- Extensive range of models available
- Over 40 years of fibreglass manufacturing experience



[www.bakewellpools.co.uk](http://www.bakewellpools.co.uk)  
Tel: 01865 735205



# Supplying fibreglass pools for over 20 years



Fibreglass pools are now firmly established within the swimming pool industry and it's not difficult to see why. Installation can be carried out by your builder and completed within a fraction of the time and cost of a concrete or liner pool. Our range of superior fibreglass pools are a one-piece reinforced construction with options for internal corner steps, roman ends and automatic cover chambers. Insulation is now available conforming to Part L of Building Regulations.

**Bakewell Pools** is a family business that has been supplying fibreglass pools for 20+ years. Please check our website and visit our showroom.  
01865 735205 [www.bakewellpools.co.uk](http://www.bakewellpools.co.uk)

# Selfbuilder & Homemaker website



The Selfbuilder & Homemaker website is an online provider of past and present products and news items for all those involved in and working on a self-build project. [www.sbhonline.co.uk](http://www.sbhonline.co.uk) is a one-stop source for all the latest press releases, providing visitors with access to information about products and services that they may require. From the website, you can find links to digital issues that have live links to advertisers' sites, as well as daily email alerts to keep you as informed as possible. You

can also subscribe to receive regular copies of the printed and digital versions of the magazine, or sign up to the monthly Selfbuilder & Homemaker newsletter.

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



Image provided by Kingston Landscape Group

Edging, rings and planters

Call for full details on 01630 417120  
See them all at [www.everedge.co.uk](http://www.everedge.co.uk)



Follow us on Twitter @EverEdge



## BATHROOMS & SHOWERS

**PEGASUS WHIRLPOOL BATHS**



**BESPOKE! Not all Whirlpool Baths are made the same...**



Ask about our bespoke Flush-Jet™ & Flush-Spa™ options  
01633 244555 : info@pegasuswhirlpoolbaths.co.uk  
www.pegasuswhirlpoolbaths.co.uk  
61-62 Lower Dock St, Kingsway, Newport, Gwent, NP20 1EF



## DOORS & WINDOWS

**SASH WINDOW LOCKS**



**ROLA**

www.sashwindowlock.com  
TEL: 0844 482 20 34 FAX 01708 768 825

## OAK PRODUCTS

**OAK BEAMS**

**IMMENSE STOCKS**

WIDE OAK FLOORBOARDS  
BRICKS, PEG TILES ETC,  
BARN FRAMES, FOR RE-ERECTION

**ANTIQUE BUILDINGS LTD**  
Tel: 01483 200477  
www.antiquebuildings.com

## TEMPORARY ACCOMMODATION

**CARA-SALES**  
Static Caravans  
for Self Builders



**Buy-Rent-Sell**  
01482 633750  
info@cara-sales.com  
www.cara-sales.com

**Worcestershire Caravan Sales** Worcester Caravan Sales  
Used caravans from £1,000

Up to 200 used static caravans to view.  
Suitable for temporary accommodation.



From 28'x10' to 39'x13'.  
Two & three bedrooms.  
Some double glazed/central heating.  
Open 7 days a week.  
Guaranteed buy back.

www.worcestershirecaravansales.com  
Tel 01299 878872  
Email wcaravans@aol.com



**BE WISE** WHEN YOU ADVERTISE  
SBH IS INDEPENDENTLY VERIFIED BY ABC



## ADVICE & INFORMATION

National Self Build & Renovation Centre (NSBRC)  
0845 2234455  
www.nsbrc.co.uk

## AIR CONDITIONING & VENTILATION

EnviroVent  
01423 810810  
www.envirovent.com

Total Home Environment  
0345 260 0123  
www.totalhome.co.uk

## BATHROOMS & SHOWERS

Grant Westfield  
0131 337 6262  
www.grantwestfield.co.uk

## BI FOLDING & SLIDING DOORS

Garador Ltd  
01935 443 722  
www.garador.co.uk

## DOORS & WINDOWS

Phantom Screens (UK) Ltd  
01778 560070  
www.phantom-screens.co.uk

## GLASS & GLAZING

Red Glazing Systems  
0203 478 9610  
www.redglazingsystems.co.uk

## MASTIC SEALANTS

Domestic Mastics  
0208 7126142  
www.domesticmastic.net

## RAINWATER PRODUCTS

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

## STATIC HOMES

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

## TEMPORARY ACCOMMODATION

Amber Leisure Clacton  
01255 821190  
www.amberleisure.com

## TIMBER & JOINERY

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

EVEN MORE WAYS TO GET THE LATEST INFORMATION FOR SELF-BUILDERS! EVEN MORE WAYS TO GET THE LATEST INFORMATION FOR SELF-BUILDERS!



## www.sbhonline.co.uk

The Selfbuilder & Homemaker website is an online provider of past and present products and news items for the selfbuilder. Regularly updated with hundreds of press releases sbhonline.co.uk is a one-stop source for all the latest press releases providing you with access to information about products and services you require for your project as well as self-build relevant news and case studies.



## Digital Issue

The digital issue of Selfbuilder & Homemaker provides all the same content as the print issue with the added advantage of being instantly available whenever and wherever you have access to the internet. In addition to its ease of access the digital issue of Selfbuilder & Homemaker gives direct links to advertisers, allowing you to visit a potential supplier's website with the simple click of a mouse. Subscribe at www.sbhonline.co.uk



## SBH Newsletter

Emailed on a monthly basis, the Selfbuilder & Homemaker newsletter is designed to provide you with the latest information on products and services of interest, direct to your inbox. You can quickly gather a snapshot of information from up to 12 care-fully selected companies and easily follow links through to further information on www.sbhonline.co.uk, or go direct to the company's own website. Brochures and videos are also regularly available. Subscribe at www.sbhonline.co.uk



# Perfectly Crafted Oak Framed Homes



WELSH  
OAK  
FRAME

Award winning oak frame  
homes, extensions, garden  
rooms & orangeries.

**Planning – Architectural Design – Build**

Contact us:

01686 688 000

[info@welshoakframe.com](mailto:info@welshoakframe.com)

[welshoakframe.com](http://welshoakframe.com)

