

selfbuilder + homemaker

SEP/OCT 2022

Ask the Expert: Home Security

Have you heard of the police-backed initiative Secured by Design? Our expert provides all the answers

Dream kids' bedrooms

Interior designer Cat Dal offers tips on how to create a sense of magic in kids' bedrooms for the dream combo of function and fun

Fitting in with the community

Young couple Tope & Lanre managed to realise their family's home on a tight, triangle-shaped London site

Work, rest & play

The Siegels managed to blend old and new parts seamlessly in their refurbishment and extension in East Lothian, which also gave them ample space for home working

SAMSUNG

Eco Heating Systems

Find your comfort.

Samsung Heat Pumps give your customers year-round domestic comfort with an all-in-one heating, cooling and hot water solution. Let your customers control it from anywhere through the SmartThings app*. Plus - the range is easy to set up, saving you time and hassle.

samsung.com/heating



* A Wi-Fi connection and Samsung SmartThings application account are required. Wi-Fi Kit to be ordered separately.
Requires iOS 10.0 or later & Android 5.0 or later.

PUBLISHER

Anthony Parker

MANAGING EDITOR

James Parker

ASSISTANT EDITOR

Tom Boddy

EDITORIAL ASSISTANT

Laura Shadwell

STAFF WRITER

Roseanne Field

CONTRIBUTORSEwen Macdonald
Heather Dixon
Nik Hunter**STUDIO MANAGER**

Mikey Pooley

PRODUCTION ASSISTANTSGeorgia Musson
Kimberley Musson**ACCOUNT MANAGER**

Sheehan Edmonds

SALES EXECUTIVE

Nathan Hunt

PR EXECUTIVESSuzanne Easter
Kim Neville**MANAGING DIRECTOR**

Simon Reed

PUBLISHED BYCointronic 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...

Following the passing of Queen Elizabeth II, the topic has turned to how King Charles will fare as monarch in the coming years, the nation already having a good idea of his general views. He will of course be required to curb some of his more outspoken tendencies, such as when he alienated architects in the 1980s by attacking examples of modern design.

Poundbury in Dorset is Charles' big statement when it comes to 'authenticity' in building design, but the results have been highly controversial. Some saw the new town as a valiant attempt at creating beautiful homes and other buildings using traditional principles and crafts, others see it as an embarrassing pastiche of former designs, and a place that feels imposed on the landscape.

The design of buildings (or at least that of modern buildings) seems to raise people's hackles more than most other issues. But Poundbury has been controversial because of its adherence to tradition. King Charles may be better off sticking to his very laudable pronouncements on green issues in future, given what will be a feverish push towards net zero. For example, he might want to highlight his and Camilla's fairly modest holiday home in Llandovery, Carmarthenshire, with its biomass boiler and rainwater harvesting.

**JAMES PARKER**

DATES FOR YOUR DIARY...

HOMEBUILDING & RENOVATING SHOW30 SEPT - 2 OCTOBER, LONDON
WWW.HOMEBUILDINGSHOW.CO.UK**NSBRC GUIDE TO SELF BUILD PROJECTS**1 - 3 OCTOBER, SWINDON
WWW.NSBRC.CO.UK/WHATS-ON**SELFBUILD LIVE BELFAST**30 SEPT - 2 OCT, BELFAST
WWW.LIVE.SELFBUILD.IE**ASK AN ARCHITECT**29 OCTOBER, SWINDON
WWW.NSBRC.CO.UK/WHATS-ON**ON THE COVER...**

© AIRBORNE LENS (PAGE 66)

All Rights Reserved

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

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

Printed in England





30



50



66

REGULARS

06

Selfbuilder Diaries

In the first of a series of first-hand articles by self-builders, we track the initial inspiration for Amanda Ritchie's remote Scottish build, and the challenges of upping sticks to Skye

08

Ask the Expert: Security first

Kenny McHugh of Secured by Design answers self-builders' questions on creating a physically secure home, from the layout and boundaries, to physical security and alarms

12

Home Styling: Magical bedtimes

In designing a children's bedroom, it's possible to create a sense of magic, and if you allow yourself to move away from the standard approaches there are no limits. Interior designer Cat Dal offers some practical tips

16

Interior Inspiration: Bedrooms

Bedrooms should be somewhere that you can really relax and feel comfortable, beyond just places to sleep. From wardrobes to dressing tables to underbed storage, you can co-ordinate your pieces to ensure that the whole space feels like a holistic refuge. Here we present some options to help you do just that

49

Show Preview: Homebuilding & Renovating London

65

Show Preview: Grand Designs Live

74

Classified & Directory

PRODUCT FEATURES

39

Managing setbacks

Victoria Brocklesby of Origin explores why lead times are such an important consideration for any self-build project, especially while ongoing supply chain issues and materials shortages continue to affect suppliers and contractors

47

Garage door policies

Enhancing your property and adding to its kerb appeal is all about making the right choice for your home's exterior – the windows, entrance doors, landscaping and, of course, your garage door. Here, David O'Mara of Hörmann UK offers his advice

61

Fuel cell heating

With new funding slashing the cost of combined heat and power systems run on hydrogen fuel cells, now is the right time to look closely at this income-generating, low-carbon technology, says Viessmann's Christian Engelke

63

The full effect

Andy Hitchman from Solution Fires advises on the key considerations to be made in choosing the perfect electric fire for a real fire effect

72

Lessons in landscaping

Ronan O'Dowd from AG Outside Rooms shares his top landscape lessons for maximising your outdoor space and adding value to your property



CONTENTS SEP/OCT 2022

CASE STUDIES

18

Trevor Huggins, licence to build

A James-Bond inspired home in Cornwall makes use of a steep sloped small unused space to create an architectural gem on the edge of the River Tamar

30

A different angle

Architect Lanre Falase adapted an existing design to create a striking home for his family in south London, full of unique quirks and clever elements that maximise its tight, triangular site

50

Barn to be wild

A couple in Yorkshire with construction know-how were not intimidated by the prospect of redeveloping an old barn as their home, but its still proved a major challenge

66

A perfect blend of old and new

The clever reinvention of a former bed and breakfast has given the Siegels a stylish and contemporary home for their blended family in south east Scotland

PRODUCTS

FINANCE & INSURANCE

10

SITE PREPARATION

Groundworks

26

STRUCTURAL COMPONENTS

Floors

28

SIPs

38

Structural Flooring

26

BUILDING ENVELOPE

Balconies

46

Doors & Windows

28

Insulation

44

Rainwater Products

44

HEATING, VENTILATION & SERVICES

Fires, Fireplaces & Flues

44

INTERIORS

Doors & Windows

60

Fires & Fireplaces

63

Kitchens

60

Paints

60

Stairs & Balustrades

60

SMART HOMES TECHNOLOGY

73

LANDSCAPING & EXTERNAL FINISHES

Paving

64

selfbuilder Diaries

In the first of a series of first-hand articles by self-builders, we track the initial inspiration for Amanda Ritchie's remote Scottish build, and the challenges of upping sticks to Skye

My name is Amanda Ritchie and currently I live with my husband Greig and our three children in the North East of Scotland.

We first began visiting Skye five years ago and at first sight, we totally fell in love with the place. Skye has everything to offer for anyone looking for peace, tranquillity, beauty, Scottish Highland authenticity, mountains and sea, amazing food, whisky, adventures in nature....the list goes on. That first initial trip led to us returning each year (sometimes more than once!) with our affection for Skye growing every time we visited.

My husband and I (as the daughter of a builder!) had always talked about building a home, but we never got round to actually doing it. 2020 was the year that changed it all. Due to the lockdowns, we decided to make our annual family holiday a trip to the Outer Hebrides – as it was somewhere we had not yet been but, of course, not without a stop off on Skye. In the lead up to the trip, my husband casually dropped into conversation that he had stumbled across a beautiful plot on the island and arranged for us to take a look. I reluctantly agreed; the idea of building on Skye was such a challenge (he's the idealist, I'm the realist). We currently live so far away, and we had zero experience in building a home and did not have an unlimited budget. Cut to me standing on the plot; within five minutes I turn to my husband and say, 'we are buying this!'

A month later we'd purchased the site, and almost immediately began looking into what we would build, and how we would build it. We had many different ideas but we decided on a small holiday home that we, and our family and friends could use. We spoke to local architects who kept us on the right track and quite quickly, the idea of going with Scottish timber kit home firm RHouse emerged.

We liked that they were local, and were big advocates for sustainability. They offered us a 'turnkey service' which was perfect for us, being based so far away from the island. As part of this service, the company arranged everything from planning right through to handing over the keys.

PROGRESSING IN STAGES

We met with a sales manager, Susan, at one of RHouse's completed builds; it was perfect for what we were looking for. After taking them on, we met their architect at our plot. Our initial key aims were to make the most of the views and to maximise the size of the main living area by adding a fully vaulted ceiling. Following that we received the first initial plans and, once fine-tuned, our planning application was submitted to local planning.

We were assigned one project manager for the build and a project manager for the interiors. This was the fun part for me – being able to design the interior to your own exact specification. This is great because it makes the house very personal and allows you to put your own stamp on it which we have enjoyed doing very much.

After planning was granted, we applied for a building warrant which took around 12 weeks, with groundworks taking about 6 weeks. Ensuring the build was wind and watertight is next on the list, and we are currently at the first fix stage. Our completion target date is November which is very exciting – but so soon!

We have enjoyed much of the process; and the highlight was seeing it all come together. On our most recent visit we stood and looked out at the amazing views from our living area – something we had been dreaming about since our very first visit to the plot! Also, with there being many challenges to such a project,



RHouse managed to largely shelter us from that stress of managing the project.

In terms of challenges, being very remote has been tough. We would like to be there each week to see how it's coming together, but that hasn't been possible so we've had sporadic trips to site. Keeping to our budget has also been a challenge and it is fair to say that we have probably increased beyond where we originally started a couple of times. There are always unforeseen costs, but as long as you have the right people in your team, you can keep those as minimal as possible. Fortunately for us, we had people giving us a heads up as to what those could be, such as groundworks, which is normally a challenge when building on the Hebrides.

The next steps are to complete the first fix and get to the interiors. We cannot wait for key handover day, it will be a 'dream come true' moment for us, and we look forward to a future of family adventures on Skye.



infinity
Framed RoofLight

- Thermal aluminium, fully glazed system
- Double 1.2 U-Value, or Triple 0.7 U-Value
- Available in clear, solar & privacy glass
- Anthracite Grey frame as standard
- Delivery 3-4 working days on standards

Standard Stock Sizes & Prices

1000mm x 1000mm*
1000mm x 1500mm*
1000mm x 2000mm*
1000mm x 2500mm*

*internal opening size

Maximising the flow of natural light



THERMAL WALK ON ROOFLIGHT

- Walk-on toughened laminated glass
- Suitable for internal & external installations
- Quick turnaround times
- Bespoke Sizes available
- Available in a choice of clear, privacy & anti-slip

infinity
Walk on Roof Light

Thermal aluminium, fully glazed, walk-on rooflights designed to transform dark basement or roof terrace areas, allowing natural light to flow in the rooms below, whilst maintaining the thermal properties within the home.

Security first



Kenny McHugh of Secured by Design answers self-builders' questions on creating a physically secure home, from the layout and boundaries, to physical security and alarms

Every self-builder will be looking to create a safe and secure home, but security doesn't just start when the home has been built, it starts back at the planning stage.

WHAT IS SECURED BY DESIGN?

SBD is an official police security initiative, owned by the UK Police Service. The SBD organisation itself has been campaigning for improved security in buildings and homes for nearly 30 years and works closely with a wide range of organisations to achieve sustainable reductions in crime through design and other approaches to enable people to live in a safer society. Over a million homes and commercial properties have been built to SBD standards over the last 30 years, with an associated reduction in crime of up to 87%.

HOW DOES THIS RELATE TO SELF-BUILDERS?

Secured by Design offers a comprehensive solution to the security of dwellings, addressing site design and layout as well as detailed physical security measures. It works as a guide to the creation of a safer, more secure and sustainable environment for the homeowner, and can be applied to both new and refurbishment schemes.

WHAT DOES THE GUIDE COMPRISE?

The SBD Self Build 2019 Design Guide provides a variety of useful information and guidance to make your home safe and secure, without the need to adopt 'fortress' type crime prevention solutions. The guide can be found at www.securedbydesign.com.

ARE THERE ANY ADDITIONAL BENEFITS?

Building in accordance with the SBD Self Build Guide will enable you to meet the requirements of the planning authorities and building control professionals across England, Scotland and Wales who will seek to establish that relevant legislation has been met. You can apply for the Secured by Design Self Build Award certificate to show that you have met your formal planning obligations.

SO WHAT ARE THE BASICS TO CONSIDER?

Let's start with your boundaries and work inwards toward the main residence using some of the points highlighted in the guide. Vehicle and pedestrian routes to your home should be designed to ensure they are visually open and direct.

A change in the colour or texture of the road surface or brick piers could mark the point where the private ownership starts – making an intruder feel less comfortable on the property.

Walls, fences and hedges at the front need to be kept to one metre or less in height to maximise surveillance and minimise hiding places to ensure criminals are on view from the home and street. Alternatively, railings or picket fencing could be used.

At the rear and sides of your home, taller boundaries are recommended. It's advisable to look at 1.8 metre high fencing and top it with 0.3 metres of trellis to make climbing more difficult. Side gates should be 1.8 metre high, robust and capable of being locked. They should be installed at the front of the building line. Use prickly plants, such as pyracantha or climbing roses, to protect fencing, easily accessible windows and drainpipes.

Gravel driveways or pathways can be attractive, as well as helping you hear the crunch of approaching footsteps! Energy efficient dusk to dawn external lighting at the front and rear of your property will provide added security.

In terms of your physical building security, doorsets (door, frame, locks, fittings and glazing) which allow direct access into the home should achieve SBD's high security standard – the Police Preferred Specification.

Easily accessible windows, including easily accessible roof lights and roof windows, should also meet SBD standards. Both door and window frames must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications. Garage doors too should meet SBD standards.

If you are considering an alarm system, ensure it is from a nationally recognised installer who is a member of the NSI or SSAIB, or look for an SBD Accredited Alarm Installation Company.

WHAT IS THE SBD STANDARD/ POLICE PREFERRED SPECIFICATION?

SBD has worked with businesses, the construction industry and standards authorities at home and abroad for many years, leading SBD to develop a police accreditation scheme over 20 years ago for products – the Police Preferred Specification.

Products that have met the Police Preferred Specification provide reassurance to the specifier, purchaser



Flomasta Engineered for the trade



Available in over 120 sizes >>

Trade quality steel panel radiators



FREE*

FLOMASTA TRV &
LOCKSHIELD WORTH
£19.99 WHEN
YOU BUY ANY
FLOMASTA STEEL
PANEL RADIATOR



CE UK
CA



Shop the full range on the app or [screwfix.com](https://www.screwfix.com)

SCREWFIX
THE CHOICE OF CHAMPIONS

*Prices valid until at least 04/12/2022. When ordering, add a selected Flomasta Radiator and a TRV (386XT) to your basket to have the offer applied. If you cancel your order, you must return both products to receive a full refund. TRV (386XT) sold separately on [screwfix.com](https://www.screwfix.com) for £19.99.



Over a million homes and commercial properties have been built to SBD standards over the last 30 years

or user that the products have been independently tested to a relevant security standard and fully certified by an independent third-party certification body recognised by the United Kingdom Accreditation Service (UKAS), or tested and certified by an alternative approved body such as Sold Secure or Thatcham.

SBD focuses on the critical factors that combine to deliver a product's performance – design, use, quality control and the ability to deter or

prevent crime. Better quality means these products last longer too, making them more cost effective and leading to greater sustainability in crime prevention.

WHERE CAN I FIND ACCREDITED PRODUCTS?

To assist you in sourcing products for use in your home that meet Police Preferred Specifications for security, we recommend you review the SBD Member

Companies pages on our website. Here you will find a comprehensive list of manufacturers who produce products designed to prevent crime, including doors and windows in a wide range of styles, types, materials and dimensions, external storage, bicycle and motorcycle security, locks and hardware, asset marking, alarms, CCTV, safes, perimeter security products and many others.

Kenny McHugh is national lead for Secured by Design

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



Protek



New Build



Conversion



Renovation



Extension

Quotes & cover available online at:
proteksselfbuild.co.uk or 0333 456 8030

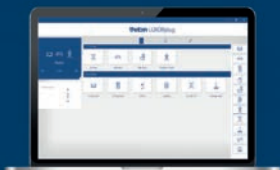


Protek Group Limited is an Appointed Representative of Arthur J Gallagher (UK) Limited who is Authorised and Regulated by the Financial Conduct Authority (Firm Reference Number 312919)

Cleverly automated automatically clever

Smart home system LUXORliving

LUXORliving is the simple smart home system from Theben, offering all-round home comfort, whilst avoiding unnecessary waste. Switching lights on and off. Dimming. Regulation heating and controlling blinds. That's what it's all about.



KNX house and building automation

With KNX, all building functions can be linked, programmed, and controlled. Starting with heating, ventilation and room climate control, via lighting and shading, up to alarm, safety and information systems. All these functions can be controlled automatically via intelligent sensors, manually at the control units inside the rooms, or centrally via a visualisation - in the house, or mobile via smartphone or tablet.



www.luxorliving.co.uk

theben
energy saving comfort



Demon
Designs

ARCHITECTURAL GLASS

Glass floors
Balustrades and Staircases
Automatic Doors
Glazed fire doors and screens
Complete supply and fit service

Please contact us for details
01903 733206

www.demon-designs.co.uk
info@demon-designs.co.uk

MAGICAL BEDTIMES

In designing a children's bedroom, it's possible to create a sense of magic, and if you allow yourself to move away from the standard approaches there are no limits. Interior designer Cat Dal offers some practical tips

As with any design, it's important you work out your boundaries, in terms of budget and timeline. Then, make a list of your requirements. What needs to happen in this room? Homework, clothes storage, toy storage? Does it need to be flexible

for accommodating guests? Once you have this list worked out, you should keep it next to your desired budget and timeline, and refer to it regularly.

Next, you need to start with your floor plan. The bed is often the most important feature to focus on, as for the

majority of clients, the brief will be for a flexible and futureproof layout. For example, the cot will only be a cot for a year perhaps, so how will a toddler's bed fit, or a single bed? Would you like to read to your child in bed (in which case maybe a small queen is better than a single); ideally plan ahead for the next two to five years. A bed generally takes up a large amount of floor space, so consider the footprint, would you like to use the space below it for storage? This can be simple drawers, but also if you have the head height you could raise the bed, so you can create a reading nook or small desk underneath, or a bunk bed.

Next, consider lighting, atmospheric and task lighting. Yes, you want to be able to see the corners of the room when hoovering, but when you are reading, or you are having downtime, it would be great to have various levels of lighting. A charming, cosy or sweet bedside lamp, a wall lamp, and even a floor lamp if it's safe. Children have nightmares, so a light positioned away from the bed that offers a dim, low comforting light is always a plus. When it comes to wall lights, I encourage people to have fun in their designs. Kids have the rest of their lives to have 'normal' lighting, now is the time for clouds, stars, animals and spaceships! These inspire and delight and help create magic in their growing minds.

COLOUR & PATTERN

If you are considering paint rather than wallpaper, I would encourage you to look





THE SMALL-BUT-MIGHTY

KENSA SHOEBOX

GROUND SOURCE HEAT PUMP

The multi-award-winning Shoebox series embodies the most innovative ground source design in the most compact of packages

KEY FEATURES

- Install inside the home
- Space saving-solution
- Quiet operation
- Provides heating & cooling
- Hot water up to 65°C
- Pairs with district systems
- Revolutionises heating for flats



SCAN TO WATCH THE
LATEST SHOEBOX VIDEO

Models: 3kW & 6kW

For more information on the Kensa Shoebox call **0345 222 4328**
or visit www.kensa.group/shoebox



ENA 'CONNECT &
NOTIFY' APPROVED

KENSA EVO SERIES

GROUND SOURCE HEAT PUMP

MODELS: 7, 9, 13, & 15kW



REFORMED FOR INSTALLERS

SMART EVOLUTION

- Unique intelligent controls and diagnostics
- Unrivalled technical support
- Simple to install
- Plumbing flexibility

TRANSFORMED FOR END USERS

HEATING REVOLUTION

- Up to ErP A+++
- Minimised running costs
- 60°C hot water



SCAN TO WATCH THE
LATEST EVO VIDEO

For more information on the Kensa Evo call **0345 222 4328**
or visit www.kensa.group/evo

Kids have the rest of their lives to have 'normal' lighting, now is the time for clouds, stars, animals and spaceships!

for a low VOC paint, or use a natural paint company. Also, if such health factors are important to you, and/or you have allergies in the family, remember to research rugs and blind materials, and be aware of any wallpaper adhesives.

'Colour blocking' is a fantastic way to break up the geometry of the room, there are so many fun ways paint can be applied if you open your imagination. This can be a bright pop of colour within a wardrobe, or a frame around a piece of artwork or mirror. Creating blocks of shapes (mountains, triangles, circles) can create focal points that completely change the feel of the room. If you have a low ceiling, bring the wall colour up over the cornice to 'push the ceiling' further up.

There are so many fantastic mural and wallpaper patterns these days, so that you can go 'wild,' or have a 'jungle,' 'sea,' or 'forest' theme. However, try to keep most patterns to one aspect of the room so that you maintain a calming environment that doesn't risk overstimulation. If you keep your design to a theme (say a jungle for example) then work with just a few colours (green, light beige, blue) across the whole room, to harmonise and bring it all together.

As a company, we try to use our designs to encourage as many moments together as a family as possible. Therefore we advise using a large sofa or armchair, or futon if the space allows, to encourage reading moments together. I have also seen from my own home that books displayed with their covers outwards helps children to select one at night-time, while working as beautiful, happy 'artwork' to decorate the shelves. This is done best with narrow depth 'art' shelves. We also recommend keeping



these shelves within easy reach for kids, to inspire self-reading.

When it comes to blinds, we advise a 'double layer' approach if possible. A linen sheer for privacy if you are overlooked, but still keeps the light in, and then a blackout lined curtain to block the light for sleeping. If you believe your child needs total blackout, maybe consider a pelmet or returning curtain pole.

Don't forget to have fun with accessories. There are no rules with these spaces, so don't limit yourself to 'bog standard' choices when it comes to wardrobe handles, mirrors, curtain ties, coat hooks or door stops. We use trims such as pom pom or fringe trims

on our blinds or curtains to create little details that bring a smile. Texture and materiality are important. Leather handle pulls can create a tactile connection, or a sheepskin rug evokes cosiness. Photos of happy memories and family can be hung in colourful frames, or if you are handy with a sewing machine, perhaps match the teddy's outfit with the same fabric as the bedspread.

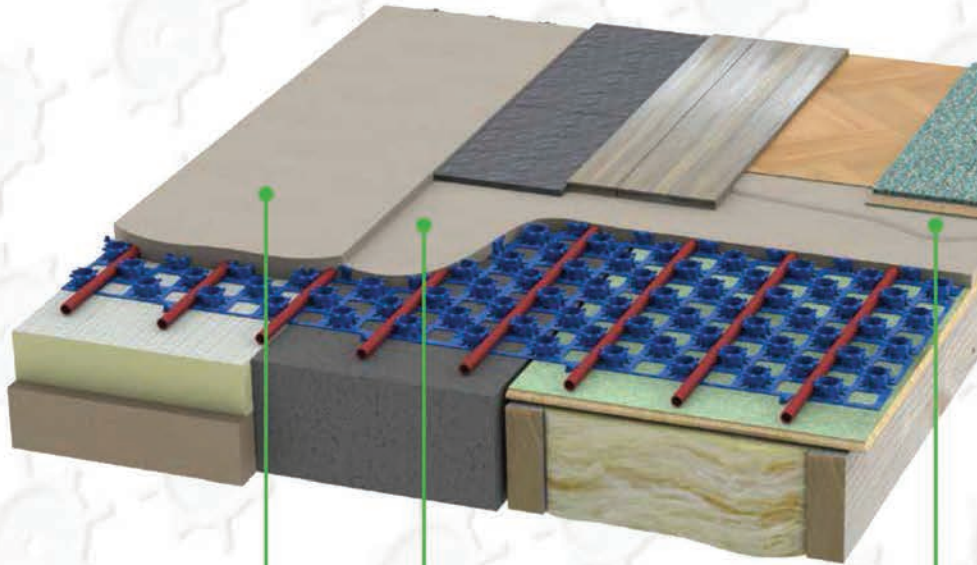
My number one piece of advice is you don't have to spend a lot of money, but just some time and thought, to create a dream-conjuring, atmospheric environment for your little ones.

Cathrine Dal is an interior designer and founder of Cat Dal Interiors



PROFIX® PLUS – PIPE IN SCREED SYSTEM

NEW
PRODUCT



VERY LOW PROFILE
SELF-ADHESIVE · HIGH HEAT OUTPUT
14mm to 17mm DIAMETER PIPE
NEW BUILD OR RETROFIT

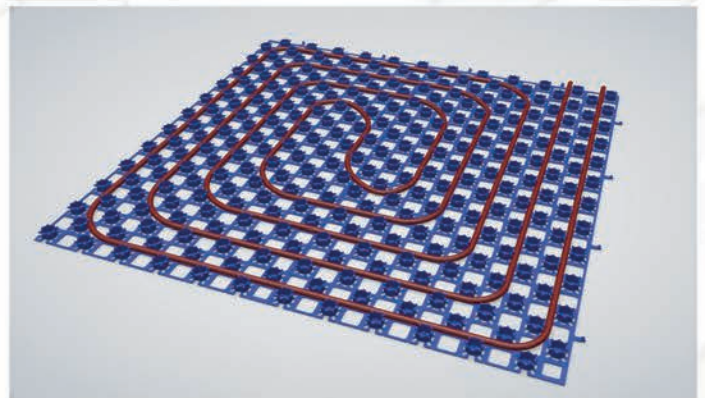
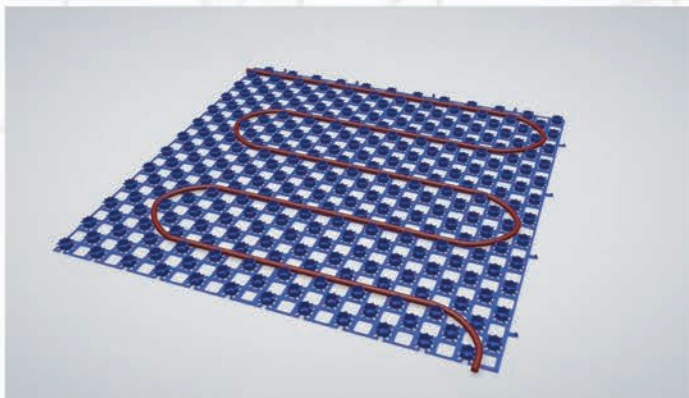
Overall screed thickness as thin as 20mm for
tiles and engineered wood flooring

Overall screed thickness as thin as 25mm
for carpet and LVT

Overall screed thickness as thin as 30mm
over rigid insulation*

*150 kPa compressive strength @ 10% compression (minimum) and taped joints

The Profifix® PLUS Pipe in Screed System is a very low profile (as thin as 20mm) warm water underfloor heating system capable of delivering high heat outputs even at low water temperatures making it an ideal floor heating solution for both new build and retrofit projects. The independently tested self-adhesive backed interlocking pipe retention panels enable rapid installation of 14mm to 17mm diameter pipe in either serpentine or snail pattern with pipe centres starting at 50mm and increasing in 50mm increments (100mm, 150mm etc....).



01923 725180 | sales@epicinsulation.co.uk | www.profixpanel.co.uk

Registered Office: 22 Wycombe End, Beaconsfield, Bucks, HP9 1NB Registered No. 7702051 VAT No. 121 5128 60

1



2



INTERIOR INSPIRATION: BEDROOMS

Bedrooms should be somewhere that you can really relax and feel comfortable, beyond just places to sleep. From wardrobes to dressing tables to underbed storage, you can co-ordinate your pieces to ensure that the whole space feels like a holistic refuge. Here we present some options to help you do just that

1. Get that scandi look with the **Louis Mid Sleeper Cabin Bed** from **Cuckooland**. This space saving bed offers style and functionality combined, taking the worry out of storage issues. The pull out desk sits flush underneath the bed and is super easy to pull out, ideal for those colouring or homework days! Price: £415.
www.cuckooland.com

2. In a classic Chinese style, this **Ladies Cabinet** by **Shimu** has been refinished in a lovely distressed cream lacquer. Cabinets like this were used in ladies' sleeping quarters during the Qing dynasty as dressing tables and so are referred to as 'ladies' cabinets'. It is priced at £1795.
www.shimu.co.uk



3. Standing on elegant oak, walnut or black solid wooden feet, the **Illusion Storage Bed with Matisse Headboard Side** by **Furl** features a wood storage tray within the bed which gives you an amazing 33 cm of storage depth that goes all the way to the floor. The bed is priced at £1195. www.furl.co.uk

4. Geometric detailing. Rich mango wood. Industrial-inspired. When it comes to design, the **Keala Triple Wardrobe** by **Mad About Mid Century Modern** is a triple threat. With 3 doors, ample storage space and slim brass legs, this wardrobe will be perfect for any bedroom. Priced at £1250. www.madaboutmidcenturymodern.com

5. Add a sense of modern glamour to your home with the **Eichholtz Cabas Side Table** from **Sweetpea & Willow**. Made from oak and mahogany and accentuated by bronze-tinted mirror glass details. Complete with two spacious drawers for storage, this piece is a fabulous side table for your bedroom. Priced at £1270. www.sweetpeaandwillow.com

6. **Sue Ryder's 3 Door Wardrobe** in Slate Blue offers ample storage for all your clothes. The 3 doors have brushed steel handles on panel effect doors, and when opened, reveals valuable hanging space and a convenient shelf. The bold colour of the wardrobe will bring your bedroom to life. Price: £349.99 www.sueryder.org/shop



CASE STUDY



TREVOR HUGGINS, LICENCE TO BUILD

A James-Bond inspired home in Cornwall makes use of a steep sloped small unused space to create an architectural gem on the edge of the River Tamar

TEXT & IMAGES EWEN MACDONALD

A photograph of a modern, two-story house with white walls and dark grey accents. The house features three small, square, black-framed windows on the upper floor. A large, dark-framed glass door is the central entrance on the ground floor. To the left of the door is a small potted tree, and to the right is another. A black bench is visible on the far left. A black sign with white text is mounted on the wall below the door. The sign reads "THE EDGE" in large letters and "THE HUGGINS FAMILY RESIDENCE" in smaller letters below it. The house is set on a sloped river bank.

“My favourite feature is the large sliding doors as it just opens the place right up and when the tide is in I like to sit and just look out at the beautiful view”

When Trevor Huggins and his family envisaged a riverside home in one of Cornwall's most sought-after locations, it was to create a James Bond-inspired lair to equal those of the famous Bond set designer Ken Adam.

“Trevor told the architect, ‘I want a James Bond home without the pricetag’,” says his wife Kirsty. And he got it. The end result is a modernist white and glass house set over three floors into a sloped river bank, with stepped garden ‘rooms’ beneath leading to the shore. From the front, the house sits snugly next to neighbouring smaller homes and manages to be captivating without overshadowing them.

Opportunities for building new properties along Cornwall's waterfronts are limited, so making use of this small, steeply-sloping land made sense when it came to moving close to Trevor's elderly mother. The unused plot also formed part of his mother's garden and sat above the banks of the tidal estuary of the Tamar – and was almost impossible to maintain. What it did have was magnificent views across the river that were going to waste – and bags of potential for the right design.

When it comes to self-build projects, the design often has to answer myriad issues – and satisfy a long wish list. For Trevor and his family, the key ingredient was balancing work and family life and looking after his elderly mother. To achieve the latter it made sense to live next door and even more sense to create a striking waterfront home on that part of her garden that was unused and unusable and had nothing to recommend it, except its incredible views. It had the added advantage of being close to the town centre and within minutes of Trevor's marina business.

A DRAMATIC LAIR

The house is set on three floors, and because of the steep slope it occupies, entry is on the middle floor. The design of the house utilised the natural topography rather than fighting against it. At its roadside frontage, the house is dominated by a rotunda that encloses a bespoke staircase. At the back, there are external glass-enclosed balconies and turfed terraces that cascade down towards the water's edge, creating a surprisingly large outdoor area, despite the small footprint of the land itself.



The design of the house used the natural topography rather than fighting against it

LAYOUT

The three levels of the house are split into dedicated floors to live, sleep and play. They are connected by a bespoke steel helical staircase which was made to order by a local fabrication firm. "We couldn't find anyone who did it," says Kirsty of the stairs. "Then we found a steelworks in a business park up the road." Rather than a raw industrial look, the open stairs are topped with elegant white Corian stone made by a local kitchen designer – who also covered supplied a bespoke handrail. A warm south-facing light floods through the rotunda from the front of the house.

"I wanted a 'Disney staircase,'" says Trevor. "One that [daughter] Poppy could glide down in her prom dress." Until then, she has found a space to practice her aerial acrobatics. The natural height created by the stairwell allows silks to be suspended from above.

The original brief given to Plymouth-based architectural firm BRL Architects was to create a "special family home" that used all the available space on a small, sloping site, and made use of the natural daylight and the views.

Facing north, the house has floor to ceiling wall to wall glass doors, triple glazed against the variable weather. But being north-facing this elevation doesn't have issues of glare from the glass that might otherwise overheat the interior. The windows also do a lot to bring light into the rest of the house. Thanks to the natural privacy offered by the site, the windows don't have blinds, and the view can be enjoyed throughout the day and night without being overlooked.

Even the waterfront is a quiet spot with few people using the estuary – other than the family themselves, who can often be found in and on the water. Outside storage for kayaks and inflatables have also been considered.

A 'thumbprint' front door opens to a wide entrance hall split off from the open plan living area by an ingenious pivot door. "I had to have it," admits Trevor. "The door provides a barrier between the entryway and living space, but offers the immediate wow factor of the uninterrupted views. It also allows natural light to flow through to the windowless vestibule. "My favourite feature is the large sliding doors as it just opens the place right up, and when the tide is in I like to sit and just look out at the beautiful view," says Trevor.

"I wanted every room to have its own wow factor," he adds. The main living space on the middle floor has the view, but the helical staircase and teardrop lights that cascade from the top floor supply the 'architectural wow' from both inside the house and from outside.

The open plan living space runs the length of the building with a kitchen divided from the rest of the room by a bespoke white island where a Neff cooking hob sits almost invisibly until a control panel slides up at the press of a button. Distinct seating areas break up the large space. A snug area sits behind a partial dividing wall where a cut out has been made ready for an aquarium, while a giant curved sofa has prime position.

The house is all about light, and when the sun goes down, recess LED lights that glow in

FAVOURITE FEATURES

"The details, such as the curved wall of the cinema room and technology like a high-tech hob."

TREVOR'S ADVICE

"Make sure you have enough money, and a contingency to fall back on if needed, as every penny soon gets swallowed up with all the unforeseen issues that no-one can predict, and because you're bound to go over budget."

Charlton & Jenrick^{LTD}

Best of British fires, fireplaces & stoves



01952 200 444

marketing@charltonandjenrick.co.uk

www.charltonandjenrick.co.uk

Twitter Instagram Facebook Pinterest



Glass-enclosed balconies and turfed terraces cascade down towards the water's edge

multicolours from the ceiling, walls and staircase come to life in the living area to add drama. The tiled floor inside the house gives way to similar sized and coloured slabs outside, supplying a real feel of inside-outside living. Even the mezzanine to the bedrooms above has its own wow feature: a glass panel inserted into the floor allows the light to flood up into the corridor and provides a viewing platform for the children to the living room below.

EXTERNAL & INTERNAL DETAILS

Cornwall – whatever the weather – is all about the outside. The Edge takes up almost the entire pocket of land. A series of extruded boxes work together to form various external terraces, to make the most of the sharp incline, which would otherwise have been unusable. The terraces include a basketball court and an additional lower terrace is planned, although its use continues to be a matter of debate for the family. A hot tub, a sunken firepit and an infinity pool have all been realised goals from the family's wish list.

The overall look appears effortless, as only the most carefully designed buildings do. But the easy elegance belies the painstaking work that went on to create it. The architects explored design possibilities in a virtual setting and allowed the design to evolve as it entered the real world. The couple also did their homework. "We had a huge stack of self-build magazines, and went to Grand Design shows," says Trevor,

and Kirsty found Pinterest great for inspiration.

There is real attention to detail in the fabric of the house. "As with all bespoke designs, the devil is in the detail," explains architect Paul Mapstone. "Achieving elegant solutions that promoted clean lines and beautiful spaces presented challenges to the design team." Among the biggest challenges was ensuring an unbroken view across the back of the house using a bespoke concrete ring beam solution to avoid a supportive pillar. "All the hard work paid off with the house boasting a spectacular unbroken vista towards the river," says Paul.

The 'less is more' philosophy of pioneering modernist architect Mies van der Rohe was at the centre of the brief, adds Paul. The home uses a limited palette of materials and focuses on key architectural features that include the striking aluminium clad rotunda at the entrance. "The result is a strong design of simplicity and elegance," he adds.

BUILD CHALLENGES

The family moved into the house in October 2021, but building work took place almost exclusively during the Covid outbreak and its many lockdowns, which meant Trevor had to take on the job of project management. However, it allowed him to be hands on with the design and work closely with the architect to ensure the house was perfect.

"We had to keep going," says Trevor of how they tackled the challenges of building during

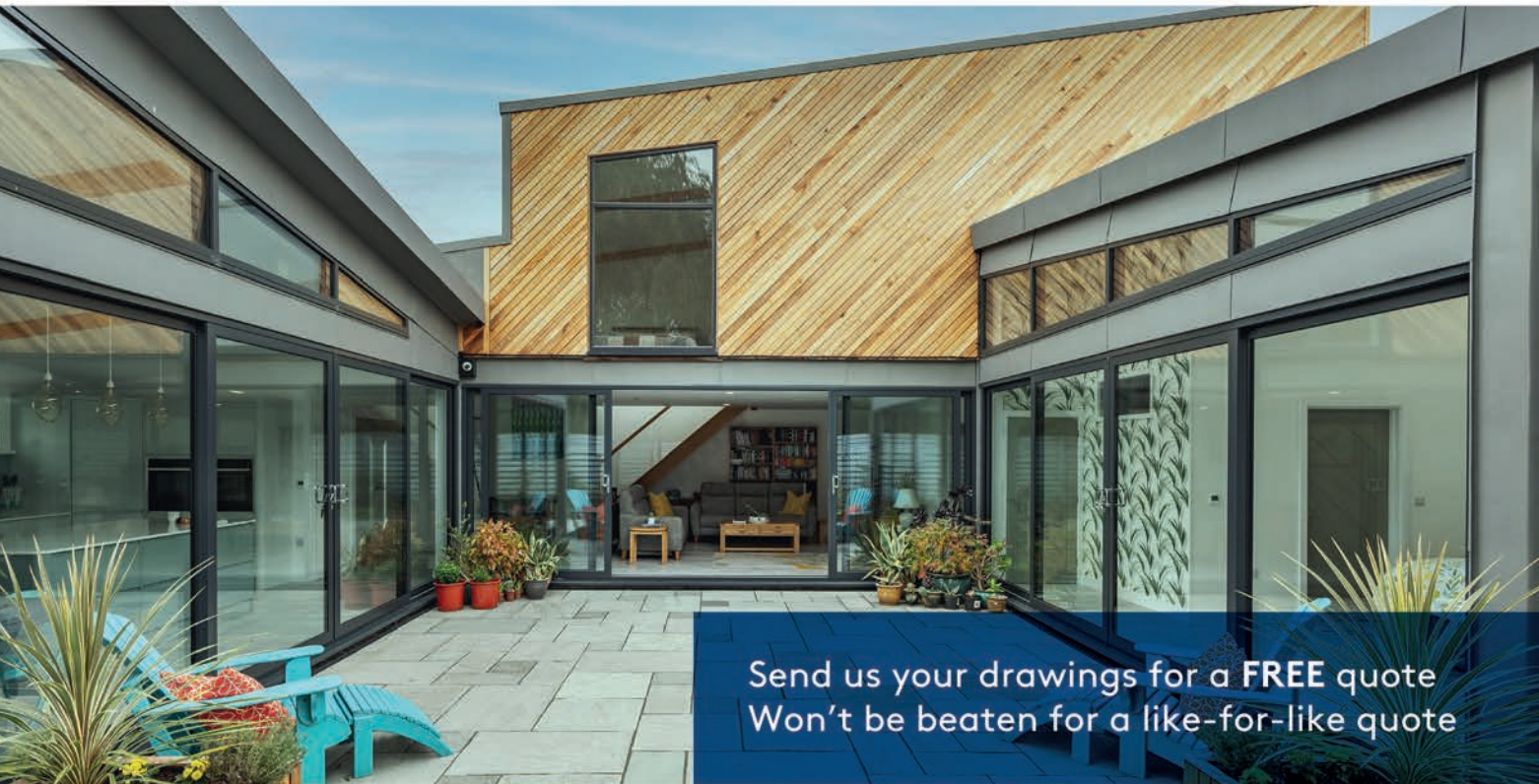
LOW POINT

"The Covid outbreak left Trevor to project manage the build, while trying to keep the tradesmen, his family and elderly mum next door safe."

Kingspan Timber Solutions

Timber Frame & SIPs

Construction



Send us your drawings for a **FREE** quote
Won't be beaten for a like-for-like quote

More than just a timber frame structure

- Timber Frame & SIPs Build Systems
- Structural Engineering Appraisals
- Technical Support Service
- Energy Efficient Building Fabric Solutions
- U-Value Calculations
- Systems Fully Fire Certificated
- SAP Assessments
- Energy Performance Certification

www.kingspantimbersolutions.co.uk



the pandemic. As well as worrying about the virus itself ("People were terrified. I had to trust people to come in and keep their distance,") he had to cope with a shortage of supplies, and rising prices.

"My biggest challenge was trying to keep the project running on time and on budget, and bringing all the trades together at the right times without being constantly let down."

Trevor was able to work with local trades and businesses he knew and trusted. He was able to pick BRL Architects having already worked with them in his marina business.

The 'bones' of the house's eco-technology are elegantly invisible. The home has a smart control system to maximise thermal efficiency and reduce carbon emissions. It is highly insulated so heat loss and solar gain is minimised – vital in a heavily glazed building. Smart zonal temperature controls delivered through underfloor heating also minimises wasted energy. Trevor worked with energy consultants to create the bespoke high performing triple-glazed windows and energy control systems that constantly regulate thermal comfort.

In the best James Bond style, the home has an (almost) subterranean level. A cinema room sits snugly into the windowless area built into the river bank. The cinema room, complete with a corner sofa piled with beanbags has one of

Kirsty's favourite architectural features: a curved wall. Her love of the sea and waves is reflected throughout the house, with vertical surfaces in the main living space clad in white undulating curved stone.

The underground lair opens out to a bright second living room facing out onto the river. Tucked into the corner is a stylish cocktail bar built into the back wall. Here there is more clever design. The bar itself can be swung out of the way, and the space used as a kitchenette for any guests who use the adjoining bedroom. The wow factor here, apart from the bar itself – is the WoodUpp wall cladding. These Scandi-designed Akupanel panels are made up of thin strips of white patinated wood and create a subtle feature on a wall that would otherwise be dominated by the TV. The panels are sound dampening and can remove reverberation within a room to improve acoustics.

The top floor is home to three bedrooms accessed by the showstopper staircase. Each one faces out over the water with a connecting balcony that can be accessed through doors from each room. While the bedrooms are still being finished, the wow factor in son Rocco's room is already in place: a feature wall created by a graffiti artist from The Mural Company who created a bespoke design to reflect Rocco's favourite things (which include football). ■

CONTACTS/ SUPPLIERS

ARCHITECTS

BRL Architects
www.brlarchitects.co.uk

KITCHEN

The Range
www.therange.co.uk

SURFACES

Corian
www.corian.com

Designed Surfaces

www.facebook.com/DesignedSurfaces

STEELWORK STAIRS

AMS Fabrications
amsfabs.co.uk

WINDOWS AND GLAZING

Greenways
greenwaysarchitectural.co.uk

Ideal Combi UK
idealcombi.com

KITCHEN HOB

Neff
www.neff-home.com/uk/products/hobs

THUMB PRINT-ACTIVATED FRONT DOOR

Pirnar
www.pirnar.co.uk

WALL CLADDING

WoodUpp
woodupp.co.uk

MURAL ART

The Mural Company
themuralcompany.co.uk

evolution®

WINDOWS & DOORS REDEFINED



Timber Look Joints | Unique 82mm Profile | Unique & Discreet Ventilation System
Deep Sills | Traditional Furniture & Accessories | Superior Security

Our exquisitely designed, handcrafted windows and doors are available in both 70mm and 82mm outer frames with Timber Look Joints. Both Storm and Flush casement options are available.

www.evolutionwindows.com



SEWAGE TREATMENT
ESTABLISHED 1987

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



SIMPLY THE BEST!

BURNHAM ENVIRONMENTAL SERVICES LTD

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

CaberFloor P5 for creak-free flooring



CaberFloor P5, from **West Fraser**, trading as Norbord, is the UK's most popular moisture resistant flooring panel of its type. It is a high-performance particleboard being widely specified due to its stability, durability and ease of installation for the user. The sturdy, high-density panels come in thicknesses of 18 or 22 mm, in both square-edged or tongue and grooved profiles, the latter featuring profiles on all four sides to offer maximum flexibility. The precision-engineered edges ensure smooth and speedy installation while

the tight-fitting joints eliminate the annoyance of creaking. The floor panels are both FSC and CE certified and are ideal for humid environments, in or residential as well as new-build or retrofit applications.

uk.westfraser.com

Selfbuilder & Homemaker website



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

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

www.sbhonline.co.uk



GRANITE
Building Warranties

Specialist Independent Brokers

- New Build Warranties
- Retrospective Warranties
- Self-Build Warranties
 - Site Insurance
 - Building Control

We have over 25-years experience in the industry and can assist with securing the best cover for your project, providing a seamless customer service.

**Let us simplify
the process!**

Contact us on 01284 365 345

ed@granitebw.co.uk
kelly@granitebw.co.uk
rob@granitebw.co.uk
alex@granitebw.co.uk

www.granitebw.co.uk

Follow us on :



Building Warranties & Latent Defects Insurance
Independent Brokers



**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

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
arridgegaragedoors.co.uk
 01691 670 394

Navigating the trickle vent conundrum



Trickle vents in windows have long been used in the background as a means of complying with Part F of the Building Regulations: ventilation. Tradelink are working to ensure they provide the best commercial offer for the customer and the right choice of trickle vent. Tradelink have changed their vents to be able to provide ventilation through the use of a single ventilator. They have also worked hard to adapt their manufacturing details and have achieved good colour matching and pattern matching to ensure the vents are as unobtrusive as possible.

While Tradelink cannot tell installers whether a particular window requires trickle vents, they can guide them through the regulations and equip them with the documentation and solutions to meet the new regulations.

tradelinkdirect.com

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



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
 Email: info@selfbuildfloors.co.uk
 Phone: 0114 231 5937





Bespoke Structural Glazing Specialists

Bringing an innovative outlook to the structural design industry, Firman Glass Projects specialise in the design and installation of commercial shop frontages, staircases, floors and unique glass projects. Meeting the high expectations of all of our customers is a must, which is why we work alongside your team to deliver a product that pushes the boundaries!

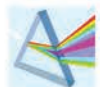
01708 374534

contracts@firmanglassprojects.com

www.firmanglassprojects.com



- CANOPIES
- ROOF LIGHTS
- BALUSTRADES
- GLASS DOORS
- GLASS FLOORS
- SCHUECO JANSEN
- GLASS STAIRCASES
- STRUCTURAL GLAZING
- COMMERCIAL GLAZING
- FIRE RATED SCREENS & DOORS
- ARCHITECTURAL METALWORK



Colorfirm™

FIRMA TUFF™



Firman
GLASS PROJECTS

A DIFFERENT ANGLE

Architect Lanre Falase adapted an existing design to create a striking home for his family in south London, full of unique quirks and clever elements that maximise its tight, triangular site

TEXT TOM BODDY IMAGES LUKASZ WIELKOSZYNSKI & BOLANS ARCHITECTS

“I am actually still in awe that we did it, and so pleased and proud of how we managed to bring it all together.” These are the words of Tope Medupin describing her family’s home in Ladywell, south east London, which she shares with husband Lanre Falase and their two young daughters. Squeezed into a tight site on a quiet, tree-lined road, the house, which is clad in striking black bricks, sits just a few miles from the bustle of central London.

After a challenging journey, with the build coming slap bang in the middle of the pandemic, the couple have created an unconventional but elegant three-floor house, which has cleverly adapted to the tight, triangular site. Although its bold and irregular exterior contrasts with the surrounding Victorian terraces, the home doesn’t impose on the street, and actually appears as an extension of the neighbouring dwelling.

ORIGINS

Lanre is founder of Bolans Architects, and brought his expertise to bear as the project architect for their build, adapting another architect’s previous design for the site. Not only does he have extensive experience working on residential projects, the couple’s previous ‘one and a half bedroom’ rented flat in nearby Forest Hill needed a complete overhaul, which saw Lanre getting his hands dirty. “It was laborious,” he admits, but at the same time it was “really fun to do. With the limited resources we had, it was great to make something out of it.”

Having raised their first daughter there for three years, it was filled with special memories. But with a new baby, a bigger place was needed to accommodate their needs. By a random coincidence they discovered the small plot in Ladywell, and were tempted by the fact it had already obtained planning permission for a modern home (designed by Sketch Architects).

The couple instantly began working out the feasibility of going ahead with the purchase, and in the process they fell in love with the site. Very soon after, working alongside a broker, they put in a carefully chosen offer, however a developer

quickly outbid them. As a last resort, Tope wrote to the architects to say that if it became available again “for whatever reason,” they would “still be very interested.”

Eventually, they found a “gorgeous” house further south in Anerley, and put in an offer. They were just about to sign the contract when the phone rang. The developers had pulled out in Ladywell, and the site was up for grabs again, and so they faced a difficult decision. Stick to the safe bet, or buy the site with potential in Ladywell?

With the couple’s creative nature coupled to Lanre’s architectural expertise, they soon decided to plump for the latter. “We knew we could do it. There were of course many risks, but with us having experience, it just made sense really,” explains Lanre. Their new offer was accepted, and so their self-build journey began.

TRIANGULATING IDEAS

Despite the approved design by Sketch Architects’ design being “beautifully considered,” it needed specific alterations to transform it into a family home. “We looked at the buildability and efficiency of their design, and how we could enhance it to work for us,” says Lanre. Being a triangular shaped site positioned at the end of a row of terraces, the project called for an unconventional solution.

Lanre and Tope wanted to create a home which displayed architectural flair, but which also provided practical and comfortable spaces for their family. “We wanted to design a really nice, modern home, but at the same time I didn’t want people to visit and feel like they can’t touch anything,” explains Tope. It was a chance to “test all the ideas you’ve had over the years,” but also to factor in how it would work with a baby and a five year old.

Smart storage was also a big component of the design for the couple. Becoming parents means “you start to accumulate all this stuff,” says Tope, “and I knew we’d have to take it all with us to the new home but I just didn’t want to see it.” Throughout the home, different pockets of bespoke storage allows the children’s toys

HIGH POINT

“Seeing the brick work go up. It was just stunning, and you got a feel of what the finished house would look like.”

- Tope



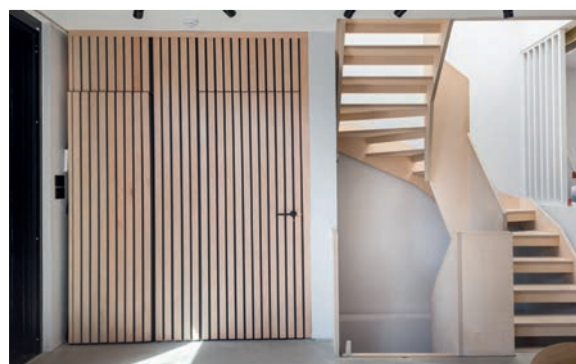


TOPE & LANRE'S TOP TIPS

- "Shop around! We didn't have just a single supplier for our glazing, we had maybe five. Sometimes that difference in price might just be down to the type of handle, the thickness of the frame. Try and really understand what those things mean to you."

- Enjoy it. It's a scary process. You scare yourself on a daily basis. Try and enjoy it as much as possible, because it's a privilege.

- Pick your battles about what you want to throw you money at. Such as a handle, something you use all the time, making it an enjoyable process, versus a kitchen that is the same colour as the inserts, who cares?"



and accessories to be cleverly hidden away. "I love the fact that we can go from 'clearly kids live here' to 'do kids live here?' very quickly because of the storage we have."

DESIGN

Although the home has an unusual, contemporary look, clad in black brick, it sits comfortably within its surroundings. Set lower down than its neighbouring counterparts, with a 19-foot cherry tree blossoming at the front, it is tucked away and respectful of the streetscape.

Its position at the edge of a row of terraces meant the exterior "didn't need to blend in with the other houses," says Lanre, instead working as an "an interface between the two roads." To this end, the decision to use black brick was made early on in the design process. Due to the overlooked location the positioning of windows and lightwells have been carefully considered to maintain privacy not just for the family but also for the neighbours. "Those elements are really sensitive, and have to be addressed in a sensitive manner," says Lanre.

Upon entering through the buff-coloured perimeter brick wall via the black steel automated door, you arrive in a courtyard. While technically sitting on the road, it offers a private outdoor space which flows openly through the

sliding glazed doors into the main living area. It's the social hub of the home and "works really well," says Tope. "Being able to step out seamlessly into the outside makes the space feel bigger."

Featuring 'microcrete' flooring, bespoke wooden seating/storage, and a Juliet balcony, this room is filled with creative and unique design aspects. Various openings such as the rooflight above the dining area create different moods throughout the day. "In the afternoon the space looks golden and magical," says Tope. Aligned beneath the rooflight is a 'walk-on' lightwell which allows natural light to travel down into the basement.

Continuing with the 'black' theme, in the corner of this room is the black-finished kitchen. Influenced by designs in New Zealand and Australia, the couple opted for this for a "fun, monolithic" style, explains Lanre. As well as being triangular in shape to fit the site's geometry, it sits at a level below the living space. "This change in level allows its functions to coexist with each other, so we're still connected but the spaces are separate," explains Lanre. During the early stages of construction, Tope struggled to envisage how a kitchen was going to fit into the corner. Such times are when "you need to trust in your architect," says Tope, in this

Make your home a Hörmann home



- Automatic garage doors with BiSecur radio system



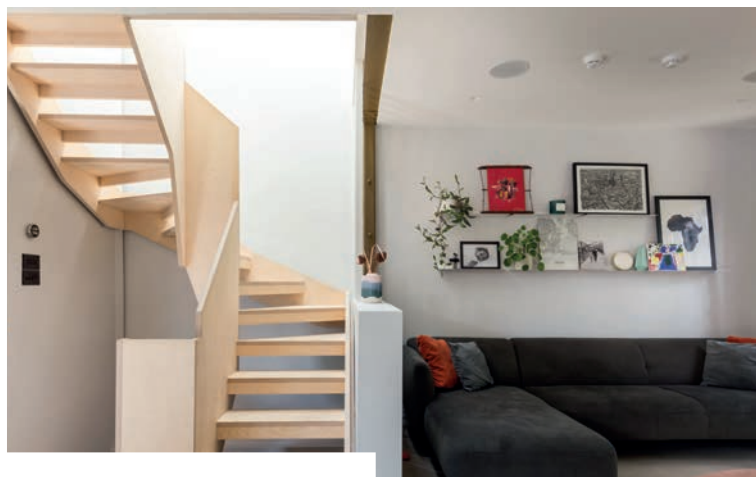
- Exclusive class: ThermoSafe aluminium entrance door



- Top class: Thermo65 steel / aluminium entrance door

01530 516868
doorsales.lei@hormann.co.uk

HÖRMANN
Doors for Home and Industry



case, her partner!

Created in close collaboration with a joiner, a bespoke birch ply staircase sits at the centre of the floor. "We wanted something sculptural, something that wasn't too heavy," says Lanre. The large rooflight at the top of the stairwell and the open tread stairs allows light to travel down into the living area, connecting the spaces.

Upstairs are two bedrooms and a family bathroom, with four other large rooflights flooding the space with light. Their daughter's room (which will eventually be occupied by both daughters), features a large, almost floor-to-ceiling window with a seating/reading area offering views up the road.

The trapezoidal-shaped master bedroom includes unique detailing such as the bespoke red headboard/shelf which the couple designed and made themselves. Lanre explains, "An interior designer worked with us on the tones and colours. Sometimes architects tend to focus on space more than colour, so it was good to have their input." Another black-framed Juliet balcony provides scenic views out the back of the house over the nearby trees.

Downstairs, at basement level, the design is more utilitarian. The daughters' playroom is another triangular-shaped space, "deep underground" but the sky is visible through

the walk-on light well above and ground floor rooflight. Next to this room and cleverly connected by a pivot door is a room with a trio of changing functions; a guest bedroom, a home office, and an additional play space. It is also the route to the second outdoor courtyard, situated at the rear.

The interior design of the home is summed up by Lanre as "modern contemporary moody." Pockets of their Nigerian heritage are dotted throughout the home. This is shown in the use of colour such as the bright orange floor in the downstairs multifunctional room, but also through the home's functionality. "Nigerians are quite sociable in many ways, and this home is very much centred on that aspect. Connecting people and allowing people to define the space for themselves. It's a free flowing space both indoors and outdoors," explains Lanre.

CHALLENGES

The team broke ground in April 2020, right at the start of the pandemic. With the national uncertainty, the couple faced complaints as to why they were building during the period. Also, the tight location required a total of six party wall agreements including one "very complex" one as they were underpinning the adjacent property.

CONTACTS/ SUPPLIERS

DELIVERY ARCHITECTS

Bolans Architects

www.bolansgroup.com

PLANNING

Sketch Architects

www.sketch-architects.co.uk

MAIN CONTRACTOR

Excel Construction UK

www.excelconstructionuk.co.uk

STAIRCASE

RGH Joinery

BRICK SUPPLIER

Roeben Brick

www.roeben.com

OVERSIZED FRONT DOOR

RK Doors

www.rkdoorsystems.co.uk

theEDGE2.0

ULTRA-SLIM

SLIDING DOORS



watch the film
of this project


AWARD-WINNING SLIDING DOORS

BRING THE OUTSIDE IN

NARROW 20MM SIGHTLINES

ULTRA SMOOTH OPERATION

LARGE GLASS PANELS MAXIMISE LIGHT

 find out more

idsystems.co.uk/theedge20

t 01603 408804 e info@idsystems.co.uk


IDSystems
innovative glazing

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



“I love the fact that we can go from ‘clearly kids live here’ to ‘do kids live here?’ very quickly because of the storage we have in the house”

“With all that going on we decided to try and ‘put a face to the build,’ to let our neighbours know we’re not developers and that this is going to be our home,” says Tope. Going as far as posting letters and chocolates through letterboxes as well as paying for the odd carwash, they managed to reassure locals. “We’re now part of the street’s WhatsApp group!” says Lanre.

Sticking to their budget was also another challenge. But a further example of their great teamwork was their dynamic as ‘architect and accountant.’ Lanre was keen to explore ideas of materiality and “test the waters” with different design elements. But with Tope’s profession being an accountant, she kept a reign on the numbers, and at times had to “reign in” some of the more ‘out there’ ideas. “Sometimes, those roles reversed,” asserts Lanre.

Considering their tight budget, the home has achieved a commendable EPC Rating of B. And with plans to install a green roof next, their plans for sustainability haven’t finished although their home is built.

Looking at London’s housing crisis, this design in an urban infill site is an example of how to maximise every inch of space within our oversaturated cities. “I think there’s scope for more designs like this across the board,” says Lanre.

The family has now been living in their new home for almost 18 months, and are over the moon with the completed build. “I think we’ve managed to create something incredibly special, I feel so lucky to live here,” Tope. She adds: “It’s a beautiful piece of architecture but also works as a home to raise our children in. I’m really proud of it!” ■

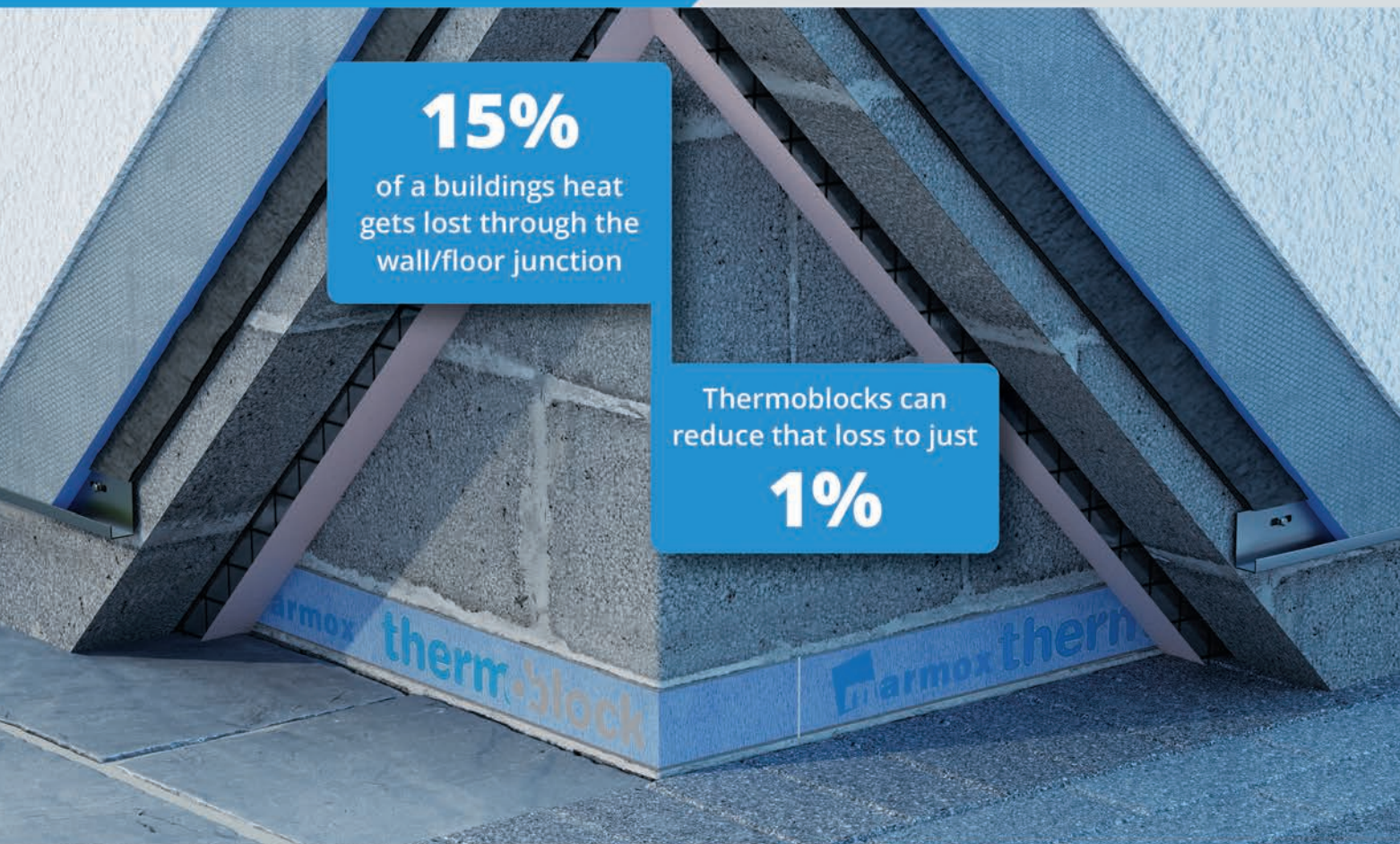
LOW POINT

“The timing of the stairs installation – the windows hadn’t been installed and so it was technically still outside. We spent a weekend trying to protect them.”

- Lanre



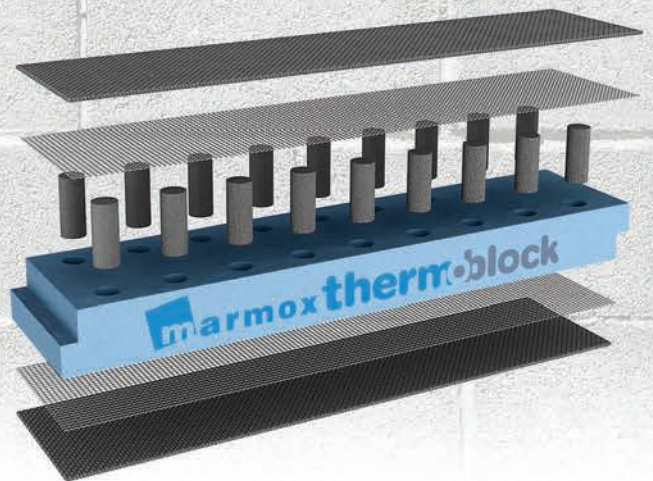
Helping to Eliminate Thermal Bridging



Ultra Strong Insulation Block

Supports up to 3 storeys

- Ultra-High Strength (9.0N/mm^2)
- Low Thermal Conductivity (0.050W/mK)
- Guaranteed Low Ψ Values
- Completely Waterproof



marmox
therm·block
Reduce heat loss at the base of walls



W: www.marmox.co.uk/thermoblock

T: 01634 835290

T: sales@marmox.co.uk

Note: We provide a thermal modelling service (γ value calculations) for your junctions to show the effect of incorporating a thermal bridging block. These values can then be used by your SAP or SBEM assessors to reduce your overall emissions rate.

klöeber®

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



We manufacture, supply and install:

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

01487 740044 info@kloeber.co.uk www.kloeber.co.uk

Visit our showrooms in: London, Cambridgeshire, Buckinghamshire and West Sussex.



◀ 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
 or alternatively email
info@thesipcompany.com
0151 424 5346



Delivering expectations

Victoria Brocklesby of Origin explores why lead times are such an important consideration for any self-build project, especially while ongoing supply chain issues and materials shortages continue to affect suppliers and contractors, such as in the case of doors and windows



The increased time spent at home during the pandemic led many people to re-evaluate their homes and living circumstances. As a result, millions have opted to take on self-build or renovation projects to overhaul the space they live in.

Naturally, with more people embarking on renovations and more housebuilding taking place, there is a significant surge in demand for building materials and labour which is directly impacting supply chains and the availability of tradespeople.

Coupled with this, the pandemic has also led to a backlog of large scale, government-funded construction projects, like HS2, which are impacting

the industry because they require huge amounts of materials.

Still today, logistics disruptions, material delays, and a lack of labour, are forcing door and window manufacturers to make difficult decisions that they would never have considered pre-pandemic. This has a direct impact on self-builders' projects and those taking on renovation work themselves.

How can self-builders avoid the disappointment of delayed, or even failed, delivery of their doors and windows?

PLANNING, PLANNING, PLANNING

The first step is a necessary change in mindset when thinking about project

timelines, including how doors and windows fit in with the rest of the building project as they are often the last thing to be installed. Many still view them as commodity items, or even as an afterthought. So, it can come as a shock when people realise the lead times on doors and windows can be significantly over 16 weeks – and that is being generous in today's climate.

When you're looking to finalise a project, the last thing you want is for everything to come to a halt as you wait for items to be delivered. It can cause real frustration, and impact moving the build internally with plumbing and electrics. By planning more effectively, and factoring in elements like doors and

By planning more effectively, and factoring in elements such as doors and windows at the earliest possible moment, you can effectively manage delays in the build process



marketplace a little bit better. You need to consider if there might be external factors that will have a knock-on impact on your build. Brexit, Covid, and the war in Ukraine, are all key examples of how an outside influence can impact your build. When there is uncertainty, a default reaction is to panic, and when this happens, everything is affected. Stock is depleted, costs go up and companies go out of business. This all needs to be studied and factored in.

One way around this is to put more onus on the suppliers and manufacturers that you use. Are they universally trusted? Are they synonymous with quality? Are they proven to deliver? Are they industry leaders? All of these questions must be asked and answered. If they tick all the boxes, it is clear that they are market leaders for good reason.

For example, we invested in new warehouse facilities and stock so that we could deal with fluctuations in the market, futureproofing ourselves and our customers, to ensure that no matter the situation, we would never miss an install day.

For self-builders and renovators, being able to trust your supplier is crucial. This is not just from a quality perspective, but also a delivery and promises standpoint too. You need to do all you can to keep

windows at the earliest possible moment, you can effectively manage delays out of the build process.

The second step is understanding the



your project on track and on budget, and unexpected issues are not something you want to have to think about. By using a trusted and reputable supplier, this worry becomes a distant memory.

TO SUM UP

Nothing is guaranteed, and the last few years have shown us that very clearly. Unexpected changes could be just around the corner, and all you can do is be as best prepared as possible. If you have the right processes in place to minimise delays, the right suppliers on board to support you, and have planned ahead, then any possible supply chain and lead time issues will be minimal, or go unnoticed, so that your dream renovation won't turn into a nightmare.

Victoria Brocklesby is co-founder and COO at Origin



WALK ON GLASS FLOORS & ROOFLIGHTS



**STRUCTURAL
GLASS DESIGN**

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

www.structural-glass.com



Large door and window openings are naked without them

Manage heat build, glare, and insect
ingress in glazed areas.

POWER SCREENS
AVAILABLE UP TO 12M
WIDE IN A SINGLE SPAN

phantom-screens.co.uk/power-screens
0800 0963015
info@phantom-screens.co.uk



PHANTOM
SCREENS™

AUTOMATED | INTEGRATED | INSPIRED
PHANTOM-SCREENS.CO.UK

WE ARE THE INNOVATORS

NyRock® technology has arrived



FIND OUT MORE

www.rockwool.com/uk/NyRock



Windows and doors for a warmer winter

With energy costs on the rise, investing in high performance windows and doors has never been more important for selfbuilders and renovators. VELFAC Scandinavian windows and doors are designed and manufactured to reduce heat loss and deliver many other benefits:

- Excellent insulation: U-values of $0.8\text{W/m}^2\text{K}$ for triple glazing will reduce energy bills, deliver a comfortable temperature in every room (all year round), and ensure compliance with current Building Regulations
- No design compromise: Triple glazed units maintain the distinctive slim VELFAC frame profile, bringing more daylight into your home and providing wonderful uninterrupted views
- Sustainable construction: Windows and doors that not only look good but help protect the planet - just one example, a VELFAC window can be easily taken apart into 93% recyclable components

TAIGH NA CARR, SCOTLAND

Taigh na Carr, designed by architects Kindelan Grant, is a highly original low-energy home which fits perfectly within its loch-side setting. VELFAC slim-framed triple glazing is installed across the build, with full height triple-glazed units adding drama to external facades, framing expansive views over nearby Loch Duich, and delivering excellent thermal insulation and weather resistance.

Taigh na Carr's open plan layout is designed to connect the home to its unique location, explains architect Ian Grant: 'The house is deliberately built on a split level site to ensure horizontal views of the countryside from the kitchen and dining space, and to deliver a shoreline to skyline vista from the



lower seating area, where the full height glazing creates a 180° panorama.' As well as providing impressive views, Taigh na Carr is also designed to be very energy efficient, leading Ian to consider VELFAC composite glazing early in the planning phase: 'VELFAC was one of the few manufacturers which could supply large triple glazed units which also opened,' he says, 'and the mechanical quality of the VELFAC system was also key.' Given the exposed site, the client also wanted a warm, dry and easy to maintain home, which again made VELFAC the ideal choice: 'Because of the challenging local climate traditional homes in the area feature very few, and small windows,' says Ian. 'With VELFAC we could install an 'untraditional' expanse of glazing which also delivered high levels of thermal performance, and proven resistance to wind-driven rain.'

Careful glazing design means that Taigh na Carr enjoys high levels of natural light without compromising internal comfort. 'The quality of light through the VELFAC windows is remarkable,' says Ian, 'due both to the proximity of water, which reflects light upwards into the house, and the large expanse of roof glazing. The deliberate

northern orientation of the large VELFAC windows helps control solar gain, with through-ventilation playing an important role.'

Ian also exploited the versatility of the VELFAC frame to meet the client's design brief: 'Taigh na Carr is a modern version of local architecture with a soft and neutral balance of tones, and the extensive VELFAC palette allowed us to find the ideal finishes to support our design. External aluminium window frames are painted soft grey to complement the corrugated iron roof and facades of white render and untreated larch. Internal timber frames are also painted grey, providing a subtle background for our client's collection of furniture and artwork while emphasising the colours of the ever-changing landscape beyond the windows.'

DISCOVER THE BENEFITS OF VELFAC COMPOSITE WINDOWS

- Visit our website for full product details and more case studies
- Call or email enquiries@dovista.com - tell us about your plans and find your nearest VELFAC distributor.

01480 759 510 velfac.co.uk



West Fraser REWARDS

THE MORE YOU BUY, THE MORE CHANCES TO WIN



WIN

AMAZING PRIZES JUST BY BUYING

 **SterlingOSB® Zero®**
Strength you can build on

 **CaberFloor®**
Systems you can trust

 **CaberMDF®**
The professional's range



Purchase
any West Fraser
sheet products



Visit
WestFraserRewards.co.uk
to enter



Upload
a picture of your
merchant receipt

REGISTER TODAY AT
WestFraserRewards.co.uk

Images are for visual purposes only and aren't representative of the final prizes.
Terms and conditions apply. Visit WestFraserRewards.co.uk for full terms and conditions. The Promotion is made available by West Fraser group (the promoter being Norbord Europe Ltd. with Company Number 07886600 and registered address Station Road, Cowie FK7 7BQ, United Kingdom). Entries to the registered address will NOT be accepted.

Use phone camera
to scan QR code





Defy Gravity with the Onyx Orbit

Designed for an out-of-this-world fireside experience, the new **Onyx Orbit** is an electric fire that defies the norm with a floating presence and ultra-contemporary styling.

The Orbit creates a dramatic suspended centrepiece, particularly suited to open living spaces. For architects or self-builders looking for the ideal focal point, this spectacular fire also makes a bold statement in homes with vaulted ceilings. What's more, the Orbit can be rotated up to 340°, granting an expansive and entrancing flame picture from almost anywhere in a room, and adjusted at your leisure for your preferred viewing aspect.

Onyx Orbit fires are operated via an innovative thermostatic eco handset, giving you complete control over the Chromalight® Immersive LED system. With ember bed lighting and integrated moodlighting, lifelike oak logs, along with a host of features, heating and visual settings, these eye-catching centrepieces are brought to life.

01392 261999 onyxfires.com/retailers



loftleg
WARM HOME : USEFUL LOFT

LOFT LEGS



✗



✓

- ✓ Loft Legs raise loft boards
- ✓ Avoiding insulation compression
- ✓ Saving you energy and money

WWW.LOFTLEG.COM

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



ALUMINIUM



GRP



CAST IRON

Squareline



ALUMINIUM FASCIA & SOFFITS



YEOMAN
RAINGUARD
RAINWATER SYSTEMS

making business a pleasure for over 55 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

www.rainguard.co.uk



Award-winning bifold doors, sliding doors and glazing solutions

For more than 20 years SUNFLEX UK has designed and engineered premium quality aluminium glazing products.

We understand that tackling a project can be daunting so finding suppliers you can trust is key. For two decades our award-winning doors have been independently certified for quality, performance and attention to detail in design – to truly set them apart.

We utilise a unique combination of patented German design and advanced British manufacturing to create some of the most advanced bifold doors, sliding doors and glass solutions available, providing you with complete peace of mind, whatever you are planning.



Tel: 01603 424434

Email: info@sunflexUK.co.uk

For more information about our products and to find your nearest showroom visit

www.sunflexUK.co.uk



Renewable Energy Showroom



princes
LHS Ltd

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



F.H. BRUNDLE
SERVING THE TRADE SINCE 1889



For more information
01708 39 80 22
sales@brundle.com
www.fhbrundle.co.uk

Synergised™ PORCELAIN TILES

- UV resistant
- Non-combustible
- Ideal for elevated patios & balconies
- Stunningly realistic natural wood effect
- Low maintenance & easy to install
- 100% recyclable
- Anti-slip

Balconies & Terraces

Patios

Ca'Foscari

Yosemite



NO TRADE ACCOUNT
REQUIRED

COMPETITIVE
PRICES

REQUEST A FREE
SAMPLE

ORDER ONLINE
24/7

FREE DELIVERY ON
ORDERS OVER £150

Garage door policies

Enhancing your property and adding to its kerb appeal is all about making the right choice for your home's exterior – the windows, entrance doors, landscaping and, of course, your garage door. Here, David O'Mara of Hörmann UK offers his advice

Often overlooked, the garage can be one of the most prominent features of your home's facade and choosing the right garage door to complement your property's exterior is important.

However, while aesthetics are high on the list of priorities, there are several other considerations to be taken into account, and with such a large selection of door types available and a wide range of price options, it can be confusing. Here is my advice on choosing the right door for your home.

DOOR TYPE

The up-and-over steel garage door is still the most popular in the UK. A practical and cost-effective solution, they are available with two types of mechanism; retractable or canopy. The retractable version opens fully into the garage, while a canopy door will protrude in front of the garage when open.

A roller garage door opens vertically, literally 'rolling up' into the aperture above the door opening, offering maximum space inside and in front of your garage. They are ideal for short or multi-car driveways as you can park a car very close to the door, while the lack of a track mechanism within the garage means that your ceiling is free for lighting and storage. A smooth operating door, which is easy to use and is particularly suited to automation.

Sectional garage doors also open vertically and are suspended under the ceiling, again maximising space within and in front of your garage. Made up of individual panels, sectional doors can be customised to fit irregular sizes



and shaped openings. As they provide enhanced security and thermal efficiency, they are becoming increasingly popular as more people use their garages for additional leisure space and storage.

Side-sliding doors offer the option of a door that opens to the side on a track and leaves the ceiling space of your garage completely free. However, they do take up more room to the side and can reduce the overall floor space in the garage.

For a more traditional look, side hinged doors – sometimes referred to as carriage doors – are a good choice. Opening outwards, they are usually supplied in wood and can be easily customised for a visually appealing garage door.

SECURITY

All modern garage doors should be supplied with the latest in high security

mechanisms and quality locking systems to help deter intruders. Sectional doors which are automated can also be supplied with an anti-lift feature which gives additional protection against forced entry. It is also worth researching and selecting a door which has Secured by Design certification for added peace of mind.

THERMAL EFFICIENCY

Conserving energy and saving money is important to us all and it is a significant aspect to consider when selecting a garage door. A well-insulated garage door is ideal if you have an integrated garage, or if you use your garage as additional recreational or storage space. It will help to maintain the temperature balance between your home and garage and keep any items stored within the garage in good condition.

Ranging from the more traditional raised panel doors to contemporary designs, enhancements including glazing, design elements and inlays give ample opportunity to create your own unique door style



With their modern, double-skinned panel construction and superior sealing, sectional doors tend to be the best choice when looking for a thermally efficient door. When fitted with an additional thermal break, sectional doors can achieve U-values as low as 1.0 W/M²K.

AUTOMATED DOORS

The primary benefit of an automated garage door is the ease of operation, typically from the comfort and security of your vehicle, especially beneficial in bad weather and when returning home late

at night. Providing quick access into the garage using a secure, easy to use hand transmitter or via a mobile phone, most of the popular garage door types can be automated.

The latest hand transmitters use secure encryption protocols which provide a stable interference range that ensures no one can hack into the operating system and open the garage door. Bluetooth technology available on some controllers also enables the user to open and close the door from a mobile phone or tablet, which is in addition to the conventional operation by way of remote control using handheld transmitters.

With the increasing popularity of Smart home devices, some garage door manufacturers are introducing their own Smart hubs which operate via an app and enable you to control your garage door from a central platform together with your heating, security, and other smart appliances.

STYLES AND FINISHES

With such a vast range of styles, finishes and colours on offer there is a garage door to suit your property no matter what age.

Ranging from the more traditional raised panel doors to contemporary designs, enhancements such as glazing,



design elements and inlays ensure ample opportunity to create your own unique door style.

Surface finishes and colours add a further chance to produce a personalised, eye-catching door. Some of the latest trends include finishes that replicate the contours of slate; textured, modern finishes such as concrete or rusty steel, through to contemporary metallic colours such as Anthracite Grey.

With so many options available, some of the leading garage door manufacturers are able to provide online door configurators enabling you to design your ideal garage. Using such technology, by uploading an image of your facade you can view it in place, helping you make the right choice.

David O'Mara is marketing manager at Hörmann UK

JACKON showcases the future of self-building!

JACKON is a market leader in ICF – Insulating Concrete Formwork. This construction technique makes a positive contribution to the construction of energy-efficient buildings due to very low energy inputs required for heating. JACKON Building Systems are Future Homes Ready!

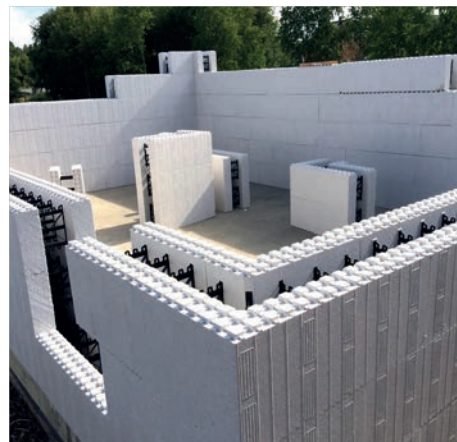
The company has two separate systems, which are used together for the best results:

THERMOMUR® ICF – a wall system, manufactured from expanded polystyrene (EPS), comprising robust pre-formed blocks with a hollow core, which is filled with a concrete pour during construction;

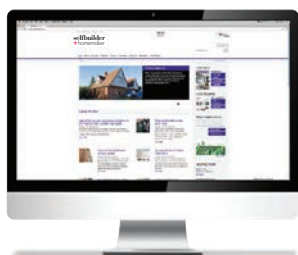
JACKODUR® ATLAS – an extruded polystyrene (XPS) system, which provides thermal insulation systems for floor slabs. It eliminates thermal bridges and is supplied cut to size, reducing waste.

As well enabling the creation of more energy efficient houses, self-builders will value the fact that JACKON Building Systems enable a faster build due to the integration of the building components and a reduction in the need for extra onsite labour, especially in comparison to timber frame.

01204 221089 www.jackon.co.uk



selfbuilder
+homemaker



REGISTER ONLINE FOR...

In-print magazine

Digital magazine

Newsletter

Digests



WWW.SBHONLINE.CO.UK

Energising inspiration

Homebuilding & Renovating Show

The organisers of the London Homebuilding & Renovating Show (being held 30 Sept-2 Oct at ExCeL) say that UK's first National Home Energy Week "opens up new opportunities" for the self-build sector

The London Homebuilding & Renovating Show will be partnering with the UK's first National Home Energy Week, an initiative designed to offer tons of practical ideas and guidance to help millions of people avoid fuel poverty. To align with this new feature, companies within this sector are invited to secure a stand to present their home energy and eco solutions to a "motivated and committed audience looking to improve their energy efficiency, delivering exciting new trade opportunities for exhibitors," say the show's organisers.

KEY FEATURES

In a new feature for the show, "eco-focused experts" at the Home Energy Academy will be giving individual advice on how to save money on bills and reduce carbon footprints. During Home Energy Hour, experts will be offering talks on topics including how to retrofit and upgrade the heating in older homes, gas boilers, effective draft proofing, and more. Eco-expert David Hilton will "demystify heat pumps" and present other affordable and viable options, and experts from show partners, the National Energy Association, will be on hand to give further guidance and advice.

As well as providing a chance to show interested homeowners all about advances in eco and energy-efficient heating, the London Homebuilding & Renovating Show will, once again, deliver a dedicated venue for exhibitors with thousands of products in industries including kitchens; bathrooms; doors and windows; extensions and conversions; architecture; design; financial services; planning permissions, and much more.

'DIY SOS' and '60 Minute Makeover' interior designer Julia Kendell will be offering her expertise through both live seminars and one-to-one consultations. With over 30 years' experience as an interior design professional, property renovator and kitchen specialist,



Julia has now launched a 'Virtual Room Design Service' to provide her interior expertise online.

THEATRES FULL OF INFO

The Masterclass Theatre offers information on creating a sustainable home, choosing the right structures for a project, finding and evaluating land, and much more. Useful wisdom on all things interior design, upgrading kitchens and bathrooms, and creating extensions can be found at the Home Improvement Theatre. Speakers at the Self-Build Theatre will address in-depth topics ranging from a beginner's guide on renovation to maintaining good relationships between homeowners and tradespeople.

A key area at the show is The Advice Centre where industry leaders can help showgoers with specific issues. Members from the Royal Institute of British Architects will provide information on the design, planning and construction process during 'Ask the Architect' consultations. And the Federation of Master Builders will guide people in

booking an Ask the Builder session on hiring accredited, highly skilled construction staff.

Fifteen minute Ask the Expert consultations will continue to be available through interactive sessions with property experts Michael Holmes and Jason Orme; interior designer Julia Kendell; eco expert David Hilton; self-build mortgage and financial specialist Tom McSherry, and planning expert Sally Tagg. Sally will also be present at The Planning Clinic, setting out the tactics for a successful, straightforward planning process.

FURTHER INFO

For lots more information about this year's London edition of the Homebuilding & Renovating Show, visit: www.homebuildingshow.co.uk

CASE STUDY

BARN TO BE WILD

A couple in Yorkshire with construction know-how were not intimidated by the prospect of redeveloping an old barn as their home, but it still proved a major challenge

TEXT HEATHER DIXON IMAGES BEVAN COCKERILL







Friends of Gareth and Rebecca Connell told them they were “crazy” to sell their comfortable, modern family home and buy a dilapidated old cow barn – complete with cow dung on the floor and pigeons in the rafters – in its place.

But the enterprising couple visualised a stunning living space in this empty building; glazed walls instead of rotting barn doors, and a landscaped garden in the overgrown yard. “My parents had always done up properties, and Gareth has loads of vision,” said Rebecca. “Other people were put off buying the barn because of the enormity of the project, but we were really excited by the prospect and could see its huge potential. To us it was a big adventure.”

It helped that Gareth runs a Leeds-based construction company and is familiar with ambitious residential builds – although he admits that this project was so personal that it proved more challenging than most. “It’s very different when it’s your own place,” he said. “Usually other people are making the decisions and you just follow the brief, but in this case everything was down to us. We spent a lot of late nights searching the internet knowing that if we made the wrong decision, we only had ourselves to blame – and we had to live with the results!”

The 250-year-old barn in Boston Spa, North Yorkshire, belonged to the Church and was virtually derelict when the couple bought it in 2018 for £327,000. It was Rebecca’s dad who spotted the property and suggested they take a look. “We had two young children and wanted more space,” said Rebecca. “We had sold our house but we were struggling to find anything

Gareth admits that this project was so personal that it proved more challenging than most

we liked – until we saw this.”

The barn came with outline planning permission to convert it into a three bedroom house, but Gareth and Rebecca were keen to include an adjoining cow shed in the renovation to increase the overall space. They also wanted to improve the proposed design of the property, changing the layout to give it a greater ‘wow’ factor, and to suit their lifestyle.

They employed a planning consultant who advised them to get full permission on the barn first and then apply for planning permission to convert and include the cow shed as an extension. They also employed Leeds based architect Studio J to help them create an interior layout which would maximise the views and natural light from the property’s rural location.

“We have worked on our business projects with Studio J and knew they would come up with ideas we would never have thought of,” said Gareth. “They came up with some great suggestions, which included moving the entrance to the side. This really opened up the space and meant we could include a

HIGH POINT

“We were so excited to spend our first night here,” said Rebecca. “The kids love it. For them it’s been one big adventure.”

— Rebecca Connell

ecodan®

The renewable heating alternative



Build a sustainable future



Multi-award-winning range of air source heat pumps



Market-leading ultra-quiet sound levels



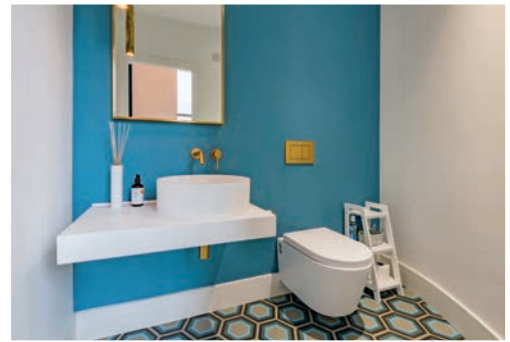
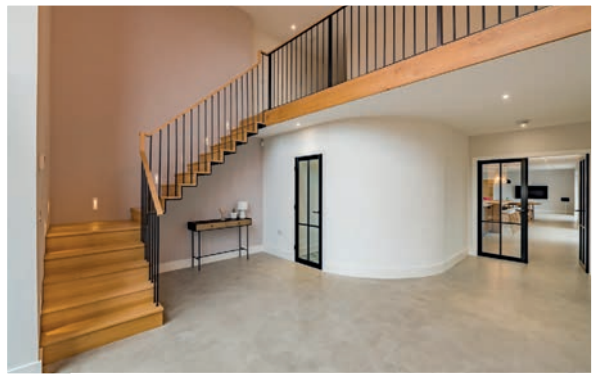
Smart control via Hey Google & Amazon Alexa



Qualify for the Boiler Upgrade Scheme for up to £5,000



ecodan.me.uk/sbh5



feature staircase."

It took a full year to finally get the go-ahead for both the conversion and the extension, but for the Connells it was worth the wait. They started work in January 2019 – just weeks ahead of lockdown. As their contractual work slowed down as a result of the pandemic, Gareth redirected his team to the conversion which was completed in just seven months – even taking into account delays in the delivery of windows and roof slates.

They began by demolishing the cow shed and digging out the barn floor by 800 mm to increase the overall ceiling height. "Local farms took away most of the building materials from the cow shed, so there was very little waste," said Gareth.

More than 200 tons of muck and mud were removed from the barn floor – which had no footings – before the entire area was sealed with a damp proof membrane and covered with steel mesh encased in 100 mm of concrete. Spikes were left in for fixing 300 mm thick steel cage internal retaining walls, which were built inside the stone wall exterior to create a secure inner casing.

A steel skeleton was then built to shore up the roof while new first floor joists were bolted to the external walls, and timber frames constructed to create the internal walls downstairs. Some of the original roof trusses were retained, supplemented by new sections to run the full length of the barn, before the old corrugated iron roof could be replaced with slate and the supporting steels removed.

The house was fitted with water-based underfloor heating and high spec insulation. First and second fixes were completed relatively quickly, along with plastering and decoration. The ground floor includes large areas of polished concrete which took a week to complete, but is

Some of the original roof trusses were retained, supplemented by new sections to run the full length of the barn

now one of the Connells' favourite features in the house.

"The conversion was very straightforward, but it certainly helped to have a ready-made team of tradespeople to ensure everything ran smoothly," said Gareth, whose background in plumbing came into its own during the build. "Although we didn't include any eco-features – especially as we wanted to retain the barn's historic character – we were respectful of its original structure and recycled everything we could."

This included the building of the extension using materials salvaged from areas of the barn which were dismantled to create space for bi-fold doors and feature windows. The original stone at the front of the property was then cleaned and repointed with lime mortar, and damaged stones replaced with reclaimed ones, to give the old barn walls a new lease of life.

All access to the back of the barn – including traffic caused by deliveries and building vans – was supported by the Church, who allowed the Connells to use a piece of wasteland that they

SHEFFIELD**0114 327 0100****www.imsheatpumps.co.uk****PERTH****01738 827 244**

**Heat Pumps for renovations, self & custom build homes
- Future proof your new home today!**



If you're thinking of building a new home or undertaking significant renovations of an older property it's the perfect time to install a heat pump system as you are already installing new underfloor heating or upgrading your radiators as part of your project.

Installing a ground, air or water source heat pump will not only provide 100% of your heating and hot water needs but will lower your carbon footprint, providing an energy efficient heating system that doesn't rely on fossil fuels.

We have been future proofing 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.

Financial support towards the installation costs is available to most customers. Get in touch to find out how a heat pump could work for you!

Send your plans to contact@imsheatpumps.co.uk



Whole House Ventilation with Heat Recovery...



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

...for a fresher, healthier, home

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

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

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



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



Rega Ventilation Limited

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

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



CONTACTS/ SUPPLIERS

ARCHITECTS

Studio J Architects
0113 2449905
www.studio-j.co.uk

MAIN CONTRACTOR

CC Construction (Yorkshire) Ltd
cc-constructionyorkshire.co.uk

STRUCTURAL ENGINEER

Holdgate Consulting
01274 566696
www.holdgateconsulting.com

BUILDING INSPECTOR

JHAI
01308 428022
www.jhai.co.uk

WINDOWS

ACM aluminium
01484 549 151
www.amcaluminium.co.uk

KITCHEN

Kreativ kitchens Leeds
0113 269 2784
www.kreativkitchens.co.uk

BATHROOM FITTINGS

Lusso Stone
0203 3820 4206
www.lussostone.com

LANDSCAPING

Helen Voisey, Harrogate
01423 711588

POLISHED CONCRETE FLOOR

Relentless Interiors
0333 577 2611
www.relentlessinteriors.com

owned to the side of the one-acre plot during the build.

"They were very helpful and it certainly made our job much easier," said Gareth. One of the biggest (and least budgeted for) expenses came in the landscaping, which they decided not to handle themselves. It added £50,000 to the build cost – as opposed to the £15,000 initially allocated – but is again a key feature of the property's success.

"It would have been a huge job on top of everything else," said Rebecca. "Bringing in a landscape designer was money well spent."

The couple managed to counter this expense with a big saving on the feature staircase. "We got a full package quote for the staircase, which was way above our budget," said Gareth. "We went back to the drawing board and broke it down into sections, then contracted out each stage, from fabrication to fitting. As a result we saved around £20,000, virtually half the price we were quoted for the package."

Gareth and Rebecca still managed to fall within their original estimated budget of £450,000, excluding the landscaping. The property is now worth an estimated £1.6m – not that they are planning to move again any

time soon.

Gareth enthuses about their self-build experience: "We have really enjoyed the process and the whole thing ran remarkably smoothly, considering the challenges posed by the pandemic." He adds: "There is nothing I can think of that we would have done differently or that I would change." In retrospect however Rebecca says she would have included more storage and since moving into the property in August 2019 they have invested in fitted wardrobes.

"It has certainly lived up to all our expectations and we can see ourselves living here for a long time, but we still think we have one more big project in us," she said. "We really enjoy the process of taking a derelict old property and giving it a new lease of life." Their vision was shared by their neighbours – who raised no objections – and architects Studio J, who worked closely with them to turn their vision into reality.

"The original plans for the barn were very unimaginative and pedestrian," said Gareth. "Studio J came up with new ideas and concepts which went way beyond our own ideas and expectations. It was their idea to move the main

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



Fire Your Imagination

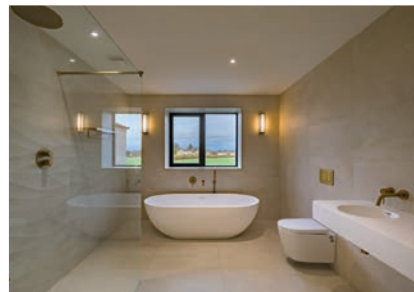


STOVAX  GAZCO

WOODBURNING | GAS | MULTI-FUEL | ELECTRIC

stovax.com

40
YEARS



entrance from the front of the barn, where it would have been fairly utilitarian, to the side of the property where it became a key architectural feature of the house."

The resulting double-height glazed entrance into the hallway, with its polished concrete floor, feature stairs and curved wall leading to the rest of the accommodation, creates the 'wow' factor the original design had lacked.

The hallway leads seamlessly into a large kitchen-dining-living room with two sets of bi-fold doors leading directly onto the patio area. There is also a separate living room, with a feature fire and bi-fold doors to the patio and garden, along with a cinema room, utility and cloakroom.

The entrance hall features a galleried landing leading to five spacious bedrooms, three with ensembles, and a house bathroom. The master bedroom has feature glazing with views over the fields behind. The total footprint of the house is 4,000 square feet.

"One of the best things about converting an old farm property is that you can create a bespoke home that works for you as an individual family," said Rebecca. "Our children are 12 and nine and they love the fact that there is so much space to run around in. We've been able to tailor everything to the way we live, in a location which has the best of both worlds – fields and open countryside to the back, shops and local amenities on the doorstep." She adds:

"We spent a lot of late nights searching the internet knowing that if we made the wrong decision, we only had ourselves to blame," - Gareth

"A lot of people were put off buying the barn because it was such a huge project and not for the faint-hearted, but we are used to the process, so it didn't bother us."

She says that self-build has huge benefits, despite the difficulties: "You can oversee the standard of the work carried out and make changes along the way if necessary," Rebecca concludes that the finished project is worth all the effort, and they're intending to stay; "We talk about tackling another project in the future, but this is so perfect for us I'm not sure we would be prepared to give it up in a hurry." ■

LOW POINT

"Moving 200 tons of dirt and manure out of the derelict barn!"
– Gareth

SPECFLUE

...designed to be better

Can a pellet stove save on heating costs?

A beautifully designed MCZ pellet stove is A+ energy rated and can be a superb way to save on your heating costs.

Features include:

- Intelligent combustion management via the MCZ Maestro app
- Compliant with EU Regulations Ecodesign 2022
- Patented Comfort Air option allows warm air ducting to additional rooms
- Hydro stoves allow full heating and hot water delivery

MCZ

0333 999 7974 // www.specflue.com //    

SHORT CHIMNEY = CHIMNEY FAN

Traditional chimney design required a minimum flue height of 4.5 m. In theory, this was enough to ensure sufficient natural flue draught to clear the products of combustion from a wood-burning stove.

Unfortunately, the chimney draught was never guaranteed and the provision often resulted in unsightly tall chimneys when appliances were installed in single-storey buildings and orangeries.

A recent change in chimney design (see source) states that a chimney can be designed using the calculation method in BS EN 13384-2005 which allows for the installation of shorter chimneys, provided sufficient chimney draught can be proved. A chimney fan will guarantee this chimney draught even on a shorter flue design.

"[...] the calculation procedure within BS EN 13384-1:2005 can be used as the basis for deciding whether a chimney design will provide sufficient draught."

Source:
Document J Building Control
Combustion appliances and fuel storage systems
page 30 - §2.8 - "Height of flues"

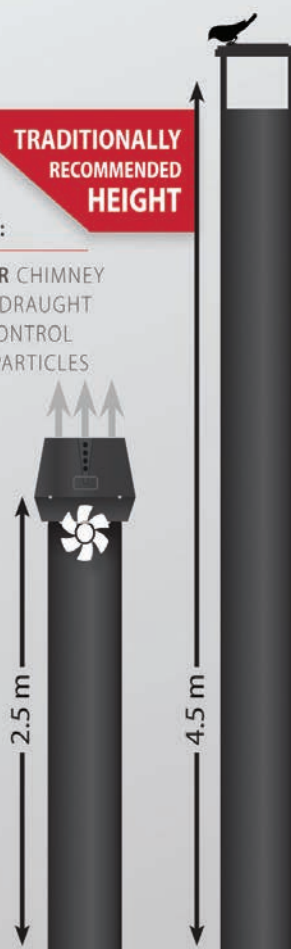
READ MORE AT

exodraft.co.uk

OR CALL (0)1494 465 166

WITH FAN:

- SHORTER CHIMNEY
- BETTER DRAUGHT
- MORE CONTROL
- FEWER PARTICLES



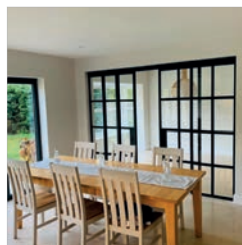


CUSTOM STAIRCASES

www.completestairsystems.co.uk
info@completestairsystems.co.uk
 01794 522 444



Sliding steel doors provide stylish link



Members of the **Steel Window Association (SWA)** supply and install internal sliding doors (pictured) in a wide range of sizes and styles to suit all types of interior schemes. They create a stylish link which maximises light transmission while cutting draughts and noise transmission from adjoining spaces. Sliding doorsets are not fire rated. They are, however, glazed with toughened or laminated glass for safety and can be lockable. They are also available with many different types of handles and in bespoke as

well as standard RAL colours. The SWA's membership provides UK-wide coverage for the manufacture, installation and repair of all types of steel framed doors and windows.

www.steel-window-association.co.uk

BLANCO UNIT optimises space – and peace



How is the all-in-one **BLANCO UNIT** so clever?

Drink. Prep. Clean. That is the motto BLANCO has set out when uniting the hub around the kitchen sink, tap and waste bin area. Everything needed in the busy space is all in one place with the BLANCO UNIT which creates a space-saving, timesaving, creative place. There are many benefits for homeowners when they decide on the BLANCO UNIT. And it's great for retailers

too in terms of sales and marketing opportunities.

For more information on the BLANCO UNIT, visit the BLANCO website.

www.blanco.co.uk/unit



Get in to shape - and colour

The retro look of steel windows, doors and screens is very much 'in'.

Crittall says they don't have to be just rectangular and white... Interior designers and home decor influencers say retro naturalistic greens, bright colours, sky-blues, purple-blue hues, vibrant yellows, sultry black will make up the colour palette for chic home-owners this year. The trend is for home-owners to be more adventurous in the shapes of windows and door styles too. As the 'eyes' of your home they deserve the attention - adding a deft touch of flair highlights your individuality and gives your home a unique characteristic style - that's you. Curves and rounded shapes are back – and authenticity and hand-crafted products are the hip buzz words. So, if you're considering a new look, a window, external door, internal screen do not have to be the ubiquitous rectangular shape in white or black. On-trend are steel-framed windows and external doors with arches and sweeping curves. Every Crittall window, door and internal screen is made from high grade, recycled steel. Hot dip galvanized, means they are virtually maintenance free. Polyester powder coated, they also have a consistent, even, coating, not requiring redecoration for 25 - 30 years. An extensive range of classic and luxury hardware is available to complement your look.

01376 530800 www.crittall-windows.com



Let your walls breathe

If you're building a new house, or an extension, you want to bring each room into use as as soon as possible. Painting the newly built walls is often the last step in a long process that you want to be finished.

Using paint with a high level of breathability means that moisture doesn't become 'trapped' beneath the surface of the paint.

Using a non-breathable paint can lead to damp walls, causing the paint to bubble, peel and eventually blow completely and contribute to a harmful living environment.

The easiest way to ensure you're creating a sustainable, environmentally sound specification is to check the paint is Ecolabel approved.

Earthborn paints have achieved this demanding standard, which covers every aspect of a product's manufacture, use and disposal. Because they are virtually VOC free, they do not give off any toxic emissions, so rooms can be brought into use more quickly and are much healthier for the building and its occupants.

01928 734 171 earthbornpaints.co.uk/breathable-paint

No longer a hard cell

With new funding mechanisms slashing the cost of combined heat and power systems run on hydrogen fuel cells, now is the right time to look closely at this income-generating, low-carbon technology, according to Viessmann's Christian Engelke

Hydrogen fuel cell systems that generate both heat and electricity in domestic and commercial buildings while greatly reducing energy costs and carbon emissions are not new.

Despite the numerous advantages these systems offer, it is still not commonly found on the consideration list of UK self-builders.

SUITABILITY

Fuel cell micro-CHPs suit a diverse range of properties and circumstances, from high-end new builds and renovations to more regular boiler replacements where homeowners are looking for an environmentally friendly solution, but where heat pumps aren't feasible.

They work most efficiently when the return temperatures of the water in the pipe system after heat has been released around the building are very low – ideally with an underfloor heating system. However, radiators that have a maximum return temperature of 50°C can also work well.

Installation requires a gas connection and a three-core power cable electrical connection. The most compact models have a footprint of well under 1 m², including everything you need for heating, hot water and power – avoiding the need for a bulky water cylinder elsewhere in the building.

HOW FUEL CELLS WORK

Fuel cells work by converting natural gas to hydrogen, which is then used to generate both power and heat through an electrochemical reaction known as cold combustion. In an exceptionally clean and efficient process, hydrogen is used as both a fuel source and energy store, while the carbon-producing



combustion that takes place in conventional condensing boilers doesn't happen, saving around two tonnes of CO₂ per year.

As energy and heat are generated on site where they are needed, there are no losses in transmission, and, unlike with conventional power stations, the heat produced is captured and used for heating and hot water, so there is far less waste.

Hybrid models combine a hydrogen fuel cell with a highly efficient combination boiler which is used only to cover peak demand periods, such as when it's very cold outside or a lot of hot water is required at short notice. This keeps energy consumption and carbon emissions to an absolute minimum while ensuring total comfort.

There are also energy and income advantages. As well as reducing CO₂

emissions by up to 30% and energy costs by up to 40% compared to a conventional boiler and electricity, fuel cell micro-CHPs generate green electricity which can be exported to the grid, bringing in income.

A hydrogen fuel cell can generate as much power as 30 m² of photovoltaic cells, but, unlike solar panels, it will work day and night and in all weather. That's enough electricity to cover the base load of most households and an electric car, with any surplus stored for later use or exported for profit.

Although the potential revenue that can be earned in this way reduced greatly when the government's Feed-in Tariff (FiT) was replaced by the Smart Export Guarantee (SEG) in 2019, it is now growing again as energy prices increase. Furthermore, the value of independence from the stresses of spiralling electricity

Fuel cells work by converting natural gas to hydrogen, which is then used to generate both power and heat through an electrochemical reaction known as cold combustion



costs is becoming priceless.

Maintenance costs, too, are minimal; a good fuel cell system will only require servicing every five years.

NEW FUNDING

However, with units costing slightly more than air source heat pumps, fuel cell technology can be seen as prohibitively expensive for many homeowners and self-builders. But that could be about to change, thanks to significant alterations to the Ofgem-run Energy Company Obligation (ECO) scheme.

ECO is designed to help low income, fuel-poor and vulnerable households access home improvements that will reduce their energy bills and carbon emissions. Under the latest revisions to the scheme, funding will be allocated according to the difference a new heating system makes to a property's EPC rating, instead of anticipated fuel savings. As a fuel cell micro-CHP can thrust a building up several EPC bands in one go, that equates to a very substantial grant – potentially enough to cover the entire installation cost.

WORTH THE COST?

But what about higher-income households that are not eligible for ECO funding? How does the financial case for a fuel cell stack up for them? While ECO funding may go a long way to catapulting fuel cell micro-CHPs into the mainstream, it is likely to be some time before that translates into lowering the purchase price for everyone.

The good news is that until 31 March 2027, micro CHPs are zero-VAT rated. Furthermore, if electricity prices continue to rise as predicted, then homeowners could save in the region of £800-900 per year with a fuel cell, based on average annual consumption of 4,500 kWh. In this scenario, the cost to generate a kWh of electricity for self-consumption is half the cost of purchasing from the grid.

A fuel cell micro-CHP offers a big improvement on traditional gas heating products and should be regarded as an alternative low-carbon, low-NO_x solution on a par with renewables – a long-term investment that will future-proof your home both financially and ecologically.

Christian Engelke is technical director at Viessmann and also chairman of the Microgeneration Certification Scheme (MCS) Micro CHP (MCHP) Working Group

Selfbuilder & Homemaker website



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

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

www.sbhonline.co.uk

Keller launches Cottage Life kitchen



Natural materials are trending and rapidly growing in popularity, especially in styles that are charming and simplistic without feeling dated or old-fashioned. With this in mind, **Keller** is thrilled to announce the development of Cottage Life, the premier country style kitchen. Utilising stoic stain dark grey oak and trendy Bronx linen, the colours and materials in this uncomplicated design prioritise clean, pristine living, unblemished by the rigours of modern life.

The interior is cloaked in colour 'mist', a series of white, grey, and black shades that create a remarkably striking veneer. The worktop and back wall are comprised of composite materials, giving the appearance of elegant marble and bold stone respectively.

www.kellerkitchens.com

Divide and conquer with Door Superstore

Although open plan living continues to be popular, the increase in people working from home has led to a growing desire to create separate areas for work and relaxation – and room divider doors are providing the perfect solution. Leading online builders merchant **Door Superstore** has seen a surge in interest for its bi-folding, sliding and swing door room divider frames and doorsets as more people look to improve rather than move. By allowing rooms to be opened up or closed off as needed, room dividers offer a flexible and cost-effective solution to zoning areas of their homes without compromising on light or space. Ideal for home improvement projects or for creating more clearly defining spaces such as home offices, playrooms, and kitchen and dining areas, room dividers allow an existing room to have a dual purpose. Door Superstore's range of glazed timber internal room dividing doors not only allow the flow of natural light but also make it easier to keep an eye on children or pets whilst creating more clearly defined and zoned spaces. Room dividing doors are also a popular choice for screening off conservatories to contribute to the prevention of heat loss in the winter or overheating in the summer. A truly flexible solution, divider doors can be fitted with obscure glass to give an extra level of privacy without blocking out any daylight and choosing solid core doors can also bring some sound-proofing benefits – perfect for home office schemes.

01752 422 501 www.doorsuperstore.co.uk



The full effect

Andy Hitchman from Solution Fires advises on the key considerations to be made in choosing the perfect electric fire for a real fire effect



There has been a significant rise in demand for electric fires in recent years. A fantastic design feature for modern interiors, and available in so many different styles and sizes, electric fires afford the user a state-of-the-art, ultra realistic flame display with the added bonus of little to no maintenance compared to other fireplace options.

Modern components give the appliance an indefinite lifespan and so it's important to ensure that you select an electric fire that is right for your home, and your needs.

SIZING UP

Size is the very first thing you need to consider. Everyone's homes and room configurations are different, and there are an array of different sizes and widths to choose from, however it is important to pick a fire that is right for your space.

The larger models are perfect for creating a real statement centrepiece, whereas a more compact fire might be a better choice if you don't have as much space. For example, built-in electric fires can range in size from 75 cm wide to 2 m wide, and they can cater to all types

of homes. It is advisable to study the dimensions of the model that you are interested in, and carefully measure up your space to ensure the best fit.

INSTALLATION & STYLE

One of the many benefits of a modern electric fireplace is that, unlike a wood-burning stove, you can install one in any room. An electric fireplace can be fitted wherever you want – be that living room, open plan kitchen or even bedroom for a luxurious touch – as they just require a standard electric socket. It's totally up

Modern components give the appliance an indefinite lifespan and so it's important to ensure that you select an electric fire that is right for your home, and your needs

to you to determine which space in your home would benefit the most from the cosy ambience created by a beautiful flame display.

Since the inception of electric fires, they have come a really long way and there are so many different models on the market now, so you'll want to think about which style best suits your interior design choices.

Ranging from inset, wall mounted, built in, to floor standing suites that fit simply to a flat wall, you can also have a modern cylindrical electric stove featuring three-sided glass for an optimum view of the log fuel bed.

You might even want to consider a modern bespoke media wall installation – these create a stunning focal point in any living space, while neatly boxing off any messy cabling for a sleek finish. If this is your installation of choice, do take into account the size of your TV. The perfect media wall will consist of a fire that is either the same width or a little wider than the TV screen; if your fire is smaller than your TV, you risk creating a 'top-heavy' effect and your fire looking disproportionate, or even being dwarfed by the screen.

Electric fires and the technology used have come a long way since they were first invented, but there is still a big



variation in flame effect quality, and things like flicker speed and flame height have a big impact on how realistic the fire looks. For authenticity, choose a model which comes with crackling fire audio, as this really gives you the look and feel of a real fire.

CUSTOMISATION

Many people want to be able to tailor their fire to suit their interior design style and individual taste, and having a customisable element to your fire is a big benefit. With most electric fires

nowadays, you can alter the flame colour, and with more advanced models, you even have the option of customising your fuel bed, downlights and scene lighting to suit your mood. Or, you might want to turn the flames off entirely in summer, and thus create interesting lighting effects. You don't have to stick with your classic log fuel bed either – some electric fires come with a range of options such as classic forest logs, or a beautiful silver birch fuel bed.

Something else to look out for is a model which allows you to remove the glass front – this is really delving into the details, but this means you can style your fire to suit the season. Accessorise your fuel bed with baubles for Christmas, or perhaps pumpkins for Halloween!

USABILITY

Usability is crucial, and due to technological advances, electric fires can now be controlled not just with a remote handset, but also through most smartphones, tablets, and watches using app control. This means that you can set your desired ambience from the comfort of your armchair, or even in advance of your return home!

Andy Hitchman is managing director of Solution Fires

Norcros Adhesives new Rock-Tite 'How to' video

Norcros Adhesives has introduced a new 'How to' video to support its Rock-Tite product.

Norcros Rock-Tite Exterior Porcelain & Stone System is a three-part product for fixing 20mm external porcelain and stone tiles, which are currently growing in popularity. The Rock-Tite

system comprises a Primer, a Mortar and a Brush-In Grout. The system is designed for use by landscapers and garden designers, as well as tile fixers and self-builders, and capitalises on a key trend in the tiling market currently. This is where internal tiled space is being extended to terrace or patio areas outside a building, as a lifestyle trend.

The video uses both animations and footage shot on location to demonstrate clearly how straightforward the product is to use. It takes the viewer through the three simple steps to achieve a great result using Norcros Rock-Tite – Prime It, Bed It and Grout It.

One of the main benefits of the Norcros system is that it is easy to use by a DIY enthusiast, landscaper or general builder, who may not have specialist tile fixing experience.



The video is part of the company's commitment to provide ongoing support for all its customers, increasing their product knowledge and encouraging correct usage.

Along with Norcros Adhesives' other How To Videos, Animated Videos, Top Tips and CPD Videos, this latest one is available to watch on the company's YouTube channel at: www.youtube.com/watch?v=X3uqMEGi7IY

01782 524 140
www.norcros-adhesives.com



Grand Designs Live



Whether you're looking for ideas and inspiration for your renovation, or specific products to furnish your home, Grand Designs Live brings together over 400 companies, all under the one roof

Grand Designs Live is split into four sections covering Build, Kitchens and Bathrooms, Gardens and Interiors, where you can discover new product launches, collect info for your project, and see live demonstrations.

Big names on show include Internorm with their range of glazing products, and brands including Kensa Heat Pumps, and Stairplan.

In the Build hall, Lazenby will be showcasing their range of concrete products and systems, including polished concrete flooring and tiles. Specialist architects from Green Planning Studio will be on hand to advise visitors about building on green belt land. Self-builders will be able to meet prefabricated housebuilders Hanse Haus, and ABC+ Warranty will have a stand to talk to visitors about their services including structural warranty insurance.

FREE EXPERT ADVICE

At the show visitors can sit down with your plans, ideas and questions, and chat one-to-one with a specialist in a free consultation. Experts available range from architects and finance specialists, to designers and project managers. Appointments can be pre-booked on the Grand Designs Live website before the event, or on a first-come-first serve basis at the show.

LIVE TALKS

The event is packed full of "inspirational" panel talks, with the lineup including Grand Designs presenter Kevin McCloud, self-builders from the show, as well as a number of "accredited experts." Visitors



The grand home event full of inspiration and expert advice will take place from 5 - 9 October at the NEC Birmingham

can discover topical debates and top tips in several informative sessions surrounding the world of self-build and design.

From the latest series of Grand Designs, fresh from a project called 'The Streets' at Graven Hill in Oxfordshire, Carlos and Maite will be at the show to talk about their bold, Spanish-inspired home. Plus, you can hear all about Jitinder's bachelor pad

self-build, which is reportedly "worthy of the Hollywood hills."

Each day the show will have a "self-build simplified" session, which will feature experts including representatives from the event partner, The Federation of Master Builders. Visitors looking to take on their first project will "receive all the information they need to get started."

NEW FOR 2022 - GREEN LIVING LIVE

Featuring alongside Grand Designs Live Birmingham for the first time is a new event focused on helping visitors work towards creating a sustainable future. With the cost of living and the price of energy soaring, find a host of education surrounding all aspects of creating an eco-home, as well as personal transport.

The mini show features its own theatre stage, as well as an advice hub all dedicated to issues surrounding sustainability. Plus, take a tour of Kevin McCloud's handpicked Green Heroes, which showcase "innovative ideas and ground-breaking planet-friendly products."

Tata Steel will feature their residential product, Catnic Matrix, a prefabricated panel system designed to be easily put together onsite like Lego, to form an airtight superstructure in a matter of days. For those looking to transform their house into an eco-home you can find products from myenergi, including their Zappi EV charger and zero-carbon electricity suppliers Ripple Energy. Plus you can also find Cocobolo, who recycle, re-imagine and re-use timber flooring and wall cladding, to manufacture and retail bespoke flooring.

WHEN & WHERE

To claim two-for-one tickets to the show visit gdlbirm.seetickets.com and enter the code **SBHM**

Terms and conditions: This offer is valid on standard tickets to Grand Designs Live Birmingham 2022 only and must be booked in advance before midnight on 8 October 2022. A transaction fee applies per order and the saving is based on the on-the-door ticket price.

A large, lush variegated ivy plant with green and white leaves is in a wicker basket in the foreground. In the background, a modern kitchen with light blue cabinets, a stainless steel refrigerator, and two round pendant lights is visible. A wooden floor and a brown armchair are also part of the scene.

CASE STUDY

A PERFECT BLEND OF OLD AND NEW

The clever reinvention of a former bed and breakfast has given the Siegels a stylish and contemporary home for their blended family in south east Scotland

TEXT NIK HUNTER IMAGES AIRBORNE LENS





Antonia was already living in East Lothian when she came across a property in the popular beach resort of Gullane in 2018. "Stewart and I were looking to buy somewhere together, and I spotted this online," Antonia recalls. "To be honest I initially sent it to Stewart as a bit of a joke, as it was a massive refurb project."

With five bedrooms and four bathrooms, the property had previously been run as a bed and breakfast, and was substantial. However, as the couple have five children between them, it soon became an attractive proposition for their blended family, and Antonia and Stewart took a more serious look and put in an offer which was accepted.

While Stewart has his own financial advisory company in Edinburgh, Antonia is mainly home-based, working as a life coach. As well as working as a family home, the property also had to accommodate study and work space as and when required.

"It was such a light and airy house upstairs, and we loved it. We had to refurbish the cupola and rethink the layout, but there wasn't too much to do." Downstairs however was a different story. At the front of the house, there were two reception rooms and a conservatory on the side, but at the rear it was more of a mish mash, with a kitchen, WC, utility room and connecting garage.

"Downstairs was very dark; the kitchen was tiny for a house of this size and there were five doors leading off it; it simply didn't work." The couple needed professional advice and enlisted the help of Iain Shillady at Staran Architects in Edinburgh. "We had a clear vision of what we wanted," Antonia recalls. "Then Staran came on board and brought it to life with some great suggestions. Having a good architect is instrumental. We found Staran first, and they recommended the

"We were incredibly fortunate with our timings. The builders said we'd be in for Christmas, and we moved in on Boxing Day," Antonia Siegel

HIGH POINT

"The end of the build; when it all came together. It really exceeded all our expectations."

builders (Apex Building Contracts) and also the landscape gardeners, Morrison Ground Care."

Antonia and Stewart were keen to ensure that the spaces they already had worked harder by reconfiguring the layout, but Iain also proposed removing the old conservatory and extending out the back and side of the house. This would create a new open plan kitchen/dining/living space and by replacing the garage they could make an entire new back of house area which would incorporate a WC, utility room, study and boot room. "Iain came up with some good ideas for the study and closing doors off to the utility and garage – things we would never have thought of, but that really make the spaces work better."

Upstairs, it was a simpler affair and all about making sure the bedroom and bathroom ratio worked. One of the smaller bedrooms was turned into a family bathroom, with a further bathroom becoming a dressing room and ensuite for the principal bedroom.



LOW POINT

"Coming back week after week to see the property being pulled apart. It felt like we were going backwards for a long time before it went forwards."

This revised layout also meant that one side of the house now feels more akin to a guest suite, which is perfect for when Antonia's parents come to stay and need some privacy.

"It's not a small house," architect Iain explains. "However, as with many houses of this age, the kitchens don't do them justice. Antonia and Stewart wanted practicality and the back of house areas were as important as the main living spaces. There were several awkward nooks, especially in the study and boot room, which weren't used – we tried to make them work better and give them a proper purpose."

DESIGN AIMS

Iain's aim with the extension was not only to give his clients sociable family space inside, but also a better connection to the garden. "We were lucky we had screening from next door with a wall of hedging so we could maximise the natural light without forfeiting their privacy."

When it came to the look of the renovation, Antonia and Stewart also had several ideas. "We wanted to blend the old and the new; we wanted it to be warm and welcoming and also a little bit out there! The flat I lived in previously was white and beach-themed; it felt like it needed something quite different."

This is best demonstrated in the new extension which not only blends the old and new parts of the house but also the traditional with the contemporary. "We were keen to expose the original brickwork," Antonia recalls. "This is what the house looked like externally when it was first built before it was covered in the white render."

Iain continues: "The decision to remove the render was a 'suck it and see' moment as we didn't know what the original stone would be like underneath. However, I think the exposed stone with the steel looks industrial but without taking

it too far. It's a look that should stand the test of time. It's not necessary to pepper a space with architectural statements and go over the top, one or two well-thought-through moments work just as well."

Iain admits that there's always a dilemma as to how contemporary to go when attaching to older buildings and whether to create a really big contrast or tie something in. "Here the issue was to get the roof to work as it turns the corner which posed several structural challenges. We had to make space in the original building without compromising its character. Working with what's there and adopting a less is more approach is often better."

Iain was also conscious of how the changes to the property would fit in the existing landscape as he explains: "Initially, we had proposed a large picture window to the front, but planning wouldn't allow it. We had to really think about the presence of the property on the road and where we were taking views. I think we've managed to create a lovely big space that isn't vast. It's in the right place on the plot – it's tucked away from the road and it's private."

The family didn't stay in the property while the work was being carried out and thanks to their builders it was a relatively smooth process.

"We were lucky we found Apex Building Contracts who were recommended by Staran, and they were fantastic. They kept us well informed, and the end result is pretty much how we envisioned it." Indeed, the only thing that came as a bit of a surprise was the scale of the extension. "We knew it would be big but not this big. Even when we went to the kitchen designer, they pointed out that we had more than enough room for a sofa and a fire. There's a lot in here but it still feels really spacious."



INTERIORS

Incorporating the kitchen, dining room, a seating area, snug and pool table, in reality it's a huge space which thanks to clever positioning of the pillars and the changing roof levels, doesn't feel vast but rather that each area has a purpose which is clearly defined, and which flows effortlessly into the next.

Furnishing this area did take some dedication however, and Antonia turned to the internet and created a Pinterest board. "The Pinterest board was a huge help and not just for furniture. We showed ours to the builders so they could see what we were talking about, and it made communication so much easier. Having a clear vision helps everyone."

Shopping around was also one of Antonia's strengths and she's not afraid to ask for a discount, either. "What's the worst they can say? It's always worth the ask, even in shops." The concrete dining table which she found on Instagram wasn't a bargain find but when it takes 8 people to put it in place that's not surprising. The sofas came from Cox & Cox, Loaf and John Lewis, and much of the lighting was from Wayfair.

"We spent hours on Pinterest and designed the whole house from the board." The boot room was completely inspired by Pinterest and is now Antonia's favourite room. Antonia has allocated everyone in the house a locker in the boot room, and although the lockers don't have doors there's a shelf top and bottom with hanging space in the middle. "We all play sport, and it was so messy in there and this deals with the kit. Everything is dumped here but it's out of sight, and now it's not all at the bottom of the stairs."

When it came to colour schemes, fortunately Stewart and Antonia have similar tastes and a neutral backdrop was the way to go. "Especially in the extension we just felt white would accentuate the grey beams, and complement the stone. Elsewhere in the house I maybe should have used a few more paint testers before I went all out, but I only repainted one room."

With the layout and interiors now to their

liking, the couple shifted their focus to the exterior facade and gardens. Subtle changes such as replacing the gravel with paving at the front of the hundred-year-old property and the more drastic choice to change the roof colour from traditional red to black bring the property firmly into the 21st century.

At the rear of the property the generous grounds have also been given a substantial makeover. "The garden was mature, and traditional. We wanted something low maintenance and contemporary." Like the house, the garden was substantial in size and needed professional attention and Staran recommended Morrison Ground Care. "We definitely needed landscaping assistance and I'm so pleased with how it's turned out."

A large slate patio area was introduced creating an outdoor dining space immediately outside the extension with a built-in timber and stone seating area and stone fire pit located further away from the house. The bricks that were removed between the utility room and the garage were used to build the walls outside.

"We were incredibly fortunate with our timings. The builders said we'd be in for Christmas, and we moved in on Boxing Day. We had just finished snagging, and lockdown was announced. And although the garden was like a bomb site at that point, it actually gave us time to observe the garden properly before we did any work on it."

Like many families during lockdown, having their own outdoor space was a huge bonus and one of the things the family did decide during lockdown was to add a summer house at the end of the garden. "It's now full of exercise equipment, and it's been a brilliant addition."

This two-year renovation has certainly had a lot of boxes to tick but the couple's checklist is now complete. "I would totally do it again. It was so satisfying; it's been a lovely sense of achievement and it just works so well for us." Work hard, play hard and be a little bit out there – this former B&B does it all. ■

CONTACTS/ SUPPLIERS

ARCHITECT

Staran Architects
staranarchitects.com

BUILDER

Apex Building Contracts
apex-developments.com

KITCHEN

Tom Howley
tomhowley.co.uk

LANDSCAPING

Morrison Ground Care
07854 220259

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 | 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, Email: kpc@koppers.eu, Call: +44 (0)1628 486644, Fax: +44 (0)1628 476757. Registered in England 3037845. © Copyright 2020.

Lessons in landscaping

Ronan O'Dowd from AG Outside Rooms shares his top landscaping lessons for maximising your outdoor space and adding value to your property



There was once a time when British gardens sat largely unused except for the sporadic BBQ upon sighting the sun. However, 2020 and beyond saw unprecedented investment in outdoor areas as it became the only way to connect with loved ones, bringing with it a new appreciation for our outside spaces.

Despite our questionable weather, homeowners are now embracing al fresco living and viewing their gardens as a true extension of their house, another room to eat, drink, play and relax in. However large or small your space is, here are some ways to get more out of your exterior and maximise your homes kerb appeal.

CONSIDER THE HOUSE

Your house plays a critical piece of the puzzle when designing your outdoor

space. The design and architecture of your home can help influence the space outdoors, for example a cottage style garden compliments a country home whereas a minimalist garden helps set off a more modern building.

THINK ABOUT PROPORTIONS

If your garden is flat, plants will add more kerb appeal than small pretty flowers. Use repetitions (midsize shrubs to line a path or a row of shrubs) and choose pieces that are inspired by and complement the shape and size of the house. This will create an instant impact.

ALFRESCO DINING

People are now viewing their outdoor space as another room to eat, drink, play, and relax, providing tradespeople with a new challenge of bringing the indoors out. One way to do this

is investing in an outdoor kitchen, something that has been gaining popularity as people transition the hearth of the home outdoors.

Nothing says 'wow' like an outdoor kitchen area – and it means you won't have to step inside and lose a moment of the fresh warm summer air. By combining walling and flag ranges, it is possible to create fully functioning outdoor kitchens and bars, including a BBQ, pizza oven, or even a smoker.

EDIBLE GARDENING

Edible gardening has grown in popularity – irrespective of whether you find yourself in an urban enclave or a country garden. Living walls and herbs in window pots are great if you are short of space and if you have a large garden why not try and grow your own vegetable patch. Not only do they look great, but they

‘Edible gardening’ has grown in popularity – irrespective of whether you find yourself in an urban enclave or a country garden



can also be used for daily living. Brick and walling products can be used to complete the look.

EMBRACE NATURE

If the clean-cut look isn't your thing, then embrace nature. Gather stones and rocks in their natural state – jagged edges and all. Incorporating water features offset by large stones makes for an interesting addition to your garden. Cobble-style blocks are great for creating a water feature, finished with an array of quarry stones at the base giving your garden a rugged feel.

CREATE A GARDEN INSPIRED BY YOUR FAVOURITE DESTINATION

Rest and relaxation doesn't have to wait until your next holiday. Create a garden inspired by your favourite destination

and you can escape all year round. Vanquish the stresses of everyday life with a tranquil zen paradise or opt for something bright with a striking Moroccan paradise. For a taste of Italy, Canterra flagstones and Long Stone paving allow you to bring the feel of a beautiful Italian square to your own back garden.

GO GRASS FREE

If you want a low-maintenance approach then introducing paving, flag and retaining wall systems may be the answer to your problems. These are easy to keep and provide a reliably flat surface to allow for family occasions. It also means children can play in all seasons without the risk of muddy feet!

LIGHTING

Lighting is a key component in any garden design. It enables a seamless transition from day to night. Incorporating great lighting ideas ensures that al fresco living can be enjoyed even as night falls.

Lighting can massively impact the ambience of any room, but the outdoors is no exception. No longer included for the sole purpose of illuminating a space, clients now require careful consideration when choosing light fittings and



locations. When planning your patio ideas, it is vital to create sufficient light without losing that sense of intimacy and tranquillity.

HARDSCAPING

Shine the spotlight on your garden by using hardscape elements to improve kerb appeal. Introducing curves and circles as well as different laying patterns and a range of colours and heights will add depth, interest, and colour to your garden.

No matter what size of outdoor space you have, it is possible to use it to add value to your property and create a charming outdoor space that you can enjoy throughout the year.

Ronan O'Dowd is landscape designer at AG Outside Rooms

A wired smart home system installed by your electrician

One simple world-class system for complete home control. Wired into the fabric of your building, you're always connected and in control without ever worrying about reliability.

Lighting, heating, security, energy, blinds and curtains and more in one simple solution.



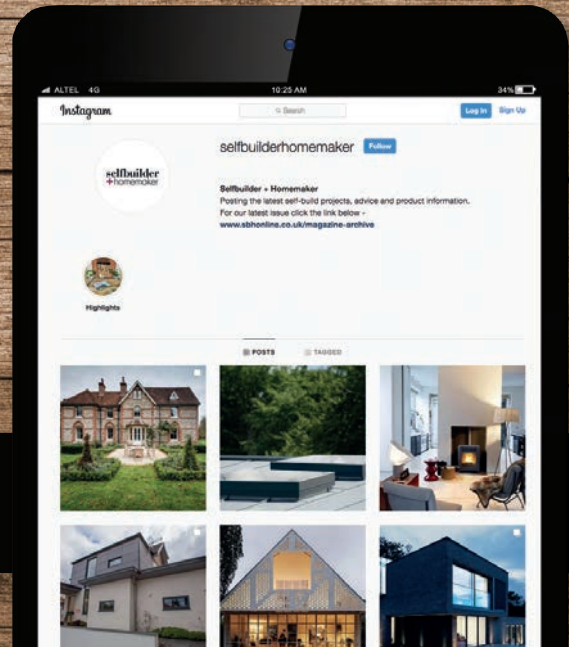
Baulegic

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

selfbuilder + homemaker

Now on Instagram

FOLLOW US AT:
@SELFUILDERHOMEMAKER



BATHROOMS & SHOWERS

PEGASUS WHIRLPOOL BATHS

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

Ask about our bespoke Flush-Jet™ & Flush-Spa™ options
01633 244555 :: info@pegasuswhirlpoolbaths.co.uk
www.pegasuswhirlpoolbaths.co.uk
61-62 Lower Dock St, Kingsway, Newport, Gwent. NP20 1EF

PEGASUS WHIRLPOOL BATHS

AIR CONDITIONING & VENTILATION

EnviroVent
01423 810810
www.envirovent.com

Total Home Environment
0345 260 0123
www.totalhome.co.uk

BATHROOMS & SHOWERS

Grant Westfield
0131 337 6262
www.grantwestfield.co.uk

BI FOLDING & SLIDING DOORS

Garador Ltd
01935 443 722
www.garador.co.uk

GLASS & GLAZING

Red Glazing Systems
0203 478 9610
www.redglazingsystems.co.uk

RAINWATER PRODUCTS

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

DOORS & WINDOWS

SASH WINDOW LOCKS

ROLA

ROLA

www.sashwindowlock.com
TEL: 0844 482 20 34 FAX 01708 768 825

OAK PRODUCTS

OAK BEAMS

IMMENSE STOCKS

WIDE OAK FLOORBOARDS
BRICKS, PEG TILES ETC,
BARN FRAMES, FOR RE-ERECTION

ANTIQUE BUILDINGS LTD
Tel: 01483 200477
www.antiquebuildings.com

TEMPORARY ACCOMMODATION

Worcestershire Caravan Sales
01299 878872
worcestershirecaravansales.com



Up to 150 refurbished static caravans for sale. 2 and 3 bedrooms. Most with Double Glazing & Central Heating. Specialists in the self build market for temporary accommodation. Own transport for delivery. Open Monday to Friday 08:00am - 4:00pm
01299 878872 e: wcaravans@aol.com



view stock online:
www.worcestershirecaravansales.com

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

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

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

Tel: 01708 374534 Fax: 01708 340511 Email: sales@firmanglass.com



www.firmanglass.com



COMPOSITE DECKING

SmartBoard is a reversible decking with an appealing, tactile brushed matt finish creating a more natural surface than most wood plastic composite alternatives.



DOESN'T LOOK OR FEEL PLASTIC
COLOUR WILL LAST YEAR AFTER YEAR
LONG LASTING
LOW MAINTENANCE
LOW RISK OF SLIP SURFACE
WON'T SPLIT OR ROT
ECO-FRIENDLY, 90% RECYCLED
SUPER SIMPLE TO FIT!

**SMART
BOARD**[®]
COMPOSITE DECKING
THE SMARTER CHOICE

AVAILABLE NATIONWIDE VISIT:
smartboard-decking.co.uk

Hoppings
QUALITY DECKING