

# selfbuilder + homemaker

NOV/DEC 2021

5

## TIPS FOR GETTING INSULATION RIGHT

Be part of the UK's effort to improve homes' building fabric by making sure the spec for your insulation is right

## Light relief

Lighting products to bring style, warmth and function to your home's spaces

## Home styling:

How to get the 'modern farmhouse kitchen' look

# *Told in their own words*

The story of creating a Baufritz home in Richmond was driven by a couple's set of project 'key words'



Established in 1975 Firman Glass is one of the leading independent glass processors in the UK, manufacturing toughened glass, laminated glass and specialist sealed units.

Based in Harold Wood Essex within 5 minutes of junction 28 of the M25 and half an hour from Central London we are ideally situated to service our ever growing and diverse customer base.

Manufacturing all forms of processed toughened glass, with comprehensive stocks of clear float, low iron, satin, body tinted, mirrors, laminated glass, acoustic laminated and fire rated glass.

With some of the most advanced capabilities in place Firman Glass is able to manufacture high quality products for all markets sectors including architectural, retail, leisure and domestic



# Glass Excellence

## Products

- Toughened glass
- Processing
- CNC shaping
- Laminated glass
- Toughened and laminated constructions
- EVA and Vanceva coloured interlays
- Fabric and decorative interlays
- Structural interlays
- Specialist insulating glass units
- Anti-slip glass
- Fire rated glass
- UV bonding
- Electric switchable glass
- Heated glass
- Decorative glass
- Sandblasting
- Colorfirm™ back painted glass

## Applications

- Structural glazing
- Glass floors
- Partitions
- Roof lights
- Balustrades
- Full height barriers
- Canopies
- Staircases
- Treads and stringers
- Shower screens
- Shelving
- Glass doors
- Acoustic reduction
- Fire rated
- Decoration
- Wall cladding
- Splashbacks
- Privacy
- Technical Support
- Nationwide Coverage



Further information is available from our sales and technical offices or visit [www.firmanglass.com](http://www.firmanglass.com)

Firman Glass, 19 Bates Road, Harold Wood, Romford, Essex RM3 0JH

Tel: 01708 374534 Fax: 01708 340511 Email: [sales@firmanglass.com](mailto:sales@firmanglass.com)



**Firman**

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



**PUBLISHER**

Anthony Parker

**MANAGING EDITOR**

James Parker

**ASSISTANT EDITOR**

Tom Boddy

**EDITORIAL ASSISTANT**

Laura Shadwell

**STAFF WRITER**

Roseanne Field

**CONTRIBUTORS**

Nichola Hunter  
Emma Hedges  
Heather Dixon

**STUDIO MANAGER**

Mikey Pooley

**PRODUCTION ASSISTANTS**

Georgia Musson  
Kimberley Musson

**ACCOUNT MANAGER**

Sheehan Edmonds

**SALES EXECUTIVE**

Nathan Hunt

**PR EXECUTIVES**

Suzanne Easter  
Kim Friend

**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...

Well, according to some, COP26, rather than showing us the path to really tackling climate change, was more of a 'cop out' in terms of carbon reduction commitments by some major Governments. Certainly, not having China present was a major flaw when it comes to tackling the great challenge of our age, as one combined international effort. Will it be up to companies and individuals, rather than politicians, to take the lead in the end?

Of course, we should not 'make the perfect the enemy of the good,' and all efforts must be applauded. There's a strong view that the UK has a special debt to pay on emissions, going way beyond our small current contribution (compared with say, China). The reasoning being that we started the Industrial Revolution, and the resultant emissions, well before anyone else.

Whatever the case, homebuilding is where we can make (and most self-builders are making) huge inroads. From big initiatives and investment like ground and air source heat pumps, to simpler and yet also onerous approaches like taping junctions to achieve air-tightness, and avoiding thermal bridges; good, robust design is the only answer. Employing an architect who really knows their stuff when it comes to building performance is surely the ideal way forward, if you want to keep U-values, and CO<sub>2</sub>, down.

Houses produce around 15% of our emissions, and with the Future Homes Standard about to kick in, the big agenda is now energy efficiency first, other considerations second. It's been said many times, but worth reiterating now that although going green can be a substantial investment, it ends up being good for your pocket, as well as the planet.

JAMES PARKER



## DATES FOR YOUR DIARY...

### HOMEBUILDING & RENOVATING SHOW

20 - 21 NOVEMBER, SOMERSET  
[somersethomebuildingshow.co.uk](http://somersethomebuildingshow.co.uk)

### PASSIVHAUS WORKSHOP

27 NOVEMBER, SWINDON  
[www.nsbrc.co.uk/whats-on](http://www.nsbrc.co.uk/whats-on)

### NSBRC GUIDE TO PROJECT MANAGEMENT

4 DECEMBER, SWINDON  
[www.nsbrc.co.uk/whats-on](http://www.nsbrc.co.uk/whats-on)

### BUILDING SYSTEMS WORKSHOP

10 - 11 DECEMBER, SWINDON  
[www.nsbrc.co.uk/whats-on](http://www.nsbrc.co.uk/whats-on)



ON THE COVER...  
© BAUFRIITZ (PAGE 14)

#### All Rights Reserved

Subscription costs just £12 for 6 issues, including post and packing. Phone 01435 863500 for details. Individual copies of the publication are available at £2 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



70



60



14

## REGULARS

06

### Ask the Expert: Cut your losses

Matthew Evans of Kingspan Insulation answers key questions around the materials and details to consider to avoid heat loss in your home

10

### Home Styling: Post-lockdown on the farm

Richard Bradley of V33 offers styling tips on achieving the 'modern farmhouse kitchen' look, and plants some seeds on possible finishes to go for

12

### Interior Inspiration – Lighting

A selection of products that will bring warmth, focus and colour to your interiors

83

### Classified & Directory



30

## PRODUCT FEATURES

27

### Going underground

Selecting and installing underground rainwater harvesting tanks can be a complicated process for self-builders, here David Stagg of Graf UK provides advice

53

### A window to the future

Phil Brown of Pilkington UK looks at three advanced glazing trends that can help make your project more sustainable, as well as some of the regulatory measures you need to be aware of when building or renovating your own home

57

### What makes a great offsite-constructed roof?

Before embarking on any self-build or home renovation project it's important to understand the difference between offsite manufacturing (OSM) and traditional build roofing. Chris Powell from Pasquil highlights the benefits of OSM

77

### Factoring in the future

Implementing clever design planning into your build will help you design a home that meets your needs, even as you get older. Yola Mealing of Stiltz explains

81

### Choosing a home lift

Steve Hill of Terry Lifts discusses the benefits and specifications for modern domestic lifts, and what you should consider for futureproofing your home





# CONTENTS

## NOV/DEC

## 2021

### CASE STUDIES

14

#### True to their words

When Astrid Woloszczuk and her husband set out on their self-build journey, they wrote a list of key words that captured how they wanted their new home to feel. The result's a project that has realised all their dreams – and much more

30

#### A brighter future

A couple looking to turn their cramped Victorian house in east London into a bright, open and spacious home for their growing family, used a fairly unproven architect to help them strike the right balance

44

#### Sussex ups and downs

For Ian Perry and his wife, building their own home in the Sussex countryside meant finally fulfilling a dream they'd held onto for many years, but it was a voyage of several discoveries, including Covid challenges

60

#### Highland society

After seven years in a caravan and the birth of their daughter, Ailsa and Jonny Laing decided it was about time to set up a proper home in the Highlands

70

#### Restoration drama

Carl and Rachel Philips invested everything they had in breathing new life into one of the oldest, and most fascinating, properties in Stratford-upon-Avon

### PRODUCTS

#### FINANCE & INSURANCE

24

#### SITE PREPARATION

Rainwater Harvesting

24

#### STRUCTURAL COMPONENTS

Floors

29

SIPs

42

Structural Flooring

29

Timber

40

#### BUILDING ENVELOPE

Doors & Windows

40

Garage Doors

40

Glass & Glazing

53

Insulation

58

Rainwater Products

56

Roofing & Cladding, Balconies

57

#### HEATING, VENTILATION & SERVICES

Fires, Fireplaces & Flues

67

67

#### INTERIORS

Bathrooms & Kitchens

69

Coatings & Paints

80

Interior Doors & Windows

80

Home Lifts

76

Stairs, Balustrades & Lifts

78

Walls, Partitions & Wallcoverings

78

#### SAFETY, SECURITY & SMART HOMES

82



# Cut your losses and save CO<sub>2</sub>

Improving insulation is at the heart of the country's mission to reduce CO<sub>2</sub> emissions in new homes.



Matthew Evans of Kingspan Insulation answers key questions around the materials and details to consider to avoid heat loss in your build, and lower its environmental impact

## WHAT'S THE RIGHT THICKNESS OF INSULATION FOR MY PROJECT?

To answer this, we need to look at the science behind insulation. The main role of insulation in your home is to prevent heat conduction, i.e. heat escaping. Different materials conduct heat at different rates and this is measured through their thermal conductivity (also known as a lambda value). For example, a material such as copper, which is very conductive to heat, will have a high thermal conductivity. This is why it makes a great choice for pots and pans.

To calculate how well a complete construction in your home (such as a wall) prevents heat loss from conduction, we first measure the thickness of each of the

materials used (bricks, insulation, plaster etc) and divide this by their thermal conductivity. This gives us a thermal resistance value for each material. We can use the values for all the materials, along with some additional parameters for things like fixings, fasteners, air gaps and other materials, to then calculate the total U-value (thermal transmittance) for the construction. The lower the U-value is, the better insulated the construction will be.

As insulation materials with lower thermal conductivities are more effective at preventing heat loss, you can fit a slimmer insulation thickness and still achieve a low U-value. A product's thermal conductivity should be clearly identified on its label. You can also find free U-value calculator tools online,

which let you enter details about your home's construction and target U-value, and will provide the correct insulation thickness for a particular product.

## WHAT'S THE RIGHT INSULATION MATERIAL FOR MY BUILD?

There are a wide range of materials on the market today, and the right choice will depend on your budget and the specifics of your project. Below are some of the most common options.

Glass mineral wool and rock mineral fibre are relatively cheap, with good acoustic properties. This can be helpful if your home is near an especially busy road. The downside is they have relatively high thermal conductivities, meaning a thicker layer of insulation will be needed.

PIR (rigid boards) are designed with much lower thermal conductivities than mineral wool or fibre insulation. They're also lightweight, making carrying and cutting easier.

Phenolic boards have all the benefits of PIR insulation but typically have an even lower thermal conductivity. This means you can insulate your home to a really high level while keeping constructions slim.

Vacuum insulation panels (VIPs) are a specialist solution with extremely low thermal conductivity. They can be a great problem solver for applications like insulating above an existing solid floor while minimising any loss of headroom. As the panels themselves cannot be cut or pierced, they're typically supplied in different dimensions together with rigid insulation of the same thickness which can be cut to fill gaps.



## WHAT OTHER THINGS DO I NEED TO CONSIDER?

It's important to be aware that how your insulation is fitted will have a major impact on how it performs. In well-insulated homes, as much as 30%

*You can fit a slimmer insulation thickness and still achieve a low U-value*





**radiana**®  
CEILING COOLING

Invisible  
Silent  
Healthy  
Environmentally Friendly  
Cooling System

Eco  
Alternative  
to Air Con



## Thermal Comfort

- Silent
- Draught Free
- Doesn't dry out your skin
- Doesn't rely on blowing air to cool a space



## Building Aesthetics

- No need for fan coils or cassettes
- No fan coils or cassettes on internal walls or ceilings
- No additional condensers required
- Utilise your existing heat pump



## Fast and Easy to Install

- Simple installation
- Number of trades on site reduced
- 1 x bonded panel
- Closed loop system
- No maintenance required internally



## Carbon Footprint

- No gases used in the building
- No potential leakage
- Reduced contribution to climate change



## Health Benefits

- Increased air quality
- Controlled humidity
- Reduced dust, allergens, and spread of germs



## Energy Efficiency

- 30-40% energy saving over Air Con
- Water transports 3500 x more energy than air





of heat losses can occur because of thermal bridging. This is where materials which are more conductive to heat than the insulation create a 'bridge' between the inner and outer face of a construction. These bridges often occur around windows and doors, or at junctions between the wall and floor or roof due to gaps in the insulation layer, or inconsistencies in its thickness. In addition to allowing more heat loss, they can also lead to issues with condensation and dampness.

To prevent this, your architect should create drawings of all of the key junctions (or use existing ones from manufacturers), to check that the insulation will limit thermal bridges. Your installers then need to carefully follow these, ensuring the products they fit match those used for the calculations.



## WHAT ARE THE IMPLICATIONS IF I INSTALL A HEAT PUMP?

Heat pumps operate most efficiently (and affordably) at lower flow temperatures than conventional gas boilers. This means it is crucial to ensure all parts of your home are well insulated so it retains heat more effectively, allowing you to get the full benefit of these systems.

Good insulation levels are particularly important if you're fitting an air source heat pump. These use external air as their source of heat, and as temperatures drop, they have to work harder to extract it. If your home allows lots of this heat to

escape, your bills could increase significantly. It's also much more complicated and expensive to improve insulation in areas like floors or walls at a later date, so it pays to get it right from the start.

## DO I NEED TO CONSIDER OVERHEATING?

As our climate warms, we're likely to experience heat waves which are more frequent and intense, increasing the risk of properties overheating. This shouldn't stop you insulating your

home to a high level, or mean you have to compromise its energy efficiency. Instead, you should look at design features to minimise heat gains.

These can include adjusting the orientation of your house, changing the size or orientation of windows, and fitting windows that don't allow as much solar heat in, or adding external shading, insulating hot water pipes, and even fitting more energy efficient appliances which will release less heat when running.

*Matthew Evans is GB head of technical at Kingspan Insulation*





# Engrained with passion and quality for over 100 years.



## Trusted partners to the UK Housebuilding Sector

Scotts Timber Engineering is powered and backed by Scotts of Thrapston Ltd and over 100 years worth of timber construction experience. As leaders in both technology and innovation, we work with a large number of both Regional and Volume Housebuilders across the UK and have built and sustained a proud and long standing reputation for designing and producing a comprehensive range of timber engineering solutions for all project types and sizes.

**Speak to a member of our Design Team today on 01832 732366.**



**Roof  
Trusses**



**Metal Web  
Joists**



**Porches &  
Canopies**



**Car Barns  
& Car Ports**



# POST-LOCKDOWN ON THE FARM

Richard Bradley of V33 offers styling tips on achieving the 'modern farmhouse kitchen' look, and plants some seeds on possible finishes to go for in your build

Most people would understand completely what a traditional farmhouse kitchen look would entail. Images of gingham curtains, plenty of wooden surfaces and rustic, mismatched furniture spring to mind. But what is the 'modern' farmhouse look? Essentially it's a stylish fusion of traditional farmhouse elements with the contemporary parts of kitchen design that make our modern lives easier. It is essentially the best of today's lifestyle alongside the best of those simpler times gone by. The result is a kitchen that is light and airy, usually with sleek, modern cabinets, but which features details evoking that charming and cosy atmosphere of the rustic farmhouse.

The unfussy, lustrously finished kitchen that has been popular for some time has its place, particularly in very modern homes such as new urban apartments. However, we do not have to be living in the middle of the countryside to yearn after a cosier look. People are placing greater importance on home and family, post-lockdown. They are enjoying, more than ever, the reassurance that a comfortable, welcoming space brings, particularly since we are spending more time working from home. No wonder, then, that the modern farmhouse kitchen is currently so popular.

For self-builders building new properties or homemakers renovating existing ones, there are a multitude of areas they can consider in order to achieve the modern farmhouse look for the kitchen.

The first is to ensure that light and space are optimised in the room. The modern farmhouse kitchen should have plenty of both. Next are the architectural features that should be designed in, retained or uncovered. Modern farmhouse kitchens often showcase traditional materials, so think exposed wooden beams, brick interior walls or floors made of stone or timber. For new-build projects, specifying such materials for walls and floors is ideal.

The cabinets in any kitchen are likely to be the first thing to draw the eye. Sleek, contemporary designs combined with statement brushed metal hardware achieve that perfect modern farmhouse balance of contemporary with a nod to rustic. Brass hardware here can add warmth.

When choosing a colour for cabinets to achieve the modern farmhouse effect, neutral tones are a must, and grey shades are ideal. When painting them, instead of painting all cupboards and cabinets in the same shade, think about using different greys for two or three surfaces. This will help to achieve the impression of a collection of unrelated pieces of furniture that is characteristic of a farmhouse kitchen. The effect will be cohesive, but more charming than formal. Then consider painting your wall tiles in white to add to the light and airy look, and to form a backdrop for utensils and accessories.

Seek out a satin finish paint specifically formulated for cupboards and cabinets: a good result will not be achieved in just

*A stylish fusion of traditional farmhouse elements with contemporary kitchen design*



any paint. Pick one requiring no undercoat, and that has been specially developed to renovate high-use surfaces. The right combination of polymers will result in a paint that is extremely durable and resistant to culinary and domestic stains. It should allow regular and easy cleaning without altering the colour and finish of the paint. Look for paint that can be used on new or old kitchen furniture, and is suitable for use on untreated, varnished or painted woods, melamine, laminate, kitchen tiles, plaster and glass,





so that pretty much all bases are covered.

Preparation of surfaces is essential in order to achieve a good quality finish. Projects should commence by painting the angles, mouldings and joints of the surfaces involved. Work should be done on small surfaces at this stage. Then follow with successive cross strokes. A second coat should not be started while the first is still drying. Leave to dry for six hours, but not exceeding 12 hours, before applying a second coat in the same way.

Other key elements that feature in the modern farmhouse kitchen include antique or industrial components. These can be incorporated in particular in the choice of lighting.

Another excellent design tip is to incorporate open shelving featuring not only useful items, but also visually appealing ones. The use of a dresser is ideal for displaying crockery and accessories in natural materials, such as wicker baskets or wooden items. Wooden accents elsewhere can take the form of

worktops and furniture.

Achieving a modern farmhouse look for the kitchen means being able to enjoy the conveniences of contemporary life, while enjoying a hint of the comforting essence of a bygone era. Smooth lines, neutral colour tones, space, light and natural materials combine to make this a kitchen look we can enjoy at a time when reassuring comfort is a must.

*Richard Bradley is marketing manager at V33*



1



# INTERIOR INSPIRATION: LIGHTING

Different aspects of lighting such as colour and brightness have the power to influence how you feel about a room – which is why it needs to be considered in the early stages of design. Here are a few products to spark some ideas

**1. The Tropical Palm Leaf Pendant Light** by **Audenza** is a glamorous new addition to their lighting range. The golden palm leaves create an array of shadows on the ceiling above when lit, and the pendant is a thing of beauty in itself when unlit. It's made from iron with a beautiful gold finish. The light is priced at £185.

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

**2.** Carrying on with the tropical theme, **Margo & Plum's** antique finish **Palm Tree Floor Lamp** will bring some excitement into your home. This distressed gold finish metal lamp lends itself to any stylish decor while illuminating those dark little corners. It will sit perfectly in a hallway or sitting room. Price: £149.

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





2



3



4



5

3. The **Brompton Outdoor Light** by **dar lighting group** features an 'old iron' finish and 'antique' textured glass to make it the perfect finishing touch for traditional and period style homes. Of cast aluminium alloy construction, the wall light is IP44 rated and suitable for outdoor environments. Price: £126. [www.darlighting.co.uk](http://www.darlighting.co.uk)

4. **DelightFULL's Yellow Sinatra Suspension Chandelier** was inspired by Frank Sinatra's song 'New York, New York'. Handmade in brass and with a nickel plated finish, Sinatra reflects the popular classics from the mid-century period of design. The three lamp shades provide a distinctive look, and are crafted in aluminium. Price: £1,512. [www.delightfull.eu](http://www.delightfull.eu)

5. **Skinflint's Decorative 1930s opaline pendants by Phillips** include opaline glass with ribbed detailing, and a spun copper 'gallery' that's true to the original design. Proving a soft diffused glow, free from glare, they make beautiful feature lights at home. The Skinflint pendants are available priced at £390. [www.skinflintdesign.com](http://www.skinflintdesign.com)

6. Enhance your workspace with the **Blue Drake Desk Lamp** by **The House Office**, an elegantly designed adjustable desk lamp. The painted blue metal base with matching shade desk lamp is paired perfectly with light wood, and stylishly finished with chrome detailing. Price: £87.95. [www.thehouseoffice.co.uk](http://www.thehouseoffice.co.uk)



6



CASE STUDY

# TRUE TO THEIR WORDS

When Astrid Woloszczuk and her husband set out on their self-build journey, they wrote a list of key words that captured how they wanted their new home to feel. The result's a project that has realised all their dreams – and much more

TEXT EMMA HEDGES IMAGES BAUFRITZ









When living in an Edwardian townhouse in London with three young children started to feel “somewhat squeezed,” former management consultant Astrid Woloszczuk and her husband embarked on a search for their next home. “At first we looked for bigger houses, but none of them had what we wanted in terms of practical living space,” recalls Astrid. Having exhausted the possibilities of what was available on the market in their area, they started to think about building their own home, but again, they weren’t spotting any potential developers whose work they loved. But when the Baufritz name came up in their research, the more the couple learned about the company, the more they felt drawn to them.

“I liked the concept that it’s a pre-build prefabricated house but they don’t tell you what the design has to be – they are high quality, but also very flexible,” she explains. “I looked at others in some detail but I just couldn’t make

them work – at the end of the day they were very prescriptive, down to the fact they even have their own kitchen provider. I liked the fact that Baufritz said you can come with any architect and do whatever you want, as long as you stick within certain measurements.”

Having found a road near Richmond Park where a lot of the existing houses had been demolished and redeveloped, they settled on a property on a plot that seemed to offer what they were looking for. By this point Astrid had compiled a scrapbook of design ideas, where she meticulously outlined all elements of how she wanted the house to look, from her vision for the outside, through to the facades, materials, and staircases, as well as the kitchen, living room and bathrooms. “We also did a word cloud of what we wanted from the house,” she reveals. “We had words like ‘playful, colourful, fun, luxurious, spacious, and clutter-free’. But we did not have words like ‘stately, grand, quiet,

## LOW POINT

“Planning was by far the biggest challenge – we had appeals and complaints from the neighbours. It took six months to prepare for planning permission – and two years to get it.”



# Your home. Your story.

A Baufritz home is of unique beauty and quality. It is tailored precisely to your wants and needs. As a fully managed project, it is built to the highest possible standards. Be inspired by the story of self-builder Astrid Woloszczuk and her family domicile in London at [www.baufritz.co.uk/homestories](http://www.baufritz.co.uk/homestories)



Baufritz (UK) Limited, Phone +44 (0) 1223 235632, Mail [enquiries@baufritz.co.uk](mailto:enquiries@baufritz.co.uk)



**BAUFRITZ®**  
WIR BAUEN GESUNDHEIT





## ASTRID'S TOP TIPS

- \* Really take time in the planning stages. Think through how you would use every room. Not just superficially, but really thinking about how if it was a normal day in a normal week, what would you be doing in each room? How would you use it? What would you want in it? I think I got to the stage where I'd mentally really 'lived' in the house way before we moved in!
- \* Be very clear about the emotions you want to convey with the house, and the feelings that you want to have in it. I recommend doing a simple task like sitting with the people who you're going to live with, and coming up with a list of words that represent what you want, and what you don't want from the house.

elegant or formal'. We worked out what sort of feelings we wanted associated with the building."

Additionally, Astrid put together a spreadsheet model in which every cell was a 10 x 10 cm<sup>2</sup> footprint of the house, and mapped out a rough layout of all the rooms. "Then we gave that as a brief to our architects and they were amazing in taking all these disparate thoughts and putting them into something that was quite stunning," she says. While Baufritz was involved at this point, the team only interjected whenever they thought that any of the ideas in discussion presented practical challenges or concepts that might prove costly.

But although so far each phase had proved problem free, obtaining planning permission for the build itself was to be another story. In spite of the fact that there was no specific architectural aesthetic in the local area, there was a mix of Tudor, Georgian, Victorian and Edwardian period styles, and complaints were coming in around the couple's proposed contemporary design. "Then the planners couldn't tell us what they wanted in terms of the envelope of the building – their problem was not the look of it, but that they thought it protruded slightly too far into the back garden." Eventually, however, issues were resolved in a face-to-face meeting with the planning office, and finally they were able to proceed.

*"I liked the concept that it's a pre-build prefabricated house but they don't tell you what the design has to be"*

With the project back on track, it was time for some final decision making. During a pre-sampling trip to Germany over a long weekend, Astrid and her husband looked in detail at the show homes and design centre, making key structural choices alongside Baufritz's team of designers. Ahead of the second week-long sampling trip to finalise every detail, Astrid sent in her scrapbook to streamline the process, and when they arrived they were presented with a preselection of every product needed for them to narrow down. "It helps if you have a vision," she says. "I wanted to have a white wash oak floor, so we told them that in advance, and they showed us three different shades of white wash, and then four different grain levels. Each with a different price tag so you then decide which one




theEDGE2.0

# ULTRA-SLIM

SLIDING DOORS



BRING THE OUTSIDE IN  
NARROW 20MM SIGHTLINES  
ULTRA SMOOTH OPERATION  
SLENDER FRAME DEPTHS  
LARGE GLASS PANELS MAXIMISE LIGHT

 find out more

[idsystems.co.uk/theedge20](https://idsystems.co.uk/theedge20)

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

**IDSystems**  **20**  
innovative glazing years of  
glazing innovation

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





## CONTACTS/ SUPPLIERS

FLOORING, PLUMBING,  
PLASTERING, ELECTRICS,  
UNDERFLOOR HEATING  
SYSTEM, WINDOWS,  
DOORS, ROOF AND  
BUILDING MATERIALS

**Baufritz**

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

**KITCHEN CABINETRY**

**SieMatic**

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

**APPLIANCES**

**Gaggenau**

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

**BOILING WATER TAP**

**Quooker**

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

**BATHTUB AND  
WASHBASINS**

**Duravit**

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

**TAPS AND SHOWER  
FITTINGS**

**Axor**

[www.axordesign.com/int/](http://www.axordesign.com/int/)

you want to do."

Problems around the configuration of the main bathroom were solved in a designated empty room at the centre that is specially created to iron out design issues. "They have moveable walls, and they can build it to be roughly the space of your room. Then they have a bathtub and a toilet which you can move around to different positions, which helps you visualise it a bit more," she says.

The build itself took 12 months to complete. A leak in the basement at the start of the process threatened to set them behind schedule, but after it had been resolved Baufritz picked up the pace to put them back on track. With Baufritz overseeing all the contractors, Astrid visited the site around twice a week to check in on progress.

The finished, timber-constructed house is visually stunning, and broadly based over four terraced levels. Astrid says: "Now it's finished, I like the fact that it's built with wood and not with bricks – I think it's not only much healthier for us, it's much more sustainable."

She sums the design up: "Imagine a shoe box,

and cut out one corner and shift that by half a storey. It's only four floors, but at every landing we have an actual room." The garden at the back is sympathetically designed, with an emphasis on simplicity so the children can play in it freely and safely.

A stand-out feature of the property is its generous proportions, and in particular the expansive open-plan design at the heart of the ground floor. "It's very large and the area is split not by walls, but with levels," says Astrid. "For example the living room is a quarter level down from the kitchen, and then we have a kind of bar sitting room which is half a level down. Then it all revolves around a central open space."

Constructing this area was complex as the couple were keen to keep it free of pillars to maintain the sense of spatial flow, so they needed to incorporate extra steel beams. "We effectively have taken out all the pillars that you normally need for a wooden construction, but Baufritz didn't stop us in any way – they just pointed out where we would need another steel frame. Getting rid of all the supporting pillars was definitely our biggest extravagance – that



## Europe's No. 1 for doors



- Automatic garage doors with BiSecur radio system

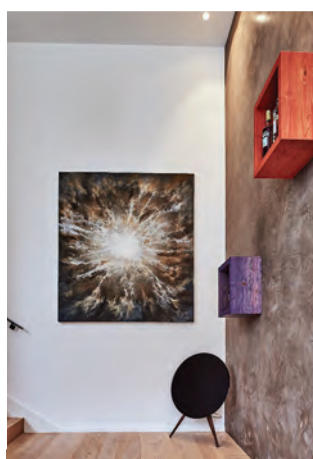
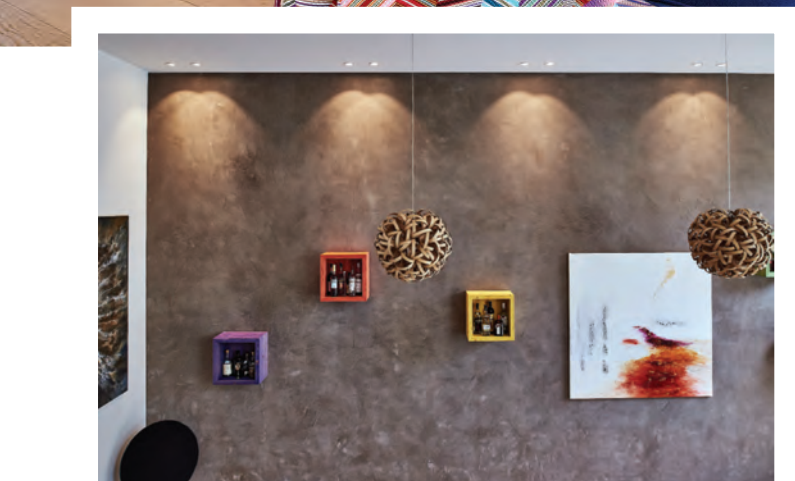


- Aluminium entrance doors with RC 3 security as standard



- Steel doors with thermal break and high thermal insulation





required lots of steel!"

In spite of the vastness of the room, it has a warmth that the couple have created by introducing plenty of colours and textures into the mix, and this is a theme that they have extended throughout the build's interior. However, sitting on the sofa in this central space is Astrid's favourite place to be in the whole house. "From that position you are, in a way, hidden and seen by everyone at the same time – it sounds a bit strange, but it's very secluded even though it's in the middle of a huge open space. The architects were very clever in looking at how you can see from one end of the house to the other – there are lots of lines of sight that give you a lot of connection. So we can all be connected even if we're in our own separate area."

So how does this house compare to their previous home? "The house we had previously, we had bought something that someone else had built, and it was as close as we could get to something we liked. But I think it's an amazing opportunity to have a plot of land and start from

## *The finished house is visually stunning, and broadly based over four terraced levels*

scratch. This is our house and we made the decisions," says Astrid. And while a self-build project is definitely something she would consider doing again, she finds the idea of moving from this house difficult to entertain. "I can't imagine that we'd leave this house and go somewhere else in London. I can't possibly see why we would ever do that," she says. "This property has absolutely changed our quality of life. It's bigger and it's so much better built – I got everything I wanted," she says simply. ■

### **HIGH POINT**

"The second sampling trip, where in the space of a week we decided on almost all the windows, trimmings, all the floors and the bathrooms – we effectively painted the 'base canvas.' We couldn't 'see' the house yet, but we could at least start to appreciate it and understand it. Building with Baufritz is interesting because you build in your head for such a long time even before work actually starts."



**evolution®**



## ENTRANCE DOORS REDEFINED

Change the way you  
think with timber  
alternative doors.

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



**COVID-19 SAFE WORKING**

**H.D. services LTD**

With over 30 years experience, we offer bespoke solutions for the domestic market across the South East. Feasibility can usually be determined with a site postcode.

**WATER SUPPLY & SOAKAWAY BOREHOLES & DRAINAGE SOLUTIONS**

Independent water supply for irrigation or consumption\*  
Soakaways, drainage fields and other drainage solutions.  
\*subject to analysis and suitable filtration

**RENEWABLE HEATING**

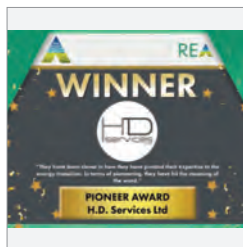
Reduce heating bills by up to 50%  
Groundwater can be used as a heat source for an Open-Loop Ground Source Heat Pump which could meet all hot water and heating needs.

**SEWAGE TREATMENT SYSTEMS**

Our bespoke systems are designed to meet the needs of individual clients and comply with strict discharge legislation.  
Servicing contracts are offered on all our installations.

enquiries@thehdgroup.co.uk | 01494 792000 | www.hdservicesltd.co.uk

## A one-stop solution for self-builders



**H.D. Services Ltd** are an award-winning, family run company operating throughout the South East. We specialise in the construction and development of boreholes and soakaways and the installation of sewage treatment systems and open-loop ground source heat pumps in the South East. From waste and drainage solutions to independent water supplies and renewable heating options – we offer a one-stop solution for self-builders, developers, contractors, consultants and architects. We have been winning awards since 2015, most recently winning the REA Pioneer Award 2020 and Small Scale Project of the Year 2021 and RHI Installer of the Year 2021 at the East of England regional Energy Efficiency Awards.

01494 792000 [www.hdservicesltd.co.uk](http://www.hdservicesltd.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)

# 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.

Protek provide insurance for new build, conversion, extension and renovation projects anywhere in the UK.

- 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:  
[proteksselfbuild.co.uk](http://proteksselfbuild.co.uk) or 0333 456 8030



Protek Group Limited is an Appointed Representative of Arthur J Gallagher (UK) Limited who is Authorised and Regulated by the Financial Conduct Authority (Firm Reference Number 312919)





**SELF-BUILD  
INSURANCE**

# **SITE INSURANCE STRUCTURAL WARRANTY**



We are the market leader in *Self-Build Insurance* in the UK!

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 aid all survey services you may need during the build or for the warranty provision. On completion, we can provide you with a 10-Year Structural Warranty that is approved by the majority of Lenders in the UK!

**0345 230 9874**

**WWW.SELFBUILDZONE.COM**





**RainWater Harvesting  
Limited**

## Holistic Water Management

Harvesting roof water as a  
**SuDS** solution

To prevent flooding

**AND**

Rainwater for toilets, washing  
machines and outside use

To prevent stress on our mains water supply

## Sustainable Water for The Future

**Rainwater Harvesting Ltd**

**01733 405 111**

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



**GRANITE**  
Building Warranties

**Specialist Brokers of  
Self-Build Warranties,  
Site Insurance &  
Building Control**

**With over 25 years  
experience in the industry,  
we can assist with securing  
the best cover for your  
project.**

## Easy step-by- step process

Please contact Ed, Kelly or Rob  
Tel: 01284 365345  
Ed Mobile: 07968 119620  
Kelly Mobile: 07706 410804  
Rob Mobile: 07811 340411

Building Warranties & Latent Defects Insurance  
Independent Brokers

[Ed@granitebw.co.uk](mailto:Ed@granitebw.co.uk)  
[kelly@granitebw.co.uk](mailto:kelly@granitebw.co.uk)  
[rob@granitebw.co.uk](mailto:rob@granitebw.co.uk)  
[www.granitebw.co.uk](http://www.granitebw.co.uk)



# Going underground

Selecting and installing underground rainwater harvesting tanks can be a complicated process for self-builders, here David Staggs of Graf UK provides advice

People's increasing interest in rainwater harvesting, which was particularly noticeable during Covid lockdowns, means there is now a perplexing plethora of storage tank options on the UK market.

Many are manufactured in the UK, while some are imported from Germany and other European countries. They come in many different shapes and sizes, with some suitable for over-ground storage and some for the more discreet underground.

Perhaps the most important consideration when choosing which underground one is right for you, is the groundwater level on the site you are going to be installing the system on.

If the water table is high, there are low-profile shallow tanks which can be completely submerged in groundwater and still be guaranteed to stay in the ground, even though the pressure of the groundwater surrounding them could cause them to pop up out of the ground.

Tanks installed in groundwater should have vertical hole features so the groundwater can surround them and pass up through them without building up pressure from underneath and around the sides, which pushes against the tank and causes it to pop upwards.

It is nevertheless important to design the drainage around the tank to try and remove the groundwater from immediately around it. A perforated pipe that circles the tank can collect groundwater and divert it to the nearest drainage point, or ideally somewhere several metres away.

Another important consideration is whether the rainwater harvesting tank you choose requires a concrete or a granular gravel backfill. Sometimes this depends on the type of tank, or the depth in which the tank is being installed; it can also depend on the loading which is going to be imposed on top of the tank.

Tanks that require a concrete surround typically take longer to install and so the labour costs can be more expensive. Concrete is also more expensive than gravel. Tanks that require a gravel surround can generally be installed in as



little as half a day. But because the gravel can simply be backfilled and compacted in layers, you don't have to wait for it to set like concrete so it's a much quicker process.

Whichever installation method is used, it's vital the manufacturer's instructions are followed so their warranties will stand. Many tanks are provided with warranties of 10+ years but builders and contractors should follow the instructions to the letter to ensure responsibility lies with the manufacturers even once the tank is in the ground.

Another important consideration is whether the tank filter is an internal, integral part of the structure or it's an external pre-tank filter which requires two access covers and two manhole lids. If the filter is inside the tank, one lock on the top gives easy access to the filter. It helps if the filter package is manufactured by the same company that manufactured the tank.

When it comes to backfilling the tank with gravel or concrete, it's important to

fill them with water beforehand. Most manufacturers suggest this is done in stages, such as filling the tank with 300 mm of water and surrounding it with 300 mm of aggregate. And repeat until the tank is completely full of water and

*Whichever installation method is used, it's vital the manufacturer's instructions are followed so their warranties will stand*





completely backfilled.

It should go without saying that one of the most important considerations when installing a rainwater harvesting tank is

to keep it as clean as possible during installation, although this is often hard to do.

Cleanliness inside the tank is of

paramount importance because its water is going to be used for your washing machine, flushing toilets and your outside tap. If dirt or soil, or bits of gravel or stone, find their way into the tank during installation because the access points have not been covered, the whole system could be affected. It could mean the tank has to be completely cleaned out as soon as it starts to be used.

Ensure the tank is installed with the access covered or the lid temporarily already on, and that the people installing it are aware it's not a septic tank! Yes, it has happened!

Finally, consider what type of lid you require. On most tanks, you'll have two options – a standard lid with pedestrian loading for a garden or a driveway-loading lid. These are usually cast iron and will take a light traffic load, typically a car or van.

If the tank is being installed in an access road or in a commercial property where lorries and HGVs may pass over it, then this must be considered to ensure the lid, and the tank underground is capable of withstanding the load above it.

*David Stagg is technical product specialist at Graf UK*



At **Total Waste Water Systems (UK) Ltd**, our goal is to not only help you with your drainage needs but to make the process easy and problem-free for you. We are a full-service design and supply company with a wide range of experience. We can help you whether it's for a simple pump station or treatment plant to a multi-dwelling development or commercial building.

With all aspects of supply and design, we work closely with a number of architects for design and build projects. Our excellent reputation and long list of satisfied clients attest to our superior craftsmanship, attention to detail, clear communication, honesty and integrity. Just ask for our client reference list.

Let's discuss your ideas! Your free consultation is just a phone call away!

**01335 342246**

**info@totalwastewatersystemsuk.co.uk**

**www.totalwastewatersystemsuk.co.uk**



**now shipping with  
free delivery!**



## Solution Fires expands into Ireland



**Solution Fires**, the new generation of highly efficient, authentic and stylish electric fires has expanded into its first international market, with a major distributor listing. The manufacturer will now be supplying its electric fires to over 70 retail outlets in the Republic of Ireland and Northern Ireland, via leading distributor European Stoves & Fireplaces which has a Dublin-based head office. European Stoves & Fireplaces will be distributing the entire range of Solution

Fires, allowing home-owners the complete freedom to choose the electric fire that best suits their needs and styling preferences. Solution Fires have been designed and manufactured with optimal controllability of heat, light and sound as the critical elements.

[www.europeanstovesandfireplaces.ie](http://www.europeanstovesandfireplaces.ie) [solutionfires.co.uk](http://solutionfires.co.uk)

## From neglected bungalow to forever home



When Mark and Jayne Holdsworth bought a neglected 1960's bungalow in Leeds, they could already envisage a fantastic forever home. The extension programme comprises demolition and renovation stages as the couple reconfigure their home and construct a three-storey extension to take advantage of the stunning West Yorkshire countryside. The Holdsworths' builders' merchant, Howarth Timber, recommended **West Fraser's** CaberDek and the results spoke for themselves! "We needed a hard-wearing

heavy-duty product that provided protection from the elements. With CaberDek that's exactly what we got!" said Mark. Samples of CaberDek can be ordered on the website.

[uk.westfraser.com](http://uk.westfraser.com)



## Would you compromise? We won't

For over 60 years, **Simpson Strong-Tie®** has focussed on creating connectors that perform under the toughest of conditions, helping you build safer, stronger homes and buildings. With more than 1,000 product solutions, the company is proud to offer the widest connector range in the UK and Europe. While Simpson Strong-Tie's business and products may change to meet the needs of its customers, the values are steadfast and continue to guide the company in the work it does every day. Total peace of mind, whatever you're building or renovating. Whether off the shelf, or custom manufactured bespoke orders, the quality and variety of product lines gives engineers and builders more freedom to design flexibly, while offering reliability and proven performance Building designers the world over specify Simpson Strong-Tie 'or equal'. Thing is, there is no equal when it comes to structural connectors. Simpson Strong-Tie only offers 'premium' and that goes for every aspect of what it designs, tests and manufactures. And it goes to the heart of how it deals with everyone who comes into contact with its products, services and people. Simpson Strong-Tie's mission is to help people design and build stronger, safer structures. Would you compromise? We won't.

01827 255600 [www.strongtie.co.uk](http://www.strongtie.co.uk)



**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





## CASE STUDY

# A BRIGHTER FUTURE

A couple looking to turn their cramped Victorian house in east London into a bright, open and spacious home for their growing family, used a fairly unproven architect to help them strike the right balance

TEXT ROSEANNE FIELD IMAGES ADAM FIRMAN



Finding a home in London with enough space for a family is no easy task, as Lorin and Saliha Van Nuland discovered when looking for one that would accommodate their changing needs. They'd not done major home renovations before, they were interested in doing a project, and this led them to take on a house in Hackney, although it wasn't the standard 'fixer upper.' "You're always trying to find the best of all worlds – which is challenging when you're in London," Lorin explains. "In hindsight I think we overpaid a little – it was a bit too 'nice' internally given that we wanted to do a project."

They stripped the house back, reconfiguring the entire layout, excepting the master

bedroom, added a rear and side return extension and converted the loft. An architect friend (who specialises in commercial projects) recommended they go with another practice, Studio 8FOLD. Lorin explains: "We were pretty much one of their first large projects, so it was a bit of a leap of faith on our part, but we did not regret it at all, they were fantastic."

### PLANNING & DESIGN

The design was a true collaboration with the architects, which Lorin says worked extremely well to resolve his and Saliha's sometimes conflicting views. "When you're designing a house as a couple, your decisions don't always align, so considering what two people want is

### LOW POINT

"When we opened up the roof, plus delays on some key items, particularly the kitchen – it was the last important point of the project and it delayed our moving in by almost two months."

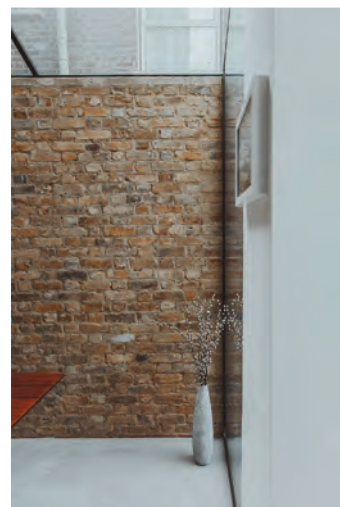
– Lorin





*Originally, the kitchen door was planned to sit on the opposite side of the back wall to where it ended up*





challenging and I think they did an outstanding job," he says. "I veer more towards modern, Saliha is more rustic, so it was marrying up those two design 'languages' which they did really well."

One of the main areas where Studio 8FOLD were key was obtaining planning permission. "The planning rules are still a bit arcane around here," Lorin says. "Hackney is one of the more flexible councils in London, but they were still a little disappointing in terms of the design restrictions they imposed." The couple wanted full height glass on the loft conversion, intending to make that the master bedroom, but planning wouldn't allow it. They also wanted to extend outwards in the bathroom and put the shower in a 'box,' but these ideas were also shut down by planning. "The architects were very helpful in steering the design towards something that could make it through planning," explains Lorin.

Overall they were most pleased with how the practice managed to achieve a sense of space that the house was previously lacking. "The house is not that big, but through the design – particularly in the loft, it feels super spacious, because of all the natural light," Lorin says. One feature in particular that helps keep light flowing through the house is the open staircase in the extension, which features metal cut-out risers.

Lorin and Saliha did agree that the main objective should be to create more space in the house. "I wanted to increase that as much as we could, as well as bring a lot of light in, and get another bathroom," explains Saliha, adding, "We also wanted to make it homely for the

family." Having worked with children previously, she was confident she knew how to make the home comfortable as well as suitable for children – and since completing the house the couple have welcomed their first son.

Throughout the project the couple faced a few further design challenges. The kitchen was one of the biggest, thanks in part to difficulties getting it through planning due to their intention to knock the walls down and create one large open space. "We played with a lot of different models – built into the dining area, an island, no island; in London you don't have much space so you have to make sure it doesn't feel too cramped or crowded," explains Lorin.

Originally, the kitchen door was planned to sit on the opposite side of the back wall to where it ended up – a change Saliha made midway through the project. "I said 'I want to walk all the way through from the living room into the garden, let's change it'," she says. "So we had to change the design again, but it made more sense to me to do it that way. It's okay to review things, if it's still possible to change, go for it."

In the same vein, Saliha and Lorin changed their mind on paint colours halfway through painting – both internally and externally. "You don't know what it's going to look like," Saliha says. "They thought I was crazy! But I need to look at it all day long so I'd rather have it the way I want!" Lorin concurs that choosing paint colours was one of the trickiest parts of the design process. "To try and make them flow is not easy," Saliha adds. "But we managed, and it's fun now."

## LORIN & SALIHA'S TOP TIPS

- \* Work with architects that understand your design philosophy and your expectations, and are willing to guide you in a realistic way on costs and timeframe
- \* Find a reliable contractor – it saved this project for us. Find someone honest who won't waste your time or try to jack up the bill for no reason
- \* Whatever your budget is, times it by two!
- \* Prepare yourself emotionally, particularly when you do it with a partner – it puts a lot of strain on your relationship
- \* If you can, get the washing machine away from the living space!



# SAHTAS<sup>®</sup>

*terracotta products*



- **Certified quality – 30 year guarantee**
- **Available from stock**
- **14 factory blended colours**
- **Free estimating service**
- **Stockists across the UK**

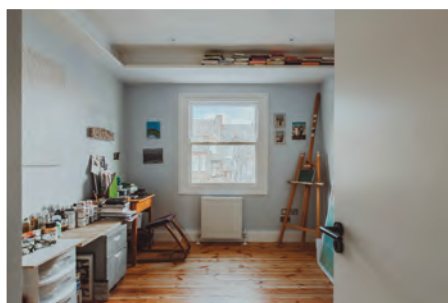


Call Sahtas on **01604 434909** or  
email **sahtas@sahtas.co.uk**

**www.sahtas.com**







## GETTING THE WORK DONE

Both Lorin and Saliha had an active role on the project – Lorin project managing, and Saliha sourcing products. “It was helpful to have our architect friend to ask for advice in that regard,” Saliha says. The contractor helped Lorin with the project management but it was mostly him, which he says was “extremely stressful! I think for people doing this for the first time, you have to make so many decisions without a reference point,” he explains. With products varying hugely in cost he and Saliha found it tricky to know what was worth spending extra money on, and where they could spend a bit less. “Emotionally you always veer towards the most expensive option, somehow it feels like it must be better!”

When it came to finding a builder, the couple got several quotes, and their chosen contractor, Geosky, quoted both the lowest price and shortest timescale. This was a “red flag,” says Lorin, making them “question if there was anything hidden, but there wasn’t.” Saliha continues: “They’re just very hardworking people, we were very impressed.”

The quotes varied hugely, with the most expensive coming in at around 80% more than their chosen builders. But despite the cheaper price, Lorin and Saliha admit it was still more than double what they initially thought the project would cost them. “It was a pretty bitter pill to swallow!” Lorin admits.

They then faced an eye-wateringly high unexpected cost early on in the project, when opening up the roof revealed the house’s four

*“I veer more towards modern, Saliha is more rustic, so it was marrying up those two design languages” – Lorin*

chimneys were supported by gallows brackets only – something no longer accepted by Building Regs. “We had to put steels in, which was very unpleasant,” says Lorin. “It cost around £15,000 overall.”

Subcontractors were sourced by Lorin and Saliha, but it wasn’t a huge undertaking as only a handful were needed. They installed an eco-friendly woodburner in the living room – they had wanted an open fireplace, but environmental rules in London meant they couldn’t – which required a specific contractor. They also needed a specific contractor to install a fire curtain in the living room to comply with regulations regarding open plan living. “It’s a bit absurd because it’s a really small space, but it was that or a sprinkler system which was even

## HIGH POINT

“It was really exciting when the loft was being built, it opens everything up and suddenly the space just felt super big. Also when they put the glass in for the side return extension because that’s when we saw everything coming together.”

– Lorin





POTTON  
A KINGSPAN COMPANY

# WE HAVE TAKEN THE SELF BUILD ACADEMY ONLINE

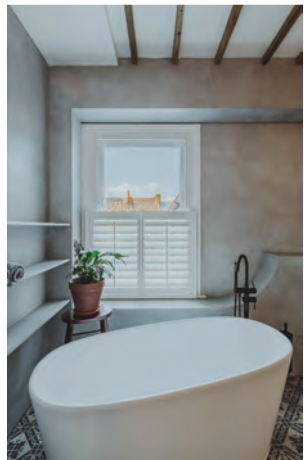
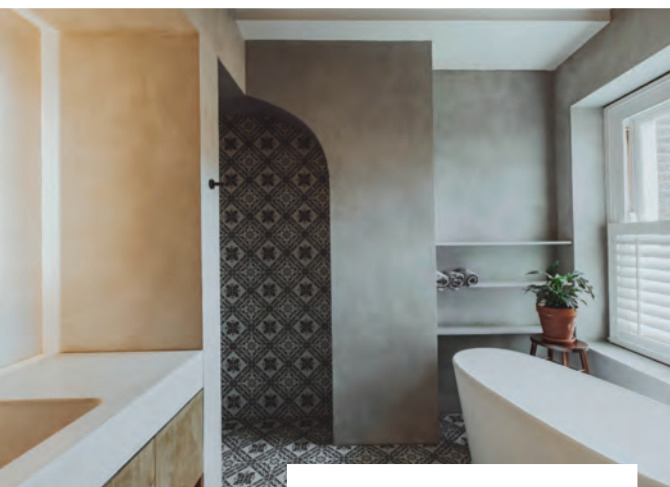
VIEW OUR SELF BUILD COURSES FOR **FREE** AT  
[www.potton.co.uk](http://www.potton.co.uk)



## COVID-19 UPDATE

We are still open for business, we are just working hard from home. It'll take more than this to slow us down!  
To see how we can **keep your project moving**, visit [www.potton.co.uk](http://www.potton.co.uk) or call us on **01767 676400**





more expensive," Lorin explains. "Other than that, Geosky did everything themselves."

Once work was underway, they faced no major delays, and in fact completed it in less time than the nine to 12 months they anticipated. They started in April 2019, and were finished by November; getting completed before Covid hit was, Saliha admits, "very lucky!" They lived elsewhere while the work was done, though we're close enough to have weekly site meetings with the architects and builders and be on hand to make decisions whenever necessary.

Work could have been completed sooner had they not faced a couple of delays with materials. Lorin says he found coordinating lead times with the overall programme one of the more stressful elements of the project. He gives an example of the glass for the rear extension, the arrival of which was delayed by a couple of weeks which he says threw the entire schedule off. They also faced problems with their kitchen, which came from a Danish company. Being keen cooks, they adjusted the design midway through the project to incorporate a bigger sink, but this meant waiting an extra month and even delaying their moving in date. It was "a huge headache," Lorin says.

He adds that there was one other major disappointment, in terms of improving the home's efficiency. They installed underfloor heating in the kitchen and bathrooms, new windows and better performing insulation.

However, Lorin had hoped to add a heat pump and solar panels but found "planning isn't very accommodating for that in London currently," he says. The flat roof on the loft conversion would have been ideal for solar panels, but it would have meant submitting a separate planning application which would have been both costly and time consuming.

#### INTERIOR DESIGN & LAYOUT

When Lorin and Saliha bought the house it was two storeys with two good size bedrooms and a tiny third bedroom. The house now boasts four bedrooms – two on the first floor and two within the loft conversion – with what was the second bedroom converted to a large family bathroom. "It's unusual to have such a large bathroom, but it's really nice, we've got a freestanding tub, big walk-in shower, and giant sink we can bathe the baby in," Lorin explains. "The design idea came from an Italian island called Alicudi," explains Saliha. "Everything was made out of concrete, it was rustic and easy to use, no splashing from the sink...it's my favourite room!"

The ground floor is fully open plan, with the living room at the front descending into the kitchen in the rear extension. They also added a toilet under the stairs, and a second bathroom within the loft conversion. A studio at the back of the garden provides Saliha with a space to paint, and storage space has been incorporated wherever possible throughout the house,

## CONTACTS/ SUPPLIERS

### ARCHITECTURAL DESIGNERS

**Studio 8Fold**  
[www.studio8fold.com](http://www.studio8fold.com)

### MAIN CONTRACTOR

**Geosky Construction**  
020 3289 4334

### STRUCTURAL ENGINEER

**SSA Super Structure  
Associates Consulting  
Engineers**  
[www.superstructuresassociates.co.uk](http://www.superstructuresassociates.co.uk)

### APPROVED INSPECTOR

**Stroma**  
[www.stroma.com](http://www.stroma.com)

### POLISHED CONCRETE

**Sobo**  
[www.bysobo.com](http://www.bysobo.com)

### GLAZING

**Maxlight**  
[www.maxlight.co.uk](http://www.maxlight.co.uk)  
**ODC glass**  
[www.odcglass.co.uk](http://www.odcglass.co.uk)  
**Kloeber**  
[www.kloeber.co.uk](http://www.kloeber.co.uk)  
**Southern Windows**  
[www.southernwindows.co.uk](http://www.southernwindows.co.uk)

### ELECTRICAL & LIGHTING

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

### BATHROOM APPLIANCES

**Lusso Stone**  
[www.lussostone.com](http://www.lussostone.com)

### KITCHEN

**Reform Copenhagen**  
[www.reformcph.com/en](http://www.reformcph.com/en)

### KITCHEN APPLIANCES

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

### EXTERNAL DOORS

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

### PAINT

**Farrow & Ball**  
[www.farrow-ball.com](http://www.farrow-ball.com)





## LUXURY MEDIA WALL ELECTRIC FIRES



BUILT IN FIRES ● STOVE ● TUNNEL ● INSET ● SUITES

INFO@SOLUTIONFIRES.CO.UK

01462 813138

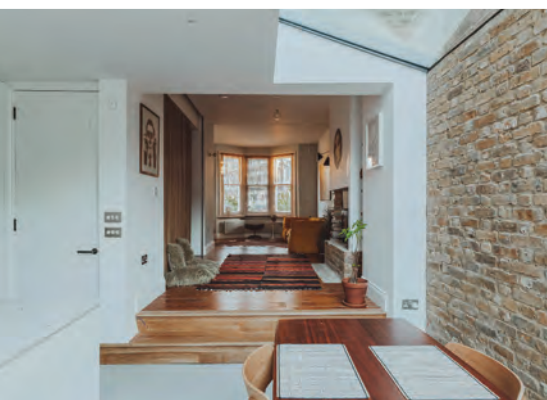
📞 @SOLUTIONFIRES 📷

**solution**  
fires

EXCELLENCE IN ELECTRIC

WWW.SOLUTIONFIRES.CO.UK





including a small space off the living room. "It was something the architects came up with," Saliha says. "Initially I didn't want it, but actually I'm very grateful to them, storage space is something we really needed."

Saliha has mixed feelings about designing the interior. "It was fun, but it's a lot of responsibility," she explains. "You question yourself, and at some points we were just tired of making decisions!"

The couple included a few extras, such as Sonos speakers throughout the house and a reverse osmosis water filter system, which Saliha highly recommends. They also installed fibre cables and outlets throughout, though Lorin now says it's unnecessary! "Don't waste money on it, because you simply don't need it; everything is wireless," he advises. Saliha's only minor regret is choosing not to install a shower tray with the walk-in shower (against the architects' advice). "Water gets everywhere, but I was so stubborn – maybe I should have listened! But design-wise it wouldn't have looked as nice."

Overall they're both over the moon with the results, with Lorin saying the design of the skylight-enhanced loft conversion is something he's particularly pleased with. "It just feels so spacious. People can't believe this is a Victorian house because it just feels so big," he says. A couple of elements – a skylight in the side return extension and the woodburner – were almost culled because of budget constraints, and both Lorin and Saliha now pick them as some of their favourite aspects. "It feels so light in here, it

*Lorin had hoped to add a heat pump and solar panels but found "planning isn't very accommodating for that in London currently" – Saliha*

makes it such a pleasant house to live in," says Lorin.

Having a house they can grow into as a family means there are no plans for another project in the UK currently. However, they would like to buy a property in the Mediterranean, and work on creating a summer house for the family. "I have so many other ideas!" Saliha says.

Lorin admits the money they've spent on this house means if they were to try and sell, they'd be unlikely to see much profit. "It was a passion project," he says. "From a financial point of view it's not the best investment, but we get so much joy out of living here it's worth every penny." ■



# ecodan<sup>®</sup>

# Build a

# Sustainable

# Future

- / Multi-award-winning range of ultra quiet air source heat pumps
- / Smart control via Hey Google and Amazon Alexa
- / Reduce your running costs and carbon emissions
- / Qualify for generous Renewable Heat Incentive (RHI) payments

[ecodan.me.uk/sbh2](https://ecodan.me.uk/sbh2)







## Oak frame buildings ideal for self-assembly or by our expert team

Please visit our website [oak-designs.co.uk](http://oak-designs.co.uk) to see further examples of our product range and special offers. You can also now design your own garage using our 'Quote my Design' tool online.



SPECIAL OFFER

THE RYDAL KIT  
**£13,499+ VAT\***

*\*T&Cs available upon request.  
Offer ends 31/12/2021.*

Multi Purpose Buildings | Garages | Porches | Home Offices  
Gazebos | Garden Buildings | Garages + First Floor

**01273 400411**

[sales@oak-designs.co.uk](mailto:sales@oak-designs.co.uk)  
[www.oak-designs.co.uk](http://www.oak-designs.co.uk)



## Unlock your property's potential



Keeping a self-build project on track can be tricky but thanks to online builders' merchant **Door Superstore**, getting a handle on your door deliveries has just got that little bit easier. Door Superstore has made it simpler than ever to choose, purchase and install its products from across its 14000 strong range of internal and external wooden, glazed and composite doors, available in a variety of colour options and with a wide selection of accessories. Whether you need inspiration

or help with installation, the Door Superstore website also features a variety of how to guides and technical articles, with the team's customer service advisors on hand to provide support from start to finish.

**01752 422 501** [www.doorsuperstore.co.uk](http://www.doorsuperstore.co.uk)

## Garador offers secured by design accreditation



**Garador** is now offering Secured by Design (SBD) accreditation, across nearly all of its sectional garage door range. The highly regarded SBD status is being offered as a free upgrade on all Garador sectional garage doors, ordered from October 2021 onwards, that meet certain eligibility requirements. In order to gain the Secured by Design accreditation, the product and installation must meet strict criteria. These include the Garador sectional garage door being a 42 mm Premium insulated model,

without windows, fitted behind the opening and automated by a GaraMatic operator. The GaraMatic operator is engineered with an anti-lift kit to prevent forced entry.

**01935 443722** [www.garador.co.uk](http://www.garador.co.uk)



Contact us  
today for a  
**free quote**



## Trading Standards and Which? approved Timber Frame House Specialist

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)



# MAKE SURE YOUR TIMBER STANDS THE TEST OF TIME



**Celcure products protect your timber from the elements for up to 60 years**

**An all-encompassing range of solutions for fencing and outdoor projects**

**Relied on for projects around the world for decades**

**Proven performance for Use Classes (UC) 1-4**

**Part of the industry-leading Koppers family of products**

Celcure is the renowned, high-pressure treatment range from Koppers, using a waterborne, alkaline copper quaternary preservative system and borne from decades of research and technology.

**But all you need to know is: it works.**

**Tried, tested, trusted.**

**[www.kopperspc.eu](http://www.kopperspc.eu) | [kpc.uk.sales@koppers.eu](mailto:kpc.uk.sales@koppers.eu) | +44 (0)1628 486644**

™ Protim Solignum Limited trading as Koppers Performance Chemicals. Koppers is a registered Trademark of Koppers Delaware, Inc. Whilst every attempt has been made to ensure the accuracy and reliability of the information contained in this document, Protim Solignum Limited gives no undertaking to that effect and no responsibility can be accepted for reliance on this information. Information will be updated when the need arises. Please ensure you have an up to date copy. All products are produced by independently owned and operated wood processing facilities. All other trademarks are trademarks of their respective owners. Koppers Performance Chemicals, Protim Solignum Limited, Fieldhouse Lane, Marlow, Buckinghamshire, SL7 1LS. Visit: [www.kopperspc.eu](http://www.kopperspc.eu), Email: [kpc@koppers.eu](mailto:kpc@koppers.eu), Call: +44 (0)1628 486644, Fax: +44 (0)1628 476757. Registered in England 3037845. © Copyright 2020.





**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)

## Arridge Garage Doors Since 1989




**REVIEWS**  
4.82 Rating

- Top Brands
- Discounted Supply only to trade and retail
- Quality installation service available

[sales@arridgegaragedoors.co.uk](mailto:sales@arridgegaragedoors.co.uk)  
[arridgegaragedoors.co.uk](http://arridgegaragedoors.co.uk)  
 01691 670 394






**SIPCO**  
Structural Insulated Panels

◀ SIP design & Manufacture

◀ Full house kits

◀ Extension kits

Sipco have successfully completed over 200 projects to date. We can provide references on our work and welcome potential clients to visit our production facility to discuss their requirements with our technical team.

◀ Contact Information

please visit our website  
[www.thesipcompany.com](http://www.thesipcompany.com)  
 or alternatively email  
[info@thesipcompany.com](mailto:info@thesipcompany.com)  
**0151 424 5346**








# A cracker of a project – self-build in Lincolnshire



Fulfilling the meaning of “Crackerjack”, which means an exceptionally good person or thing, everything about Crackerjack Barn is exceptional; from the barn style building itself to the stunning views of the surrounding land, and incorporating Jo’s Great Grandfather’s name Jack.

Having previously lived in the Cotswolds, working long and intense hours in London for Jo and Greg came to realise it was time to move back to Jo’s Lincolnshire roots and seize the opportunity to build their dream home.

The land the house was built on once belonged to Jo’s Great Grandfather, where he lived for most of his life but sadly the house was beyond repair. Now standing proudly on the land is the home that Jo and Greg designed themselves.

By the end of 2017 plans began to form for the initial designs of the property. The couple created a list of necessities as well as a ‘wish list’ for their potential home, visiting show homes and looking up plans online for inspiration. There were many variations of design before settling for a Potton timber frame building beautifully complimented by George Barnsdale timber windows and doors.

As works began in August 2018 and

with winter quickly approaching, the need to have the house watertight before the weather turned was essential. Having gained quotes from other companies, it was George Barnsdale’s UK manufacturing that was the key selling point.

Wanting Crackerjack Barn to maintain an authentic feel to a traditional barn, they opted for double height windows to allow as much light in as possible. With the house being south facing, the windows had reflectors added to keep rooms cooler in the summer months.

Choosing a traditional front door surrounded by large glass panelling gives a modern barn twist that floods the entrance way with natural light.

Adding two sets of bi-fold doors to the kitchen to feel connected with the outside and allow for socialising when hosting summer BBQs. The couple took their time viewing samples and colours before deciding on dusty grey (RAL7037) for the windows and wanting a vibrant front door, they chose purple violet (RAL 4007).

“We knew we wanted grey for the windows. At the time, anthracite grey was very popular, but we wanted something lighter and softer. For the doors, we changed our minds on the colour scheme several times, but after seeing a sample of purple violet, we knew it would look great for

Crackerjack Barn and we’re really pleased with the final results!” Jo said.

Deciding to add a touch of glamour, they chose a set of French doors in the main lounge, also finished in dusty grey. The special touch is an additional bi-fold door in the master bedroom giving stunning views of the summer sunsets over the farmland surrounding this beautiful barn home.

When it comes to maintenance of their George Barnsdale products it couldn’t be easier, “we have a window cleaner scheduled for every 4 weeks, he cleans with only distilled water and the windows really sparkle afterwards!”

The final touch to the windows was the double glazing with titanium warmedge spacer bars, opting for a darker spacer bar allowed for the double glazing to blend into the building. Giving a modern finishing touch was the addition of our classic collection hardware in polished chrome.

Greg project managed the house build from start to finish, and worked tirelessly for the duration. He even spent a solid four months tiling the kitchen and bathroom himself, but it was very much worth it when Jo and Greg moved into their forever home within 11 months, in late June of 2019.

**01775 823000**  
[www.georgebarnsdale.co.uk](http://www.georgebarnsdale.co.uk)



## CASE STUDY

# SUSSEX UPS AND DOWNS

For Ian Perry and his wife, building their own home in the Sussex countryside meant finally fulfilling a dream they'd held onto for many years, but it was a voyage of several discoveries, including Covid challenges

TEXT ROSEANNE FIELD IMAGES IAN PERRY



Doing a self-build was something Ian Perry and his partner had been thinking about for some time. But it was an episode of *Grand Designs* that really cemented their thoughts. "The one thing that really inspired us was watching the Huf Haus going up on *Grand Designs*," Ian says. "That crystalised our ideas. We'd always thought it would be nice to build something ourselves."

The biggest hurdle for them was finding a plot of land, a task Ian admits they found "strenuous and quite disappointing in many ways." Eventually they found a plot near Storrington in West Sussex, an area unfamiliar to them. Nonetheless, they went to talk to the estate agents, only to find the land had been sold to a developer. They offered an alternative plot, which although more expensive, suited them





*There was another bureaucratic obstacle when some planning requirements from the initial consented application weren't resupplied or copied over to the final document*

## LOW POINT

"Certainly Covid, and Brexit. Also the planning required for the garden."

better, being only a two minute walk into town.

The next step, in July 2018, was to decide on a build method. Over the years they'd visited various self-build exhibitions in Birmingham, London, and Sandown, so "had a good idea of the sort of house that we wanted," Ian explains. They considered various kit builders – around four or five estimates says Ian – but decided to go with Scandia-Hus, after visiting the firm's showhouses in West Grinstead.

## PLANNING

The plot already had outline planning permission – having built his house next door, their neighbour – their land's former owner – was planning a replica on the site, but never got round to it. In fact, says Ian, "he used it as his dumping ground. So not only did we have to cut out all the forest that we were left with, but we had to clear a lot of other garbage out."

They hired a gardener to clear greenery as well as erecting a fence but unfortunately after finishing the fence, he didn't return. A groundworking firm then cleared the rest of the site, which included "a lot of digging," Ian explains. The consented planning permission was for an 'upside down' house – partly inspired by the previous owner's time living in Sweden and also because of the plot's substantial slope. Ian was in favour of continuing this approach: "Being built on a bank, it makes sense," he says.

Being within three years of the initial approval meant Ian could submit a 'reserved matters' application. Despite a local resident warning Ian that he would "hate my guts while we were building," he assured him they "would be best of friends afterwards!" Scandia helped the couple mitigate the disruption, which Ian says was an onerous process, especially when it came to the landscaping. "It required the garden design to be approved by neighbours, and if there were any changes they had to be consulted," Ian explains. "It had to have all the planting seasons, Latin names – despite the fact the next door neighbour has got artificial grass

front and back!" They also had to ensure all delivery vehicles stayed on the site, which was sometimes a challenge. "One of our neighbours very kindly let us cut off a corner of his plot so we could get vehicles on more easily," he adds.

There was another bureaucratic obstacle when some planning requirements from the initial consented application weren't resupplied or copied over to the final document. This meant that "when the build started, the project manager was unaware of them," says Ian. "We had to actually stop for nearly two months."

The project manager, Dilys Wilson-Layton, was recommended to them by Scandia, one of several recommendations the firm made. Despite Dilys being Somerset-based, they went with her as it made sense from a financial perspective. Also, explains Ian, "she has local contacts, her father is living nearby so we didn't think it would be too much of a problem." However looking back, he says it would have at times been better if she had been nearer the site. "Little things we thought we were going to get, we didn't," he says. "The pathway up to the front door has lots of little steps, we wanted a slope but missed that at the time."

Part of their reasoning for choosing a more 'cost effective' project manager was that the design Scandia had initially come up with was costing far more than they had anticipated. "We had to tell them to scale it back," Ian says. The design is based loosely on the company's Adelia showhouse, but "turned upside down," he comments, "as we decided we would have one big reception room upstairs plus a bedroom, so we hacked it about until it's almost not recognisable as the showhouse," Ian explains.

They had a few key design requirements: they wanted the house to be energy efficient and bright, as well as having at least three bedrooms. Crucially, it also needed to be comfortable for them both for the foreseeable future. "We had a lot of input in the design," Ian explains. They had some small issues with necessary plumbing elements such as soil pipes





## HIGH POINT

"Moving in, even though it wasn't finished. And when we got the flooring down upstairs, that certainly made it look no longer like a building site, that made it start looking like a home."

not originally appearing in the designs. "You see this lovely bathroom and then they say 'you're going to lose a bit of that so we can put a soil pipe in'," he says. "We went through about three or four meetings and redesigns, but they were toying with a basic plan rather than changing anything dramatically."

### PROGRESS

Once the design and planning were taken care of, Ian and his wife waited for the sale of their existing house to go through in order to have the money to fund the build. Work finally began on site in June 2019, with substantial site clearing work. "The scrub just blossomed in the interim period," Ian says. They also had to bring utilities to the site which presented a few problems. "The project manager had to help me fill in all the forms, like choosing ducting size," explains Ian. Their initial groundworker also didn't correctly join the ducting for the telephone wires so another trench had to be dug last minute. He pays tribute to the work of UK Power Networks, saying that with their help, "we finally got it all sorted!"

Due to the nature of the site only the upper floor was constructed using timber supplied by Scandia – the lower floor is built in concrete as it's dug into the hill. The lower floor slab was laid by September 2019 and the concrete walls poured in October 2019. In December 2019 the block and beam for the first floor was laid, and the timber frame for the upper floor was erected by February 2020.

Not long after this of course, Covid hit, which

took their builders off site for a few weeks. The couple also had some issues with some 'temporary' fixes during Covid becoming permanent fixtures, such as in glue-laminated timber beams. "Bolts that were meant to be temporary stayed there – by the time they needed to come out it was too late, it would collapse," explains Ian. Unfortunately, he says, the "glulams were covered in MDF to hide the holes." They were nice and slim and they're now a bit more chunky."

They also suffered from materials shortages. "The project manager got hold of some Portuguese plaster, which you have to treat in a different way," says Ian, and managed to exchange. "People were driving up to Oxford from down here just to get plaster."

The couple were renting a property nearby so they could be onsite as much as possible to track progress and make decisions. They moved into the house in September 2020, despite it not being quite finished, but they needed to, to ensure things got finished. "The longer we stayed in rental accommodation the longer it was going to drag on," Ian says.

The main contractor for the project was recommended to them by Scandia, though it was the project manager who took care of subcontractors. Being based in Somerset, a lot of her contacts were there, however the cheaper labour rates proved beneficial. "We paid for Airbnbs, and they would come up for a week or two," Ian says.

Sustainability was really important for the pair, and they installed an air source heat pump which



WHAT  
DOES  
YOUR  
HOME  
SAY  
ABOUT  
YOU?



SAY IT WITH  
**PRESENCE**



SAY IT WITH  
**SOPHISTICATION**

[www.cedral.world](http://www.cedral.world)

SAY IT WITH  
**CEDRAL**  
ROOFS | FACADES





feeds the underfloor heating throughout the house, as well as solar panels, triple glazed windows throughout, and they have an electric car with an EV charging point installed. "We are trying to be very efficient," says Ian. They had several problems with the heat pump but having finally had it reprogrammed recently, they now get a "faultless service," says Ian. "One of the first problems was they supplied the wrong sort of water tank. A new one was fitted in January, but we still had problems, it's only recently it's been reprogrammed."

The couple had a set budget, but needed their 20% contingency. In fact, says Ian, "I think we went to about 40%!" "There were certain things we had to give up." One was an MVHR system, but they discovered they would in any case have to install ducting for a full extraction system on the lower floor, having previously been told extractor fans would suffice. "Building Control said no, it had to be more significant," explains Ian.

The entrance is at the upper floor level, which is where the open plan lounge, dining room and kitchen are. Off this area is a utility room, and the master bedroom. Downstairs are two further bedrooms, one of which is currently used by their son, a study, store room and plant room.

When it came to choosing interior fixtures and fittings, the couple were inspired partly by American house styles. "My wife's brother lives in the US, and we've visited and were actually quite inspired by the houses he's lived in; that was the way we wanted to live," Ian says. "We didn't want a fake 'olde worlde' look, it would

*Sustainability was really important for the pair, and they installed an air source heat pump which feeds the underfloor heating throughout the house*

have looked awful in this particular setting. It was to be in keeping with a modern house so it had to be a modern design."

One area they struggled with was sourcing tiles. "We looked at so many and they were basically white, beige or grey. Then we were recommended somewhere local, JW Ceramics, by the kitchen company – they had a vast selection in various colours, they really were first class." The kitchen company, Alexander, were also local and, says Ian, were "very good and came well recommended. They tailored it so that it fits in very nicely."

Although passionate about installing the latest eco-friendly technology in order to live as sustainably as possible, the couple drew the line

## IAN'S ADVICE

"Don't think it's going to go smoothly all the time. Be prepared for things that go wrong that require you to reconsider things that you wanted to do. We would have liked to do other things but we couldn't afford it in the end so we had to compromise."



**NEW STORE**  
NORTHAMPTON  
NOW OPEN

**Clarke**  
GENERATORS

FROM ONLY **£229.00** (incl. VAT)  
£274.80 inc. VAT

ALSO  
HYUNDAI DIESEL  
GENERATORS UP TO 125KVA

MODEL	KVA	VOLTS	HP	EXC. VAT	INC. VAT
PG2500A	2.2	230	5.6	£229.00	£274.80
PG3800A	3	230	5.6	£269.00	£322.80
PG3800ADV	3	110/230	5.6	£299.00	£358.80
PG6500ADV	5.5	110/230	9.7	£569.00	£688.80

PG3800A  
Honda engine models available

# Machine Mart

65 SUPERSTORES NATIONWIDE

*Britain's Tools & Machinery Specialist!*

**FREE CATALOGUE**  
GET YOUR FREE COPY!  
IN-STORE  
PHONE 0844 880 1265  
ONLINE [www.machinemart.co.uk](http://www.machinemart.co.uk)

**500 PAGE**

**GIFT CARD!**  
BUY AND REDEEM:  
✓ IN-STORE  
✓ ONLINE ✓ PHONE

**Clarke** ELECTRIC FAN HEATERS

DEVIL 2850

FROM ONLY **£39.99** (incl. VAT)  
£47.98 inc. VAT

DEVIL 7003

MODEL	HEAT OUTPUT KW	EXC. VAT	INC. VAT
DEVIL 2850	2.8	£39.99	£47.98
DEVIL 7003	3	£67.99	£81.59
DEVIL 7005	5	£89.99	£107.98
DEVIL 7009	9	£139.99	£167.98
DEVIL 7015	15	£199.99	£239.98

**Clarke** TURBO FAN GAS HEATERS

DUAL VOLTAGE 230/110 VOLT

FROM ONLY **£39.99** (incl. VAT)  
£47.98 inc. VAT

PROANE GAS FIRED

MODEL	MAX OUTPUT KW	EXC. VAT	INC. VAT
Little Devil II	10.3	£89.99	£107.98
Devil 700	15	£109.99	£131.98
Devil 900	24.9	£149.99	£179.98
Devil 1600	36.6	£179.99	£215.98
Devil 2100	49.8	£259.00	£310.80
Devil 4000	131	£449.00	£538.80

**ROTARY HAMMER DRILLS**

SDS+

Powerful heavy duty professional drill ideal for trade use

CON1500RDV

FROM ONLY **£62.99** (incl. VAT)  
£75.59 inc. VAT

INC 13MM KEYED DRILL CHUCK, 2X CHISELS, 3X SDS+ DRILL BITS & CARRY CASE

**Clarke CONTRACTOR**

CIRCULAR SAWS

Great range of DIY and professional saws • Ideal for bevel cutting (0-45°)

CON185

FROM ONLY **£44.99** (incl. VAT)  
£53.98 inc. VAT

Includes laser guide

**18V BRUSHLESS COMBI DRILLS**

2 forward and reverse gears

powered by **Li-Ion**

CON180LI

FROM ONLY **£99.99** (incl. VAT)  
£119.98 inc. VAT

2x4AH 4Ah Li-Ion

MODEL	VOLTS	BATTS	EXC. VAT	INC. VAT
CON180LI	18V	2x 2.0Ah Li-Ion	£99.99	£119.98
CON180LI	18V	2x 4.0Ah Li-Ion	£129.00	£154.80

**Clarke** HEAVY DUTY PETROL POWER WASHERS

Can draw own water

PLS195B

FROM ONLY **£259.00** (incl. VAT)  
£310.80 inc. VAT

MODEL	PRESSURE BAR/PSI	ENGINE HP	EXC. VAT	INC. VAT
Tiger1800B	110/1595	3	£259.00	£310.80
Tiger2600B	180/2610	4	£339.00	£406.80
Tiger3000B	200/2900	6.5	£389.00	£466.80
PLS195B	182/2640	5.5	£469.00	£562.80
PLS220	230/3335	9	£639.00	£776.80
PLS265B	225/3263	13	£899.00	£1083.80
PLS360	180/2610	13	£939.00	£1126.80

**Clarke** DIESEL/PARAFFIN HEATERS

FROM ONLY **£199.99** (incl. VAT)  
£239.70 inc. VAT

Ideal for fast efficient heating

- Extra-long run fuel tanks - up to 53 litres
- Variable heat output with thermostat control

XR80

MODEL	MAX OUTPUT	EXC. VAT	INC. VAT
XR60	14.7KW	£199.99	£239.70
XR80	20.5KW	£249.00	£298.80
XR110	29.3KW	£298.00	£357.80
XR160	46.9KW	£369.00	£442.80
XR210	61.5KW	£419.00	£502.80

**Clarke** ALUMINIUM TELESCOPIC LADDERS

NEW RANGE

FROM ONLY **£109.00** (incl. VAT)  
£131.80 inc. VAT

MANUFACTURED TO LATEST EN STANDARDS

SOFT CLOSE

TL-2C

MODEL	FULL LENGTH (M)	EXC. VAT	INC. VAT
TL-2C	3.2	£109.00	£130.80
TL-3C	3.7	£132.99	£159.59

**Clarke** BELT SANDERS

MAKITA

Ideal for surface removal, sanding and finishing

CBS2

FROM ONLY **£39.99** (incl. VAT)  
£47.98 inc. VAT

MODEL	MOTOR	M/MIN	EXC. VAT	INC. VAT
Clarke BS1	900W	380	£39.99	£47.98
Clarke CBS2	1200W	480	£89.99	£107.98
Makita 9911	650W	75-270	£99.99	£119.98

**PROFESSIONAL ROUTER**

Plunge depth up to 60mm

- Variable speed
- Inc. 1/4", 3/8" & 1/2" collets

CR4

ONLY **£99.99** (incl. VAT)  
£119.98 inc. VAT

**ANGLE GRINDERS**

CON1150

FROM ONLY **£28.99** (incl. VAT)  
£34.79 inc. VAT

MODEL	DISC (MM)	MOTOR	EXC. VAT	INC. VAT
CAG800B	115	800W	£28.99	£34.79
CON1150	115	1150W	£29.99	£35.98
CAG250C	230	2350W	£56.99	£68.39

**airmaster** TURBO AIR COMPRESSORS

Superb range ideal for hobby & semi-professional use

TIGER 16/550

FROM ONLY **£109.99** (incl. VAT)  
£131.98 inc. VAT

MODEL	MOTOR	CFM	TANK	EXC. VAT	INC. VAT
Tiger 8/260	2HP	7.5	24lt	£109.99	£131.98
Tiger 11/550	2.5HP	9.3	50lt	£149.99	£179.98
Tiger 16/550	3HP	14.5	50lt	£219.99	£263.98
Tiger 16/1050	3HP	14.5	100lt	£269.99	£323.98

**Clarke** PETROL DUMPER TRUCK

3 forward gears with reverse • Narrow 760mm width, fits through most doorways

BIG 125LTR bucket

4 WHEEL DRIVE

COT300

FROM ONLY **£1299.00** (incl. VAT)  
£1558.80 inc. VAT

BIG 16" ALL TERRAIN TYRES

**Clarke** DRYWALL SANDERS

DWS180

FROM ONLY **£59.99** (incl. VAT)  
£71.98 inc. VAT

DWS 225LR

Ideal for dry sanding & smoothing hard to reach areas

DUST EXTRACTION OUTLET

MODEL	DISC SIZE	EXTENSION	EXC. VAT	INC. VAT
DWS180	190mm	HANDHELD	£59.99	£71.98
DWS225LR (230V)	225mm	UP TO 1.7M	£99.99	£119.98
DWS225LR (110V)	225mm	UP TO 1.7M	£109.99	£131.98

**Clarke** SUBMERSIBLE WATER PUMPS

Auto ON/OFF float switch

FROM ONLY **£39.99** (incl. VAT)  
£47.98 inc. VAT

HUGE CHOICE INC. BOOSTER PUMPS IN STOCK NOW

Pumps solids up to 30mm diameter

MODEL	MAX FLOW LPM	MAX HEAD	EXC. VAT	INC. VAT
CSE400A	115	8.0m	£39.99	£47.98
PSV3A	133	8.0m	£44.99	£53.99
PSV1A	140	5.5m	£54.99	£65.99
PSP125B	116	7m	£69.99	£83.98
PSV5A	217	7.0m	£99.99	£119.98

**Clarke** PETROL PUMPS

STANDARD, SEMI & FULL TRASH

Delivery & Suction hose in stock

FROM ONLY **£169.99** (incl. VAT)  
£203.98 inc. VAT

\*Can pump solids up to 15mm dia.  
\*Can pump solids up to 28mm dia.

PW50A

MODEL	TYPE	MAX FLOW	MAX OUTLET	EXC. VAT	INC. VAT
PW50A	Standard	550L/min	2"	£169.99	£203.98
PW80A	Standard	1100L/min	3"	£189.00	£226.80
PS75A	Semi-trash	750L/min	3"	£259.00	£310.80
PF75A	Full-trash	1300L/min	3"	£349.00	£418.80

**Clarke** AIR COMPRESSORS

110 VOLT

FROM ONLY **£298.00** (incl. VAT)  
£357.60 inc. VAT

REBEL 65

MODEL	MOTOR	CFM	TANK	EXC. VAT	INC. VAT
REBEL 65	2HP	8.8	50lt	£298.00	£357.60
RACER 9/50P	2HP	9	50lt	£359.00	£430.80
XPV16/50 (DL) 3HP	14	50lt	£579.00	£694.80	
XPV16/50 (DL) 3HP	14	50lt	£589.00	£706.80	

**Clarke** 10" TABLE SAW WITH STAND

INCLUDES LEFT & RIGHT TABLE EXTENSION

FROM ONLY **£129.99** (incl. VAT)  
£155.98 inc. VAT

1600W motor

250mm blade size

- 0-45° tilting blade
- Cutting depth: 73mm at 90° / 53mm at 45°

CTS16

BEST SELLER

**VAC KING** WET & DRY VACUUM CLEANERS

Compact, high performance wet & dry vacuum cleaners for use around the home, workshop, garage etc.

SS = Stainless Steel

MODEL	MOTOR	DRY/WET CAPACITY	EXC. VAT	INC. VAT
CVAC20P	1250W	16 / 12lt	£54.99	£65.99
CVAC20SS*	1400W	16 / 12lt	£68.99	£82.79
CVAC20PR2	1400W	16 / 12lt	£69.99	£83.99
CVAC25SS*	1400W	19 / 17lt	£74.99	£89.99
CVAC30SSR*	1400W	24 / 21lt	£99.99	£119.98

**Clarke** HEAVY DUTY SUB PUMPS

FROM ONLY **£86.99** (incl. VAT)  
£104.39 inc. VAT

PVP11A

\*Pumps solids up to 30mm dia.  
\*Clean dirty water (solids up to 5mm dia.)  
\*Sewage transfer pump

MODEL	MAX FLOW LPM	MAX HEAD	EXC. VAT	INC. VAT
PVP11A	258	11.0m	£86.99	£104.39
HSE130A#	140	7.0m	£109.99	£131.98
HSE650A†	290	9.5m	£229.00	£274.80
HSE1400A†	430	10.0m	£359.00	£430.80

**Clarke** BOOSTER PUMPS

BPT600

FROM ONLY **£169.99** (incl. VAT)  
£203.98 inc. VAT

BPT1200SS

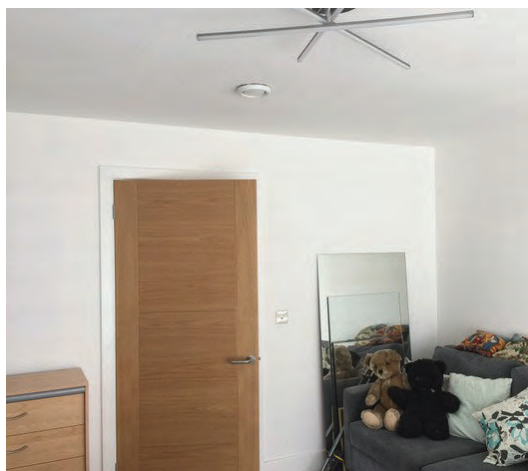
MODEL	MAX OUTPUT	TANK CAPACITY	EXC. VAT	INC. VAT
BPT600	50 L/min	19lt	£169.99	£203.98
BPT1200SS	61 L/min	19lt	£209.00	£250.80
CBM250SS	100 L/min	24lt	£419.00	£502.80

**VISIT YOUR LOCAL SUPERSTORE**

OPEN MON-FRI 8.30-6.00, SAT 8.30-5.30, SUN 10.00-4.00

BARNESLEY Pontefract Rd, Barnsley, S71 1EZ	01226 732297	EXETER 16 Trusham Rd, EX2 8QG	01392 256 744	NORWICH 282a Hingham St, NR2 4LZ	01603 766402
B'HAM GREAT BARR 4 Birmingham Rd.	0121 358 7977	GATESHEAD 50 Lobley Hill Rd, NE8 4YJ	0191 493 2520	NORTHAMPTON NOW OPEN NNS 5JW	01604 267840
B'HAM HAY MILLS 1152 Coventry Rd, Hay Mills	0121 7713433	GLASGOW 280 Gt Western Rd, G4 9EJ	0141 332 9231	NOTTINGHAM 211 Lower Parliament St.	0115 956 1811
BOLTON 1 Thynne St, BL3 6BD	01204 365799	GLOUCESTER 221A Barton St, GL1 4HY	01452 417 948	PETERBOROUGH 417 Lincoln Rd, Millfield	01733 311770
BRADFORD 105-107 Manningham Lane, BD1 3BN	01274 390962	GRIMSBY ELLIS WAY, DN32 9BD	01472 354435	PLYMOUTH 58-64 Embankment Rd, PL4 9HY	01752 254050
BRIGHTON 123 Lewes Rd, BN2 3QB	01273 915999	HULL 8-10 Holderness Rd, HU9 1EG	01482 223161	POOLE 137-139 Bournemouth Rd, Parkstone	01202 717913
BRISTOL 1-3 Church Rd, Lawrence Hill, BS5 9JJ	0117 935 1080	ILFORD 746-748 Eastern Ave, IG2 7HU	0208 518 4286	PORTSMOUTH 277-283 Copnor Rd, Copnor	023 9265 4777
BURTON UPON TRENT 12a Lichfield St, DE14 3QZ	01283 564 708	IPSWICH Unit 1 Ipswich Trade Centre, Commercial Road	01473 221253	PRESTON 53 Blackpool Rd, PR2 6BU	01772 703263
CAMBRIDGE 181-183 Histon Road, Cambridge, CB4 3HL	01223 322675	LEEDS 227-229 Kirkstall Rd, LS4 2AS	0113 231 0400	SHEFFIELD 453 London Rd, Heeley, S2 4HJ	0114 258 0831
CARDIFF 44-46 City Rd, CF24 3DN	029 2046 5424	LEICESTER 69 Melton Rd, LE4 6PN	0116 261 0688	SIDCUP 13 Blackwell Parade, Blackfen Rd.	0208 3040269
CHELSEA 85 London Rd, CA1 2LG	01228 591666	LINCOLN Unit 5, The Pelham Centre, LN5 8HG	01522 543 036	SOUTHAMPTON 516-518 Portsmouth Rd.	01702 781023
CHELTHAM 84 Fairview Road, GL52 2EH	01424 514 402	LIVERPOOL 30-38 London Rd, L3 5NF	0151 709 4484	SOUTHWICK 113-1141 London Rd, Leigh on Sea	01782 287321
CHESTER 43-45 St. James Street, CH1 3EY	01244 311258	LONDON 6 Kendal Parade, Edmonton N18	0208 695 5684	SUNDERLAND 13-15 Ryhope Rd, Grangetown	0191 510 8773
COLCHESTER 4 North Station Rd, CO1 1RE	01206 762831	LONDON 503-507 Lea Bridge Rd, Leyton, E15	020 8803 0861	SWANSEA 7 Sarniel Rd, Llansamlet, SA7 9AG	01792 792969
COVENTRY Bishop St, CV1 1HT	024 7622 4227	LUTON Unit 1, 326 Dunstable Rd, Luton LU4 8JS	01582 728 063	SWINDON 21 Victoria Rd, SN1 3AW	01793 491717
CROYDON 423-427 Brighton Rd, St. Croydon	01325 380 841	MAIDSTONE 57 Upper Stone St, ME15 6HE	01622 769 572	TWICKENHAM 83-85 Heath Rd, TW1 4AW	01920 630 937
DARLINGTON 214 Northgate, DL1 1RB	01304 373 434	MANCHESTER ALTRINCHAM 71 Manchester Rd, Altrincham	0161 241 1851	WIGAN 2 Harrison Street, WN5 9AU	01942 323 785
DEAL (KENT) 182-186 High St, CT14 6BQ	01332 290 931	MANCHESTER CENTRAL 209 Bury New Road M8 8DU	0161 223 6376	WOLVERHAMPTON Parkfield Rd, Bilston	01902 494186
DERBY Derwent St, DE1 2ED	01322 225 140	MANCHESTER OPENSHAW Unit 5, Tower Mill, Ashton Old Rd	01623 622160	WORCESTER 48a Upper Tything, WR1 1JZ	01905 723451
DONCASTER Wheatley Hall Road	01321 659 919	MANSFIELD 169 Chesterfield Rd, South	01642 677881		
DUNDEE 24-26 Trades Lane, DD1 3ET		MIDLESBROUGH Mandale Triangle, Thornaby			
EDINBURGH 163-171 Piersfield Terrace					





*The design Scandia had initially come up with was costing far more than they had anticipated*

when it came to smart home gadgets. "We wanted to try and keep it as simple as possible because the more clever you make it, the more things go wrong!" Ian explains.

The final hurdle was to get the all-important landscaping sorted. After the second lockdown, their groundworker failed to return. "Strangely, after a while he stopped turning up," says Ian. "I had four big bags of slate chippings, four big bags of gravel and six of topsoil to shift!" Luckily, the plumber recommended another one.

The garden design was done by a friend of their project manager – a Chelsea Flower Show bronze medal winner. With some help from a local gardener they got two cubic metres of bark in place to form a path, and five of compost for the planting. There's no lawn, but fruit trees at the front and with the back designed to resemble woodland. "It's going to take some time to fill out," Ian admits.

Ian and his wife are now comfortable in the finished house, though are still waiting for the battery storage for the solar panels. They're also still awaiting the completion certification from Scandia which can't be provided until the company that provided the staircase's glass balustrade provides the evidence it meets the necessary safety requirements – they are waiting for Scandia to complete the final SIL safety certificate application!

Despite a few bumps in the road along the way, Ian and his wife are very happy and settled in the house, although also adamant they wouldn't do it again due to the stresses the project put on them. "If we'd had a flat site, it would have been up and finished well within a year." Other than in hindsight thinking they perhaps should have located the plant room and heat pump at the rear of the house, Ian says there's nothing they would change. "We're happy," he says, highlighting the very quiet interior as one of his favourite aspects of their home. "It's given us a way of living that our other house didn't." ■

## CONTACTS/ SUPPLIERS

### DESIGN & UPPER FLOOR CONSTRUCTION

**Scandia-Hus**  
[www.scandia-hus.co.uk](http://www.scandia-hus.co.uk)

### KITCHEN

**Alexander (Horsham)**  
[www.alexanderkitchens.co.uk](http://www.alexanderkitchens.co.uk)

### FLOORING

**Supafit (Horsham)**  
[www.supafitcarpets.co.uk](http://www.supafitcarpets.co.uk)

### TILES

**JW Ceramics (Worthing)**  
[www.jwceramicsworthing.co.uk](http://www.jwceramicsworthing.co.uk)

### BATHROOMS

**Bradfords**  
[www.bradfords.co.uk/kitchens-bathrooms](http://www.bradfords.co.uk/kitchens-bathrooms)

### INSULATION

**ACTIS - HYBRIS (via Scandia)**  
[www.insulation-actis.com](http://www.insulation-actis.com)

### WINDOWS/DOORS

**Norrskan (via Scandia)**  
[www.norrskan.co.uk](http://www.norrskan.co.uk)

### UNDERFLOOR HEATING & ROOM THERMOSTATS

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

### AIR SOURCE HEAT PUMP, WATER TANK & CONTROLS

**Grant UK**  
[www.grantuk.com](http://www.grantuk.com)

### ROOF LIGHTS

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

### INTERNAL DOORS

**Todd Doors**  
[www.todd-doors.co.uk](http://www.todd-doors.co.uk)

### STAIRCASE

**StairBox**  
[www.stairbox.com](http://www.stairbox.com)

### GARAGE DOOR

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

### EV CHARGER

**Zappi (via Ramsbury Electrical)**  
[myenergi.com/product/zappi](http://myenergi.com/product/zappi)

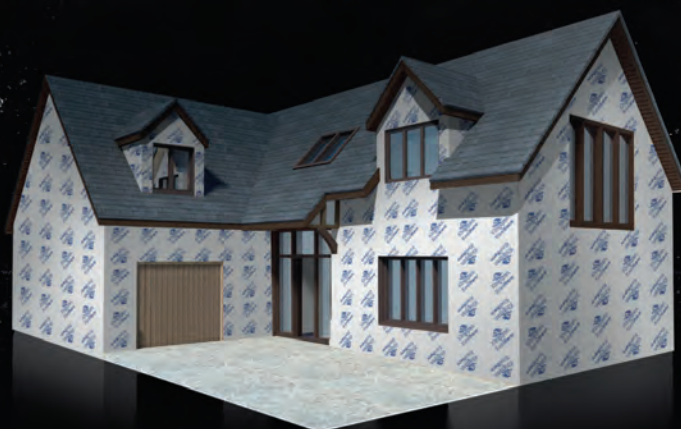
### BALCONY SCREEN/ PATH FENCE

**Precision Glass**  
[www.glassprecision.com](http://www.glassprecision.com)

### LIGHTING

**Costco**  
[www.costco.co.uk](http://www.costco.co.uk)  
**Amazon**  
[www.amazon.co.uk](http://www.amazon.co.uk)





# Peace of mind, come wind, rain or more rain... with our new Weathertight Package

Kingspan Timber Solutions Weathertight Package delivers your superstructure to a secure stage, protected from anything that British weather might throw at it. Internal works can also begin much earlier, allowing you to move into your timber-frame or SIPs home sooner rather than later. We won't be beaten on a like-for-like quote – **send us your architectural drawings today and get your FREE quote.**



# High performance. Infinite views. Say Hello to Hi-Finity.

**Hi-Finity from Reynaers Aluminium combines expert engineering with elegant aesthetics to create a system that delivers:**

- Mechanical Lock Manual Operation, Electric Lock Manual Operation and Motorised Operation versions available to cover different needs and wishes.
- Window Wall with 35mm Mullion sightline variant available, providing a simple way of extending the Sliding Doors to a Glass Wall to allow a panoramic view.
- A minimalist appearance with ultra-slim sightlines stretching to 4m in height.
- Uf value as low as 1.4 W/m<sup>2</sup>K (frame/vent dependent).
- High insulation, fulfilling current and near-future market demands.



Reynaers  
Aluminium

**Together for better**

[reynaers.co.uk](https://reynaers.co.uk)

0121 421 1999 [reynaersltd@reynaers.com](mailto:reynaersltd@reynaers.com)





# A window to the future

Phil Brown of Pilkington UK looks at three advanced glazing trends that can help make your project more sustainable, as well as some of the regulatory measures you need to be aware of when building or renovating your own home

Specifying the right glass and glazing is an essential part of any building or renovation project. Windows and glass facades have the power to transform the appearance of a building, fill spaces with natural light, create the illusion of bigger spaces, and help connect occupants with the outdoors.

But if a project is going to be a forever home, it needs to be fit for the future – not just by looking good, but by doing good too. Self-builders must consider both the aesthetic value and the environmental benefits it creates with regard to its impact on a building's energy performance.

The ethical case for sustainable development is growing in line with concerns over the climate crisis. But policymakers are laying new regulatory frameworks to steer the creation of homes with a reduced environmental impact, introducing a new legal case for self-builders to consider too.

Nearly 15% of the UK's total emissions come from heating homes, and the Government is legally bound to reduce greenhouse gas emissions by 78% compared to 1990 levels in less than 15 years. This commitment has triggered an array of regulatory changes to improve the energy efficiency of buildings. These will have a significant impact on the type of glass that must be used in buildings that any self-builder needs to be aware of.

So, sustainability needs to increasingly be front of mind when building or renovating a home, which is where high-performance glazing can deliver major benefits.

## SOLAR CONTROL GLASS

Solar control glass allows daylight to pass through a window or facade while reflecting away the sun's heat to help prevent overheating, which can improve a building's environmental performance by reducing reliance on cooling systems.

The specialist glass has an increasing role to play in UK architecture, with 61% of architects seeing a spike in demand for



solar control glass. They attribute this trend to climate change, driving the need for energy efficient cooling solutions, as well as building regulations. This includes changes to an existing building regulation in England and Wales known as Part L, which legislates for the conservation of fuel and power.

Building regulation for new homes will include a section on glazing's role in limiting the effects of solar gains in summer, introducing requirements for certain levels of shading, depending on where in the UK the property is located. These are expected to come into force in mid-2022 and specifics can be found on the Government website, but solar control glass will have a key role to play in helping to meet these requirements. Developers will need to consider much more carefully in their designs how to limit solar gains during the summer.

## THERMAL INSULATION GLASS

Thermal insulation, or low-emissivity glass, is central to energy conservation and comfort in a home, minimising heat loss and reducing the need for central heating. It works by reflecting the energy emitted by heating systems and surfaces back into the room, while also allowing the heat of the sun's rays to pass through the glass and passively warm the house.

This can be hugely valuable in the winter months, helping families to reduce their central heating usage.

Building regulations to limit the heat loss from dwellings have been around for a while, with Part L1A outlining the requirements for new dwellings, and L1B for replacement windows fitted in existing dwellings. They dictate that fabric

*Solar control, thermal insulation and heated glass are three types of specialist glass that can help to reduce your home's environmental impact*





elements, such as windows and glazed doors, must meet or exceed certain U-values and, in the case of existing residential buildings, Window Energy Ratings, which quantify the energy

performance of glazing, effectively mandating low-emissivity glass as standard. Requirements can also be higher when glass elements exceed a certain percentage of floor area.

However, standards are set to become more stringent for both new and existing dwellings following the Government's recent consultation on Part L to tackle the climate crisis. The proposed changes will result in windows with lower (i.e. better) U-values, particularly for new build, the requirements are anticipated to increase the prevalence of triple glazing. This is also driving the increased requirement for thermal insulation glass, with 51% of architects reporting a surge in demand.

#### HEATED GLASS

Glass doesn't just have a role to play in preventing heat gain and loss from your home – it can also be used to actively generate heat. Heated glass has an electrically conductive coating, allowing electricity to pass through and create a radiant heat source. It can be used in an array of different design features, from bi-fold doors to large picture windows, to help prevent condensation build-up and offer unobscured views of your home's surroundings.

Powered by only a small amount of electricity, heated glass also helps

maintain thermal comfort if you are considering a heat pump to heat your home instead of a traditional gas boiler. This alternative heating solution runs on electricity, significantly reducing heating costs, and is low carbon. The Government is likely to implement a gas boiler ban in new homes from 2025 as part of its climate strategy, meaning such technology is likely to become much more commonplace. As well as mitigating unsightly condensation, heated glass could play a role in providing 'top up' heating.

#### FIT FOR THE FUTURE

Solar control, thermal insulation and heated glass are three types of specialist glass that can help to reduce your home's environmental impact, cut energy bills and create a comfortable living environment year-round. These complementary solutions can be used in combination to ensure that your development is sustainable and compliant with Government regulations, both present and future, while not compromising on the aesthetic appeal of your forever home.

*Phil Brown is European regulatory marketing manager at Pilkington UK, part of the NSG Group*



# klöeber

Bespoke Doors & Windows in Timber, Aluminium & Alu-Clad



We manufacture, supply and install:

- Bifold doors
- Sliding doors
- Single doors
- Windows
- Entrance doors
- French doors
- Shaped glazed screens
- Rooflights

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.





# Fire Rated Sealed Units

Firman offer a wide range of fire resistant glass options with varying levels of protection as required by your project. Contact our sales office for further information.

- Attestation 1 Certified
- Rated 30/0 to 60/60
- Certifire compliance
- Impact resistance
- Sound insulation
- Thermal insulation
- Integrity only – in stock
- Internal / External use
- Fire Doors
- Partitions

01708 374534  sales@firmanglass.com  www.firmanglass.com



Colorfirm™

FIRMA TUFF™



**Firman**



## We stock a wide range of RoofArt scandic rainwater products to complement our roofing materials

The RoofArt system is easy to install, with simple push-and-clip components, similar to PVC gutters. It is flexible and durable, and benefits from being extremely strong and is far better at withstanding impact.

Available in plain galvanised or in a hard wearing pre-painted finish in either black or grey. Great stock availability for fast nationwide delivery or collection service from our warehouse or online via our website.

### Benefits include:

- easy to install
- life expectancy of over 50 years
- flexible and durable
- extremely strong
- competitively priced

visit [www.southernsheeting.co.uk](http://www.southernsheeting.co.uk)  
for our full range or call 01342 590 170  
to speak to our friendly sales team



APPROVED SUPPLIERS OF

**ROOFART®**



# What makes a great roof?

Before embarking on any self-build or renovation project it's important to understand the difference between offsite manufacturing (OSM) and traditional build roofing. Here Chris Powell from Pasquil explains the differences, and highlights the benefits of OSM

**W**hat makes a great roof is a question posed time and again by self-builders. The answer? It's all in the truss. This wooden structure supports the structure above a home and is a popular choice due to its cost-effectiveness and design flexibility. Roof trusses, or trussed rafters as they are otherwise known, have by and large replaced traditional cut-and-fit roofs, and can save you time, effort, and money when it comes to specifying a roof for your dream home.

## CONSTRUCTION METHODS

Offsite manufactured roof trusses are the most widely used form of roof framing in the UK, as they provide a cost-effective and flexible solution. Trusses are not only the new norm for simple roof structures but are also increasingly seen as the ideal method for turning a complex architectural vision into a working roof.

With a truss roof the structural element is constructed offsite to specific calculations. They arrive ready-made and are quickly erected, with diagonal and longitudinal bracing to avoid wind deflections. There are also plenty of different truss roof styles on the market including designs for flat roofs or vaulted ceilings.

Engineered timber roof trusses hugely reduce the amount of time spent installing the structural elements of a roof compared to traditional build methods. OSM also allows just-in-time delivery and therefore negates the need for large storage space onsite.

The more traditional cut-roof method, where the timbers of the roof are made up onsite using complex engineering and traditional joinery skills, is much more expensive, labour intensive and time consuming.



## OFFSITE MANUFACTURING VS. TRADITIONAL BUILD

OSM techniques have certainly gained momentum over the last few years; not only are these methods more sustainable due to waste reduction, but they have been found to minimise inefficiencies and eradicate delays on site.

Providing standardised components, offsite delivers a variety of other benefits. A repeatable manufacturing process that delivers the same component, at the same output rate to an agreed quality standard has clear advantages in terms of predictability and efficiency. Reducing the margin for error can result in a faster turnaround onsite, with less need for rework.

Speed of construction is another key area with OSM solutions drastically

reducing the amount of time it takes to build a property when compared to traditional techniques. Unaffected by weather or other trades, offsite manufactured roofs are quick to construct and can be also tailored to suit any budget.

However, if you're keen to create something more bespoke – and you're willing to spend the extra money – then a traditional build may be more suitable. Bear in mind, though, that this option can be incredibly labour intensive, and costs must be factored in for extended scaffolding hire and waste removal.

OSM methods can also give you peace of mind that your build is manufactured to the highest standards. With traditional build, builders or joiners may not have a Quality Assurance Scheme in place to



produce timber frame on site. Therefore, no independent checks will be made when it comes to build quality or adherence to design drawings.

Finally, sustainability is an area where environmentally aware self-builders are increasingly looking to make improvements. Because manufacturing in a factory can be scheduled to start as the site is being prepared, processes can run in parallel, helping to reduce waste onsite and movement of vehicles. This can also create less disruption to your new neighbours, or businesses that may be close to your construction site.

#### MAXIMISING SPACE

When it comes to planning your self-build, maximising space is another key consideration. Have you ever thought about using your roof to create an extra bedroom, home office, or den?

Attic, or room-in-roof, trusses, which include a lower chord to provide a floor platform, are becoming more popular. Depending on span and room size, attic trusses can span onto external load-bearing walls without additional support, giving you more flexibility in the roof and lower floor layouts.

The bottom chord of the truss, which becomes the floor joist of the room, can be designed and manufactured in several



ways. Metal web joists, for example, offer a strong but lightweight option with the added benefit of allowing services, including mechanical ventilation and heat recovery systems, to be easily installed.

Room-in-roof trusses are becoming increasingly popular as they are an economical solution to adding rooms to your new home. They also expand living space without the need to change the footprint of your entire property and can increase its value by £15,000 to £20,000.

Other benefits include the elimination of complex labour-intensive site work, reduced build cost per square metre due to full utilisation of space, and complete roof structure provided ready for floor

*Not only are OSM techniques more sustainable due to waste reduction, but they have been found to minimise inefficiencies and eradicate delays on site*

boarding, roof finishes and plasterboard.

The roof will be one of the most visible and important features of your new home. It therefore needs careful consideration at the planning stage.

*Chris Powell is part of Pasquill and the Saint-Gobain offsite solutions design director*



# LOFT LEGS





✓ Loft Legs raise loft boards

✓ Avoiding insulation compression

✓ Saving you energy and money

**WWW.LOFTLEG.COM**

# selfbuilder + homemaker

Now on Instagram



**FOLLOW US AT:**  
**@SELFUILDERHOMEMAKER**



Specify  
responsibly



## Roofshield®

- Industry tried & tested air & vapour permeable roofing membrane
- No high or low level ventilation required
- No vapour control layer required
- BBA, LABC, LABSS & NSAI certified

Specify responsibly:

**It's what's on the inside that counts.**


 **Proctor**  
Group

01250 872261

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

A style to suit  
your plans  
...and your budget



  
**YEOMAN**  
**RAINGUARD**  
RAINWATER SYSTEMS

*making business a pleasure for over 50 years*

Traditional and modern gutters, pipes and hoppers come in a comprehensive range of aesthetic styles, materials and colours to suit all buildings and budgets

For more information please call **0113 279 5854**  
or email [sallyann@rainguard.co.uk](mailto:sallyann@rainguard.co.uk)

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





CASE STUDY

# HIGHLAND SOCIETY

After seven years in a caravan and the birth of their daughter, Ailsa and Jonny Laing decided it was about time to set up a proper home in the Highlands

TEXT NIK HUNTER IMAGES DANIEL WILCOX PHOTOGRAPHY



It all started when Ailsa's dad decided to retire and he asked Ailsa if she'd like to take over his business, Big Sky Lodges in Muir of Ord in the Scottish Highlands. Her father had bought the croft, which consisted of three fields, 17 acres and a run-down cottage when Ailsa was a child. "He eventually sold the cottage and over time built six Finnish log cabins which he turned into a holiday letting business," she explains.

The plan was for Ailsa and her husband Jonny to try out life on the croft for a few years, running the business – and if they enjoyed it, they could build their own home there as well. Ailsa was used to life in the country, but Jonny was brought up in

Perthshire, and it was a big change for him. The couple therefore decided to buy a static caravan and live on the croft until they were sure that life in the Highlands was right for them.

In the meantime, Ailsa got to grips managing the holiday lodge business, and Jonny trained to be a primary school teacher. Then baby Rosie came along. "We realised we really needed a house. It had always been our plan to build eventually and for seven years we hadn't had to pay any rent." Their savings had built up, and with the offer of a loan from Ailsa's dad, it was time to decide what to build.







The couple's first thought was a traditional 'block-construction' house, but the local planning department said they would only grant permission for a property that would remain part of the business – a 'manager's house'. This proviso also meant that the new build would have to be of timber construction – in keeping with what was already on the croft. The obvious solution was to build another log cabin. "We worked with my dad's company and the Artichouse Factory in Finland, which is the company he had sourced the original lodges from several years previously."

Having also worked in sales with her dad for a while, Ailsa was familiar with the process and their designs. "You can choose one of their designs and extend it, alter the layout and once you've decided on the final design and have your building warrant, you send the Scottish Building warrant drawings to the factory in Finland, and they start putting the house together," says Ailsa. The reason for this is that regulations in Scotland are slightly different to those in Finland – and a bit stricter – so the final design must comply with the Scottish Building regulations.

The couple's design wish list included three bedrooms, an office with its own entrance, an open plan kitchen so they could socialise, a large deck for dining outside, and a luxurious bathroom to compensate for their years washing in the caravan's cramped shower room.

It took approximately a year for planning permission to be granted, but after work commenced in February 2017, the project

gathered pace. "It's like a giant game of Jenga," Ailsa explains. "The pieces are precisely cut and labelled in the factory in Finland and then delivered to site. The log wall arrived in May and went up within four days, so you could soon see the shape of the house and where the windows and doors were going to be." As this log wall isn't load-bearing, a timber frame is built within the log walls and it's the frame that supports the weight of the roof. This method allows the logs to settle over time.

The rest of the build took a little longer than four days, but the building was still wind and watertight within a few months. To keep finances on track once they were in the house, the couple also chose to install an air source heat pump for their underfloor heating along with an efficient wood burner. And with regards to insulation an initial amount was preinstalled between each log at the factory, with the main insulation fitted in the cavity between the studs in the timber frame on site. "It isn't a full eco house, but it is very high quality and economical to run."

While the process is an efficient way of building – the one thing that is more time-consuming is treating the logs. "We painted the house in Osmo Oil, and it looked really natural and golden, but it didn't last very long which was a bit disappointing – as it was very expensive. It's what they use in Finland, but I think it could be down to the climate here. Finland is cold but drier, Scotland is damp. We've just finished repainting it with a Sadolin wood stain so it's a bit darker than when it was first built."

## LOW POINT

"The joiners had an issue with the rafters, and they didn't go in right; however, it was resolved within the day."





A CLEANER TOMORROW  
WITH OVER 160 YEARS  
EXPERIENCE

Although we've been at the forefront of designing some of the world's most efficient woodburning stoves for over 160 years, our quest for perfection never stops.

With one of the largest ranges of Ecodesign 2022 compliant stoves on the market you can enjoy our stoves with a clear conscience and even clearer emissions.

[morsoe.com/uk](https://morsoe.com/uk)







Ailsa project managed the build herself, working with a local joinery company for much of the build and organising all the additional trades too. She and Jonny also took on a lot of the work themselves to keep their budget in check.

Making phone calls to order supplies and surveying the site with a baby in a sling wasn't easy but it allowed Ailsa to keep track of progress and avoid any mistakes. "I was here onsite the whole time while Jonny was doing his first year of teaching in Inverness. He'd be at school all day and then would come home to start tidying up the site, helping the joiners and painting the house." They had to use a fireproof coating on all the internal wood – another huge job for the couple. "Looking back, I'm not quite sure how we managed running a business, bringing up a baby, building a house and all from a caravan. It's a bit of a haze!"

A haze it may have been, but the result is one the couple can be proud of. "I would say it's a compact house, but we put a lot of thought into the layout, and it flows really well." Specifically designed to work not only as a home but to make life easier for the couple to manage the holiday business, dual entrances have been created to perfect that work/life balance.

On the ground floor, one enters at the rear of the property which is the part that any guests see. A discreet door in the log wall leads into a boot room/utility room and into the office. French doors lead out of the office to the deck allowing Ailsa to come and go when working without disturbing the rest of the family. Another

## *The planning department would only grant permission for a property that would remain part of the business*

access from the boot room leads into the family's private space opening into an open plan kitchen, diner and sitting room and through to the double height glazed frontage with views across the croft and beyond.

A guest bedroom and bathroom are also on the ground floor. Upstairs there are two double bedrooms, one for Jonny and Ailsa and one which their daughters, Rosie (now five) and Caitlyn (one) share. The deluxe bathroom made it from the wish list to reality with a rolltop bath and a rainfall shower – perfect for a bit of R&R at the end of a busy day. At the top of the stairs a small gallery space has been carved out affording the couple a cosy adult space in which they sit and listen to records and enjoy a whisky of an evening.

"There wasn't a lot we aspired to in life except to have a lovely house," Ailsa explains. "We

### **HIGH POINT**

"There were a few! The day the kit arrived on the big lorry, the day the log walls were finished and the day we moved in."





## CONTACTS/ SUPPLIERS

### LOG HOME KIT SUPPLIER

**Mountain Lodge Homes**

Mountainlodgehomes.co.uk

**Artichouse**

Artichouse.co.uk

### HEATING

**Black Isle Renewables**

bir.scot

### KITCHEN

**IKEA**

ikea.com

### BATHROOMS

**Wolseley**

wolseley.co.uk

### WOOD BURNING STOVE

**Morso**

morsoe.com

### FLOORING - ENGINEERED OAK

**Atkinson & Kirby**

akirby.co.uk

### FLOORING - BATHROOM

**Feature Floors**

featurefloors.co.uk

### SOFA

**Swoon Editions**

swooneditions.com

didn't want a posh car and with running a holiday business, you don't really take fancy holidays because you can't. Having a house was important and we just wanted it to have a great atmosphere with space to have friends over."

Another thing that was important was that the couple's personality came through in the decor and furnishings. It may be a log cabin, but it didn't have to mimic Santa's grotto. Pinterest, lots of research and an inherent knack of simply knowing what will go with what, and Ailsa has transformed the overtly wooden interior into a jewel-inspired gem.

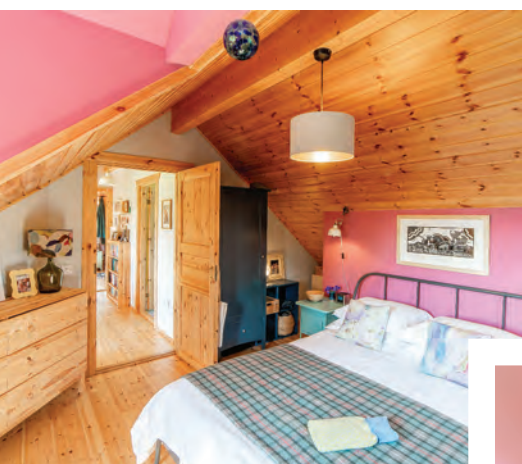
"There is obviously a lot of timber. We've left some of the beams exposed and the ceiling is timber panelled, however on the walls we've fitted plasterboard because we like a lot of colour. We have a few rooms that are quite brightly coloured such as the upstairs bathroom." Ailsa admits that the acrylic wet wall in the bathroom was one of her most expensive purchases, but she just couldn't resist. "I fell in love with it. I saw the yellow and just thought 'we need that'. Jonny thought it was a bit bright,

but it cheers me up in the morning."

In the open plan area downstairs, the colours are more muted and calmer. The pale grey Ikea kitchen which Jonny built and fitted sits unobtrusively in the corner allowing the elevated vista and the living space to take centre stage. "The colours were inspired from what I see outside as I didn't want the house to have too much of a Scandi vibe; I wanted to bring in a Scottish influence as well."

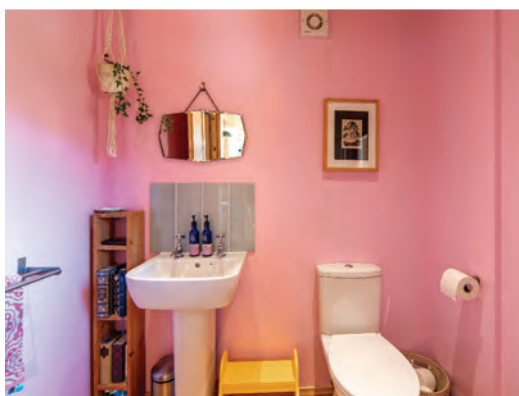
What can't be denied as a definite Scandinavian influence is the way the couple embrace the outdoors and how their home works with it. The large deck with a generous overhang is another multi-purpose space offering storage for logs, muddy boots and prams along with plenty of space to enjoy a coffee and a meal al fresco even when the weather is inclement. "We wanted to be able to eat outside a lot. We were used to doing that from when we lived in the caravan, and it was something we were keen to continue. A massive deck that could house a full dining table was a must and, in the summer, we dine outside nearly





## TOP TIP

Do lots of research, be very, very organised and be prepared to be onsite as much as possible. Then when anything does go wrong you can fix it quickly.



every night." The deck almost doubles the size of their living space.

The deck did end up higher than the couple anticipated but it's been a bonus they weren't expecting. "The builder built the foundation really high to comply with building regulations but because the house is on a slight slope it ended up a lot higher on one side. It looked a bit weird, but one of the joiners suggested using up some concrete we had left over and creating storage underneath where we store logs for the log burner."

The family moved into the house in October 2017 – albeit with only mattresses. Ailsa was loath to order furniture until she had somewhere to store it! Since then, its personality has developed as the family have grown into their home. The local auction house has produced some vintage finds and mementos that Ailsa and Jonny have collected but haven't been able to display until now are now making an appearance.

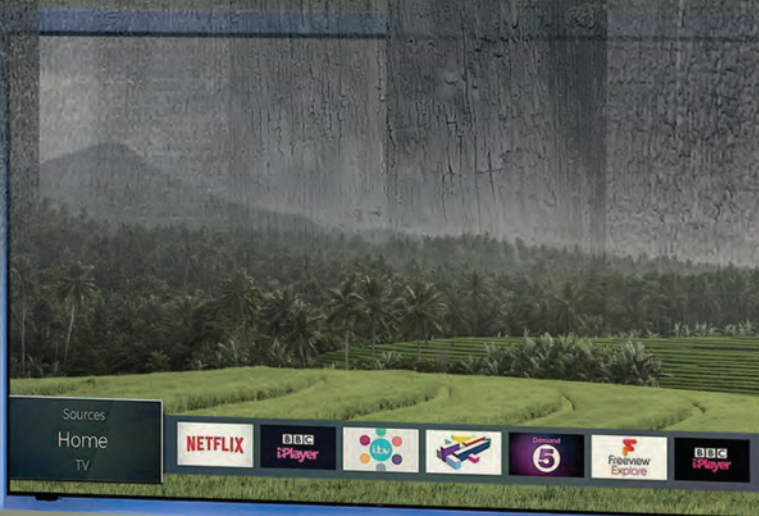
She says: "This house is multipurpose – a

## *The luxurious bathroom compensates for their years washing in the caravan's cramped shower room*

family home and a space from which to run the business. It's made life much easier, more organised and it's made Big Sky Lodges run more smoothly. It's a very hardworking house – it's great, and a huge change from the caravan!" ■



**NEW** eReflex 150RW with Oak Log effect, shown as a three-sided installation. Shown with optional Mood Lighting System.



*Fire Your Imagination*



**FREE** Mood Lighting Kit!

with your **NEW eReflex 150RW Electric Fire**.

Offer ends December 31st 2021

STOVAX  GAZCO




WOODBURNING | GAS | MULTI-FUEL | ELECTRIC


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

**40**  
YEARS





all you need  
is the air that you breathe...






heat pump  
ventilation



0345 260 0123


totalhome.co.uk



see the  
product at  
Graven Hill,  
Bicester!

- REDEFINING LEVELS OF COMFORT
- PRECISE HEATING WITH UNPARALLELED RESPONSIVENESS
- COOLING, HOT WATER & HEAT RECOVERY VENTILATION
- ALL IN ONE, HIGHLY ENERGY EFFICIENT SYSTEM





**Low Carbon Home Systems Renewable Energy showroom is now open**

The only renewable energy showroom in Shropshire with a full range of renewable energy and eco friendly products.

Call in for an informal chat and browse our products including working examples of heat pumps, underfloor heating and solar, or book your free one on one consultation where we can advise on all aspects of your project from below the ground to above the roof.


Heat Pumps | Solar | Battery Storage | UFH  
Electric Car Chargers | LED Lighting | MVHR

Electrical Installation

Plumbing & Heating

Renewable Energy

Design | Quote | Install



The Rennet Works, 11 Market Street, Ellesmere, Shropshire, SY12 0AN  
**01691 624336 | mail@princeslhs.ltd**



# SUPERPLAN ZERO from Kaldewei

The SUPERPLAN ZERO is the latest product from Kaldewei. This impressive enamelled shower surface has been created by the Berlin designer Werner Aisslinger, the style is reserved and extremely comfortable underfoot.

Kaldewei has always paid attention to customer requirements and as such have translated these needs into Superplan Zero. The shower surface



becomes part of the bathroom floor, installed at ground level, the very narrow edges make it possible to tile directly up to the shower edge with almost invisible joints. The waste is placed close to the wall so that standing comfortably and moving safely on the Superplan Zero is guaranteed. The new shower surface is characterized by its elegant and precise lines and is easily accessed from three sides, without having to step up or into the surface.

The base is sustainable, extremely long-lasting and 100 percent recyclable steel enamel. The exquisite glass surface is applied to the steel using a special process and this is what gives it such a luxurious finish. Kaldewei is the only steel enamel manufacturer that produces the enamel, i.e. the basic substance for the glass coating, in-house and using a secret



formulation. The quality and durability of these surfaces are legendary.

There are over 50 different dimensions from 70 to 180 centimetres, diverse surface variations and a wide range of colours, all of which make the Superplan Zero even more attractive. Whether in large or small bathrooms, building owners, planners and installers have full flexibility. The shower surface is available with the almost invisible, anti-slip surface finish Secure Plus, upon request. The Superplan Zero is 100 percent compatible with all the sealing sets, assembly systems and waste fittings from Kaldewei.

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

**Sheffield 0114 327 0100**

Blenheim Reach, 5<sup>th</sup> Floor,  
861 Ecclesall Road, S11 8TH

**Perth 01738 827 244**

Unit 3, Ruthvenfield Way,  
Inveralmond Industrial Estate, PH1 3UF



**Heat Pumps really are a 'no brainer' for self and custom build homes. Future-proof your new home today!**



Installing a ground, air or water source heat pump will not only provide 100% of your heating and hot water needs but will future-proof your new home from fossil fuel price rises or other penalties.

If you're thinking of building a new home (or undertaking a significant renovation), it's the perfect time to install these systems as you are already installing underfloor heating systems or upgrading to new radiators as part of a build schedule.

We've been future-proofing clients homes in Scotland, the North and the Midlands for over 20 years. We work with you, your architect or main contractor to specify the right heat pump system for your home. With significant grant funding to install your heating system ending in March 2022, get in touch today to find out why heat pumps really are a 'no brainer'!

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



Masons

# RESTORATION DRAMA

Carl and Rachel Philips invested everything they had in breathing new life into one of the oldest, and most fascinating, properties in Stratford-upon-Avon

TEXT HEATHER DIXON IMAGES CARL PHILLIPS





Carl and Rachel Philips' house is so old, and so 'wonky,' that they had to saw off the legs of their beds at different heights just to get them level on the uneven floors. One bedroom wall is so bowed, it is virtually impossible to hang pictures on, and the stone floors – laid on bare earth – are covered with jute rugs to allow the flagstones to 'breathe.'

Such challenging quirks and foibles, along with some eye-wateringly expensive structural work to the gable end, would have deterred most people from buying the 500-year-old house in Stratford-upon-Avon, but for Carl, a festival organiser, it was nothing short of a dream home.

'I am a big fan of anything to do with Medieval history, so when this house came up for sale for £250,000 I couldn't believe it,' he says. "Rachel and I had been looking for a place to run as an Airbnb, and this was a fantastic opportunity. We came to see it on a cold wet morning in January 2018. It smelt damp, there was water running down the inside walls and the carpets were covered in mildew, but I walked into the sitting room and the first thing I saw was a 16<sup>th</sup> century wall painting...I felt so emotional I wanted to cry. It sent shivers down my spine. I just had an overwhelming sensation that this house was meant to be ours."

Mason's Court is certainly a fascinating property. The long frontage of the Grade II\* listed property dates back to the 15<sup>th</sup> century, and is believed to be a 'Wealden house.' It was owned by the town for centuries, until 2016 when it was listed for private sale. The brick

chimney stack is thought to have been rebuilt in the 1920s.

But Carl and Rachel struggled to pull the money together to buy it, and although their offer was accepted, they were gazumped by a cash purchaser. Carl was devastated – until the cash buyer pulled out because of the amount of structural work required to prevent the crooked old house from falling down. Carl and Rachel were back in the running – and this time secured the deal directly with the vendor.

They explained their financial difficulties and, between them, they came up with a payment system which worked for everyone. Carl and Rachel were, finally, the proud owners of the three bedroom, Grade II \* listed Tudor cottage which had been described by historian Dr Robert Bearman as 'Stratford Upon Avon's Finest Medieval House'.

The property was built in 1481 and extended in the 17<sup>th</sup> century. Judging from the state of it when Carl and Rachel took it on, it hadn't been modernised since then. There was no heating, walls were shifting, and there were blocked chimneys and a year's worth of accumulated damp. It was going to take determination, a huge amount of effort and some serious positive mental attitude to bring the precarious old building into the 21<sup>st</sup> century, without losing any of its character and working within the restrictions of its unusual listed status. They went so far as to spend hours researching similar historic buildings, understanding the complex expectations of the various interested





bodies and working out ways of restoring the stunning old property in the most empathetic way possible within their already stretched financial situation.

With the help of friends, Carl and Rachel began a three-month renovation schedule which included stripping out a 1960s gas fire and its concrete base; replacing a damp and dated 1980s kitchen with new, modern units; turning a cloakroom into a ground floor bathroom; refitting a first floor family bathroom and sanding the parquet floor in the sitting room. They installed new light fittings, decorated throughout and furnished the property with a combination of new pieces and antiques to bring the interior up to date without compromising the character and integrity of the beautiful old building.

"There are so many original beams, fireplaces and floors that the character is embedded in the structure of the house, and we didn't want to overshadow that with too much modern furniture," says Carl. 'If I had been left to my own devices I would have filled the whole house with furniture and accessories of the period but, as Rachel quite rightly reminded me, it's not a theme park.'

Even so, they still agonised over the colour of the sitting room walls before finally choosing

French Turquoise from Craig and Rose, which took hours to apply as they followed the irregular contours of the ancient posts and beams.

And such attention to detail is evident throughout the house.

When they replaced the rotting bathroom floor with oak boards, for example, they used copper nails to fix it into place, and they also used copper piping to conceal wires so that wall lights could be mounted without having to chase cables into the fabric of the building. "It is important to let an old house like this breathe naturally, so we tried to include as many natural materials as possible in our fixtures, fittings and furniture," says Carl.

They also wanted to incorporate modern details that reflected the property's Medieval history, hence the choice of modern kitchen floor tiles which resemble a classic Medieval ceiling pattern. Modern Wren units and natural wood worktops have been mixed with copper appliances and rustic shelves from The Farthing.

In the sitting room a Carron wood burning stove sits in a fireplace which was occupied by a Sixties gas fire sitting on reinforced concrete when Carl and Rachel bought the house. One of their most exciting discoveries was the ancient Order of the Garter symbol sitting in a





frame over the mantle. Carl is still researching its origins. He also made coffee tables using surplus oak boards from the bathroom floor fixed to a gold painted metal frame.

On the ground floor an old cloakroom has been transformed into a ground floor bathroom featuring a Hurlingham copper bath, bought second hand for just £700 from Newark Antique Fair. Carl laid the oak floor and made the taps himself, from moulded copper piping.

In the dining room the beautiful wall panelling is believed to be 300 years old and is slowly being compressed by the movement of the old house, while one of the bedrooms has a beautiful old bowed wall.

The 'elephant in the room' was the gable end – part of the original 15<sup>th</sup> century building which is so structurally insecure and bowing so dramatically that it will cost a 'small fortune' to fix – a mammoth task which is next on Carl's 'to-do' list. "We have run out of money, so we are going to have to save up for this next phase," says Carl. "We are looking at the possibility of grants or even crowd funding for this because we feel it's such an important building and needs preserving for future generations." Although movement in the house is slow, it is enough to have become a problem that needs fixing. "The late 17<sup>th</sup> century wood panelling on the dining room walls, for example, is becoming compressed and the general knock-on effect of the bowing gable end will have a detrimental effect on the house as a whole."

With the property's rare 'star'-rated listing, Carl and Rachel have worked closely with the

***"The first thing I saw was a 16<sup>th</sup> century wall painting, it sent shivers down my spine"***

SPAB (The Society for the Protection of Ancient Buildings) to make sure everything they have done has been carried out correctly and to SPAB guidelines. Carl even enlisted on a couple of courses on the protection and renovation of old buildings to make sure they were not doing more harm than good during the renovation process. He has also spent hours researching the history of the house, so he can understand as much as possible about its heritage, such as the 16<sup>th</sup> century wall painting.

"We are still having to pinch ourselves to remind ourselves that the house is ours," says Carl. "I must admit that in the days following the purchase I did wonder what on earth we had done. I think the enormity and expense of the project hit home and it was quite terrifying, but now it's up and running as an Airbnb, and we are getting lovely feedback from the people who stay here, we know it was the right thing to do. It's an extraordinary and unique house, and we feel very privileged to own it." ■





## CONTACTS/ SUPPLIERS

**3 MASONS COURT (now  
Air B&B)**  
[www.masonscourt.co.uk](http://www.masonscourt.co.uk)

**STOVE**  
**Carron stoves**  
[www.carron.uk.net](http://www.carron.uk.net)

**PAINTS**  
**Craig and Rose**  
[www.craigandrose.com](http://www.craigandrose.com)

**LIGHTING**  
**The Ocean Lighting  
Company**  
[www.oceanlighting.co.uk](http://www.oceanlighting.co.uk)

**KITCHEN**  
**Wren Kitchens**  
[www.wrenkitchens.com](http://www.wrenkitchens.com)

**BATH**  
**Hurlingham baths**  
[www.hurlinghambaths.co.uk](http://www.hurlinghambaths.co.uk)

**ANTIQUES**  
**Newark Antiques Fair**  
[www.iacf.co.uk](http://www.iacf.co.uk)

**THE SOCIETY FOR THE  
PROTECTION OF ANCIENT  
BUILDINGS**  
[www.spab.org.uk](http://www.spab.org.uk)

## TACKLING LISTED PROPERTIES: MAKING THE GRADE

There are three types of grading for listed properties: Grade I covers buildings of exceptional interest. Grade II\* buildings, like Mason's Court, are considered to be particularly important buildings of more than special interest. Grade II buildings include around 98% of all listed properties, and are of special interest, warranting all efforts to preserve them.

Generally speaking, anyone who owns a listed home has to negotiate legal restrictions in the way a house is altered or renovated, and apply extra care to ensure it is preserved appropriately. There are laws that govern what you can and can't do both externally and internally, but you can still make some alterations and extensions. This must, however, be done with the explicit consent of your local authority. Local authorities will consider the building's function, condition and viability – some need a lot of work – against their historical significance. Listed building consent allows them to make these decisions fairly, considering all factors.



# Need a bathroom solution? We've got you covered

Insulation is at the centre of sustainable energy and is extremely important to incorporate into renovation projects. wedi's wide range of products and system solutions provide a systemised insulation for wet areas, so there is no need to ensure compatibility of different brands or worry about security of the installation.

Most people associate walk-in-showers with prestigious hotels, but their popularity is on the rise amongst UK homeowners as well. However it is imperative to evaluate between different brands when it comes to suspended timber floors! wedi is always at the cutting edge of innovation, offering 3 different solutions for creating stylish wet rooms on wooden floors.

There are 2 solutions available for direct tiling (no priming required): both wedi Fundo Ligno and Fundo RioLigno shower elements fit and sit flush in the wooden flooring, without having to cut into floor joists or build up further floor height. With their outer edges of just 20mm and 25mm respectively, keeping safety at focus, both shower trays are fitted with a support plate on the underside reinforcing the area around the drain opening to provide unrivalled peace of mind within the moisture sensitive and ever moving timber floor.

A similar solution to the aforementioned shower elements is the Fundo Top Slim-Kit. It combines a high-quality Fundo Top ready-to-use mineral surface with a tried and tested Fundo shower element. Its main character is the low construction height of the entire system – the combined height of these two elements is only 30 mm. This unique combination offers a high degree of flexibility during installation: it can be easily cut to required dimensions and can be installed either on top of or flush with the existing substrate including suspended timber floors. Skirting strips for cladding of the visible edges on step-up shower installations plus accessories for adhesion and sealing are all included in the kit.

Uniquely, all wedi Fundo shower elements have a sealing set developed especially for the all-round sealing of



their perimeters and a 360° dry-fit drain technology that offers reassurance of their use in/on wooden floors. Furthermore, to eliminate any possibility of failure, wedi offers drain-substructure elements for wooden floor installations to aid reliable support and accurate aligning of the drain.

Seamless design surfaces are the best solutions for tackling condensation on bathroom surfaces to further protect against mould and fungi development. The recently introduced wedi Top Line boasts wall panelling, shower tray finishes and pre-formed Top solutions for cladding of shower seats, niches and for toilet cistern cladding for wall hung toilets. Their characteristics such as the antibacterial surface and excellent slip resistance (R11) along with their warm feel make them a perfect complement to use on top of wedi sub construction elements.

Sufficient insulation of bathroom floor and wall surfaces is imperative. wedi building boards are famous for their

suitability to be directly bonded onto timber or metal stud frames without the need for mechanical fixing. They are not only 100% waterproof to the core, decoupling, but also have the best thermal conductivity of 0.036W/mK amongst tiling substrates and building boards on the UK market and can be either tiled directly onto or plastered. Unlike a moisture retardant plaster board, wedi needs no additional waterproofing or tanking! The number of required steps during installation and hence the risk of errors and subsequent leaks are therefore significantly reduced. So why not couple wedi Fundo shower solutions with wedi building boards to achieve a CE marked walk-in shower area?

The whole bathroom fully sealed and insulated without any concern of compatibility. This is wedi – simple, safe and functional offering an unrivalled peace of mind.

0161 864 2336 [www.wedi.de/en](http://www.wedi.de/en)



# Your expertise creates inspirational environments. Our expertise makes them accessible.

With the rising trend of lifts in homes, our lifts complement your visionary buildings. Unlike a conventional lift, our home lifts do not require any space for a pit or its machinery and also provide added value to a home – both financially and aesthetically. Lifts can be placed almost anywhere in the home and we provide project and ongoing product support to help you deliver excellence.

**Your local specialist –  
Stannah**

## Meet the family



Stairlifts



Homelifts



Platform  
lifts



Passenger  
lifts



Service and  
goods lifts



Bespoke  
lifts



Escalators and  
moving walkways



Lift refurbishments,  
service and repair

Call us on: **01264 343692**  
or visit: [www.stannahlifts.co.uk](http://www.stannahlifts.co.uk)

# Stannah





# Factoring in the future

Implementing some planning wisdom into your build will help you design a home that meets your needs, as you get older. Yola Mealing of Stiltz explains

There is an excitement that comes with planning a new build. Alongside the practical aspects such as plumbing, draining, heating and wiring there are also the more design-led choices like choosing a kitchen or landscaping the garden. There is so much time and emotion invested into a self-build that it becomes an intrinsic part of who we are. When we go to these lengths to achieve the house of our dreams, it makes absolute sense to incorporate future needs into the planning.

## AGEING IN PLACE

The term 'ageing in place' is a buzz phrase that's made its way across the Atlantic and is now gaining traction in the UK. It means smart builders and renovators are looking to the future and pre-empting the decisions that we all need to make someday. For example; What will happen when the children have flown the nest and we are coming close

to retirement? Are we going to have to downsize and move to a single-storey property in advance of growing older? Or do we future-proof the home we lovingly built and which has memories within its walls so that we can continue to live there? In addition to being our largest financial outlay, our home is one of our most emotional investments too. Those who self-build or who carry out substantial renovations to their homes in order to personalise them to their own high specifications are especially resistant to having to relocate simply because of the practicalities relating to growing older.

So, what do we need to think about in order to future proof ourselves against making this move? Despite what retirement apartment developers tell us, there really is no need to move house at the first sign of stiff joints or aching limbs. There are solutions available now which can be factored in at the planning and

building stage which will make sure that difficult 'what now' conversation never needs to happen.

Today's products designed for accessibility have changed beyond recognition. Attractive modern design is built into the functionality. From smaller, non-fixed items, such as kitchen aids and therapeutic beds to more permanent fixtures like walk-in showers, wet rooms or home lifts, there are many stylish products available that mean all areas of your home will remain accessible to everyone. Even if it's something we don't need right away, locking longevity into our homes makes perfect sense – even if these features are only currently used when older relatives come to visit!

## ONE STEP AT A TIME

The staircase we choose is often designed to be the centrepiece of a home. Not only is it a focal design point but it also links the communal rooms



where we host our loved ones and spend quality time together with our families to our upstairs relaxing and resting spaces. When investing in a self-build or embarking on a major renovation on the home, thinking about mobility between the upper and lower floors is a smart, modern way of developing your key asset.

The main reason for feeling your house no longer works for you is when stairs start to be difficult or painful to use. Let's look at this key component of the house in a bit more depth. We have highlighted some main areas to focus on with regards to stairs from safety, mobility compliance and the all-important aesthetic perspectives.

Open-tread stairs are highly desirable and look amazing but can pose a potential danger to younger children, older people, and those with reduced mobility. Less obviously, steps with deep treads and high risers can also be difficult to manage.

If the staircase you have no longer works for your family, it might be necessary to install a completely new one. There are clear UK Building Regulations relating to replacement stairs and this type of design and installation can be a costly project, with further building disruption and reduced

## *Allowing your home to grow and develop with you to support your family's life cycle is the key to 'ageing in place'*

accessibility within your home during the construction phase.

As an alternative to either relocating or creating a new staircase, there might be compelling reasons for fitting a home lift. A home lift can be positioned close to the existing staircase; in some instances (depending on your stairwell configuration), it might even be possible to install a home lift at the turn of your

stairs. Alternatively, because the best of today's contemporary home lifts do not need a supporting wall, you can choose to locate one away from the stairs altogether, either in a living room and have it travel directly to the bedroom or even inside a cupboard if a suitable one exists.

Home lifts make so much sense and are proving to be an increasingly popular solution. They are quick and easy to install, either at the point of a self-build or as a retrofit when needed. A few brands of home lifts also bring a contemporary design twist too, which is of huge importance. If you've invested time, money and effort creating your home exactly as you want it, then a home lift is the perfectly stylish design solution.

### **DON'T FORGET**

Allowing your home to grow and develop with you to accommodate your family's life cycle needs is the key to 'ageing in place.' Make sure you consider locking in ease of access by incorporating future-proofed designs and solutions into your finished build. This will enable enjoyment and ease-of-living for you and your family, now and well into the future.

*Yola Mealing is marketing manager at Stiltz*



### **CUSTOM STAIRCASES**

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



### **A simple guide to Earthborn Colours**

Earthborn believes that paint has the ability to transform our spaces for the better. A beautiful dose of its uniquely formulated colour can improve anyone's surroundings and uplift their mood. And its paints are eco friendly and virtually VOC free, with no nasty paint smells or harmful emissions. But where to start?

If you're looking for a brand new colour scheme and don't know where to start, or even if you've chosen your wall colour but are stuck on what to put with it, help is at hand in a new simple guide. Earthborn has created a mood picker which will generate a choice of colour palettes that match your chosen mood. Try it. It might even give you some ideas and paint colour combinations that you love but would never have thought of.

And Earthborn's eco credentials extend beyond its paints – its Classic range colour card is now 100% recyclable, including the paint chips and adhesive too! As always, the colour card is painted in real Claypaint, and displays the brand's other finishes as well.

Go to [earthbornpaints.co.uk/colour-picker/](http://earthbornpaints.co.uk/colour-picker/) and click on the "Colour Guide" link at the foot of the page.

**01928 734 171** [earthbornpaints.co.uk/colour-picker](http://earthbornpaints.co.uk/colour-picker)





# Access all areas with a Stiltz Homelift

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

Whether you're renovating, extending or commencing an exciting new build, a Stiltz Homelift is the perfect future-proofing solution.

A Stiltz is compact, discreet and elegant and can be positioned almost anywhere in your home. Barn conversions and high-ceilinged properties are catered for too as a Stiltz Homelift travels up to 6 metres.

Thanks to a unique rail system and modular lift car design, installing a Stiltz Homelift is quick and simple. Stiltz work with you or your architect at any stage during planning or construction to help give your ideas and your lifestyle; the lift they need.

**Call today for a brochure or to discuss your project in more detail.**

- Contemporary styling
- Flexible positioning
- Small footprint
- Cost-effective
- Energy efficient
- Suitable for future-proofing
- Advanced safety features
- Fully guaranteed

Call us **0808 302 4357** Or Visit **www.stiltz.co.uk**  
FREE on



## Crittall's Innervision range for fire rated applications

Alarming, annually in the UK there are around 200 fire-related deaths and some 37,000 house fires. It's a no brainer ensuring you do all you can to reduce the risk of fire-related incidents in your home. Crittall's InnerVision range of glazed internal fixed screens and doors can now be specified for fire rated applications. The steel-framed system is compliant with BS476 Part 22 providing 30 minutes (FD30) integrity fire resistance. The enhancement of the leading range of internal screens and doors has been achieved while preserving the unique slender steel profile, which is the hallmark of Crittall products, and now sets InnervisionFR apart from other bulkier fire rated systems. The FR doors and fixed lights seamlessly blend with an almost identical appearance, with the added benefit of peace of mind in the home. Created to achieve transmission of light throughout a home's internal living and homeworking spaces, InnervisionFR provides a combination of bespoke and modular options with high performance fire rated glazing and an extensive range of traditional or contemporary hardware. The system matches Crittall's Corporate W20 external windows and doors, reflecting the timeless style of a period house or the contemporary feel of on-trend industrial styles. While enhanced acoustic properties effectively keep noise at bay – a welcome attribute for homeowners with an office, work-out room or entertainment zone/cinema.

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



## Divide and conquer room layouts with Draks



For over 20 years, **Draks** has honed the skill of creating stunning space saving, room dividing and storage solutions for the home. Among the most popular portfolios now are the sliding and fixed room dividers; quite simply due to the time spent at home in the last eighteen months. More people are working at home and, as always, the children are growing up and/or elderly relatives are moving in. Zoning and closing off areas is an ideal solution. Draks room divider collection constantly evolves; today, Draks offers

a modern, beautifully-designed, clever range of sliding and fixed room dividers. The company also offers bespoke solutions so that colours and finishes can be matched to any design scheme.

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

## BLANCO's showroom training back on!



**BLANCO** is running bespoke customer training programmes in the impressive showroom at the UK headquarters in St Albans. These programmes can also be held remotely, or at a customer's premises. BLANCO's bespoke sales and business development training programmes have always been popular with customers and the past 18 months have proved no different – even though they were conducted remotely for obvious reasons. Craig Condie, BLANCO's National Sales Manager,

explains: "We have started seeing customers again for training courses; and we also have clients who still love online as they can take advantage of all the great tips in one hour. No travel time needed!"

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

# EDITION 90 SQUARE by KEUCO

The square is a pure, strong shape and forms the basis for EDITION 90 SQUARE's consistent and elegant design. The precise 90 degree angle, linear contours work extremely well in chrome; the shine on the surfaces with their defined edge, flat surfaces and exact dimensional accuracy are a special challenge where the production is concerned.



EDITION 90 SQUARE fittings and accessories by KEUCO make a striking addition to any bathroom, with their strong contours and continuous architectural lines, combined with a delicate, fine almost filigree design. Innovative technology is used in combination with traditional manual expertise; the art lies in the precisely detailed grinding and polishing of each individual element before they are electroplated.

The EDITION 90 SQUARE range includes three single-lever mixers in different sizes for washbasins, a wall-mounted spout mixer in various lengths and a bidet fitting. Alongside this are high-quality accessories including items such as towel rails and tumbler holders. With their highly polished reflective quality EDITION 90 SQUARE fittings and accessories bring an airy lightness to modern bathroom design.



The products in this series have been created to meld and blend with KEUCO'S EDITION 90 bathroom furnishing concept; which includes bathroom furniture, washbasins and illuminated mirrors. This makes it the ideal choice for those with a fondness for architectural and angular design elements within a minimalist interior.

01442 865 220  
[www.keuco.com](http://www.keuco.com)



# Choosing a home lift

Steve Hill of Terry Lifts discusses the benefits and specifications for modern home lifts, and what you should consider when futureproofing your home



**W**hether you are planning a self-build or renovating your home, it's likely you will want the house to meet your needs now and in the future.

A good starting point is the Lifetime Homes standards, a series of design criteria compiled to make homes suitable for lifetime use. The guidance addresses topics such as the approach to all entrances and adequate circulation space for wheelchair users.

The standards also recommend provision for a through-floor lift – identifying a space in a suitable location from the ground to the first floor.

Planning for these features early can help you and your family later in life and it may also improve the desirability of your home if you ever move.

## DESIGN STAGE

Many futureproof elements, like a through-floor home lift are best considered and factored in at the design stage, whether you wish to install it now or ensure that the property can accommodate one in the future. Either way, this can save both time and money.

If you are building with a timber frame, for example, your architect and timber frame designer would need to factor in where the through-floor home lift could be installed later. They can design the floor structure to make it simple to cut through the floor in the future – allowing the lift to travel from ground to first floor without compromising the structural integrity of the first floor.

## WHICH LIFT?

Long before the design stage though, it is good to have an idea of the type of home lift you want. A little research early on will make life easier down the line.

Coming in all shapes and sizes, many home lift systems cater for a wide range of mobility issues and accommodate a variety of equipment, from wheelchairs to walking frames. Maintaining safe, smooth and stress-free access allows people to continue with their routine and preserve familiarity e.g. sleep in their bedroom, use upstairs facilities etc.

## WHAT TO CONSIDER

Let's start with a few practical questions. How many passengers does the lift need

to carry? Does it need to accommodate a wheelchair user, now or in the future? How many floors does it need to serve? How big is the property and how much space is/can be made available for the lift? Where could the lift be located?

Answering these will help determine the type of lift you will require.

## SPACE AND SURVEY

While it may seem sensible to focus on your needs when selecting a home lift, space is probably the second most important consideration. A domestic lift system needs a suitable amount of headroom on each floor and early planning can make all the difference.

Many lift suppliers can advise and guide you through the selection process, with most offering a free no-obligation survey.

The survey can help identify any potential structural changes, for example. Building Control approval is necessary if the installation involves the alteration of the structural integrity of the property such as forming an aperture in a ceiling. A reputable lift provider will look after this if they are doing the building work





*Modern home lifts are not only simple to install, they're often an attractive yet practical addition to the home*

but the obligation to check that the approval is in place rests with you, the purchaser. Good news though, planning permission is not required for the installation of a vertical lift system.

#### **FIRE PROTECTION**

A through the floor lift requires an opening to be created for the lift to pass through when travelling from floor to floor. This instantly breaks the fire integrity and removes the fire protection of the first-floor structure – potentially enabling fire to move freely between floors.

To minimise risk, it is crucial that you choose an independently certificated through the floor lift. Look for one that complies with BS 5900:2012 (Powered home lifts with partially enclosed carriers and no lift way enclosures) and is independently tested by an approved Notified Body. A compliant product will maintain the fire and smoke protection between floors, whether it is parked upstairs or downstairs.

#### **CERTIFICATED INSTALLATION**

The installation of a through the floor lift raises some important safety considerations, that's why it is critical that a compliant home lift is installed by a certificated engineer and electrician.

To comply with British Standards, a lift must have a dedicated electrical supply and not be plugged into the nearest socket.

#### **STYLE AND PERSONALISATION**

Modern home lifts are not only simple to install, with many fitted within just two days, they're often an attractive yet practical addition to the home. They can be used for everything – not only giving access to other floors but taking the strain out of heavy lifting – transporting laundry, heavy household appliances, shopping and luggage.

There's also plenty of choice to be had. From sleek, slimline home lifts – designed for standing or sitting – through to more spacious options which can accommodate wheelchairs and mobility equipment, and more people.

Many lifts can easily be customised to match your decor perfectly – with your choice of colours, upholstery, flooring and accessories. Some manufacturers also offer different glazing, lighting and door options.

So, whether it's for now or later, you'll be well placed to include a through-floor home lift in your project.

Steve Hill is national sales manager for Terry Lifts

## A wired smart home system installed by your electrician

Just plug-and-play to install Baulogic's world-class technology. Wired into the fabric of your building, you're always connected and in control without ever worrying about reliability.

**Lighting, heating, security, energy management and more in one simple solution.**



baulogic.com | 0330 120 0881 | hello@baulogic.com

**Baulogic**



**ADVICE & INFORMATION**

National Self Build &  
Renovation Centre (NSBRC)  
0845 2234455  
[www.nsbrc.co.uk](http://www.nsbrc.co.uk)

**AIR CONDITIONING & VENTILATION**

EnviroVent  
01423 810810  
[www.envirovent.com](http://www.envirovent.com)

Total Home Environment  
0345 260 0123  
[www.totalhome.co.uk](http://www.totalhome.co.uk)

**BATHROOMS & SHOWERS**

Grant Westfield  
0131 337 6262  
[www.grantwestfield.co.uk](http://www.grantwestfield.co.uk)

**BI FOLDING & SLIDING DOORS**

Garador Ltd  
01935 443 722  
[www.garador.co.uk](http://www.garador.co.uk)

**DOORS & WINDOWS**

Phantom Screens (UK) Ltd  
01778 560070  
[www.phantom-screens.co.uk](http://www.phantom-screens.co.uk)

**GLASS & GLAZING**

Red Glazing Systems  
0203 478 9610  
[www.redglazingsystems.co.uk](http://www.redglazingsystems.co.uk)

**MASTIC SEALANTS**

Domestic Mastics  
0208 7126142  
[www.domesticmastic.net](http://www.domesticmastic.net)

**RAINWATER PRODUCTS**

Yeoman Rainguard  
0113 279 5854  
[www.rainguard.co.uk](http://www.rainguard.co.uk)

**STATIC HOMES**

Sunrise Holiday Homes Ltd  
01255 815045  
[www.shhltd.co.uk](http://www.shhltd.co.uk)

**TEMPORARY ACCOMMODATION**

Worcestershire Caravan Sales  
01299 878872  
[worcestershirecaravansales.com](http://worcestershirecaravansales.com)

**Worcestershire 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](http://www.worcestershirecaravansales.com)  
Tel 01299 878872  
Email [wcaravans@aol.com](mailto:wcaravans@aol.com)

**BATHROOMS**

**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](mailto:info@pegasuswhirlpoolbaths.co.uk)  
[www.pegasuswhirlpoolbaths.co.uk](http://www.pegasuswhirlpoolbaths.co.uk)  
61-62 Lower Dock St, Kingsway, Newport, Gwent, NP20 1EF

**PEGASUS WHIRLPOOL BATHS**



**abc**

**BE WISE**  
WHEN YOU ADVERTISE



SELFUILDER & HOMEMAKER  
IS INDEPENDENTLY  
VERIFIED BY ABC

**DOORS & WINDOWS**

**SASH WINDOW LOCKS**



**ROLA**

[www.sashwindowlock.com](http://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](http://www.antiquebuildings.com)

To get your company listed here,  
contact us today on **01435 863500**

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



**Windows.**

Designed & made in Denmark

# Better Windows. Better Homes.



THE WINDOW OF  
THE FUTURE HAS

**idealcore™**

Lasts longer  
Insulates better

Decades of development.  
Several generations of composite windows.  
We have now arrived at the **idealcore™** thermal break, for  
best possible energy performance, low maintenance and long  
lasting windows.

**Idealcore™** is completely water resistant and  
protects the internal timber frame from water and moisture.  
There are no drainage channels or cavities to house bugs &  
dirt and the surface is smooth and very easy to keep clean.

At Idealcombi we now offer supply & fit on new-build projects!