

selfbuilder + homemaker

NOV/DEC 2022

A timber triumph

After a challenging planning process, Elaine and Tom Devine have achieved a timber forever home in their back garden

Cover all eventualities

Insuring your build can be a complex task; our expert is here to answer self-build cover queries

SUSTAINABLE STYLE

Buying 'second-hand' kitchens isn't only good for eco credentials, it can gain high style points

The Battle of the Bungalow

Giancarlo Rubano's self-build journey saw him fight the local planning authority, builders and a very difficult site, but he has ended up with an elegant two-bed home



Meet the new EHS Mono HT Quiet

High temperature, low Noise,
optimal performance

Samsung's newest eco heating system is the ideal heating solution for Europe's residential renovation market. Durable and stylishly designed, this heat pump combines advanced features and new technologies to achieve hot water temperatures of up to 70°C¹ for domestic heating purposes. It operates at noise levels as low as 35 d(BA)² using a 4-step Quiet mode. It is also capable of reliably providing 100% heating performance* even at temperatures as low as -25°C³. Installation and maintenance of the unit is easy and hassle-free, with its internal parts being accessible via a side panel which can be removed by simply undoing 3 screws.

1. Leaving water temperature, when the outdoor temperature is between -15°C - 43°C. Results may vary depending on the actual usage conditions.

2. Based on internal testing of the EHS Mono HT outdoor units. The noise level is measured 3m away from the front of the outdoor unit, in an anechoic room with an outside temperature of 7°C. Results may vary depending on environmental factors and individual use.

*Efficiency ratio of heating output (capacity) versus power input (electricity). Internally tested under lab conditions based on EN 14511, results may vary depending on the actual usage conditions.

3. Based on internal testing on an EHS Mono HT outdoor unit (AEI20BXYDGG), compared to a conventional EHS outdoor unit (AEI20RXYDGG). Results may vary depending on the actual usage conditions.

The Quiet Mark certificate is applicable for UK & EU territories only.

PUBLISHER

Anthony Parker

MANAGING EDITOR

James Parker

ASSISTANT EDITOR

Tom Boddy

EDITORIAL ASSISTANT

Laura Shadwell

STAFF WRITER

Roseanne Field

CONTRIBUTORS

Nik Hunter

Heather Dixon

STUDIO MANAGER

Mikey Pooley

PRODUCTION ASSISTANTS

Georgia Musson

Kimberley Musson

ACCOUNT MANAGER

Sheehan Edmonds

SALES EXECUTIVES

Nathan Hunt

PR EXECUTIVES

Suzanne Easter

Kim Neville

MANAGING DIRECTOR

Simon Reed

PUBLISHED BY

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

ADVERTISING & ADMINISTRATION

01435 863500

info@netmagmedia.co.uk

www.sbhonline.co.uk

EDITORIAL FEATURES

jparker@netmagmedia.co.uk

PRESS RELEASES

editorial@netmagmedia.co.uk

SUBSCRIPTION & CIRCULATION ENQUIRIES

info@netmagmedia.co.uk

FROM THE EDITOR...

As well as the usual great array of self-build case studies to get your teeth into this issue, we continue our new series of Selfbuilder Diaries, which takes a potted look at a project – from the owner's viewpoint.

These pieces provide some fantastic first-person insights into what it's like to pursue your own self-build dream, which is always a tale of highs and lows. This issue, we are happy to include a Selfbuilder Diary penned by Isle of Wight dwellers Laura and Jamie Currie.

This driven pair have worked incredibly hard so far on what looks like it will be a stunning home, overlooking the sea, and they admit they've enjoyed some boozy evenings with friends along the way to reward themselves!

Laura and Jamie show that if you have the right attitude (as well as the resources of course), it is possible to design and build your dream home while maintaining your day jobs. And recent developments, like the advent of Zoom meetings, have actually helped them along the way.

We wish them well. Please email if you'd like a Diary of your build to be featured in the magazine – jparker@netmagmedia.co.uk

JAMES PARKER

DATES FOR YOUR DIARY...

NSBRC GUIDE TO PROJECT MANAGEMENT

3 DECEMBER, ONLINE

WWW.NSBRC.CO.UK/WHATS-ON**NSBRC GUIDE TO RENOVATIONS**

3 DECEMBER, ONLINE

WWW.NSBRC.CO.UK/WHATS-ON**HOMEBUILDING & RENOVATING SHOW**

14 - 15 JANUARY, FARNBOROUGH

WWW.HOMEBUILDINGSHOW.CO.UK**NATIONAL SELFBUILD & RENOVATING SHOW**

27 - 29 JANUARY, SWINDON

WWW.NSBRC.CO.UK/WHATS-ON**ON THE COVER...**

© Bolans Architects (Page 22)

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





22



52



68

REGULARS

08

Selfbuilder Diaries

Laura and Jamie Currie have just embarked upon their first renovation on the Isle of Wight – here they explain how they are managing to project manage around their day jobs!

12

Ask the Expert: Insuring peace of mind

Jake Fitness from Self-Build Zone answers some FAQs on how to choose the self-build insurance you need

16

Home Styling: Saving gracefully

Reusing and recycling materials can save huge amounts of energy, as well as costs. Looeeze Grossman explains why refurbished kitchens can be attractively sustainable options

18

Interior Inspiration: Eco products

Towards the goal of designing and building more sustainably, here we have rounded up some eco-friendly and elegantly designed products which we hope will inspire you in your decision-making

75

Classified & Directory

PRODUCT FEATURES

33

Draining costs

Rainwater has been collected for domestic use since Roman times and is still used today in modern, sustainable homes. Jae Lester from RainWater Harvesting looks at how technology has changed, although the principle remains unchanged

45

Flashy alternatives

Water ingress may damage your property or cause wet and dry rot. Nick King from Klobber explores the reasons behind choosing lead-free flashings to maintain a watertight roof and outlines the installation considerations to be aware of

59

O is for overheating

TuffX's Paul Higgins explains what the new Building Regulations Part O means for glass and glazing in new homes

65

The rising trend of lifts

People today are generally moving houses less often, indicating they are buying and building homes to live in for many years to come. Alastair Stannah from Stannah looks at how futureproofing your house with a lift can ensure you get to enjoy your home for years to come



CONTENTS

NOV/DEC

2022

PRODUCTS

FINANCE & INSURANCE 31

SITE PREPARATION 30

STRUCTURAL COMPONENTS

Bricks, Blocks & Cement 36

Floors 36

Roofing 45

SIPs 37

Structural Timber 30

BUILDING ENVELOPE

Air Tightness 46

Balconies & Balustrades 48

Doors & Windows 37

Glass & Glazing 59

Rainwater Products 58

HEATING, VENTILATION & SERVICES 58

INSULATION 62

INTERIORS

Doors & Partitions 62

Fires and Fireplaces 66

Home Lifts 63

Kitchens 62

Paints 66

Stairs & Balustrades 64

SMART HOMES TECHNOLOGY 64

OUTDOOR LIVING 64

CASE STUDIES

22

The best laid plans

Getting a contemporary bungalow design in south London through planning proved to be a nightmare for Giancarlo Rubano. However, with dogged determination, and help from parents and architects, he won

38

Forging the right result

When John Wilkinson took the decision to buy a run down former blacksmith's cottage just outside York, he wasn't quite prepared for the journey that lay ahead

52

A small victory

Being the owner of a company that designs and builds furniture, Hamish Forbes wasn't initially daunted by the renovation project of his one bedroom cottage in Dunbartonshire. However, he soon realised that small doesn't always mean simple

68

Retiring but far from shy

Realising their Victorian house would unsuitable as they approached retirement, Elaine and Tom Devine decided to take matters into their own hands and tackle a new build in their garden, but their timber-framed project faced planning battles

The NEW OI-30 Internal Door



Style

Redevelop and refocus your internal space by separating out rooms into practical areas. Elegant, super slim, and totally on-trend, our new aluminium internal door and wall system caters for all. Whether you create an industrial, heritage or modern design statement, they are a great way to give your home a fresh lease of life and can play an essential part in your home's flow and function.

Quality

We pride ourselves on constantly innovating and evolving. Never compromising on quality, all Origin products are both designed and manufactured in the UK and come with an industry-leading guarantee of up to 20 years. Our network of trusted installation partners will work with you to develop a space that works for you and your family, offering lifestyle value like never before.

Space

Make more of your home's footprint with our stylish and sleek aluminium internal door. Open plan living has become a signature style choice for the modern home, making our homes feel more sociable and inclusive, but there are drawbacks, with areas often proving difficult to heat, as well as potential noise issues. Our fully customisable internal doors are perfect for creating multi-functional and inclusive family spaces.

For your nearest installer, please call **0808 168 5816**,
email enquiry@origin-global.com or visit origin-global.com



Find your nearest
installer

With industry-leading designs, guarantees and lead times, there's no need to put your plans on hold, so whatever your project, choose Origin.



Style



Quality



Space



Bi-fold Doors | Sliding Doors | Front Doors | Internal Doors | Windows

selfbuilder Diaries

We are Laura and Jamie Currie from the Isle of Wight, and we recently embarked upon our first renovation in Gurnard near Cowes, which we are project managing around our day jobs!

We've always lived on the island, but in 2019, along with our two daughters, we decided that we wanted to live closer to the sea. The perfect renovation project was sitting just metres away from where Jamie grew up, with the added bonus of some stunning sea views.

We finally moved in to what would be our new home in mid February 2020, just a matter of weeks before the first lockdown. We achieved planning permission (thanks to our architect Colman at Modh Design), for a project to turn the chalet bungalow into a four-bed house, with an office/gym, large downstairs family room and an upstairs lounge plus a balcony with views over the Solent.

Due to the size of the rear ground floor extension we knew we would need to undertake any major works in the back garden before we started the bungalow renovation. The previous owners had a fishpond and a large shed in the sunniest part of the garden, but we had different ideas. We started work a year after we moved in, in February 2021, and had hoped to have the garden finished by May, however it took until mid September to fully excavate and turn it into what it is now, an amazing space for entertaining with a sun terrace and an outdoor kitchen with a handmade Spanish 'Fuego' wood fired pizza oven. It is our favourite part of the garden and we get so much use out of it, assisted by



an outdoor beer and wine fridge and an American 'Pit Boss' barbecue.

We used the time that the work was taking place in the garden to have the footings put in for the rear extension. This meant we wouldn't need to have further plant machinery in the garden once it was complete; we then turfed over it for a year.

We had a bit of a break from building works, and spent this summer enjoying the garden we had worked so hard on with several boozy evenings with close friends and family. We waited until the

start of September to start the renovation on the bungalow; this gave us the time to plan the build, and to make some vital – and exciting – decisions.

KITCHEN DECISIONS

The first decision we made was on the kitchen; it was our aim to have a big space for entertaining downstairs. This meant the kitchen would be the focal point, so it was where we decided to focus our thoughts. We wanted something extra special, so chose to have it bespoke designed and built by Design Interiors, who are based in Hove on the south coast. We visited their designers a couple of times in the summer; they were meetings that we found to be invaluable as they led to complete changes to the shape of the kitchen.

We were able to tweak our plans and remove a structural pillar to open out the area – without the insight from our designers Tim and Mike we wouldn't have been able to create such a large space. The rest of the decisions were finalised on Zoom; it was actually a great way to discuss the finer detail once the kitchen was designed.

WORK/LIFE BALANCE

We have been incredibly lucky as we were able to move into our next-door neighbour's house whilst we undertake the main construction work, and thus living 'onsite but not onsite' – such a

The garden is now an amazing space for entertaining, with a sun terrace and an outdoor kitchen with a handmade Spanish wood fired pizza oven

TAKING YOUR HOME TO THE NEXT LEVEL

“Scandinavian
lifts for homes
and commercial
buildings

Photo by Viktor Sjodin




ARITCO™



to have some time to relax.

We are trying to do as much as we can ourselves not only to save money to spend on other areas as we have a very tight budget but also as we really enjoy the project and the rewards it brings. We are building our house as a 'team' and investing our time in our forever home – these will be things we look back on in years to come.

We chose to have a scaffold wrap on the bungalow to keep it watertight and weatherproof as we don't want the weather to affect our schedule, as we need to be able to move back in early in the new year. It won't be a fully completed house, but nearly – that's part of the adventure though. Mother nature showed us very quickly that the tin hat was worth it, from the day we took the roof off it rained non-stop for the best part of two weeks!

The demolition has happened so quickly, we can't believe how much the bungalow changed in such a short space of time, work is slower now as we are at the painstaking stage of cutting in each window and door, so the changes aren't as dramatic as they were recently. The steels have been ordered, and once they arrive onsite we hope to start seeing the rebuild take shape.

In terms of next stages, we are very

The rest of the decisions were finalised on Zoom; it was actually a great way to discuss the finer detail

much looking forward to seeing the black zinc roof go on, it's so striking and will be a huge landmark point in the build. Then later on, when we are at fit out stage, we are both really looking forward to seeing the kitchen and bathrooms come together, and obviously getting to move back in to our dream home!

We have been documenting our build on Instagram (@little_gurnard_padso). We created an account that we can look back on and see how far we have come, but if you are interested, you can follow our progress there.

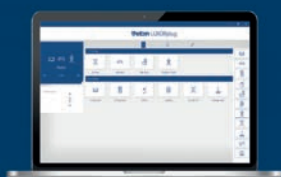
bonus. We moved out just as our 'tin hat' scaffold wrap started to be erected.

Being so close to the site means that we can put a few hours work in after we both finish our day jobs, but still be able

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





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.

Insuring peace of mind



Jake Fitness from Self-Build Zone answers some FAQs on how to choose the self-build insurance you need



WHEN DO YOU NEED TO INSURE YOUR PROJECT?

As soon as you have completed the conveyancing and bought your plot. The moment you become a landowner, you're liable for what happens on your land.

This is the case whether you're ready to build now, or at some future stage. Technically, this means you've assumed liability for everything on it. The 'it will never happen to me approach' won't help you if problems occur, so it's vital to ensure you're protected from day one.

WILL MY CURRENT INSURANCE COVER THE NEW BUILD IF I LIVE NEXT DOOR?

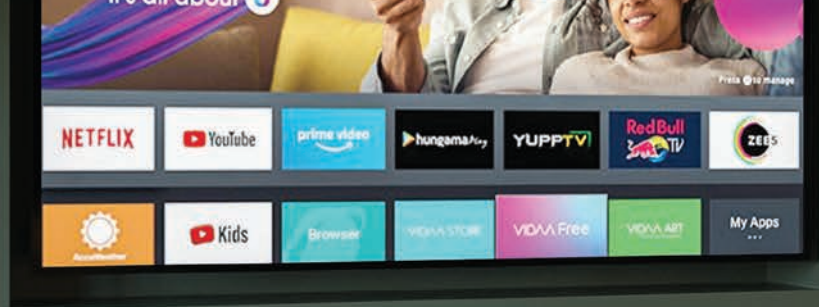
This is a common misconception; don't assume that your current household policy will cover you. If the plot is registered separately then it won't be part of this policy. You therefore need to make sure that you have adequate insurance cover against any claims that might be brought against you.

Be thorough when checking this out: apart from the actual legal liability for accidents or other issues, you need to

ensure the costs incurred in defending any actions are also covered. We live in an increasingly litigious world, and defending claims can be a lengthy and expensive process.

WHAT TYPE OF POLICY DO I NEED?

In most cases, you'll need what is known as a landowner's liability policy. However, circumstances vary and it's important you check that your exact requirements are covered. Be aware that these could well change over time, and you may need to adapt the product you've



LUXURY MEDIA WALL ELECTRIC FIRES



NO CHIMNEY
OR FLUE REQUIRED



ULTRA LOW POWER
WITH LED LIGHTING



6 MODELS TO
CHOOSE FROM



FOREST OR SILVER
BIRCH FUEL BEDS



REMOTE OR APP
CONTROLLED



VARIOUS FLAME &
FUEL BED COLOURS



purchased, or switch to a new, more appropriate policy.

The best way to understand how your cover needs could change is to look at a typical self-builder's journey. There's likely to be a delay (which could be several weeks, months or longer) whilst your scheme is drawn up and full planning permission obtained. During this time, you will need to carefully consider the potential risks on the plot. Are there any derelict buildings, walls or other structures on the site? What about lakes, ponds, dried-up wells or potentially diseased trees? All of these could present a liability risk if trespassers – particularly children – gain access to your land.

This is important even with buildings

that have little or no value, such as those you intend to demolish at some point. If someone was to be injured as a result of a structure's derelict state, then as the landowner you may be liable to compensate them.

WHAT IF I NEED TO START PREPARATORY WORKS?

Whilst you wait for your planning consent to come through, you may decide to start preparing the land to build on. Shrubs and trees may need to be cleared (being mindful of any tree preservation orders or other issues highlighted in the TA6 property information form you were presented during the sale process). You might also want to demolish any existing

structures on the land using special plant and machinery.

If this is the case (or the conditions above such as derelict buildings or other features apply), you will need more than a simple landowner's liability policy. This type of insurance typically excludes cover for work being carried out on a plot (let alone for protecting any equipment).

WHY A SITE-SPECIFIC POLICY?

When you realise that a landowner's liability policy won't be adequate, you will then need to consider purchasing a site-specific insurance policy (from a reputable provider backed by A-rated insurers). This will offer protection for the works, as well as covering your liability for anyone assisting on the project. It can also include any machinery, plant and equipment you purchase or hire.

PROTECTING THE BUILD

Once construction is underway, site insurance will also cover your partially built home as it progresses – together with the materials, equipment, fixtures, fittings etc. Remember that these policies are normally sold for time-limited periods (typically 12, 18 or 24 months), so it's worth putting a reminder in your calendar to extend them if you've not completed the scheme within that timeframe. Some providers offer automatic alerts to advise you when your policy is about to end.

WHAT ARE SOME TOP INSURANCE TIPS FOR SELF-BUILDERS?

Don't assume there's no risk – and therefore no liability – just because you have an empty plot with no works underway.

Also, remember you may not need specific site insurance straight away. To determine which product is best for you, all you have to do is identify when works are likely to start, and what they'll entail. If it's going to take a long time before you start the build, it may be cheaper to take out landowners' liability cover.

To conclude, remember that as you are liable for what happens on the land from the moment you become the owner, without the correct insurance cover in place you're leaving yourself at risk of your dream home project turning into a nightmare.

Jake Fitness is team leader at Self Build Zone



Charlton & Jenrick^{LTD}

Best of British fires, fireplaces & stoves



01952 200 444

marketing@charltonandjenrick.co.uk

www.charltonandjenrick.co.uk

[Twitter](#) [Instagram](#) [Facebook](#) [Pinterest](#)

SAVING GRACEFULLY

Reusing and recycling materials can save huge amounts of energy, as well as costs. Looeeze Grossman explains why refurbished kitchens can be attractively sustainable options



There's no doubt about it, kitchens are expensive. They're also, usually, the heart of the home and used daily for everything from baking with the kids to cooking elaborate meals or simply making breakfast. Therefore, they need to be built to last and able to withstand a huge amount of traffic and use; when you think of it in that way, it's not surprising how expensive they are.

With a world of choice from designer showrooms through to high street giants and DIY stores offering kitchens for every budget, you'd be forgiven for thinking these were your only options. But ex-display, or even second-hand kitchens are a viable choice.

Not only will you be saving a kitchen from ending up in landfill, but you'll also be saving a pretty penny or two. Ex-display kitchens can be picked up for around 70% off RRP. Used kitchens can start from as little as £1500 and often include worktops and appliances. A great buy, particularly as a single run of new quartz worktop could easily set you back over £2k.

THE SUSTAINABLE CHOICE

You'll often be able to pick up a designer or high-end kitchen for the same budget as a DIY store alternative, meaning you'll get better quality, a higher level of craftsmanship, and top-name appliances all included.

And this saving can be considerable, meaning you'll be left with plenty to update your appliance package, that's if your used or ex-display kitchen doesn't already come with them included.

With consumers becoming increasingly aware of the sustainability credentials of their homes, buying used or ex-display is a win-win concept, as not only are you getting so much more for your money, but you are also doing your bit for sustainability at the same time.

You'll also not be on your own in the process if you work with a specialist. It can be daunting working without a designer, but by working with an expert you can get everything you want for your new kitchen, and often much more. Plus you'll have the reassurance you haven't missed any of those essentials



or not left yourself enough space around your island.

Buying a second-hand painted wooden kitchen offers up a host of possibilities. The structure can be very durable and long-lasting, and the beauty of wood is that it can be repainted again and again to suit different colour schemes.

UPDATE THE DETAILS

One of the cheapest and easiest ways to give your kitchen a wow factor is to update the details. You can totally transform the kitchen with bespoke handles and designer taps. A hot water tap, and an easy-use hose-style tap will



Not only are you getting so much more for your money, but you are also doing your bit for sustainability

elevate any kitchen, as well as giving your kitchen extra functionality.

Changing the colour of your taps and handles can also instantly make your kitchen seem more modern. A sleek black handle and matching taps teamed with chic accessories like a utensil pot or even your small kitchen appliances will bring everything together and instantly transform the space.

Backsplashes have also moved on from their classic tiled look. You can now get beautiful vintage mirrored splashbacks, resin, ceramic or stone all crafted to look seamless. No more cleaning grout or worrying about whether the sealant will

crack; modern splashbacks are now built to look seamless, chic and expensive.

And don't be afraid to add in a patterned or veined splashback, adding that extra pop of detail or colour will add interest to the space. It can also often give you a key colour to pick out and use in your bar stools or blinds.

CONSIDER DECORATING, LIGHTING & PLUMBING

It's also important to think about all those added extras which come with renovating your kitchen be that simply painting the walls through to laying new flooring. All of these need to be factored into the

design and added to the overall budget. Lighting is also a big consideration, especially if you're installing an island and want to include a feature light. If re-wiring isn't an option, opt for battery-powered LED lighting which works with a remote. You'll have the same great effect without a huge electrician or electric bill.

By blending a mix of old and new, existing with renovated and clever cost-saving design 'hacks' you'll be able to achieve a great kitchen renovation, without costing the earth.

Looeeze Grossman is founder and CEO of The Used Kitchen Company

1



INTERIOR INSPIRATION: ECO PRODUCTS

As we all continue to pursue more sustainable ways of living, here we have rounded up some products that combine elegant design with eco-friendliness, which we hope will prove inspiring in your project decision-making



2

1. LifestyleGarden's Bistro Dining Furniture has been created in a "uniquely sustainable" way by using ethically recycled Social Plastic from Plastic Bank. Social Plastic is ethically recovered plastic which helps fight ocean pollution, while simultaneously improving the lives of those who collect it. The dining set is priced at £299.
www.lifestylegarden.co.uk



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

3



2. The **Play Radiator** sits within **The Radiator Centre's** efficiency range of radiators, but it is more than just good for your heating bills. The fun, painted MDF panels with pencil proof grille, integrated TRV controls and hidden valves make it ideal for a child's room. Price: £1105.

www.theradiatorcentre.com

3. Manufactured in Great Britain, the **Velvet Large 3-Seater Sofa** by **Rockett St George** has been handcrafted and acquired from sustainable sources to create an "investment piece to treasure forever in your home." The sofa is 100% foam free, instead it uses an insulated fibre which is made from recycled plastic bottles. Price: £1895.

www.rockettstgeorge.co.uk

4. This **Recycled Rubber Planter** by **Primeur** is manufactured from 100% recycled rubber tyres, making this a "truly sustainable choice." Resistant to crack, rot, frost, UV or other extremes of weather, the planter is suitable for use indoors or outdoors. It is priced at £38.99.

www.primeur.co.uk

5. Fill your home with warmth and well-being with the **Beaumonde Le Feu Bio-Ethanol Modern Fireplace**. An easy to install floorstanding flue-less contemporary fire from this Danish lifestyle brand, it runs on clean and smokeless liquid fuel "eco-friendly." Suitable as an indoor or outdoor fireplace. Price: £1595.

www.beaumonde.co.uk

4



5



Kingspan Timber Solutions

Timber Frame & SLPs

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 & SLPs 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

CASE STUDY

THE BEST LAID PLANS

Getting a contemporary bungalow design in south London through planning proved to be a nightmare for Giancarlo Rubano. However, with a combination of his dogged determination, support from parents and architects, and some design compromises, he succeeded

TEXT TOM BODDY IMAGES LUKASZ WIELKOSZYNSKI & BOLANS ARCHITECTS



With a project that faced a litany of challenges during both planning and construction, Giancarlo Rubano's self-build experience turned out to be a long and exhausting journey. But despite that, he and his architects have achieved an unconventional, cleverly designed bungalow that occupies a tight infill site in Giancarlo's parents' backyard in Forest Hill, south London.

Centering around a small but unique courtyard, the building's design is filled with sustainable technologies, abundant glazing, and a green roof.

Since Giancarlo's parents moved into their

house, which is just a stone's throw away from the site, in 1977, it had been their dream to build a new home in their back yard – and a major reason for purchasing the land in the first place.

Their lack of success wasn't for the lack of trying; in the 90s they submitted plans to build a two-storey home of standard design, but these were rejected, and the dream was put on the back burner. "Looking back now, I can understand why it didn't get through planning," recounts Giancarlo, "it wasn't the most attractive looking property." Instead, the family settled for a double garage.

HIGH POINT

"Achieving planning was a massive relief for us all. But also seeing the green roof go up, that was beautiful"





Two decades later, the idea of building on the land began to build momentum again. While exploring the idea of buying a house, it was always in the back of his mind to build something near where he grew up. "I knew it would cost me less," he explains, "and I stuck with that mindset; it stopped me from buying elsewhere."

With his parents, he approached local practice Bolans Architects. There were no specific prerequisites, but Giancarlo did want an open plan kitchen and front room, with a generally modern and minimalist design, and outdoor space with seating. Also, with climate change in mind, he was keen to explore different sustainable designs. Other than that, the architects were given free rein.

Classed as a 'backyard development,' the plot is surrounded by 23 houses and a church. Avoiding disruption to these close-by properties was always going to be tough, and even though previous applications had been denied, Giancarlo and his designers were up for the challenge.

PAINFUL PLANNING

Unfortunately, no one foresaw just how big that challenge would turn out to be. Hamstrung by a series of delays and local objections, as well as a stubborn planning authority that refused to be flexible, achieving consent ended up taking almost two years.

The original designs submitted included a two-storey structure which "worked really well," explains Giancarlo. But as the council were adamant that any such volume would disrupt views of the church, the plans were abruptly thrown out. The designers then evolved the scheme into a one-storey three-bedroom bungalow with a central courtyard, however, due to several reasons but principally outlooks

from the bedrooms, this was also rejected. Among the other constraints were a bigger courtyard, and a two bedroom limit: "I think in the end there were about 18 conditions for the bungalow; they really didn't want this property built," says Giancarlo.

But with a determined architect at the helm combined with Giancarlo's own strength of will, they eventually achieved a design which the planning officers were happy to recommend. However, after months of not hearing anything following their submission, the project went into 'non-determination' limbo. "It was a nightmare," Giancarlo remembers, "I had to hire a lawyer to expedite the process."

Sitting in its last chance saloon, the fate of the project was in the hands of a local planning committee, and it came down to a single vote. After almost two years of redesigning and rejigging, the team finally secured the elusive planning permission. "It was a massive moment for us – it even gets me emotional thinking about it now."

Giancarlo summarises the challenge he faced: "If you don't have a progressive council, it can be very hard to try and design something different like this."

CONSTRUCTION CHALLENGES

You would hope that after such a lengthy planning process, the build itself would have been an easier journey. But as many self-builders will attest, that's rarely how it works.

Instead of a self-build mortgage, the project was directly funded by Giancarlo and his parents. Looking back, he now admits that a mortgage route with money released in stages may have been "a more controlled way" of financing the build. "If you're funding it yourself, it can be quite hard to stay on track."

To ensure Giancarlo found the right contractor,

LOW POINT

"Parting with the first contractor. In your head you think if you're good to people and help them, they'll return it. It's not always like that."



West Fraser

Trading as Norbord Europe Ltd.

Norbord is now West Fraser

Our products and people continue to serve the housebuilding and construction industry with a wide range of wood panel products. West Fraser trading as Norbord Europe Ltd.

New name.
Same products.

 **SterlingOSB® Zero®**

 **CaberFloor®**

 **CaberMDF®**

 uk.westfraser.com





he visited several builds and renovations to validate their previous work. However, this was far from plain sailing.

One builder, who a family member “raved” about, formed a good relationship with Giancarlo and submitted a bid which was “considerably lower” than other submissions. He admits that “this should have resonated that something’s not right,” but adds, “at the time I thought even if we hit an issue, we should have enough money left over to cover it.”

To minimise the impact on the views of the church for nearby properties, the bungalow had to sit two metres below ground level. Colossal amounts of soil had to be transported to the bottom of Giancarlo’s parents’ driveway, a volume of earthmoving which the builder “completely underestimated.” With access being very tight, the only solution was to remove a wall in his parents’ home to allow grab lorries to squeeze through. “The moment you start digging up the earth, the cost starts going through the roof!” exclaims Giancarlo.

The site’s location proved a challenge again when it was discovered that connection to the sewage main wasn’t possible – the only solution was to install its own pumping system. As part of getting the scheme through planning, they also required that a water fire sprinkler system be included. Giancarlo explains that while it “completely protects the home,” a one-tonne water tank was needed for it to function, which “cost a load of money.”

Despite these myriad headaches, the resulting structure and foundations are “really well engineered,” says Giancarlo happily. The home is “basically sitting in a concrete egg crate,” supported by steel beams with “massive retaining walls.”

The nature of Giancarlo’s job (working for

broadcaster Sky) means he doesn’t work standard 9-5 hours, and this allowed him to be onsite regularly to see how the build was progressing. However, he was able to witness the results of an issue with the glazing company he had specified for the contractor to use. They were hit with delays, and without the glass, the project couldn’t proceed. “With all the contractor’s employees sitting around, he started another job elsewhere.”

The period after the glazing finally arrived onsite and the contractor returned to the job was where the project “lost its momentum,” says Giancarlo, explaining that “there was a lack of focus.” In addition, his builder wasn’t up to scratch.

Not only did people stop turning up, but he also says that the quality of the finishing was “appalling” in places. After months of stressful experiences with the builder, the relationship started to deteriorate, and Giancarlo was forced to end the contract. “It’s hard because you get close to people and seeing they hadn’t done the level of work that I trusted them to deliver warps your view of the world – you lose trust.”

Fortunately for the team, a new contractor along with his electrician brother took over the project and managed to fix the majority of the issues that were left behind. “The pair of them saved my house – and we’re still friends now!” says Giancarlo.

DESIGN & LAYOUT

Despite this project’s extremely challenging planning and construction phase, the completed two-bedroom bungalow comprises an elegant, neatly formulated design.

Considering the home was in a tight, overlooked space, the exterior had to be carefully considered. As well as digging two

GIANCARLO'S TOP TIP

- “Reusing materials and finding places that want to get rid of stock will save you thousands. I can’t recommend it highly enough!”

Clarke GENERATORS

FROM ONLY **£239.00** EXC.VAT
£258.80 inc.VAT

ALSO HYUNDAI DIESEL GENERATORS UP TO 12KVA

Model	KVA	HP	Volts	exc.VAT	inc.VAT
PG2500A	2.2	5.6	230	£239.00	£258.80
PG3800A	3	5.6	230	£299.00	£318.80
PG3800ADV	3	5.6	230/110	£329.00	£348.80
PG6500ADVES	5.5	9.7	230/110	£579.00	£698.80

* with wheels

PG3800A Honda engine models available

Clarke DIESEL/PARAFFIN HEATERS

IDEAL for fast efficient heating
• Extra-long run fuel tanks
• up to 53 litres
• Variable heat output with thermostat control

XR80

Model	MAX output	exc.VAT	inc.VAT
XR60	14.7kW	£229.00	£247.80
XR80	20.5kW	£279.00	£297.80
XR110	29.3kW	£329.00	£347.80
XR160	46.9kW	£419.00	£437.80
XR210	61.5kW	£479.00	£507.80

Clarke TURBO FAN GAS HEATERS

Offering low cost, efficient heating

DUAL VOLTAGE 230/110 VOLT

IN STOCK FROM **£99.00** EXC.VAT
£108.80 inc.VAT

PROANE GAS FIRED

Model	MAX OUTPUT kW	exc.VAT	inc.VAT
Little Devil II	10.3	£94.99	£113.99
Devil 700	14.6	£116.99	£140.39
Devil 900	24.9	£159.99	£191.99
Devil 1600	36.6	£189.99	£222.99
Devil 2100	48.8	£269.00	£322.80
Devil 4000	117.2	£479.00	£574.80

Clarke INVERTER GENERATORS

IG1700F **1700W**

£409.00 EXC.VAT
£440.80 inc.VAT

3400W

IG3500AF

Model	Max Output	Weight	exc.VAT	inc.VAT
IG1700F	1700W	2	£249.00	£268.80
IG3500AF	3400W	2	£409.00	£440.80

Clarke HEAVY DUTY SUB PUMPS

FROM ONLY **£89.99** EXC.VAT
£97.98 inc.VAT

IN STOCK 110 VOLT

*Pumps solids up to 30mm dia. • Clean/ dirty water (solids up to 5mm dia.)
†Sewage cutter pump

PVP11A

HSEC650A

Model	Max Flow LPM	Max Head m	exc.VAT	inc.VAT
PVP11A	140	7.0m	£89.99	£107.98
HSEC130A	140	7.0m	£119.99	£143.98
HSEC650A	290	9.5m	£249.00	£268.80
HSE1400A	430	13m	£389.00	£416.80

Clarke ELECTRIC HEATERS

DEVIL 7003

FROM ONLY **£43.99** EXC.VAT
£47.58 inc.VAT

DEVIL 2850

Model	VOLTAGE	HEAT OUTPUT	exc.VAT	inc.VAT
DEVIL 2850	230V	2.8kW	£43.99	£52.79
DEVIL 7003	230V	3kW	£76.99	£92.39
DEVIL 7005	400V	5kW	£98.99	£118.79
DEVIL 7009	400V	9kW	£152.99	£183.59
DEVIL 7015	400V	15kW	£229.99	£275.98

Clarke ELECTRIC TILE CUTTERS

• 180mm continuous rim diamond blade • Table tilts up to 45° for bevel cutting • Max depth of cut: 35mm at 90° / 22mm at 45°

ETC8

BEST SELLER

FROM ONLY **£54.99** EXC.VAT
£59.59 inc.VAT

Clarke TRANSFORMERS

TOP QUALITY **UK MADE**

FROM ONLY **£72.99** EXC.VAT
£79.59 inc.VAT

All of these transformers include 2m mains lead

Model	Power Tool	Socket	Outlets	Weight	exc.VAT	inc.VAT
CR7500	750VA	1	16A	9	£72.99	£87.59
CR10001	1000VA	1	16A	10	£75.99	£91.19
CR15002	1500VA	2	16A	12	£99.99	£119.98
CR40002	4000VA	2	16A	20	£169.99	£203.98
CR50003	5000VA	2/1	16A/32A	32	£209.99	£251.98
CR63003	6300VA	2/1	16A/32A	40	£229.00	£284.80

Clarke EVOLUTION ELECTRIC COMPACTOR PLATE

230 VOLT

£199.00 EXC.VAT
£218.80 inc.VAT

23KG

400x320mm

HULK

VIDEO ON-LINE

Clarke BOOSTER PUMPS

Maintain mains pressure

BPT600

BPT1200SS

Model	Max. Output	Tank	exc.VAT	inc.VAT
BPT600	50 L/min	19ltr	£189.99	£227.98
BPT1200SS	61 L/min	19ltr	£239.00	£286.80
CBM250SS	100 L/min	24ltr	£419.00	£502.80

Clarke ABRASIVE CUT-OFF SAWS

• Cuts ferrous metals up to 100mm dia

230 VOLT

FROM ONLY **£149.99** EXC.VAT
£161.98 inc.VAT

Model	Motor	Disc Size	exc.VAT	inc.VAT
CON14110	1800W	355mm	£149.99	£179.98
CON14	2400W	355mm	£159.99	£191.98

Clarke DEMOLITION HAMMER

CON1500DD

• Ideal for use with concrete, stone, granite, brick, fence post footing etc • Inc. pointed chisel, flat chisel & carry case

FROM ONLY **£159.99** EXC.VAT
£171.98 inc.VAT

Clarke BELT SANDERS

MAKITA

FROM ONLY **£43.99** EXC.VAT
£47.58 inc.VAT

ABRASIVE SANDING BELTS IN STOCK

Model	Motor	M/Min	exc.VAT	inc.VAT
Clarke BS1	900W	380	£43.99	£52.79
Clarke CBS2	1200W	480	£94.99	£113.99
Makita 9911	650W	75-270	£104.99	£125.99

Clarke CAST IRON STOVES

BUCKINGHAM II

5.1kW

£299.00 EXC.VAT
£328.80 inc.VAT

ENERGY RATING A

APPROVED FOR SMOKELESS ZONES

Clarke SUBMERSIBLE WATER PUMPS

• Auto ON/OFF float switch

FROM ONLY **£46.99** EXC.VAT
£50.59 inc.VAT

*Pumps solids up to 30mm diameter

Model	Max Flow LPM	Head m	exc.VAT	inc.VAT
CSE400A	115	8.0m	£46.99	£56.39
PSV3A	133	8.0m	£49.99	£59.98
PSV1A	140	5.8m	£59.99	£71.98
HIPPO 2 (230V)	85	6.0m	£69.99	£82.79
PSP125B	116	7m	£73.99	£88.78
PSV5A	217	8m	£69.99	£83.98

Clarke PETROL DUMPER TRUCK

Clarke CONTRACTOR

4 WHEEL DRIVE

6.5HP

CDT300

300 LITRE

BIG 16" ALL TERRAIN TYRES

£1499.00 EXC.VAT
£1619.80 inc.VAT

Clarke ROTARY HAMMER DRILLS

CON1500RDV

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

FROM ONLY **£66.99** EXC.VAT
£71.58 inc.VAT

Model	Power (W)	Cap. (mm)	exc.VAT	inc.VAT
CRD1100	1100	13-40	£66.99	£80.39
CON1200RD	1200	13-40	£79.99	£95.98
CON720RDH	720	13-40	£89.99	£107.98
CON1500RDV	1500	13-40	£99.99	£119.98

Clarke DRYWALL SANDERS

DWS180

FROM ONLY **£59.99** EXC.VAT
£64.58 inc.VAT

DUST EXTRACTION OUTLET

Model	Disc Size	Extension	exc.VAT	inc.VAT
DWS180	190mm	Handheld	£59.99	£71.98
DWS225LR (230V)	225mm	up to 1.7m	£109.99	£131.98
DWS225LR (110V)	225mm	up to 1.7m	£119.99	£143.98

Clarke VAC KING WET & DRY VACUUM CLEANERS

• Compact, high performance wet & dry vacuum cleaners for use around the home, workshop, garage etc.
• SS = Stainless Steel

Model	Motor	Dry/Wet Capacity	exc.VAT	inc.VAT
CVAC20P	1250W	17/13 ltr	£64.99	£77.99
CVAC20PR2	1400W	14/12 ltr	£79.98	£95.98
CVAC20SS	1400W	17/13 ltr	£77.99	£93.99
CVAC25SS	1400W	20/17 ltr	£87.99	£105.99
CVAC30SSR	1400W	24/22 ltr	£112.99	£135.99

Clarke CEMENT MIXERS

CCM1250

FROM ONLY **£269.00** EXC.VAT
£288.80 inc.VAT

Model	Max. Cap.	Volts	exc.VAT	inc.VAT
CCM1250	79L	230V	£269.00	£288.80
BELLE MINI 150	90L	230V	£425.00	£510.00
BELLE MINI 150	90L	PETROL	£749.00	£898.80

Clarke PROFESSIONAL ROUTER

CR4

• Plunge depth up to 66mm
• Variable speed
• Inc. 1/4", 3/8" & 1/2" collets

ONLY **£99.99** EXC.VAT
£107.98 inc.VAT

Clarke ANGLE GRINDERS

CON1150

FROM ONLY **£29.99** EXC.VAT
£32.58 inc.VAT

Clarke 8" SLIDING COMPOUND MITRE SAW

• 2000W motor
• Laser Guide

NEW

CMS216S

FROM ONLY **£64.99** EXC.VAT
£69.58 inc.VAT

VISIT YOUR LOCAL SUPERSTORE OPEN MON-FRI 8.30-6.00, SAT 8.30-5.30, SUN 10.00-4.00

BARNESLEY Pontefract Rd, Barnsley, S71 1EZ
B'HAM GREAT BARR 4 Birmingham Rd.
B'HAM HAY MILLS 1152 Coventry Rd, Hay Mills
BOLTON 1 Thynne St, BL3 6BD
BRADFORD 105-107 Manningham Lane, BD1 3BN
BRIGHTON 123 Lewes Rd, BN2 3QB
BRISTOL 1-3 Church Rd, Lawrence Hill, BS5 9JJ
BURTON UPON TRENT 12a Lichfield St, DE14 3QZ
CAMBRIDGE 181-163 Histon Rd, Cambridge, CB4 3HL
CARDIFF 44-46 City Rd, CF24 3DN
CARLSLE 85 London Rd, CA1 2LG
CHELTENHAM 84 Fairview Road, GL52 2EH
CHESTER 43-45 St. James Street, CH1 3EY
COLCHESTER 4 North Station Rd, CO1 1RE
CONVENTRY Bishop St, CV1 1HT
CROYDON 423-427 Brighton Rd, St Croydon
DARLINGTON 214 Northgate, DL1 1RB
DEAL (KENT) 182-186 High St, CT14 6BQ
DERBY Derwent St, DE1 2ED
DONCASTER Wheatley Hall Road
DUNDEE 24-26 Trades Lane, DD1 3ET
DUNBURG 163-171 Piersfield Terrace

01226 732297
0121 358 7977
0121 7713433
01204 365799
01274 390962
01273 915999
0117 935 1060
01263 56475
01223 326705
029 2046 5424
01223 581666
01242 514 402
01244 311258
01206 762831
024 7622 4227
020 6763 0640
01325 380 841
01304 373 434
01332 290 931
01302 245 999
01382 225 140
0131 659 5919

EXETER 16 Trusham Rd, EX2 8QG
GATESHEAD 50 Lobley Hill Rd, NE8 4YJ
GLASGOW 280 Gt Western Rd, G4 9EJ
GLOUCESTER 221A Barton St, GL1 4HY
GRIMSBY ELLIS Way, DN32 9BD
HULL 8-10 Holderness Rd, HU9 1EG
HULL 746-748 Eastern Ave, IG2 7HU
IPSWICH Unit 1 Ipswich Trade Centre, Commercial Road
LEEDS 227-229 Kirkstall Rd, LS4 2AS
LEICESTER 59 Melton Rd, LE4 6PN
LINCOLN Unit 5, The Pelham Centre, LN5 8HG
LIVERPOOL 80-88 London Rd, L3 5NF
LONDON CATFORD 289-291 South Lane SE6 3RS
LONDON K Kendal Parade, Edmonton N18
LONDON 503-507 Lea Bridge Rd, Leyton, E10
LUTON Unit 1, 326 Dunstable Rd, Luton LU4 8JS
MAIDSTONE 57 Upper Stone St, ME15 6HE
MANCHESTER ALTRINCHAM 71 Manchester Rd, Altrincham M161 9412 666
MANCHESTER CENTRAL 209 Bury New Road M8 8DU
MANCHESTER OPENSHAW Unit 5, Tower Mill, Ashton Old Rd M161 223 8376
MIDDLSEBROUGH 169 Chesterfield Rd, South
MIDDLSEBROUGH Mandale Triangle, Thornaby

01392 256 744
0191 493 2520
0141 332 9231
01452 417 948
01472 354435
01482 223161
0208 518 4286
01473 221253
0113 231 0400
0116 261 0688
01522 843 036
0151 709 4484
0208 695 5694
020 8803 0861
020 8558 8284
01582 728 063
01622 769 572
0161 9412 666
0161 241 1851
01623 622160
01642 677881

NORWICH 282a Heigham St, NR2 4LZ
NORTHAMPTON Beckett Retail Park, St James' Mill Rd
NOTTINGHAM 211 Lower Parliament St
PETERBOROUGH 417 Lincoln Rd, Millfield
PLYMOUTH 58-64 Embankment Rd, PL4 9HY
POOLE 137-139 Bournemouth Rd, Parkstone
PORTSMOUTH 277-283 Copnor Rd, Copnor
PRESTON 53 Blackpool Rd, PR2 6BU
SHEFFIELD 453 London Rd, Heeley, S2 4HJ
SIDCUP 13 Blackden Parade, Blackden Rd
SOUTHAMPTON 516-518 Portsmouth Rd.
SOUTHEND 1139-1141 London Rd, Leigh on Sea
STOKE-ON-TRENT 382-396 Waterloo Rd, Hanley
SWANSEA 13-15 Ryhope Rd, Grange Town
SWANSEA 7 Sarnel Rd, Llanisamlet, SA7 9AG
SWINDON 21 Victoria Rd, SN1 3AW
TWICKENHAM 83-85 Heath Rd, TW1 4AW
WARRINGTON Unit 3, Hawley's Trade Pk.
WIGAN 2 Harrison Street, WN5 9AU
WOLVERHAMPTON Parkfield Rd, Bilston
WORCESTER 48a Upper Tything, WR1 1JZ

5 EASY WAYS TO BUY...

SUPERSTORES NATIONWIDE

ONLINE
www.machinemart.co.uk

TELESALES
0115 956 5555

CLICK & COLLECT
OVER 10,500 LOCATIONS

CALL & COLLECT
AT STORES TODAY



CONTACTS/ SUPPLIERS

ARCHITECTS

Bolans Architects
www.bolansgroup.com

STRUCTURAL ENGINEER

Rajesh Vaghela

ARBORICULTURALISTS

Canopy Consultancy Ltd

GREEN ROOF

Eco Green Roofs
www.egr.co.uk

FLOORING

Amtico
www.amtico.com

GLAZING

Grace Windows

ZINC CLADDING

BellZinc Ltd
www.bellzinc.co.uk

STRUCTURAL WARRANTY

Build Zone
www.build-zone.com

KITCHEN

Kitchenhaus
www.kitchenhaus.com

PUMPS

Delta Membrane Systems
www.deltamembranes.com

SPRINKLER SYSTEM

RAD Sprinkler Systems
www.radfiresprinklers.com

metres below the neighbouring garden, it is topped with a butterfly-shaped green roof that almost camouflages the structure, while giving a boost to local ecology. "In summer it's filled with bees and insects," explains Giancarlo, "I've even seen foxes, cats, and squirrels up there, and it looks beautiful!"

The neighbours have also expressed their fondness for the new addition, with one woman admitting "she sometimes just sits there and stares at it to see what's going on."

Adding to its sustainability credentials, an Ecodan air source heat pump powers the underfloor heating in all rooms of the home. "It's reliable, and as I'm putting energy back onto the grid, I get money off my bills every quarter!"

Helping the building further sit comfortably within its context, the red brick exterior nods to surrounding structures. The landscaping outside the kitchen has been left natural. "When I was growing up, this area was like a wild garden and I have a lot of memories of playing in it, so part of me would like to keep it like that," explains Giancarlo.

The minimalist interior is suffused with greys and whites with sporadic 'pops' of colour here and there. Upon entering through the thick timber front door, you find yourself in a bright, open-plan contemporary kitchen/living space.

Where he could, Giancarlo found second hand or refurbished products to furnish the home, with sustainability in mind. For example, the elegant ex-display Wrens kitchen was bought on eBay. "I found two guys that take kitchens from trade shows and sell them on." This strategy meant it was only a fraction of its original cost. The centrally positioned Faber extractor fan, which illuminates different colours, was also

reused from a nearby project.

The double glazed black framed bifold doors circling the courtyard folds fully open to create a large open plan space with an outdoor seating area. "It's perfect for parties," enthuses Giancarlo.

Following the narrow, glazed corridor around the courtyard, past a bathroom, you arrive at the more private section of the home featuring the guest bedroom, master bedroom, and main bathroom. One idea of Giancarlo's to maximise the space was to install a large sunken bath; he asserts that "it makes the room feel bigger while adding a unique feature."

The 'butterfly' roof enlarges the spaces while also allowing for further glazing on the upper part of the outside walls. In the master and guest bedroom, the bespoke triangular windows allow copious amounts of natural light in.

One of the key aims of the design was to ensure privacy was maintained for all parties in this difficult, constrained site, and he says Bolans have cleverly achieved this. "It's excellent. I can't see into other properties, and they can't see into mine!" explains Giancarlo.

And, with enough hiccups and challenges to put anyone off going the self-build route, Giancarlo says that despite this, he is very happy with the final result.

"The pain I experienced on the project is disappearing more and more over time. You're going to hit bumps. The thing is just to keep going," explains Giancarlo. He thanks his father in particular, and the architects, for their support: "I was very lucky to have them," and concludes that it has all been worthwhile. "It's a beautiful home: I get reminded of that every time someone comes and sees it." ■

vision
e-line



INSPIRED DESIGN. CREATED FOR LIVING.

SOLUS



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



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



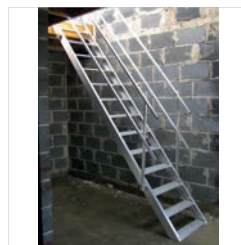
Multi Purpose Buildings | Garages | Porches | Home Offices
Gazebos | Garden Buildings | Garages + First Floor

01273 400411

sales@oak-designs.co.uk
www.oak-designs.co.uk



Safety Platforms has moved!



Safety Platforms is pleased to announce it has moved to larger premises, with room for more stock and new product development! The move has been promoted by a substantial increase in demand, over the past year for products such as Easy Stair Temporary Staircase and Stairwell Edge Protection. The majority of products are stock items therefore available for next day delivery. Safety Platforms' delivery charges represent great value for money with all mainland orders subject to just a £25.00

delivery charge. Safety Platforms trust its solutions are of interest and would welcome the opportunity to discuss your requirements. Please note the change of address: 67-69 Alverthorpe Road, Wakefield, WF2 9NU

01924 420820 www.safetyplatforms.co.uk

Introducing Rainwater Harvesting Ltd



Rainwater Harvesting Ltd design and manufacture complete systems in the UK for UK homes. Rainwater can be used for toilets, washing machines and any outside use. There is no need to flush toilets with drinking quality water and in a quest for sustainability it is an important consideration.

Both direct and gravity fed mains back-up systems have gone through rigorous testing and are WRAS (Water Regulation Advisory Service) certified. Systems are

designed to be simple to install to new builds or major refurbishments. Whether for water usage or drainage criteria rainwater harvesting system can help with planning applications.

01733 405111 www.rainwaterharvesting.co.uk



RainWater Harvesting Limited

Holistic Water Management

Harvesting roof water as a
SuDS solution

To prevent flooding

AND

Rainwater for toilets, washing
machines and outside use

To prevent stress on our mains water supply

**Sustainable Water for
The Future**

Rainwater Harvesting Ltd

01733 405 111

info@rainwaterharvesting.co.uk





**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

Site Insurance & Structural Warranty

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

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

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



New Build • Conversion • Renovation • Extension

Quotes & cover available online at:
proteksselfbuild.co.uk 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)



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

Stop costs running away

Collecting rainwater for domestic use is nothing new; it's been done since Roman times and is still used today in modern, sustainable homes. Jae Lester from RainWater Harvesting looks at how technology has changed, though the principle remains unchanged



In the UK we have the problem of either too little or too much water. Obviously preventing 30% leakage of the mains supply will help enormously but there are other things that can be done to support this. Sometimes we need to look to the past to find solutions for the future.

WHAT IS A RAINWATER HARVESTING SYSTEM?

Water is collected off the house roof via standard guttering and downpipes. It is filtered and stored in an underground tank. When required it is then pumped back into the home to be used for flushing toilets, washing machines and outside use which greatly reduces the demand for mains supply. The question in our quest for sustainability is should we use mains water for non-drinking purposes? There is no need to flush toilets with processed drinking quality water bought from miles away.

Installing a system is best suited to a new build or major renovation as there will be a rainwater feed to toilets and other non-potable appliances. Indoor taps, basins, showers and baths will remain on the main supply.

The harvesting tank is buried underground – there is no light and only a small temperature variance to keep the water cool and fresh.

Tank size calculators are available on the web. Sizes are calculated on location, collectable roof area, number

Returning water to the storm drain at a controlled rate is an efficient way to collect for reprocessing which may become more important with increased demand

of people/toilets, and application for the water. Systems are designed to require minimum maintenance. There is a filter which allows water to flow into the tank but leaves and debris are directed into a soak away. Filters are designed for easy access so once or twice a year it is worth removing and flushing with clean water.

Within the tank, there is a pump

which activates when a drop in pressure is identified.

WHAT HAPPENS IF THE RAINWATER IN THE HARVESTING TANK BECOMES LOW?

Tank sizes are calculated traditionally on a 21 day supply, as it was assumed that it would rain within that timescale. However should the water run low we still require the toilets to flush.

Therefore if the water is going to be used within the home and not just for the garden it is important to specify a mains back up system.

There are two main types. In a direct feed system the pump is directly connected to the appliance and runs every time a toilet is flushed. If rainwater becomes critically low a small amount of mains water would be introduced into the underground tank.

In a gravity system the water is pumped up into a header tank and appliances are serviced from there. The latter method only requires the pump to be operated when the header tank needs replenishing. Running costs can be as low as 1p per person per day. Systems are designed to prevent any cross contamination and it is important to consider WRAS (Water Regulation Advisory Service) approved systems. These have undergone extensive testing and are accepted by all water providers as compliant if installed in accordance



Wastewater Treatment & Rainwater Harvesting Specialists

- High quality systems to suit all applications
 - Strong & robust underground tank
 - Gravel base & backfill
- 10 year warranty on underground tank
 - Low power consumption
 - Discreet & unobtrusive finish



Are you
aware of the
changing septic
tank regulations?
Ask us for more
information

Graf advanced system can deal with Nutrient
Neutrality (Nn) issues

TP – Total Phosphate = Phosphate Dosing +P Package

TN – Total Nitrate = Denitrification +D Package



www.grafuk.co.uk



Rainwater Harvesting



Stormwater Management



with the manufacturer's specification.

TOO MUCH RAIN

The advantage of collecting rainwater is that it is a relatively simple process and it also has a further benefit regarding Sustainable Urban Drainage (SuDS). During heavy rainstorms water is collected within the tank first, preventing localised flooding.

Emerging systems allow a volume of the tank to be used for non-potable applications, but are designed with extra capacity specifically for when there is excess rain. This extra volume is calculated specific to the site and meets the criteria for severe rain events. Water is released back into the storm drain or soakaway at a controlled rate so reducing the risk of downstream flooding. This can be as low as 0.05 litres per second per plot, and so will not overwhelm the network.

It is the overwhelming drainage system that needs to be addressed which is how harvesting rainwater as a SuDS solution would be highly beneficial. Returning water to the storm drain at a controlled rate is an efficient way to collect for reprocessing which may become more important with increased demand. The extra capacity is calculated based on all 'worst case' scenarios and any other criteria that planning requires by Micro Drainage.

INSTALLATION

A groundworker is required to site the tank under the manufacturer's instructions. Some tanks are 'shallow dig' so only require a depth of 1 - 1.5 m making it easy to install in areas where there is a relatively high water table and ease of calculation of levels. There must be a 'fall' from the downpipe so the rainwater flows towards the harvesting tank. It is very important that the piping from the roof to the tank is 'closed' and there are no open gulleys.

A plumber will then install the pipework to the appliances and connect both the rainwater and mains supply, and an electrician will be required to connect the pump and sensors to activate the flow of water.

Modern systems are designed to make installation relatively simple and therefore should not add significant cost to a build project. Complete systems with mains backup cost in the region of £2000-£3500 ex VAT. This cost can be offset with the assistance of a planning application for water usage and drainage strategy. A combined system can be an economic way of achieving a SuDS plan where discharge from site can be actively calculated.

In conclusion, rainwater harvesting comes at a small material cost for long term sustainability and as a first line defence against flooding.

Jae Lester is director at RainWater Harvesting



Duraflex
Making The Difference

Dura-Room Garden Buildings of Superior Quality

Dura-Room is a range of high performance, fully insulated, engineered timber buildings perfect for use all year round.

Whether you need a home-office, gym, a hobby room, children's playroom or simply somewhere to relax, a Dura-Room could be the perfect solution.

The superstructure comes complete with base, floor, side walls and roof pods (all fully insulated) and all the necessary fixings and brackets. Our meticulous dedication to design and usability allows the timber super structure to typically be erected in just 1 day.

For maximum flexibility, the Dura-Room can then be finished with your choice of windows, doors, cladding, and interior allowing for almost unlimited customisation.

T: 01684 852700
www.duraflex.co.uk



Thermoblocks maintain continuity to 'wrap' for Bristol house

Bristol based architects Marshall & Kendon have sought technical advice from manufacturer **Marmox**, regarding the integration of its Thermoblocks into the exterior insulation 'wrap' of a bespoke, near-to-zero timber frame construction. The founding partner of Marshall & Kendon, Jeremy Marshall, confirmed: "It is our habit as a practice to always run insulation across the outside of the structure, wrapping them rather than putting it within the timber frame. In this instance, Thermoblock enables us to make the layer of insulation continuous as it passes through the loadbearing structure, while the airtightness membrane is continued up the outside of the sheathing boards. Our structural engineers were satisfied that Thermoblock offers more than adequate compressive strength and our main contractor, who is very innovative in their approach to timber frame construction, agreed to trial them." Marmox stockist, Eco Merchants of Swindon, supplied a total 170 of the 100 mm wide version for the versatile 600 mm long Thermoblocks, with Dovetail's own operatives utilising an approved adhesive to not only seal the overlap joints, but also to bed the blocks across the OSB base which is covered by a 'paintable' membrane. The various lines of Thermoblocks then support the stick-built timber frame exterior and internal walls, with the main isocyanate floor insulation panels infilling the rest of the ground floor area.

01634 835290 www.marmox.co.uk



Multiple uses for SterlingOSB Zero

A family-run firm from Surrey, which specialises in loft conversions and the creation of bespoke garden rooms, is making extensive use of SterlingOSB Zero from panel product manufacturer, **West Fraser**, based on the board's value, performance and ease of installation. MB Loft Conversions, based in Caterham, was established eight years ago by Mark Bell and undertakes contracts right across South London, Surrey, Sussex and Kent. Typically, the company completes up to a dozen loft conversions and other projects each year. Mark purchases his SterlingOSB Zero from Selhurst Timber and other builders merchants' local to clients' properties. While he mainly prefers to use 18mm tongue and groove boards for their strength and excellent alignment when laid, some of MB Loft Conversions' builds also use quantities of 11mm (square edge) SterlingOSB Zero. As part of a comprehensive, overall carbon negative product range, SterlingOSB Zero T&G presents specifiers with precision-engineered tongue and groove boards, which are typically specified for pitched or flat roof decking and timber frame construction, as well as for flooring and other applications. Also from an environmental viewpoint, the 'Zero' in the name means no formaldehyde is added during its manufacture, which is a first in the UK – encouraging its specification on improved health and safety grounds.

uk.westfraser.com



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





◀ 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



Arridge Garage Doors

Since
1989



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

REVIEWS
4.82 Rating

sales@arridgegaragedoors.co.uk
arridgegaragedoors.co.uk
01691 670 394



WALK ON GLASS FLOORS & ROOFLIGHTS

SG
**STRUCTURAL
GLASS DESIGN**

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

www.structural-glass.com

CASE STUDY

JOHN FORGES THE RIGHT RESULT

When John Wilkinson took the decision to buy a run down former blacksmith's cottage just outside York, he wasn't quite prepared for the renovation journey that lay in front of him

TEXT HEATHER DIXON IMAGES DAVE BURTON



AFTER
A shortened conservatory, new render, bi-fold doors and landscaping have transformed the appearance of the cottage without losing its quirky character.

BEFORE

Covered in ivy and with cracks in the render, the cottage was in need of some TLC – when John bought the property there was a row of 12 foot high fir trees less than three metres from it

John Wilkinson felt an odd mixture of elation and “that sinking feeling” when he got the phone call to let him know his sealed bid to buy a dilapidated old cottage near York had been successful.

“One half of me was really excited at the prospect of doing it up, the other half was wondering what on earth I’d landed myself with,” says John. “I knew it was in a bad way, but I wasn’t worried about that. I bought it to renovate as a long-term project with the aim of either renting it out or living there myself one day. I just didn’t realise how dilapidated it was.”

John remained in blissful ignorance for a year while he ‘sat’ on the project until he had time to give it the attention it clearly needed. It also gave him a chance to work out how he was going to transform the dark, old-fashioned property into somewhere light, open and welcoming.

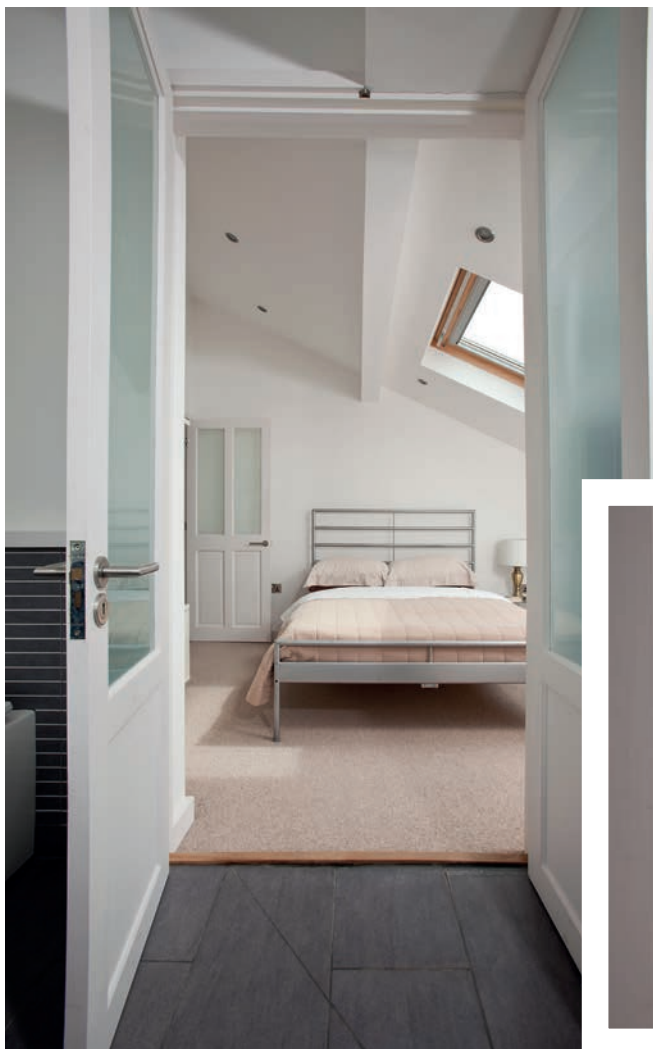
“I decided to renovate the cottage in two phases to spread the costs,” says John. “The first phase would be the renovation of the main cottage followed by the conversion of a single-storey extension at the front of the house at a later date.”

The biggest challenge was its location. Situated in a village, this former blacksmith’s cottage is hidden away from the main road and is only accessible through a narrow stone archway linking other buildings. “It’s wide enough to get a car through but not a truck, so getting materials on and offsite was always going to be a major consideration,” said John. “If I decided to knock down the cottage and start again, there was no way I could get lorry loads of bricks, stone or trusses onsite. A renovation was the only logical and practical route.”

Unfortunately, poor access was just the tip of the iceberg.

HIGH POINT

“Fitting the gates earlier this year. It just rounded everything off”



LOW POINT

"Finally realising the full extent of the work to be done and knowing I would go beyond my initial budget of around £50,000. In the end I probably spent twice that amount"

A HORROR SHOW SURVEY

A survey of the detached, two-storey building took no prisoners. The original property was a single-storey stone building, which had been raised to include a second storey using clay bricks. Over time the building had moved considerably, causing huge cracks in the walls and a certain amount of bowing. The stone and brick sections were not bonded and the mortar in both sections was disintegrating badly. There were timber lintels where there should have been concrete ones, and the whole property was damp as a result of blocked drains. At some point the cottage had been extended sideways and the roof trusses were consequently undersized, resulting in roof spread.

It didn't end there. The kitchen was dark and grimy, with a very low beamed ceiling and chipped lino floor, and although the cottage had three bedrooms, one of them was tiny and the space was seriously compromised by a badly positioned boiler.

THE PLAN

"I decided to do whatever work was necessary to make the cottage structurally sound and then open up the rooms in every direction," said John. "The original external stone wall, which

runs through the middle of the property, was too thick and solid to move, but I knew I could take out the wall between the kitchen and downstairs bathroom and remove the ceiling in the main bedroom to create loads of light and space."

As part of the scheme to open up the property, John wanted to take out the staircase wall and create a mezzanine style glass balcony which would divert "borrowed" light down into the sitting room. The tiny bedroom would become a "Jack and Jill" wet room with linking doors into both bedrooms.

"I employed a friend who was a joiner and builder to help with the renovation," says John. "I had known him for a long time and have always liked his approach to work. I knew he would do a great job and I would be there evenings, weekends and holidays to do everything I could to support him."

The first task was to strip out the old kitchen units, ground floor bathroom fittings and stud walls, then stabilise the cottage by rebuilding one corner of the house where the movement had caused cracks higher up the wall.

MORE PITFALLS

"It wasn't long before we discovered just how badly it had been built," said John. "The walls

AFTER

The dark, old fashioned sitting room has been transformed with white painted beams and an open tread staircase

**BEFORE**

The sitting room had a Seventies stone fireplace and old fashioned staircase.



were thick but filled with loose rubble and dirt, so as soon as we started to knock into them the stone just crumbled away. It was almost impossible to get a clean edge."

With skill and perseverance they managed to lace reclaimed stone and new breezeblocks into the original walls to strengthen the corner. They followed the same process when taking out the kitchen wall at the back of the house – where the kitchen window had been – to create the opening for bi-fold doors.

John wanted to keep a conservatory, which had been added by the previous owner, but reduce its length to allow more room for the bi-fold doors.

"The conservatory was in reasonable condition and created more living space, but it was too big and needed linking more effectively to the main house," said John.

Lack of light was a major issue on the first floor where the main bedroom – running the full

width of the cottage – only had one window and a low ceiling.

AN OPPORTUNITY ARISES

"I looked through the loft hatch and realised there was a huge roof space which was completely unused," said John. "Although it would incur extra cost, I didn't want to miss an opportunity to create more space and light. I knew that if I didn't take out the bedroom ceiling and create a vaulted roof I would always regret it."

But as they started to pull down the ceiling it soon became apparent that the roof timbers had been modified at some point and no longer had the strength or structure to prevent spread. "If we were going to go to the trouble and expense of vaulting the ceiling, we would have been mad not to replace the roof at the same time," comments John.

The change of plan cost around £10,000

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.

BATHROOM TO BEDROOM

Double glazed doors into the guest bedroom draw maximum light through the house. The bathroom is located in the old third bedroom.



more than John had originally budgeted, but it was, he says, an over-spend worth making. "It completely transformed the house from a small, dark, unexciting cottage into an exciting modern living space," he says. "As well as vaulting the ceiling, we also replaced the stair wall with a glass mezzanine, which makes the house even lighter."

Velux windows were installed on both sides of the house, the upstairs windows were replaced, and a small window in the kitchen was turned into a full length vertical picture window. The original bathroom became part of the new kitchen and a new bathroom was created in the third bedroom. To achieve the wet room, a plywood floor was packed to create sufficient fall for the water to drain away and the shower head was fixed to an overhead beam in the centre of the room. A bath was fitted under the sloping ceiling to maximise the space, and the toilet was positioned behind double doors leading into the guest bedroom.

The joiner built a new open tread staircase,

took out a Seventies style stone fire surround in the sitting room and enlarged the fireplace itself ready for plastering. He also tanked the kitchen walls to prevent rising damp before the property was plastered out.

"By the time the new-look cottage was plastered and the bi-fold doors put in the kitchen, it was a completely different house," says John.

The first phase of the renovation was finally completed in 2018 after five years of slow involvement, but the work didn't end there.

ONE STEP FORWARD, TWO STEPS BACK

Last year the tiles on the wet room floor started to lift to the point that they were stopping the double doors from opening.

"I discovered the floor had cracked and water was getting underneath the tiles," says John. "I tried to patch it up but that didn't work and I realised I would have to go the whole hog, which was quite disheartening."

The tiles had been laid to falls created by the

CONTACTS/ SUPPLIERS

CONSULTANT ENGINEERS AND QUANTITY SURVEYORS

Schofields

01904 606230

www.schofields.org

LANDSCAPING

Vertech Architectural Plants

01757 700346

www.vertechplants.co.uk

ROOFING

Chatham and Jackson (roof)

014304 30938

chathamjackson.terapad.com

ELECTRICS

Ellwood Electrical

wholesalers

01405 763700

DAMP PROOFING

Sovereign Chemicals

01229 870800 www.sovchem.co.uk

RADIATORS

Agadon Heat & Design

0845 450 5160

www.agadon.co.uk

TILING

Waxman Tiles

waxmanarchitectural.co.uk

01422 311331

UNDERFLOOR HEATING

The Underfloor Heating Store

theunderfloorheatingstore.com

01268 567016



BEFORE

The kitchen was dark and grimy – and the deep-set window drew in precious little light



AFTER

A wall between the old kitchen and bathroom was knocked out to create a spacious open plan dining kitchen, with light flooding in through bi-fold doors

thickness of the adhesive so the challenge was to lift the tiles without damaging the plywood substructure. After trying to do it manually, John realised it was too big a job and he hired a jackhammer to get the floor back to a smooth plywood base. He then used a tile backer board system with in-built falls, which was laid using an adhesive over the top of the plywood, before re-tanking with a liquid system and finally laying the new tiles.

Around the same time, John upgraded all the interior fittings with LEDs, using 'doughnut trim' discs for a neat finish.

"The problem with older properties is that one job can quickly lead to another," said John. "In taking out the old lights I was damaging the plasterwork so, rather than replaster, I found metal discs which neatly covered the rough edges."

The exterior render also started to blow in places, so John hired a local builder to take it back to the tight render, patch the blown areas and repaint the rear elevation.

Earlier this year scaffolding was put into place to access the roof so the chimney stack could be repointed – with all the scaffolding carried by hand from a trailer parked on the street.

"With the access being so narrow a lot of deliveries were wheelbarrowed in or carried by hand, but with just a little bit of practice and confidence I found it was very easy to get a car and trailer down the shared drive and to the back of the cottage," said John. "I did a lot of trips to the local builders' merchants and the tip!"

This was the case when John started working on the garden, trimming back an overgrown tree and laying a thick covering of gravel down the access drive, along the side of the cottage and round to the back where there is a spacious

turning area for cars.

Earlier this year he also commissioned bespoke softwood gates which were manhandled down the drive and fitted to new concrete posts, adding to the privacy of the house and garden.

ONWARDS AND UPWARDS

John is now in a position to begin the second phase, which will involve the conversion of part – or all – of the garage into living accommodation and the building of a detached garage at the back of the house. He secured planning permission for this at the beginning of the first phase and started the work to preserve the permission until he has the time and funds to take it further.

His ultimate aim is to convert the lean-to at the back of the cottage into a more substantial living space, add a third bedroom with an ensuite bathroom upstairs, and perhaps another living room downstairs.

"That's the long-term plan," says John.

"There is still huge potential to develop the cottage further and that's what makes it so exciting. It's a project which will continue to evolve. In the beginning there were definitely times when I wondered what I had taken on, and there was a point in the middle of the renovation when we seemed to be taking one step forwards and two back. There didn't seem to be an end in sight. But I didn't take it on board to then sell it and make a quick profit. I was always in it for the long term because I really enjoy the process of taking a dilapidated old property and giving it a new lease of life. If I hadn't bought it, the cottage was in danger of falling down and another little piece of village history would have disappeared with it." ■

How to create a stunning barn-style home – the easy way

Turning a dilapidated 100-year-old farmhouse into a dream home was a demanding challenge for the Taylor family in Kent. The cream rendered bungalow had turned green and was harbouring a multitude of cracks inside and out, with wet and mouldy internal walls.

Turning to cladding for the solution, they researched the market and were very impressed with the Cedral offering. They chose Cedral weatherboards, laid horizontally, to renovate the main house and annex and created an eye-catching feature wall by laying the boards vertically in one section.

WHY DID THEY CHOOSE CEDRAL FACADES?

"When I saw Cedral, I liked the grain, I liked the texture, I liked the fact it looks really realistic and I was very impressed with the minimum life expectancy of 50 years," says Amy Taylor. "Cedral has helped us to transform the look of the building, allowing us to turn something so unappealing into a beautiful home."

LOOKS AND LONGEVITY

For the Taylor family, a product that continues to look good through the years is key. "I don't want something that looks good but in a year's time becomes extremely high maintenance," says Amy.

LOW MAINTENANCE, HIGH SAFETY

Cedral's durable fibre cement cladding met the family's requirements perfectly. Manufactured to withstand the harshest



weather conditions, it doesn't need regular repainting and won't rot, rust, warp or crack. It is frost, mould and water resistant and has an excellent fire performance classification of A2-s1, d0.

WIDE RANGE OF COLOURS AND STYLES

Cedral facades come in an attractive colour palette with 21 long-lasting shades, as well as two woodstain options and a choice of a woodgrain or smooth finish.

Amy says: "The house sits in over 16 acres of wooded land and paddocks, so the black cladding option jumped out at me as a great option because I felt that the combination of a new brick plinth and the cladding would give it a barn-effect feel – in keeping with its surroundings, but also significantly improving the look and quality of the property."

Cedral gave the Taylors the stylish

wood-look barn effect they wanted, without the hassle of caring for real wood with its high maintenance demands and associated costs.

ADDING INSULATION AND VALUE

Cedral cladding acts like a second skin on a building's exterior. Amy says: "We hope it has added substantial value to the property, not only looks-wise but also in terms of adding extra insulation, which is also good for the EPC rating."

AFTER-CARE SERVICE

The family were also extremely impressed with Cedral's after care service and their local Area Sales Manager who visited the property several times during the installation. "Cedral's communication was excellent," says Amy. "They were easy to deal with and I felt they really cared about our wishes and the project."

AND THE FINAL RESULT?

"It is more than I ever could have dreamed of," says Amy. "I would recommend Cedral 100 per cent. It's not just about the longevity and insulation – though that's important of course – it's also about the end result and kerb appeal. We never looked at the property before we bought it and said, that's our dream house. But now it really is." Read the full story here.

CONTACT CEDRAL

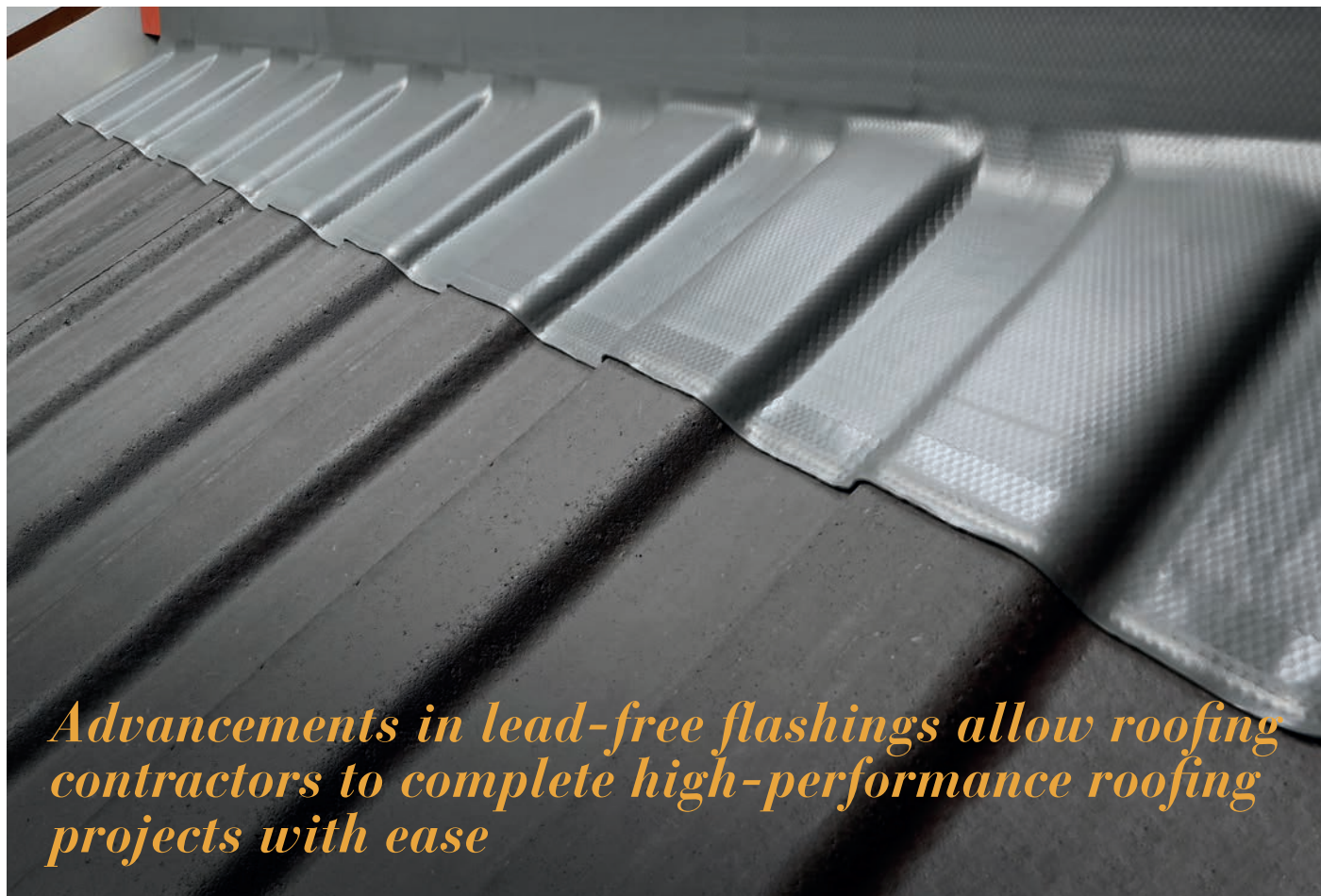
Visit [Cedral.world](https://cedral.world) for more information and to talk to our Customer Support team on Live Chat.

01283 501555 infouk@etexgroup.com



Unleaded benefits

Water ingress may damage your property or cause wet and dry rot. Nick King from Klober explores the reasons behind choosing lead-free flashings for maintaining a watertight roof, and outlines the installation considerations to be aware of



Advancements in lead-free flashings allow roofing contractors to complete high-performance roofing projects with ease

The roof is often overlooked in the early stages of a self-build project, resulting in last-minute decisions on critical components that can make a big difference. Flashing is one of those areas.

ROOF FLASHING

Breakpoints could leave a property vulnerable to water ingress if they are not sufficiently waterproofed. This often happens through tiles' vulnerable intersections, such as chimneys or valleys. If these intersections are inadequately sealed, moisture may enter your home or building. This is where a roof flashing detail is essential.

Roof flashings can be installed to cover over profiled tiles and slates, closing off dry valleys, sealing solar panels, rooflights, for changes in roof

pitch, on abutments and chimneys. The main purpose of installing flashing is to maintain a watertight roof.

LEAD-FREE

Its durability and waterproofing properties make lead a popular choice for roofing solutions on residential and commercial properties. You'll often see it on the roofs of historic buildings and in conservation areas to preserve appearance. While lead has a place in certain areas, there are numerous benefits associated with choosing lead-free flashing for other applications.

In terms of safety, the use of lead-free is less likely to be a health hazard for those working with this material because it is non-toxic. What many don't realise is that specification requirements can vary

from one roofing job to the next. Lead-free flashings can offer a significant point of difference here. For projects which do not specify traditional lead, lead flashing substitutes made without lead can offer a great alternative.

Over the years, lead-free has become more popular for a few reasons. The first is that, despite recorded lead-theft declining, the threat still remains. When it happens, this leaves the roof vulnerable, as well as being inconvenient and costly to replace. However, there is no scrap value to lead alternatives so would-be thieves won't look twice at a roof with this solution.

Secondly, the speed and ease of installing lead-free flashings is another major benefit. This is in part because they are extremely malleable and easy

to manipulate, shape and form by hand. They can be stretched over details while dressing to give a smooth, neat and premium lead-like appearance, allowing easy application for a wide range of details.

What's more, lead-free flashing does not require bossing like lead does, so it is quicker to install. While lead components typically require a lead specialist to be subcontracted, opting for lead-free alternatives eliminates this added time and cost as the installation process does not depend on specialist skills or tools.

It is important to note that if lead-free flashings are incorrectly installed, water ingress could still occur. That's why competent installation is necessary.

INSTALLATION TIPS

Ahead of installation, it is key to ensure all surfaces are dry and free from dust, oil and moss, before laying the flashing. It is also crucial that self-adhesive lead-free flashings are not used on bitumen or tar surfaces. Some superior lead flashing alternatives have a perforated release paper on the back which allows direct application onto the tile surface once removed. If installed in lower temperatures or applying flashing to damp surfaces, specialist glue can also

be used to ensure strong adherence to the roof.

The best practice when turning into brickwork joints or chasing in, is to allow a minimum of 30 mm. When it comes to sealing, flashing sealant should be used for brickwork joints. Strips of flashing which are folded into wedges are a good way to hold the flashing in place in the brickwork joint, prior to sealing. Under no circumstances should silicone-based sealants or adhesives be used.

For long runs, self-welding flashings can simply be overlapped, although with available lengths of up to 10 metres it may not even be necessary. Some products are flexible and able to stretch in both directions, which allows the product to move without the use of an expansion joint or consideration of a maximum length. When using self-welding flashings, overlaps should be no less than 50 mm, using a roller to apply pressure. Any gaps must be supported to prevent sagging and water build-up.

ADDITIONAL CONSIDERATIONS

To get the best results, roofers should follow the manufacturer's guidance because not all lead-free replacements will be the same. Superior lead-free alternatives have unique properties that allow them to overlap by up to 50 mm

and form a weld due to their flexibility, whereas, other more economical lead-free products would require a welt detail.

You may also wish to look for quality products that hold third party accreditation, when choosing roofing components, to give additional peace of mind. For example, if a product holds BBA certification, product performance has been verified based on rigorous testing and standards. On top of this, checking the product guarantee and opting for flashings with long promises of assurance is advisable.

AND FINALLY...

Roofers should also not neglect primary on-site safety procedures. It's essential to take safety precautions, especially for pitched roofing work. Those installing roofing components must be competent in using the latest techniques, standards and materials and training should include safe working practices.

Thanks to advancements in lead-free flashings along with best practice installation methods, it is clear that roofing contractors can complete high-performance roofing projects with ease when they decide to go lead-free.

Nick King is portfolio manager at Klober

Farmhouse warms to external Wraptite® airtight solution

A new self-build farmhouse in the beautiful Scottish countryside has been fitted with the high-performing Wraptite air-barrier. The project is designed to Passivhaus standards by Architect Frances Strachan-Friar. From the outset, the aim was to achieve a more sustainable design and follow a different approach from the traditional timber kit. After undertaking significant research into different types of construction, the architect selected Xilonor CLT cross-laminated timber installed by Glulam Solutions Ltd., Inverurie. Frances Strachan-Friar commented on how the selection of Wraptite has benefitted the development. "The specification of the correct type of airtightness barrier was critical in achieving thermal efficiency. Wraptite was chosen because it allows the airtightness layer to be fitted to the outside of the construction. In doing so, the external application of Wraptite provides essential protection in the form of waterproofing and weatherproofing for the CLT during the build. "The Wraptite system was great and easy to apply, especially around junctions, enabling us to seal all of the junctions completely. The use of a traditional membrane would not have given the same performance. I have previously specified products from the **A. Proctor Group**, but this was the first time using Wraptite. Proctors provided a comprehensive Toolbox Talk and have been a great support throughout the project."

01250 872261 www.proctorgroup.com



Secure in the knowledge

Burglary is common in the UK – a new break-in occurs every 106 seconds – that's 34 burglaries per hour, 817 per day. There's a one in 43 chance of your household being burgled. With the colder, longer, darker nights, we especially start thinking about home security and keeping down our energy bills – a particularly important consideration during the current cost of living/energy crisis.

Crittall Windows, the pioneer of iconic steel frame window manufacture for almost 180 years, says its advanced steel framed window, HomelightPlus ticks all the boxes for making your home more secure and helping keep down costly energy bills.

Russell Ager, managing director of Crittall Windows, says: "Look to the innovation in window frame development. For example, our re-engineered HomelightPlus range of residential windows is the 21st Century enhanced version of the original Standard Metal window first made by our company during the 1920s. It brings new-look styling and window profiling, plus higher energy-savings, performance, and enhanced security. "Whatever the type or size of your property, it's an authentic 'like for like' steel window. Peace-of-mind is reassured through an improved, robust, security multi-point locking option tested to the Enhanced Security PAS 24 standard – so the window is especially secure."

01376 530800 crittall-windows.co.uk



A bigger, better Ubbink

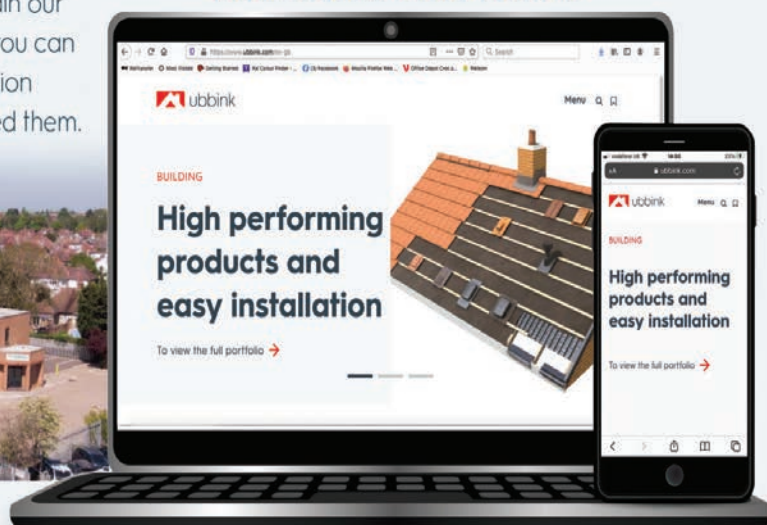


- New warehouse & offices
- New website
- New look

The future is bright for UK construction. That's why we've invested in new infrastructure, enabling us to maintain our excellent service levels as we continue to grow. So you can expect the innovative, high quality roofing & ventilation products you need – right when and where you need them.



VISIT US ON-LINE TODAY



Ubbink UK Ltd

• ☎ 01604 433000 • @ info@ubbink.com • 🌐 www.ubbink.com

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.

Iconic Chesterfield refurb is engineered to perfection

When the iconic property in Chesterfield went on the market, couple James and Rebecca knew it was the right project for them. Built in 1927 by the inventor of stainless steel, Harry Brearley, the house was in need of some love. Brearley purchased the site at the end of the First World War, and the six bedroom home now sits on more than an acre of spectacular gardens. The couple, having always lived in Chesterfield, were aware of the house and its famous previous occupant, so they jumped at the chance when they discovered it was up for sale. James said "We've always liked projects, this was the most unloved property on the street that needed some well-deserved TLC!"

They initially thought the project would take 7-8 months to complete, "there isn't a square inch of the property or grounds that haven't been refurbished or modified in some way, therefore 8 months went into two years! It cost twice as much as we thought and took twice as long, but we wanted it done a certain way to ensure we achieved the perfect result."

James and Rebecca knew that it would've been far simpler and cost-effective to knock the house down and start again, but didn't want to add to the 'throwaway' society we



Unfortunately now live in. "We love old buildings, classic cars, antiques etc. This house was built in an era where quality mattered and there were no time or cost constraints. It's a solid property, built by a world-famous engineer, so I'm sure no corners were cut. It's nice to be able to bring a property back to life and restore it. We've ended up with something unique, well-built and has history to it."

The couple wanted to maximize the garden without blocking any of the

incredible view, so they decided on a glass balustrade system from Q-railing. By utilising the existing terraces, seating and dining areas were created and framed in glass. "We've used the Q-Railing brand for over 10 years as they are the Rolls Royce of balustrade systems" said James. "Backed up with a fantastic technical support team, along with a professional service throughout the design and installation process."

Taking on a renovation project of this size can be daunting, and James had the following advice "Have a Plan, but keep this updated each week. The project will evolve as the works progress, and you'll have new ideas on designs etc. Live and breathe it, early mornings, late nights, weekends, every spare hour you have – take the time to have a coffee and walk round the property, you might have another idea. Look as far forward as you possibly can – remember, if we can predict the future, it helps us to take the right steps now. And whatever your budget it, double it. We've learnt, buy cheap – buy twice! And finally, "Always keep positive; some days are better than others. When it's complete though, you'll feel a huge sense of accomplishment and you'll be battled hardened ready for the next one!"



0800 781 42 45
www.q-railing.co.uk



Q-RAILING – DESIGN EXCELLENCE FOR 20 YEARS

Let the team at Q-railing make your renovation journey a little easier. Would you like to add a frameless glass balcony or Juliet, or glazing to your terrace? Then head over to [q-railing.com/homebuilding](https://www.q-railing.com/homebuilding), complete the form and we'll be in touch to guide you with the design. We will then link you with an experienced installer who will complete the fitting to the standard we expect. Simply scan the QR code to discover our wide range of certified glass balustrade systems.

Q-railing UK T. +44 (0) 1782 711 676



www.q-railing.com/homebuilding

THE PREMIUM BRAND IN RAILING SYSTEMS | [WWW.Q-RAILING.COM](https://www.q-railing.com)

Q-railing

Green Windows for a Green House – River House is a lesson in sustainability



Situated on the edge of the River Glen in Lincolnshire, River house is a unique self-build property that oozes contemporary style. Built using sustainable materials with a keen eye on thermal and weather performance, the A rated building is situated on a 1920s plot of timber houses traditionally used by local business people as summertime beach houses. Over the

years the old properties have been demolished and new ones developed to create an eclectic mix of traditional and contemporary properties, each with their own unique style.

The River House's contemporary feel is enhanced by its open plan living area with high ceilings, large sliding patio doors offering uninterrupted views of the river and lots of plants to create

a calming space.

The house faces south and enjoys beautiful sunrises during the winter, the big sliding doors allow a nice reflection of the ripples on the water into the main living space. Concern for the environment featured strongly in Chris' discussions with his architect and the property has been built to incorporate solar panels, pv panels, water panels,



underfloor heating, extra thick insulation and George Barnsdale high performance timber windows and doors.

Asked why he chose timber rather than uPVC or aluminium, Chris reiterated his commitment to the environment.

"It made sense to go for timber with it being a timber framed eco building. Timber windows last well and can always be fixed in years to come and George Barnsdale offered a really wide range of furniture options and colours. In the end, I went for pale green which really makes the house stand out along the river bank."

Chris chose to make his main entrance door a Grandis hardwood sliding patio door with stormproof casement top lights. A further two sets of sliding doors were chosen for the dining and kitchen areas creating a vast expanse of glass across the riverside elevation of the property. Pale green paint and satin chrome hardware complete the modern aesthetic. High performance double glazing ensures the home stays warm in winter and cool in the summer.

Chris says he chose George Barnsdale because he knew how great the products were from his previous project next door. He also cited friendly local staff and an installation service highlighting the



fact that "timber windows are very different to uPVC and aluminium and require a different technique when fitting. Not everyone is trained to do that and I didn't want to risk undermining performance."

The property received the highest energy performance certificate which makes it great for low energy consumption but also means it

emits zero carbon compared with average properties that are estimated to produce 6 tonnes CO₂. Alongside the other measures like wall and roof insulation, George Barnsdale's timber windows and doors contributed to the excellent rating.

01775 823000
www.georgebarnsdale.co.uk



A SMALL VICTORY

As an owner of a company that designs and builds furniture, Hamish Forbes wasn't initially daunted by a full renovation of his one bedroom cottage in the west of Scotland. However, he soon realised small doesn't always mean simple

TEXT NIK HUNTER IMAGES HAMISH FORBES



You can't make an omelette without breaking a few eggs. On this project, there were more than a few. Hamish Forbes bought Rockwell cottage on the edge of the conservation village of Cardross in January 2021. As the founder of a company which specialises in designing and building campervan furniture as well as a newly established firm which designs and builds home furniture – Hamish had a busy schedule, and he kept his plans for the cottage simple.

A 'CHOCOLATE BOX' VISION

The one-bedroom property needed some modernisation, but Hamish wasn't planning anything too significant – a few small renovations and it would be habitable and comfortable. "I was going to live here and tinker with it; it was never intended to be a major project. I wanted to redecorate and create a nice little chocolate box cottage."

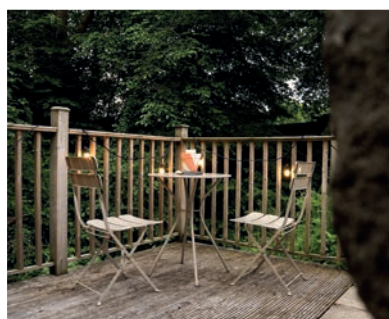
After living in Rockwell for a month, Hamish had other ideas. He comments: "It is an incredibly small property, indeed the footprint of my office at work is bigger than this place! However, I knew there were ways to make the space

work much, much better."

Hamish quite literally started chipping away – and that's when he discovered the wiring issues, the plumbing problems and he realised he had only one option. "I kept taking things out until internally it looked like it was going to fall down, and I was going to have to put it back together again. I didn't think there was any point in doing one room at a time because of the scale of the building, so I decided to spend the money, get some labour in and attack it."

At times the cottage was a hive of activity and then when Hamish was busy at work it would quieten down again. "There was a period of about three months when I wasn't here at all, and it wasn't lack of interest; I simply didn't have time."

As Hamish was pulling his house to bits, there was also the question of where to stay and fortunately the parents of his partner, Emma Jane, came to the rescue. "There is a summer house in the garden and the previous owner's mum lived in it at one point. It's properly habitable with a toilet etc; the invitation to stay with Emma's parents was preferable



and I stayed there for about seven months."

A RUBBLE DILEMMA

While the ripping out of the cottage interior was the quick part, then came stage two, dealing with the rubble that was rapidly covering the floor. "I wasn't massively knowledgeable about the knocking down part and bits were falling off even where I wasn't chipping away! Emma is an architect and she looked at it with her architect hat on and we decided to employ a structural engineer."

The structural engineer ensured that everything was sound and also confirmed that Hamish's idea of constructing a mezzanine sleeping level in the sitting room was feasible. It meant the removal of a beam so that a staircase could be fitted but it would give the cottage much-needed extra space. "I was in a mild panic when the engineer visited but he didn't bat an eyelid about what we had done or planned to do."

With the sitting room ceiling removed and the beams exposed the project started to gather real momentum. "I started to get excited. The cottage had always felt really small – it was cosy but it was super small. When we removed the ceiling, the sitting room felt huge. Now, when you lie in the mezzanine bed, it feels massive, as you almost have the run of the house."

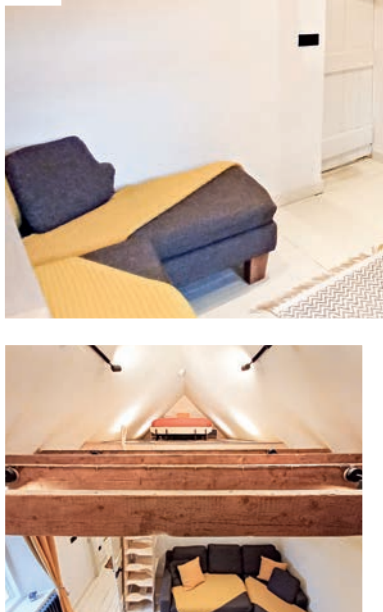
INTERIOR INSPIRATION

Inspired by the results in the sitting room, Hamish continued into the kitchen and utility room removing the ceilings and exposing the original beams. The former kitchen was a hotchpotch of different units and cupboards with a cooker in the corner. Hamish decided to move the new range cooker to the side wall and maximise the use of the utility room, adding a return under the window to incorporate another two cupboards and moving the dishwasher and washing machine into this room as well.

Initially, Hamish had intended to design and

HIGH POINT

"Finding the fireplace – it was the first thing we uncovered, and it gave me a real spark of excitement about the whole project. At that moment it changed from being a 70s uninspiring house into something quite special."



LOW POINT

"Realising the extent of how much we had to smash out. There really was rubble everywhere."

build the kitchen himself using his trusty CNC machine on which he designs and creates his interiors and furniture for campervans. However, work commitments didn't allow it. He did manage to carve out time to make all the splashbacks, which were colour matched with the kitchen units from Wren. He also made a purpose-built storage and drying rack, storage cupboards and a wine rack for the utility room and a seating/dining area in the kitchen. The bench seating stores fold up chairs and the table folds down from the wall as and when required.

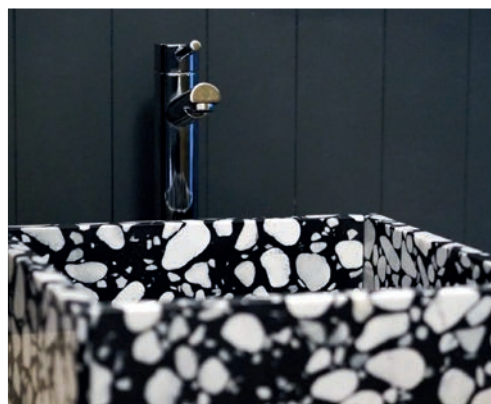
"It was good taking the interior back to nothing because then you can create what you want where you want. When I bought the house, the sitting room was full of furniture and felt really cramped. When Emma and I discovered the original fireplace and hearth it was like we'd struck gold. Not only did it make the room feel bigger it inspired how I wanted the rest of the cottage to look – rustic but modern."

To tie in with this style, Hamish decided not to plaster over all the stone he'd uncovered but to create a two-tone effect taking a straight line of plaster across the wall. "It's a clean and crisp effect but decisions like that took a long time. I didn't envisage spending a week deciding how to plaster a wall. Where on the wall to start, and how high up?"

The 'feature wall' is not the only talking point in the room. The piece de resistance is Hamish's birch ply staircase which accesses the mezzanine level. Practical but also a work of art, it incorporates a table and shelf as part of the foot treads. Cutouts have been made in the steps so there's contact when your feet are passing through. "The dog bone jigsaw joints were a relatively new experiment as I'd never used them on a load bearing piece. Sometimes I'll make sure the grain pattern in the jigsaw joint goes a different way, so it stands out rather than blends in. It becomes a feature and then you can carry that feature on."

Details are important to this couple, and another room that took extensive time to plan was the generously proportioned bathroom. "I think the bathroom was originally a second bedroom as when the house was built the toilet would likely have been outside. Again, I took everything back to the stone so it could be rewired and replumbed and again a lot of the wall fell off."

In the bathroom, Emma took charge and panelling was the way she wanted to go. "The idea for the panelling came from @mytinyestate who I follow on Instagram," she recalls. "They posted about making wood panelling from MDF and I asked Hamish if he could do it on the



CONTACTS/ SUPPLIERS

BATHROOM - WHITE GOODS & SHOWER SCREEN

Victorian Plumbing
victorianplumbing.co.uk

BATHROOM SINK

Tikamoon
tikamoon.co.uk

BATHROOM TILES

Topps Tiles
toppstiles.co.uk

INTERIOR DESIGN/ ARCHITECT SERVICES

Emma Jane
Instagram -
@theweechooseproject

KITCHEN

Wren Kitchens
wrenkitchens.com

PAINT

Fenwick & Tilbrook
fenwickandtilbrook.com

PLY FIXTURES & FITTINGS

The Ply Guys
theplyguys.co.uk

PLY FURNITURE

Fiodh Furniture
fiodhfurniture.co.uk

CNC machine. He went a stage better and by using birch ply he created panelling with a grain through it."

Hamish continues, "with the CNC machine you can measure out and plan where your grooves are. I think I made the bathroom panels in about 15 minutes. Emma likes to joke that she comes up with ideas and then asks me to 'print them out!'"

The process for the panels may have been quick but other decisions took time – especially the colour scheme as Emma explains, "I think we spent about a month photoshopping the colour for the bathroom panelling. It matches the kitchen units."

A QUESTION OF COLOUR

Aware that they were dealing with such a restricted footprint, the couple decided that there would be a neutral backdrop throughout but with a statement colour in each room that would flow into the next. Three different shades of white were chosen, one for the floor, one for the woodwork and one for the walls

and the statement colour which ended up being orange/mustard appears to have come from Hamish's wardrobe. "I have a lot of orange t-shirts, which might be where the idea stems from! My wardrobe may be questionable, however in my defence, I think that orange and mustard is a good colour to match with the natural birch as the grain of the birch is a yellowy grain."

It certainly packs a punch, and no more so than in the bathroom with tiles that Emma was adamant had to match with everything else in the house. The reeded shower screen was something else on her wish list and also took a while to source. "It was another Instagram find and I eventually found it at Victorian Plumbing. Our plumber also gave us a great tip on where to position the tap for the shower. Fit it on the adjacent wall and you don't have to reach into the shower and get wet when you turn it on."

Finishing touches come in the form of a vanity unit which Hamish designed and is perfectly centred on the wall. "It's the wonder of the CNC machine, I can make anything to fit. If I want to



design something to the width of 283.5 cm, it's no problem." To complement his handiwork, Emma sourced a striking black and white sink from Tiki Moon.

Although in the bathroom the couple had an abundance of space, the main bedroom was a tight squeeze. "It was a head scratcher; it's a small room with not a lot of options and obviously you have to fit a bed in. I didn't know how to lay it out and make it look good at the same time."

Fortunately, Hamish says he was ready to listen to Emma's advice. She advised building bedside tables into the wood panelling which would double up as a headboard. She also suggested changing the cables for the bedside lamps to black and shortening the cables so nothing was dangling on the floor, all of which created the illusion of more floor space.

However, there was one thing that Emma was keen to do, and Hamish was not and that was to add the reveals at the side of the panelling around the bed. "I actually asked the Tiny Estate

Guys whether or not to do the reveals and they replied a hundred per cent do it," says Emma. "She was right!" Hamish adds.

ON REFLECTION

It's taken about a year to put the cottage back together and Hamish admits that he and Emma have been very fortunate. "We think about what we'd like and most of the time we can make it, it's quite a nice skill to have. There was no pressure to finish the renovations as we were living with Emma's parents and that allowed us to spend a month photoshopping the bathroom which is a luxury."

However, now the cottage is finished, was it really worth taking it apart to build it back up again? Hamish says that stripping it to the bone was the right approach: "I think if you don't take it all the way back there's always something you don't know about. We know everything about this house, and I think if it had carried on the way it was, it might not have lasted that long. I think we've given it a new life." ■

Marley Alutec selected for self-build property



Marley Alutec's products have been selected for a new self-build residential property in Lanarkshire. The aluminium rainwater and roofline systems were chosen for their durability, high quality appearance and ease of installation, as they were fitted by the homeowners themselves. The exterior of the property is finished in black cladding with matching windows. Therefore, the Marley Alutec rainwater gutters, soffits and fascia products were specified in complementary Heritage Black and RAL 9005 colours. Marley Alutec products

are manufactured from high quality marine grade aluminium and finished in an architectural grade polyester powder coat (PPC) paint, which is designed for exterior use and will maintain its colour and gloss level for longer.

01234 359438 www.marleyalutec.co.uk

Endless options with Tradelink's new range



Offering incredible choice and flexibility, the new Soteria range of composite doors from **Tradelink** allows the specification of high-quality doors with the same style and colour options available whether a foam or solid core is selected. A new 1,500m² (16,000ft²) production facility in Mildenhall, Suffolk, provides increased capacity to support the vastly expanded selection of doors offered in the Soteria range. Performance, security and versatility are integral to all doors which have been developed specifically for the UK market,

with the diversity of designs appealing to both the commercial and retail sectors. The products come with the relevant accreditations, giving customers peace of mind about the manufacturing process and quality.

tradelinkdirect.com

Vent-Axia welcomes World Ventilation Day



Leading ventilation manufacturer **Vent-Axia** welcomes the first World Ventilation Day, a day dedicated to recognising and promoting the importance of ventilation and indoor air quality (IAQ). Taking place on Tuesday 8th November 2022, the day aims to raise awareness of the importance of ventilation as a crucial part of enabling health and wellbeing. On World Ventilation Day, Vent-Axia is continuing to recommend three key actions to take to improve indoor air quality:

Reduce the number of pollutants introduced into the air; Dilute the pollutants in the air by ensuring there is adequate ventilation introducing fresh clean air into the home and buildings; Purify by adding an air purifier to remove the remaining pollutants from the air.

0344 856 0590 www.vent-axia.com

The Caxton relaunch



The **Potton** Caxton show home has always been a beautifully presented house, and with its 30th birthday this year it's been given a full makeover! As one of the smaller Potton show homes, the brief was to show how versatile it could be as a family home for all stages of life, whilst creating functional spaces with clever design features on a budget. Interior designer Zoe Godbold from ic7 design worked with Potton to give it a modern revamp whilst enhancing its country cottage charm. To fully appreciate the new look Caxton you'll need to

visit the Potton Self Build Show Centre in St Neots, Cambridgeshire. Where you can explore the house and take in all the extra details and features that really make this house function as a stylish family home.

01767 676 400 www.potton.co.uk/inspiration/show-centre



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

Overheating is out

TuffX's Paul Higgins explains what the new Part O of the Building Regulations means for glass and glazing in new homes



The new Building Regulations Approved Document Part O is designed to tackle overheating in new residential buildings. As the first regulation of its kind in England, self-builders and housebuilders need to be clear about what is and isn't affected when it comes to choosing glazing for their projects.

In a nutshell, Part O seeks to ensure that the design and construction of new residential buildings limit unwanted solar gain in summer and provide adequate means to remove heat from the indoor environment.

The Part O regulations are designed to protect people's health and welfare by reducing the occurrences of high indoor temperatures in the face of rising global temperatures and the frequency of extreme events such as heatwaves. Along with the rest of the new Building Regulations, Part O came into force in June, and shortly after our UK summer arrived with temperatures reaching 40°C, cementing the urgent and necessary need for this.

We are now in the one-year transition period after the new Building Regulations came into effect, to allow for planning applications that are already underway. Any schemes where full plans or a building notice was submitted ahead of 15 June 2022 can be built to previous regulations if work starts within 12 months.

ROUTES TO COMPLIANCE

There are two routes to Part O compliance: first, the Simplified Method and secondly, Dynamic Thermal Modelling. For single dwellings such as new homes, the Simplified Method is most likely to be used, with the Dynamic Thermal Method more likely to be used for a block of flats, single aspect dwellings or buildings with more complex design requirements.

For the Simplified Method, Part O sets out tables detailing maximum permitted glazed areas, taking into consideration the location of the building and whether it has cross ventilation. Buildings in high risk areas – currently specific postcodes

in central London and Manchester – may also need to provide shading for glazed areas at certain points (and the means for achieving this, such as external shutters and overhangs, are detailed in the approved document).

SOLAR SOLUTIONS

High-quality solar glass products will play an important part in achieving these new standards that self-builders, along with housebuilders and developers, must adhere to. By using a tinted coating on the exterior of the glass to reflect heat away from the interior, solar glass allows an ambient interior temperature to be achieved, reducing the need for expensive air conditioning, for example, which will also cut energy costs – something that is on everyone's minds right now.

It is possible to fit solar glass that reflects twice as much heat as standard glass. For example, with the Approved Document Part O in mind, there are now specifically developed rooflights that achieve this through a coating, which



By using a tinted coating on the exterior of the glass to reflect heat away from the interior, solar glass allows an ambient interior temperature to be achieved

unlike most solar glass is untinted, so it achieves maximum light transmission too.

While ensuring your rooflights and windows meet the new regulations, it's

important to also make sure they meet – and ideally exceed – the high standard of quality a homeowner expects: including maximising light transmission, being easy

to maintain and looking exceptional. And of course, come winter, energy efficiency will be imperative, so make sure your glass products achieve the best low U-values too.

Paul Higgins is commercial director at TuffX

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

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/sbh6



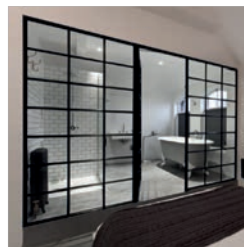
LOFT LEGS



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

WWW.LOFTLEG.COM

Steel windows and doors in the bathroom

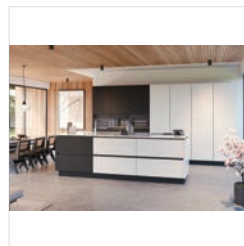


Steel in the home continues to dominate in the home fashion stakes. And, with advice from the **Steel Window Association**, homeowners can enjoy plenty of options if they want the look! The most common use of steel windows in bathrooms is to create shower screens; not only are they an excellent replacement for shower curtains, the stylish design also allows plenty of light to enter the shower space. Another great way to bring steel into the bathroom is to use them as an internal partition between bedrooms and ensuites. They offer a

stunning yet simple way to establish a seamless transition between the bedroom and bathroom, which lets plenty of light between the two rooms and can open up the bedroom to give the appearance of more space.

www.steel-window-association.co.uk

Fenix®; the high-tech material from Keller



Keller has added the hi-tech material, Fenix®, to the range for 2022. Available initially in black and white, Fenix® is used for door fronts and panels, thanks to the special technology built into this material, the super-matt finish is soft to the touch, is anti-fingerprint proof and micro-scratches on the surface can be repaired by a simple thermal method. Perfect Sense (pictured) is a bold design which highlights black and white contrasts and features Fenix®.

Pictured is a Japanese-styled scheme which cleverly mixes warm timber and solid colour. Keller is well known for offering the widest range of colours (1950 NCS) and finishes in the kitchen furniture market.

www.kellerkitchens.com



Whole House Ventilation with Heat Recovery...

Manufactured in the UK

- 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 vent

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**

Combine beautiful style with elegant design. A lift that fits seamlessly into any home.

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

**Your local specialist –
Stannah**

Meet the family



Stairlifts



Homelifts



Platform
lifts



Passenger
lifts



Service and
goods lifts



Bespoke
lifts



Escalators and
moving walkways



Lift refurbishments,
service and repair

Call us on: **01264 343692**
or visit: **www.stannahlifts.co.uk**

Stannah



CUSTOM STAIRCASES

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



Introducing the Aritco HomeLift Compact

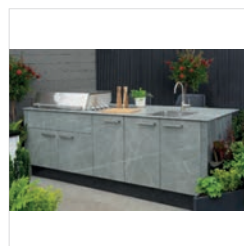


Award-winning Swedish lift company **Aritco** has unveiled its smallest and most compact home lift yet, the Aritco HomeLift Compact. Designed with space-efficiency in mind, its footprint takes up as little as a square meter, making it compatible with even the smallest house where space is limited. The Aritco HomeLift Compact is quick and easy to install as it comes in pre-cut parts, and its lift shaft can span up to six floors of a house. It has the capacity to carry two people and it's very energy

efficient, using a similar amount of power every year as an average washing machine or dishwasher. The lift is fully customisable so you can personalise it to suit your taste and home interior.

01604 808809 www.aritco.com

Outdoor Living Design and KönigOutdoor



KönigOutdoor, a new division in the established **Königstone** family, is a specialist in high-end, quality designs for outdoor living and dining. The luxurious sintered stone surfaces, with durable weatherproof structures, combine to provide the glamour and functionality of an indoor kitchen – outdoors. There is a choice of modular or bespoke schemes and, as with the handles, hinges, runners, sinks and taps, the focus is on top quality and style as outdoor living grows in popularity. Joanne

Bull from Königstone explains: "We are known as specialists in quality worksurfaces and, with the increased focus on outdoor living in the UK, the development of this division made sense – to us and our valued retailers."

info@konigstone.co.uk

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.



Baulogic

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

The rising trend in lifts

People today are generally moving houses less often, indicating they are buying and building homes to live in for many years to come. Alastair Stannah from Stannah looks at how futureproofing your house with a lift can ensure you can enjoy it for years to come



People looking for their forever homes want to ensure the house is future-proofed to cover every stage of life. The rise of future-proofing and the trend for building high specification luxury homes sees developers and owners alike, including the convenience of a lift.

A lift is an ultimate 'statement'; a lifestyle choice and a practical feature. It not only boosts the price of a home but also makes it more attractive, creating a one-of-a-kind focal point.

For many, continuing to live in the same house as they age is important, as is the ease of moving groceries and belongings between floors. A lift can allow them to do just that and costs a lot less than moving house!

THE DUMBWAITER STRIKES BACK!

It's not just people-moving lifts that play their role in 'forever' homes. As the trend grows for new townhouses with several floors, service lifts (or 'dumbwaiters') are regaining popularity due to their small

size, and ease of installation.

DIFFERENT TYPES

Properties come in all shapes and sizes – and so do lifts. In a new dwelling, a lift can be part of an architect's plans. In an existing home, there is a need to place the lift around the current house layout. The choices are endless, but broadly fall into these categories:

The standard lift is suggested when up to five people want to travel between floors. These are available in a choice of

There is such a wide variety of style options available on the market; from glass shafts, custom walls, door options, to bespoke flooring, that a lift can be a sleek and stylish addition as well as a life-long practical choice



food, groceries and goods between floors. They are particularly ideal for properties with three or more floors, or where the kitchen, garage and/or dining area are on different levels.

WHAT TO CONSIDER WHEN CHOOSING A LIFT

Narrow your search by deciding whether you want your lift to take people or goods only, how many floors it needs to travel between, and the available space you have.

From a cost point of view, you need to be putting aside £15-£25k in your budget for the supply and installation cost of a lift to move people or £6-7k for a dumbwaiter.

If the lift is designed into your project from the start then you will limit major issues. For an existing home, you will need to get a lift survey, and for a new development, it is advisable to speak to the lift company to offer guidance on the perfect product. They can assist in making sure you've covered all of the technical requirements.

When considering the location of your lift, it's always a good idea to locate a lift for people next to the stairs and in a central location. That way it will be easily accessible from every part of the home.

It might seem a better idea to fit in a smaller lift, but go for the largest you

can. Ideally, create a space that is big enough for a wheelchair and another person. That way, you will also be able to use the lift to transport furniture and other larger items between floors.

There is such a wide variety of style options available on the market; from glass shafts, custom walls, and door options, to bespoke flooring – a lift can be a sleek and stylish addition as well as a life-long practical choice.

Lift installations will likely require building work, varying on the type of lift. It is advisable to consult with a specialist early on in your project.

Even if you decide a lift isn't an option for now, a home can be futureproofed by ensuring you design a space where it can be installed at a later date.

Whatever your requirement, there are products available to suit every home. To enable an easy decision, we can guide you through the complete process. With your perfect lift chosen, installation is usually only a few days, and then it is ready for use – with the reassurance of a local service, nationwide.

The possibilities of home lifts are endless, taking homeowners, family and guests, or goods around a home.

Alastair Stannah is managing director of lifts distribution & service at Stannah

door options, finishes and configurations.

Through-floor lifts are best suited to smaller spaces and provide access for up to two people travelling between the ground and the first floor.

Service lifts/dumbwaiters are the answer if there is a need to transport



NEW Earthborn paint swatches

Earthborn is introducing a new approach to paint colour choices. Now, anyone looking to specify an environmentally friendly paint will have access to a full range of 84 Claypaint swatches, comprising all 72 classic colours and the 12 Modern Country colours created in collaboration with Country Homes & Interiors. Each swatch is a generous 16 cm x 15 cm and has been individually painted with real Earthborn Claypaint so you can see exactly what you're getting when you order. Placing the swatches around your chosen space will show how the light affects the colour at different times throughout the day. 100 ml sample pots are of course also available. Claypaint is a highly breathable paint with a luxurious ultra matt finish for interior walls and ceilings. It goes on like a dream, often requires fewer coats than conventional emulsions, is virtually VOC free and gives off no horrible smells. Consumers can order colour swatches which come in a lovely protective wallet. Interior designers can order a full set of 84 swatches in a beautiful, eco friendly display box to keep them safe.

01928 734 171 www.earthbornpaints.co.uk



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

PROBABLY THE SMALLEST HOME LIFT IN THE WORLD

“Uniquely
designed for you
and your home




ARITCO™

RETIRING – BUT FAR FROM SHY

Realising their Victorian house would be unsuitable as they approached retirement, Elaine and Tom Devine decided to take matters into their own hands and tackle a new build in their garden, but their timber-framed project faced some planning battles

TEXT ROSEANNE FIELD IMAGES NEIL GORDON (ABERDEENPHOTO.COM)

In Newport-on-Tay in Fife, Scotland, Elaine and Tom Devine were happy in their Victorian house with its spectacular views of the River Tay. However as they were approaching retirement, they realised the house wasn't going to be practical forever. One of their daughters was also keen to get on the property ladder by buying the house, so moving on made sense for a number of reasons.

Over the years they had slowly acquired more land at the edges of their land, enlarging their garden into what was the site of a former railway line. They hadn't intended to build a house, but a large garage to accommodate Tom's hobby (4x4 vehicles), which would have its own access.

The idea to build a house on the land came after a neighbour built theirs. "I watched that go up and remember thinking 'I wonder if we could squeeze another house onto our plot'," Elaine says. But as it was narrow, she "kept thinking it just wouldn't work."

It was back in 2012 – while both Elaine and Tom were still working – that they first approached an architect to draw up plans to submit for planning approval. To find an architect they engaged the help of the Association of Self Build Architects; a network of UK-based, RIBA-approved architects. "In my previous job I had dealt with a lot of architectural firms, and I knew they could be expensive," Elaine explains. "I wanted one that really understood the self-build market – and who wasn't going to be too dear."

They filled out the questionnaire on the ASBA website, which asks for basic information about the project and intended budget, before a local architect is proposed – in Elaine and Tom's case, Alistair Graham of Gillespie & Scott Architects. "Alistair came and viewed the site, and reckoned it was big enough for a three bedroom house," says Elaine.

A PLANNING NIGHTMARE

The couple were open to ideas, especially knowing the narrow site meant their design

"I wrote a letter to every single member of the planning committee," Elaine explains. "I knew they wouldn't read it if it was too long so I kept it to one bullet-pointed sheet of A4"

would be constrained. They were also aware of potential issues with overlooking which needed to be addressed. The first design was an 'upside down' house to make the most of the river views. It was recommended by the planners for approval, and only two objections were submitted. The rules in Scotland dictate that if there are fewer than six complaints, the planning officer can proceed with the application.

However, on the final day for any objections there was a twist – the community council lodged an objection, meaning the application automatically went to committee and was refused (in January 2013). Elaine is philosophical: "On reflection, it was the wrong time for us to build, we were still working, and it was a

HIGH POINT

"The biggest high was coming back to site one day to find four walls and a roof where there had been nothing, and you had just been looking at a piece of paper for years."





complicated and expensive project."

They went away to "lick their wounds," but they couldn't get the idea to build out of their minds. "Despite the stress of the first attempt, I just had this itch I wanted to scratch." By 2017, they had both retired, and decided to give it another go. With more time on her hands, Elaine was able to take greater control over the design and achieve a "complete change of plan" so that neighbours "couldn't possibly say it was overdeveloped, or not in keeping."

They worked with the same architect on the redesigned proposal, abandoning the upside down concept. Once again, the planners were happy but the same two neighbours complained, so Elaine decided to take matters into her own hands. "I wrote a letter to every single member of the planning committee," she explains. "I knew they wouldn't read it if it was too long so I kept it to one bullet-pointed sheet of A4."

Their earlier problems reappeared, with the community council lodging an objection on the final day, and again going to committee in January 2018. This time however, one councillor – holding Elaine's letter – put forward a motion for approval, meaning it went to a vote, approved by eight to six. "That personal touch seemed to make the difference."

HANDS ON

Tom and Elaine's main requirement for the house was for it to support their needs the rest of their lives; as opposed to their old house, which was "full of stairs." They consequently had a goal from the outset for the downstairs to contain a living room, kitchen, bedroom, and bathroom. They also didn't want the upstairs space to be wasted as a loft, so included further bedrooms and a bathroom, which they use currently.

Their only other specific 'ask' was for a sunny, triple aspect living room. "Other than that I was pretty open," Elaine says. Part of her previous

job role as an environmental health officer meant she saw a lot of people who ended up with unsuitable housing as their needs increased, so they also included wide doors throughout for a wheelchair if necessary in future. Another part of this 'futureproofing' was making it well insulated and easy to maintain, which meant forgoing dust-gathering radiators and opting for underfloor heating.

Because the couple were going to be hands-on with many aspects of the project, Tom wanted the building to be wind and watertight quickly, so they opted for a timber frame kit. They came across Scotframe at one of the Homebuilding & Renovating shows, and were impressed in particular by the company's closed panel system into which the insulation is injected, including in the roof cassette.

Before they could start work onsite, Tom's 6 x 11 metre garage had to be cleared and demolished – something of a sacrifice for him, admits Elaine, but the project became a higher priority than his hobby: "I think he became more interested in the challenge of building." The garage had already been connected to mains water and electricity – which was "one less hassle" to endure.

Tom had worked as a slater and roughcaster, so knew about working on sites, dabbling in various trades. While he did a lot of the physical work, Elaine took on the project manager role, as well as labouring wherever she could. While Tom had much of the practical experience required, Elaine's former job had involved working with architects so she understood a lot of the terminology, and knew how to decipher plans. "We made a good team," she says.

They began work in 2018, sorting out the garden – half of which would be for their current house and half for the new house. The work included filling in a large pond and removing around 100 tonnes of soil. By March 2019, they had cleared and demolished the garage, before

LOW POINT

"Getting a contractor in to make the sewage connection. He charged an arm and a leg, and we could've done it ourselves, but we were desperate by then!"

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



beginning digging out for the groundworks and foundations in July. They did all this themselves, as well as wheelbarrowing in all the aggregate and sand – necessary because the narrow site meant they couldn't get the digger round the back of the site. "One of Tom's best purchases were car ramps so we could take the digger over the trenches dug for the foundations," says Elaine.

To save on cost, they bought the digger as well as the scaffolding (which Tom was able to erect himself) rather than hiring them. As a bonus, they sold them on for virtually the same as the purchase price at the end of the project.

The foundations were dug and the site was prepped, including the subfloor slab, by Christmas 2019. It was then a case of waiting for the Scotframe kit to arrive, which it did just in time – exactly three weeks before the first Covid lockdown in March 2020. "We weren't bored!" Elaine jokes. "We had everything we needed, and we just got stuck in; Tom knew a joiner, and we got a crane."

Although for the most part the build went smoothly, they encountered one problem with the frame when they discovered the main beam for the roof was 40 cm too short. Scotframe took care of it quickly, arranging for a new beam to be manufactured in Southampton – and ferried by lorry overnight.

They also faced an issue with how to deal with rainwater, when Scottish Water changed their policy right after they got planning, meaning discharging rainwater into a combined drain was no longer allowed. "After a lot of to-ing and fro-ing, we did eventually get consent so our rainwater was allowed to discharge into the combined sewer via a 10 mm opening," Elaine says. "But that almost sunk the entire project."

Saving on cost was the primary driver behind taking on the majority of work themselves. They were funding the build with their pensions and savings, on the basis they would replenish it when they sold their existing house. They had

While Tom did a lot of the physical work, Elaine took on the project manager role, as well as labouring wherever she could

a rough budget in mind, with some money put aside as a contingency.

Although looking to keep costs low, Elaine says they didn't skimp on important things. "We got good quality, low maintenance triple glazed windows and oak stairs," she says. "We spent money where we felt we needed to." They were also able to be cost effective; the kitchen is from IKEA, and they chose laminate flooring over the underfloor heating downstairs, with tiles in the bathrooms. By this point Elaine said she was struggling to make decisions, and figured laminate would be easier to replace if she changed her mind.

Where contractors were required, Elaine made sure she was onsite at all times supervising, and correcting if anything wasn't being approached correctly. One of her biggest tips is to not assume that the professionals always have the best solutions. One such example was the SuDS surface water attenuation tank, which the structural engineers had proposed to satisfy Scottish Water. It was huge, taking up almost the entire area to the front of the house. "I panicked every time I thought about it," she says.

Eventually, she spoke to Building Control who advised using more of the ground as a soakaway, meaning less attenuation tank. "I



realised then that the structural engineers had simply designed the system based on the architect's finished ground plan which was all paving and block, which we hadn't wanted in the first place," explains Elaine. "The architect hadn't realised the consequences of this design, and neither had we. So we removed virtually all the paving apart from a path and patio at the back, and used permeable materials for the driveway." This reduced the water run off by more than half, consequently also reducing the tank size and cost by over 50%. "The engineers had designed a system to suit the run off rather than considering how to rescue the run off first," Elaine says.

Another of her tips for other self-builders is to thoroughly think through the consequences of any decisions. As a pre-emptive attempt to placate the planners, they decided to put the house in a lower part of the site than they originally intended – but this meant when they came to connect to the main drains the pipe missed the original connection point. "Fortunately we managed to pick it up at the far corner of the plot, but it meant getting rid of a lot more soil, a lot of pipework to do, and finding somebody to do the sewer work," Elaine

explains. "That simple decision cost us probably about £5,000."

SUSTAINABILITY

Throughout the project, Elaine and Tom were conscious of being as sustainable as possible. As well as the timber frame, they reused all the material from the demolished garage, as well as buying second hand slate for the roof, and including whinstone they had excavated to build a retaining wall at the rear of the garden.

Elaine admits she struggled with other elements of energy efficiency and was initially conflicted when connecting to mains gas appeared the easiest option over anything else. As a slater, Tom was reluctant to put PV panels on their roof – but Elaine asserts: "I'm sure I'll win him over in the future!"

Following a "lot of research" and guidance from their plumbing and heating engineer, they decided to install an air source heat pump. At the time Elaine reckoned it could be more expensive to run as well as install, but that with such a well insulated house, they wouldn't need heating as often. "In the end, the difference between installing gas or the heat pump was covered by the renewable heat incentive, and



of course now it may even be fractionally cheaper than using gas, so I'm very pleased," she says.

INTERIOR DESIGN & LAYOUT

Downstairs the house has the triple aspect lounge at one end, with the kitchen/dining room at the other end next to the garden. There's also a small utility room, bedroom and Jack and Jill bathroom. Upstairs are two further bedrooms and a bathroom, an office, and a boiler room.

The couple wanted the house to be fairly simple and contemporary with clean lines, with Elaine drawing inspiration from self-build shows and magazines. Deciding what to bring from the old house was tough, Elaine admits, the two houses being of very different styles, but a lot of pieces she didn't want to part with. "I tried to blend old with new and I think it merged quite well."

Having been living in the house since April 2021, they love it. Highlighting her favourite feature, Elaine says the double height hallway "is the bit that everybody comes in and goes 'wow' at. They're not expecting it because the house

Elaine admits she was initially conflicted, with connecting to mains gas appearing the easiest option

appears small from the outside – it's a bit like a Tardis."

Having created their 'forever home,' Elaine flatly refuses the idea of doing another one. "One is enough, it takes over your life," she says. They finally received their completion certificate in April this year, another high point after all of the challenges. "It was great to finally get it!" she says. "I still look at the house and can't believe we've managed to fit all this in. We're delighted." ■

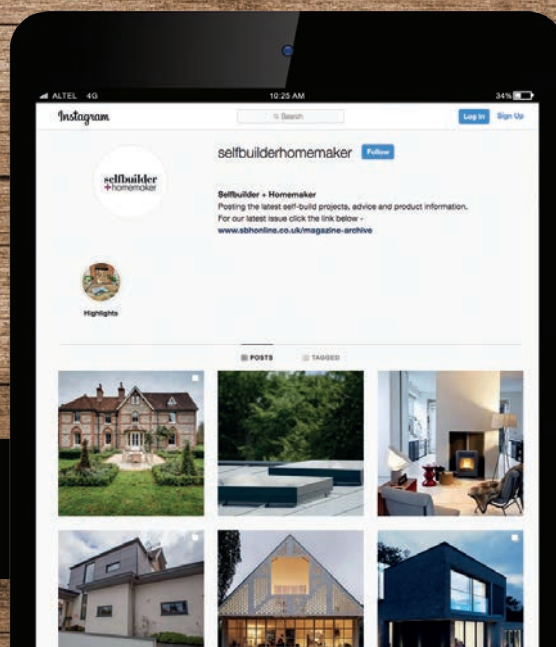
ELAINE'S TOP TIPS

- You have to be realistic – if you want to do something with a 'DIY' approach you have to have stamina, perseverance and the capacity for relentless hard work.
- Remember there's a solution to everything, you just have to find it.
- Think through the consequences of every decision you make.
- Don't always assume the professionals are always right.

selfbuilder + homemaker

Now on Instagram

FOLLOW US AT:
@SELFUILDERHOMEMAKER



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

AIR CONDITIONING & VENTILATION

EnviroVent
01423 810810
www.envirovent.com

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

BATHROOMS & SHOWERS

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

BI FOLDING & SLIDING DOORS

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

DOORS, WINDOWS & CONSERVATORIES

Kloeber UK
01487 740044
www.kloeber.co.uk

FINANCE & INSURANCE

Self-Build Zone
0345 230 9874
www.selfbuildzone.com

FIRES & FIREPLACES

Capital Fireplaces

01462 813138
www.capitalfireplaces.co.uk

Clearview Stoves
Tel: 01588 650401
www.clearviewstoves.com

GLASS & GLAZING

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

PUMPING STATIONS

JTPumps Ltd
0844 414 5800
www.jtpumps.co.uk

STAIRS & STAIRCASES

Complete Stair Systems
Ltd
01794 522444
www.completestairssystems.co.uk

TIMBER & JOINERY

The Oak Designs Company
Ltd
01273 400411
www.oakdesigns.co.uk

Osmo UK
01296 481220
www.osmouk.com

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

vistaline

exclusive to IDSystems

SLIDE & TURN

ALUMINIUM DOORS




SLENDER 45MM SIGHTLINES

INDEPENDENT NON-CONNECTED PANELS

TOTALLY FLUSH TRACK DETAIL

MADE IN BRITAIN TO SWISS DESIGN

TRIPLE GLAZED AS STANDARD

 find out more

idsystems.co.uk/vistaline

t 01603 408804 e info@idsystems.co.uk


IDSystems
innovative glazing

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