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May 17 Issue 34

20+

tribal-themed
accessories to inject
character into your
self-build

COVER STORY:

THE GREAT OUTDOORS

Installing decking into your self-build's garden
can create an idyllic outdoor space

+ ALL YOU NEED TO KNOW
ABOUT THE COMMUNITY
INFRASTRUCTURE LEVY

+ FIVE SOLAR POWER
MYTHS DEBUNKED

A FAMILY GETAWAY

Self-builder achieves
lifelong dream of
building his own home
in north Cornwall

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in low-energy
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Cover story:

Opting for decking for your outdoor space can open up a world of possibilities when it comes to entertaining. See page 48.



Welcome to the May issue of i-build

For many, the idea of designing and building one's very own humble abode is all but a distant dream. There are, however, those who choose to act upon opportunities when they arise, such as our two featured self-builders in this issue, Marzouk and Michael.

With a passion for architecture and design, it was Marzouk Al-Bader's lifelong dream to undertake a self-build project. Several family coastal vacations to north Cornwall's picturesque Mawgan Porth confirmed Marzouk's decision for his plot location and, with his perfect view in place, next on the agenda was the design and build of his family getaway holiday home, Sand Dunes. To find out more about Sand Dunes, turn to page 24.

Meanwhile, i-build talks to Michael Montgomery about the inspiration behind his rural escape. As an Architect, Michael's interests and passion for low-energy technologies and low-cost building materials shine through in the design of his Northern Ireland family home. Turn to page 18 to find out how the Montgomery's home complements the neighbouring landscape.

Elsewhere in this issue, Soil Environment Services covers all self-builders' woes when it comes to ground investigation for foundation design, Hörmann offers its advice on adding the finishing touch to your project with garage doors and i-build talks to some of the top names in the world of underfloor heating.

I hope you enjoy this issue. Don't forget, if you're coming to the end of your self-build and would like us to feature your home as inspiration for other budding house-builders, then please don't hesitate to get in touch. Alternatively, if you're about to embark on your self-build journey and would be keen for i-build to document your progress, do get in contact.

Rebecca

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Editor's picks

Oakmasters talks oak-framed swimming pool buildings: See page 50, Nuair offers better IAQ: See page 51, WeberHaus' smart home solutions enhance comfortable living: See page 54.





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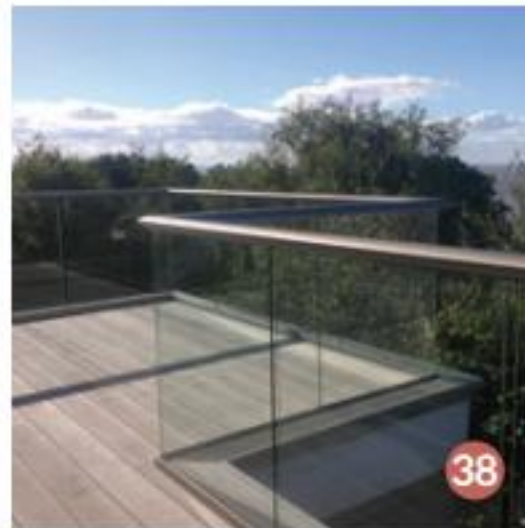
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May 2017



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The benefits of opting for underfloor heating are never-ending. Here, some of the top names in underfloor heating offer their advice on specifying this hidden heating solution.

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i-build highlights everything you need to host the perfect exterior space for your self-build.

50 **Product Guide**

i-build rounds up the latest innovative products in the marketplace, designed with your self-build in mind.



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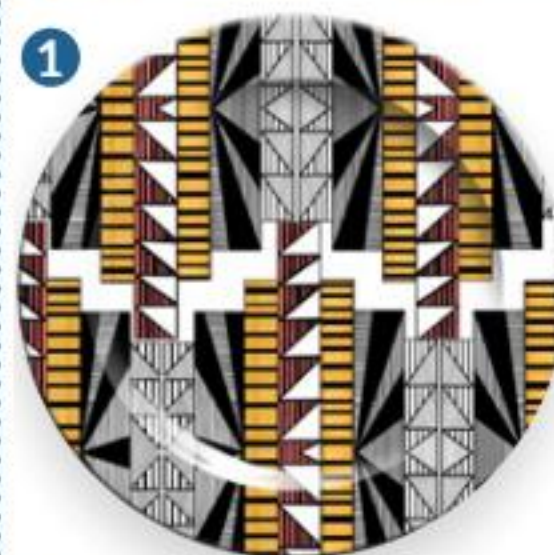


A touch of tribal

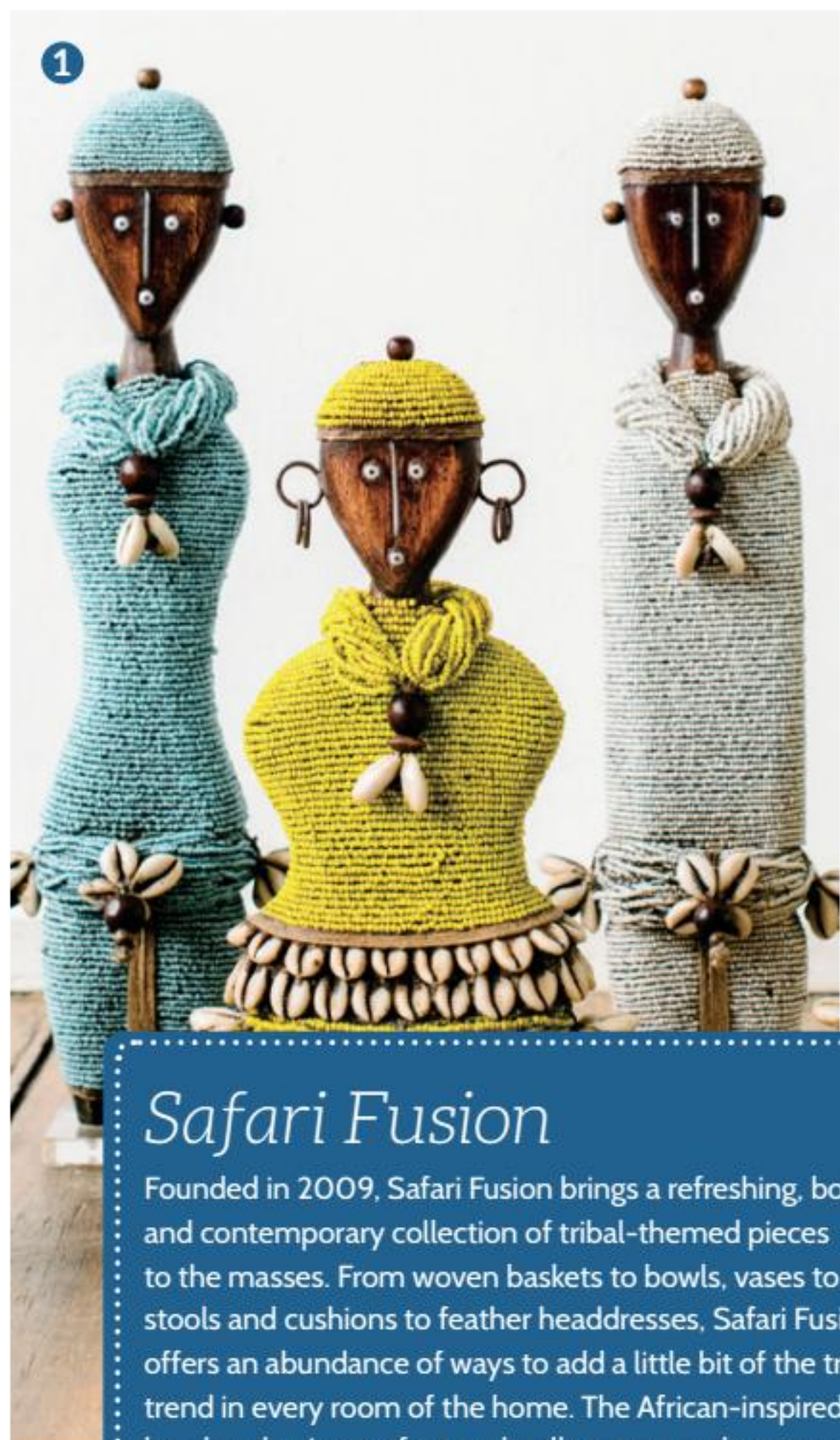
If you're looking for a way to add a splash of colour or exotic intrigue into your self-build's interior, the tribal trend is the look for you.

Using tribal influences in interior design is nothing new, but the fact that the trend keeps coming back around is a true testament to its capability to work in every room in a home. With patterns and styles originating from all over the globe, the term 'tribal trend' is an all-encompassing phrase that covers any kind of ethnically-inspired prints, geometric shapes, techniques or textures. It is a mishmash of eclectic artefacts and styles from a mass of cultures, meaning there are no real rules to this trend, it is all about expression and creativity. This is the perfect way to inject an exotic edge to any interior and is wonderful whether you love to use splashes of bold colours to make a statement or prefer more subtle earthy tones to add intrigue and warmth. Tribal prints have been adapted over the years meaning there truly is something for every self-build's interior.

1. Deco Collection plate, £15, Art Rookie
2. Tribal lampshade in Japanese linen, £35, Love Frankie
3. Kelims rug KE06, £159, The Rug Seller
4. Tribeca round metal wire coffee table, £374, Artisanti
5. Tribeca metal wall art, £95, Hutsly
6. Berber bread basket - Snake Charmer, £40, Postcards Home
7. Tribal beige pillow with diamond embroidery, £16.21, DaWanda
8. Tribal embroidery cotton cushion cover, £23.89, DaWanda
9. Tribal stone vase, £79, Banbayu
10. Set of 3 monochrome bamboo baskets, £99, MiaFleur



10



1. Namji Doll, AU\$195.00
2. Swazi Vessel, AU\$229.00
3. Bamileke Feather Headdress, AU\$375.00 - AU\$595.00
4. Swazi Urn, AU\$229.00



Safari Fusion

Founded in 2009, Safari Fusion brings a refreshing, bold and contemporary collection of tribal-themed pieces to the masses. From woven baskets to bowls, vases to stools and cushions to feather headdresses, Safari Fusion offers an abundance of ways to add a little bit of the tribal trend in every room of the home. The African-inspired, handmade pieces of art each tells a story and creates conversation, all whilst looking exquisite.

Mirrors

A well-placed mirror is any interior's secret weapon. Not only do they fulfil practical purposes, they also have a mass of creative intentions too. They bounce light and amplify the sense of space, can add drama and depth to a room or make a statement as a piece of wall art. Using a tribal mirror in any room is a great introduction to the trend without committing too much.



1. XL Antique Gold Constellation mirror, £467, Hutsly
2. Barrafranca black/gold 'crackle' gilt ornate wall mirror, £195, The Chandelier & Mirror Company
3. Java round metal mirror small, £104, Artisanti
4. Pidford wall mirror, £75, The Chandelier & Mirror Company





Make a splash

Ideal accessories to give your self-build's interior a subtle touch of seaside chic, no matter how far away the ocean is.



1

Whimsical addition

MiaFleur's Golden Seahorse is a fabulous piece to add a little whimsy to your decor. This stylish ornament is certain to prove that the 'under the sea' trend is not just for bathrooms and beach huts anymore. Why not purchase a pair and use them as trendy bookends?

(www.miafleur.com)



4

Brass curves

The brass fish mirror by MiaFleur is a beautifully curvaceous addition to any decor. The simplicity of the design creates a stunning and stylish piece of wall art. The brass fish mirror can be hung either portrait or landscape and with or without the leather hanging cord. Not only beautiful but practical too, a flawless finishing touch to any room.

(www.miafleur.com)



2

Quirky and unique

The Lobster Shack's quirky lobster pot-style, basket weave light pendant is a great way to incorporate the under the sea theme subtly into your home. The handcrafted shade is made to order making it a unique addition to any interior. This unusual accessory will look perfect over a dining table.

(www.thelobstershack.com.au)



5

Subtle sophistication

The cream and navy blue palette of Dobbies' piped shell cushion brings a subtle, more sophisticated inclusion of the on-trend 'under the sea' theme. Paired with some plain blue pillows, adding this charming patterned cushion to a sofa will be a quirky way to test the waters with this trend and change the whole look of a room.

(www.dobbies.com)

3

Stylish shells

The Contemporary Home's set of two ceramic shell ornaments are a wonderful way to bring a touch of the ocean into any space in the home. These large size conch shell replicas have a high gloss sheen to them and free stand sturdily anywhere.

(www.tch.net)



6

Beautiful and practical

Annabel James' blue and white china dishes are very versatile and a wonderful way to delicately include this trend in a home. The images are beautifully hand-drawn and the plates can be used as a coaster, soap dish, trinket dish and are great for nibbles.

(www.annabeljames.co.uk)





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A vision of velvet

Effortlessly elegant, a touch of velvet in any room will add texture and sophistication to your self-build's interior.



1

Bright and beautiful

Atkin and Thyme's Astoria velvet armchair is the perfect piece for a dramatic statement, to complement or contrast with any interior scheme. The brass cups on the Colonial-finish wooden legs, high-sided arms and wing-style seating makes sure this elegant armchair is a perfect addition to any self-build's interior.

(www.atkinandthyme.co.uk)



2

Teal appeal

The striking sculptural form of My Furniture's Ravello dining chair is inspired by mid-century Italian design. The frame is handcrafted from steel with a brass electro-plated finish. A comfortable padded seat upholstered in luxurious velvet with sleek single button detail completes the chair.

(www.my-furniture.co.uk)



3

Vintage chic

Taken from an original hand-painted wallpaper panel from 1760, the stunning printed design on the Oriental Botanica velvet cushions in pink and gold exudes luxury. Perfect in the bedroom or on a sofa, this is sure to be the flawless finishing touch you have been looking for.

(www.frenchbedroomcompany.co.uk)



4

Statement stripes

The Trafalgar is Duresta's most iconic sofa. It is a stunning statement piece and the epitome of traditional British design and craftsmanship. With its elegant shape, drop arm and beautifully hand-carved polished antique finish legs, finials and shrouds make it a stylish way to add this trend to your home.

(www.darlingsofchelsea.co.uk)



5

Pretty in pink

Loaf's statement Flopster sofa, in 'Dusty Rose' velvet, is handmade in Long Eaton and guaranteed to bring some real style to your sitting room. This sofa will be the picture-perfect focal point that will have everyone talking.

(www.loaf.com)



6

Functional and fabulous

A perfect blend of pretty and practical, Ragged Rose's seriously stylish gold velvet pouffe is an excellent addition to a living room. Made up of hand-stitched velvet ruffle roses shaped in a giant rose ball, this delightful focal piece is beautiful and functional too.

(www.raggedrose.com)

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Left: The May show is the ideal place to discover how the concept of 'self-building' your own home works or to explore the options for injecting life into your existing home

Below: There will be over 20 seminars, live demonstrations, case studies and panel debates each day at May's NSBRC

Over 200 exhibitors will showcase their latest products and technologies, with experienced representatives on hand to demonstrate, answer questions and offer their professional advice.

The National Self Build & Renovation Centre is unique as the UK's only permanent visitor centre for self-builders and renovators. 2017 is a special year for the NSBRC as it marks the visitor and conference centre's 10th anniversary, having first opened in January 2007. Over the last decade, the NSBRC has welcomed over 150,000 self-builders through its doors, from first-time builders to developers and home improvers – supporting over 16,000 self-builders in 2016 alone.

The May show highlights include:

- Over 20 seminars, live demonstrations, case studies and panel debates each day
- Guided tours of the NSBRC's fantastic life-size educational exhibits
- Free self-build course taster sessions
- One-to-one expert advice
- Free tickets.

The show will take place from 19th to 21st May with tickets costing £12 per adult. You can book free tickets via the website.

www.nsbrc.co.uk

Explore the concept of self-building your own home

The popular National Self Build & Renovation Show returns in May. The event is perfect for anyone interested in creating a well-designed, healthy and efficient home.

Three and a half thousand visitors attended January's show which was officially opened by Martin Roberts, long-standing Presenter of the BBC's *Homes Under the Hammer* and recent survivor of the *Celebrity Jungle*.

The May show, produced by the team at the National Self Build & Renovation Centre (NSBRC), is an exciting, friendly and inspirational event. It's the ideal opportunity to discover how the concept of 'self-building' your own home works or to simply explore the options for injecting new life into your existing home.

The show offers a packed three days of live demonstrations, free seminars and case studies, along with an unrivalled line up of experts on hand to share their advice and knowledge.

From planning news to budgeting, plot finding and Building Regulations, the free talks allow newcomers and skilled professionals alike to pick up a wealth of valuable information.





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A guide to funding your renovation project

BuildStore's Rachel Pyne discusses why renovation projects are so successful and explains the best way to fund your next venture.



As house prices continue to rise, many homeowners are seeking alternative ways to get the house they want at the price they can afford. Hardly surprising then that buying a cheap, run-down property to renovate is becoming an increasingly popular option. The sale prices of properties that need renovation are normally much lower than the prevailing market price. On average, homeowners who have bought a renovation property have saved themselves £44,037 by tapping into this property-buying trend. Done correctly, a great renovation can give the property value a boost. According to research carried out by comparison site Confused.com in 2016, nearly one in five (19%) homeowners say the market value of their renovation properties now exceed the combined costs of buying and renovating it, giving them a profit of between £25,000-£50,000.

If all this sounds enticing, then that's because it is – but as anyone who has gone the doer-upper route will tell you, the key to success is organising your finances at the outset to ensure that you have the money you need as the project progresses. This is where things can get tricky, particularly for those relying on mortgage finance, such as first-time buyers who may not have much capital. The majority of high street lenders will only offer a mortgage on a property that they consider to be habitable – eliminating many 'unconventional' and renovation projects. So if you want to buy a property that is derelict, or want to convert a non-residential building, such as a barn or warehouse, you will most likely need to approach a specialist lender.

Financing purchase and renovation works

The important thing to remember when you are renovating or converting is that you are likely to need money for the initial purchase of the property and for the building works.

As we mentioned above, the majority of mortgage lenders won't lend on properties that are uninhabitable, however, others may lend based on the current value of the house, but will then not lend anything further until the project is complete and the property can be revalued. This is known as applying a retention to the borrowing and will mean you having to finance the renovation works yourself – a significant cost that may be beyond the reach of many buyers, particularly those who are just starting out on the property ladder. It's interesting to note that one of the principal



reasons homeowners' renovation dreams fail is due to lack of finances at the doing-up stage, with nearly one in 10 (8%) of homeowners who bought a property in need of renovation admitting they couldn't afford to do the necessary work to it.

Getting access to the cash you need

At BuildStore Mortgage Services, we recognise that not everyone who wants to renovate or convert has access to sufficient cash to pay for building works upfront, so we created the Accelerator Mortgage Scheme. Here, money is released for each stage of the build at the beginning rather than the end of the stage, giving you the cash you need to buy materials and pay your builder. It also lends a generous percentage of the costs – up to 90% of the cost of the property and up to 90% of the cost of the build.

Accelerator is ideal for many situations, for example, if you have only a small amount of cash available and don't want to sell your existing house to release equity before your new one is complete; or if you want to keep the cash



you have available until later in the project to maintain a good contingency fund. It's also ideal for first-time buyers who have minimal capital.

Seek expert help early

Deciding to renovate a property may not be for everyone, but for those adventurous and creative enough to try, the rewards are plentiful. Not only can you save money on the purchase price compared with a finished property, but you can also put your own personal stamp on the home. Having finance in place is essential to the success of a renovation project, therefore it is important to speak to an expert to discuss your plans as early as possible. Knowing you have funding in place will mean that you can act quickly when you find the right property and take those all-important first steps to creating your dream home.

BuildStore Mortgage Services has access to all types of renovation and conversion mortgages, both advance and arrears, as well as over 15 years' experience in advising on the best type of finance for renovation projects.

www.buildstore.co.uk

1: One of the principal reasons homeowners' renovation dreams fail is due to lack of finances at the doing-up stage

2: Funds from a stage payment mortgage can be paid out in two ways – either at the end of each build stage or at the beginning of each stage

3: The important thing to remember when you are renovating or converting is that you are likely to need money for the initial purchase of the property and for the building works

4: As house prices continue to rise, many homeowners are seeking alternative ways to get the house they want at the price they can afford

A STAGE PAYMENT MORTGAGE

An alternative is a stage payment mortgage where the building work is broken down into identifiable stages. The stages in a renovation or conversion are generally:

STAGE	RENOVATION/CONVERSION
1	Purchase of the property
2	Preliminary costs and structural overhaul
3	Wind and watertight
4	Plastering and services
5	Second fix
6	To completion

Funds from a stage payment mortgage can be paid out in two ways – either at the end of each build stage, known as arrears, or at the beginning of each stage, known as advance.

With a traditional arrears stage payment mortgage, the lender will release money to buy the property, usually up to 75% of the purchase price or value of the property and will then release the money for the building costs with each stage payment being made at the end of each stage (i.e. in arrears of the work being done). This type of mortgage may be suitable if you have access to cash to pay for the deposit on the property and the early stages of the building work.



Left: Monies from CIL can help local authorities deliver infrastructure to support the development of their area

Below: Sarah Chilcott is the Managing Director of Planning Portal



A guide to Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 as a tool for local authorities in England and Wales. Monies from CIL can help local authorities deliver infrastructure to support the development of their area, such as travel improvements and schools. Here, Sarah Chilcott, Managing Director of Planning Portal, explains further.

Who has to pay CIL?

Most new developments which create net additional floor space of 100m² or more, or creates a new dwelling, is potentially liable for the levy. This includes developments permitted by a 'general consent'.

If your local planning authority has chosen to set a fee in its area, you may be liable for a charge under CIL. In October 2016, 130 authorities were charging CIL (not including the Mayor of London and the London Legacy Development Corporation), according to a report by the CIL Review Team. A further 88 were working towards adopting a CIL.

Your responsibilities for CIL as a self-builder

It is vital that you check the most up-to-date authoritative guidance on the Community Infrastructure Levy before carrying out your project. If you are unsure of anything, contact your local authority planning department.

Once planning permission is granted, the authorities will issue a levy liability notice. You

then need to submit an Assumption of Liability form (Form 1: Assumption of Liability) to the collecting authority. If you want to withdraw or transfer your liability, you must complete and submit either 'Form 3: Withdrawal of Assumption of Liability' or 'Form 4: Transfer of Liability' to the collecting authority.

Paying the Community Infrastructure Levy

- If you are required to pay CIL, your local authority will inform you of the cost by sending you a demand notice
- If developments, and the levy, are above a certain size, your local authority may allow you to pay in instalments
- Once all requirements are met, payment is due within 60 days of the commencement of development, or as set out in the payment instalments policy set by the authority
- If you fail to pay the levy, you may be charged a penalty which could be payable immediately
- You are entitled to appeal the charge within 60 days of your local authority issuing the liability notice.

Exemptions to CIL for self-builders

Some developments, including self-build projects, may be eligible for relief or exemption from CIL. It is important to note that strict requirements apply to the timing of the exemption process. In most cases, a Commencement Notice (Form 6) must also be served prior to the commencement of development, in order for the exemption to apply.

Claims for a self-build exemption relating to a whole house should be submitted on 'Form 7: Self Build Exemption Claim Form Part 1' and followed by further supporting information when the development is finished on 'Form 7: Self Build Exemption Claim Form Part 2'. This must be submitted within six months of completing the dwelling.

Claims for a self-build exemption relating to a residential annex should be submitted on 'Form 8: Self Build Residential Annex Exemption Claim Form'. Whereas, claims for a self-build exemption relating to a residential extension should be submitted on 'Form 9: Self Build Residential Extension Exemption Claim Form'.

Please note, where an exemption has been approved by the collecting authority, the applicant becomes liable for the full amount if they fail to serve a commencement notice before starting the development.

Please click here for direct access to forms. ■

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Relying on renewables

As an Architect, Michael Montgomery has always had the desire to design and build his own home, where each element could have a personalised touch. After inheriting a plot of land in Saintfield, Northern Ireland, Michael's interests in low-cost building materials and low-energy technologies have been realised in the design and build of his very own home.

Michael began work on the project in 2012 and completed the site dig out, drainage and foundations by the end of the year. In early 2013, construction recommenced and the upstairs and landscaping are currently being finalised.

One of the reasons behind Michael's decision to undertake a self-build project was to allow him and his family the chance to incorporate low-energy technologies into the build. "At university, I had an interest in low-cost building materials, including agricultural products that were utilised for sketch designs," explains Michael. "In building our own home, I have just picked up where I left off. I have also been following the work of Dualchas Architects in Scotland, who have a large portfolio of modern dwellings with an agricultural aesthetic."

A juggling act

After inheriting their plot of land, the Montgomerys realised that the land was a difficult site due to steepness and waterlogging. Michael comments: "The site was very steep, waterlogged and very exposed. Managing a full-time job and the project simultaneously was very challenging."

Above: Michael began work on the project in 2012 and completed the site dig out, drainage and foundations by the end of the year

Above right: Michael required a perfectly scaled corrugated sheet for the roof and walls of his property

Right: Fibre cement corrugated sheeting is the perfect aesthetic for use in the countryside

Acting as the project manager for his self-build, the design was completed by Michael but the family had to obtain the help of a third party (another architectural practice) as part of their self-build mortgage agreement to sign off the stage payments.

The perfect aesthetic

Commenting on the building materials used, Michael says: "I was very keen to use both fibre cement and timber cladding. I was also keen to keep the construction down to the bare minimum trades. We were lucky to find a very good joiner who was able to complete the majority of the work once the blockwork was complete. The actual products and suppliers were chosen following careful research."

Amongst the careful consideration of products designated for his project, Michael specified Cembrit's B5 corrugated sheeting. Michael's project saw 210 black sheets installed on both the walls and roof of the Montgomery's property.

Michael required a perfectly scaled corrugated sheet for the roof and walls of his property in the rural Irish countryside. Fibre cement has a number of advantages over metal sheeting, such as it being rust-resistant and not noisy in the rain. It is for these reasons, and the profile and depth of corrugation, that he decided to work with Cembrit B5.

"Fibre cement corrugated sheeting is the perfect aesthetic for use in the countryside," comments Michael. "My requirement for the sheeting was that it would not only suit the surroundings of the property, but also accommodate the installation of solar thermal panels. Cembrit B5 ticked all the boxes. I looked at other suppliers but the sheets were either too small or too large – the great thing about B5 is that it can be fitted by a good joiner."



Cembrit B5 metric corrugation is a more modern and deeper profile than the traditional three-inch profile corrugated sheeting. It can consequently be used to a lower pitch and with smaller overlaps. B5 is available in 14 different lengths, ranging from 4" to 10"6 and are approximately 40% wider than the older three-inch profile design, offering better coverage per sheet.

Passive House accreditation

The house relies on renewable and low-carbon energy through the use of the heat recovery unit, wood-burning stove, back boiler and solar thermal panels, and does not use any oil or gas. For this reason, Michael is considering applying for the respective Passive House accreditation. The Passive House Institute has assumed a leading position

with regard to research on, and the development of, construction concepts, building components, planning tools and quality assurance for especially energy-efficient buildings.

Michael's property responds very closely to Passive House principles, as he explains: "The orientation and construction U-values all meet the requirements. The house was constructed very quickly and one key element which falls short is airtightness. However, we have identified the locations and have been trying to improve. I hope to retest the house later this year, mainly for professional curiosity! Also, our heat recovery unit has not been tested for Passive House and, therefore, does not achieve the accreditation."

Talking about his renewable features, Michael says: "We fitted solar hot water panels and a wood-burning stove, connected back to a large accumulator tank. Both systems have received the RHI grants and payments.

"We also have large amounts of glazing in the open-plan spaces, which provides great natural light and additional heat during the winter (when we have sun!), yet they are triple-glazed, so heat loss is not too bad.

"We also have rainwater collectors to the rear of the building that we have used for supplying water to the vegetable patches, but the storage collectors have been located in close proximity to the main bathroom and allow for future connection to the toilets. ➤





“The open-plan living/dining/kitchen areas have been orientated south and west with large areas of glass to give solar gain, maximise daylight and for supervision of the enclosed play area to the rear. A central corridor has been produced at the front of the house to act as an acoustic barrier from the main road, whilst windows to the north have been kept to the minimum to help reduce heat loss.”

On time, on target

After waiting 12 months to gain planning permission, the first summer was spent clearing the site, completing the ‘cut and fill’ site works and inserting drainage around the site. Following this, the foundations started in November. “The construction started the following February, once we had the mortgage in place, and we moved in over Halloween,” says Michael.

“Our aim was to be in for Christmas, which we accomplished. There was still landscaping and works to create a first floor to be completed, which we have been finishing over the past couple of years, as and when money and work commitments permit.”

Site planning

Due to the steepness of the site the most cost-effective site planning was to ‘cut and fill’ the site to create a stepped terrace, each wide enough to accommodate a level garden and house footprint. Raised planter beds to the sloped areas to the rear have been constructed to provide a large vegetable garden.

“Most thought was given to the earth retainment to the rear of the property, essentially to hold back the hillside and provide a sheltered play area,” says Michael. “Various options were considered including reinforced concrete walling, gabions and crib walling. Rock armour (large quarry rocks) was finally chosen mainly due to time and cost.

“The enclosed area to the rear has been paved and a small area of artificial grass has been laid – this space has been great for the children and for the occasional BBQ!”

Welcoming the wildlife

When it came down to the planting, the Montgomerys received advice from a relative of theirs, a landscape contractor, for the design of the garden area. “Small whip trees were planted,



which are now starting to be noticeable and help screen the agricultural shed and main road. We have used local tree species with mainly silver birch to complement the natural timber cladding which is starting to go silver-grey and alder, as they like the boggy ground and are quick growing. We have also planted a large quantity of buddleia to attract butterflies.

"The gardens are very important for the kids, we have a maintained 'lawn' to the front of the house where we have built the children a jungle gym-type structure with a slide and swings. Native trees have been planted around the perimeter which will hopefully provide shelter in the future.

"Wildlife has been very important and we have incorporated a small pond and attempted an area for a bug garden to attract beneficial insects. We also have two large bird feeding stations, and are very surprised with the results, with daily visits from blackbirds, thrush, robins, various tits, finches, wrens, collared doves, sparrows and the occasional sparrowhawk."

The result

When asked what the local community think of his new property, Michael humoured: "I'm unsure; some people view it as a barn and others love it and have knocked the door to ask for details of the designer."

Above left: Fibre cement has a number of advantages over metal sheeting, such as it being rust-resistant and less noisy in the rain

Left: The enclosed area to the rear has been paved and a small area of artificial grass has been laid

Above: The house relies on renewable and low-carbon energy

Right: Most thought was given to the earth retention to the rear of the property, essentially to hold back the hillside and provide a sheltered play area





The finished property is everything the Montgomerys expected; open-plan living, built with low-cost building materials and incorporating low-energy technologies.

There are a few things, however, that Michael would have done differently if a larger budget permitted, as he explains: "I would upgrade or add more dense acoustic board to further reduce the noise of the traffic from the main road.

"I would also design into the building more firewood storage – both interior and exterior – as it allows the wood to dry longer and makes the stove more efficient.

"Additionally, I would possibly add floor tiles to the open-plan living/kitchen/dining area. The engineering wood we have chosen is fine and matches the style of the house, but with the kids and the dog, it is starting to mark in places."

When asked if he remained within his original budget, Michael responded: "Yes, our budget from the foundation up was £150k. Our exclusions have been the landscaping, and first floor works have since been completed with additional costs."

Michael would certainly consider undertaking another self-build again, his advice for other self-builders is to "find a good architect and have the house designed to Passive House standards". ■

www.cembrit.co.uk



Top: The finished property is everything the Montgomerys expected; open-plan living, built with low-cost building materials

Above: The open-plan living/dining/kitchen areas have been orientated south and west with large areas of glass to give solar gain

Right: There are large amounts of glazing in the open-plan spaces, which provides great natural light and additional heat during the winter



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On the dunes

Marzouk Al-Bader has always been passionate about architecture and design and it has been his lifelong dream to design and build his own home. Inspired by the landscape of his surroundings, Marzouk has created his very own coastal holiday home in north Cornwall.

Marzouk's overall vision for the aesthetics of the house, both on the outside and inside, was very clear and his ideas had already been finalised in his mind from the start. "The challenge was always to be able to stick to the design and brief without compromise," comments Marzouk. "The discipline was to stick to the simple idea of creating a modern but comfortable space both inside and outside and with a design that embraces and complements, rather than competes with the traditional material and most of the landscape surrounding it."

Stunning scenery

Apart from understanding the environment it is in – being on a sand dune by the Atlantic coast with wild winter weather and its proximity to the sea – surprisingly, Marzouk's self-build didn't require any special requirements. "All of it was taken into account in the build," he explains. "We tilted the house enough to face the sea and it's framed by two amazingly big cliffs."

Marzouk has been going on holiday in Mawgan Porth, north Cornwall, for a few years which inspired his plot location. "The small community, village feel and beautiful bay surrounded by breathtaking views of the sea and cliffs was enough to narrow down my search for the ideal location. But also, the fact that Mawgan is probably the only place left in Cornwall that is under-built – or not overbuilt – was the strongest attraction, as opposed to going to other places in Cornwall like Rock and Polzeath – amazing in many ways, but overdeveloped."

"It was really to make a difference to Mawgan and the community that is deserving of development that respects its beautiful landscape first and foremost."

It took Marzouk three to four months to gain planning permission for his build, which is now named Sand Dunes. He comments: "From the very beginning, this project was going to be locally built and sourced; the architecture and design demands of an ambitious project like this meant that some aspects of it was going to be challenging."

"We waited longer than we planned to produce drawings that were able to apply some of the more difficult concepts I had. However, the idea was always to stick with Cornish talent and I was very fortunate to have good builders and a fantastic foreman – who project managed the build with me to make my life a bit easier; he made a real difference."

Keeping it local

Adhering to his wish to work with local suppliers, Marzouk appointed a small local architect and a couple of graduate architects from London – where he is based – to work on the Sand Dunes project.

The material specification was easy for Marzouk, as long as he stuck to his original plan. "The plan was always to use Cornish materials, like stone and slate, from local quarries as well as locally-sourced timber – in my case, Douglas fir; one of my favourite woods in terms of look and durability. All of these materials are very earthy or 'organic' as I call them, they complement each other perfectly. They all have the organic look and feel I was after which was to ultimately blend as much as possible with the surrounding landscape."

The time frame took two and a half years longer than it was supposed to partly due to the architectural challenges Marzouk and the team faced. "It is safe to say that on my next project, I can do this in a lot less time but also cheaper! I learnt a lot," humours Marzouk.

"We also didn't remain in our original budget. Time is money; the longer it took, the more money I spent."



Above: Adhering to his wish to work with local suppliers, Marzouk appointed a small local architect and a couple of graduate architects from London

Above right: Aluminium bi-folding doors were installed onto the pool annexe next to the Main House

Below right: The decking is deliberately big and the grass lawn provides enough space for the family all to enjoy sitting outside

Modern living

Sand Dune's interior design is focused on good modern space with warm and cosy soft furnishings and fittings. "Again, it is a blend of modern living with some open-plan spaces and traditional living: a mix of private and open-plan rooms emphasising a family holiday home from home," comments Marzouk. "It represents and caters for every single member of the family, from the 10 year olds to the parents!"

IQ's slim framed glass sliding doors are the key design feature of Marzouk's self-build coastal home. These large glass elevations enhance the indoor-outdoor living experience providing large light-filled, open-plan living areas. Glass sliding doors and structural glass walls provide incredible panoramic coastal views which all primary living spaces face.

These slim framed sliding glass doors are bi-parting, helping to create an open space between the indoors and outdoors. These doors have a flush floor finish, providing easy access to the outdoor living spaces, especially for the children of the family.

By having a fully glazed home, the interior is flooded with light from the west where sunsets become the perfect view. Structural glass walls were integrated and engineered with no frame, reducing any obstruction to views. The glass stepped-over roof structure creates a sleek all-glass finish. ➤



Impressive Innovation



Right: It took Marzouk three to four months to gain planning permission for his build

Far right: The Pool House is basically a luxury surf and spa hut/shack on the ground

Below right: The plan was always to use Cornish materials, like stone and slate

Aluminium bi-folding doors were installed onto the pool annexe next to the Main House. These doors were installed with an open corner to maximise the views of the beach from the indoor pool. Installing these doors instead of sliding glass doors maximises the space between the inside and out. These doors were powder-coated a dark grey to match the exterior of the building.

Glass balustrades were installed onto the balcony areas on the top floor of the home to help maintain clear views of the surroundings as well as providing safety to the family. Handrails and framing were also installed to provide extra safety with a coloured powder coating to help the glass balustrades blend in with the home with regards to the colour match.

Three's company

"I built Sand Dunes in three buildings, mainly to reduce the size of building one big building," comments Marzouk. "The Main House is the family house – built with stone and slate – the Pool House – black-painted timber – is basically a luxury surf and spa hut/shack on the ground with a guest bedroom on the first floor, and the annex is a small two-bedroom guest house.

"My favourite place is the family's favourite place; in the hot jacuzzi in the Pool House – especially after a cold surf in the morning. Another favourite place of mine is in the main living and kitchen area, mostly around the dining table and especially when we are making pizzas in the wood oven, and of course in the small cinema room watching a late-night movie in the kid's wing!

"We also all love the outside; the decking is deliberately big and the grass lawn provides enough space for us all to enjoy sitting outside and playing in front of the most beautiful beach and sunsets I have ever seen."

Deciding which plants to use and how to place them was an easy decision for Marzouk. "For me it was not to outsmart what is, and was, there for decades; not to recreate when it comes to landscaping but to give life to the existing plants and plant more of the same. Again, sticking to more dune grass, more of the same tamarix trees that grow naturally in the Cornish coast and adding some lawn grass as in those fields on the surrounding hills.





Impressive Innovation





"For a project this size we needed to work with a landscape professional, but again the brief was simple so it was easier to manage. We basically planted more of what was already there."

The result

When asked what the local community think of his property, Marzouk explains: "The neighbours hated the process of building, as most of us would, but now they love the finished product! This is a great compliment, but again, my focus was always to blend it with its beautiful landscape and to me this is why Sand Dunes is special and this is probably why everyone loves it. Good architecture is to stay true to your surroundings and that is even more relevant when your landscape is as beautiful as Mawgan Porth's sea, hills and cliffs."

The finished property is everything Marzouk hoped it would be. It blends into its surrounding landscape seamlessly with its colours and material use. And, the green roof complements the surrounding scenery flawlessly.

When asked if he would do it all again, Marzouk replied: "Yes, but I would complete it on a cheaper budget and in less time!" His advice for other self-builders is to "stick to the brief".

www.iqglassuk.com

Top: Marzouk's overall vision for the aesthetics of the house, both on the outside and inside, was very clear

Middle: The Main House is the family house – built with stone and slate

Left: One of Marzouk's favourite places within Sand Dunes is the main living and kitchen area

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Left: The performance of solar panels can be continuously monitored, checked for improvements and adjustments to ensure the best return for your money

Below: Many of today's solar panel specialists provide a user interface to allow the homeowner to see how much energy they're generating

04 Guarantees and warranties

An investment in solar panels will always be worthwhile, but many fear that the initial financial outlay will fail to provide a tangible return. Today, a lot of solar energy specialists provide warranty options, as well as cashback plans and performance guarantees. This means that the performance of solar panels can be continuously monitored, checked for improvements and adjustments to ensure the best return for your money.

05 Avoiding power cuts

While solar panels can't make a home or a building insusceptible to power cuts, they can help to minimise the impact of a power outage. If you include a generator and battery storage in your solar installation, you can be self-sufficient, even when it's dark outside and your batteries are dead.

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www.solar-made-simple.co.uk



Shining a light on solar power

Research conducted by Wienerberger – a leading UK provider of building material solutions – has revealed that UK consumers are largely in the dark about solar power.

A recent survey of 2000 people shows that one in five of us still think that planning permission is required to have solar panels installed, while just under half of those surveyed overestimated the cost of solar by up to £5500. In light of these findings, we've tried to debunk five common myths surrounding this misunderstood renewable technology.

01 Maintenance

A common misconception among consumers is the need for homeowners to arrange essential maintenance. Needless to say, it's wise to monitor the output of panels and to stay aware of any factors (overgrown trees or dirt) that may reduce their exposure to sunlight. However, many of today's solar panel specialists provide a user interface to allow the homeowner to see how much energy they're generating, and ongoing monitoring, so there's no need to worry about undetected maintenance issues.

02 Size and aesthetics

While solar panels may not be to everyone's taste, modern design has helped reduce their size and make them more aesthetically pleasing. Obviously, the bigger the surface the solar panel solution covers, the more energy it will generate. Solar structures, however, can be custom-made to minimise their visual impact with both on-roof and in-roof installations available.

03 Costs

Wienerberger's research has also demonstrated that most consumers overestimate the cost of having solar panels installed in their homes and feel that solar is out of their budget. In recent years, however, the cost of installing solar panels has reduced significantly and prices are falling. More importantly, solar panels are a money-saving investment and can help you save on your energy bills in the long run.

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From the ground up

Ground investigation for foundation design is crucial to avoid potential future problems which may result from differential settlement in weak ground or soil shrinking and swelling due to tree root activity. Here environmental consultant, Soil Environment Services, explains further.

An investigation should include an assessment of the ground strength (bearing capacity) to well below (~3m) the anticipated foundation depth. For typical trench or strip foundations at about 1m depth, a survey to around 4m depth and for piles survey to around 6-10m depth. Boreholes to take core samples and probes, such as the Standard Penetration Test (SPT) or dynamic probe, are used to assess bearing capacity.

Historically, little regard was given to tree root effects and foundations in high shrink/swell or volume change potential soils, and foundations would be placed at depths shallower than 1m below the surface. An oak or leylandii tree near to such a foundation can cause considerable ground movement and subsequent cracking of the building. Testing the soil's plasticity and volume change potential, as well as assessing tree type and proximity to foundations, allows an engineer to determine the foundation depth needed to avoid tree root effects. Basements which may indeed be deep enough (> 3m depth) to avoid the effects, can still be affected by lateral earth pressures against basement walls.

Even removing a tree does not, in the short-term, remove the problem as high-volume change potential soils, such as London clay, can take many years to fully hydrate during which time damaging heave can occur. One tree in the corner of a site, however, does not necessarily condemn the whole foundation to a deep trench, as stepping can be used keep costs down. Mini piles are often used in soils with very high volume change potential as large volume of soil removal and concrete import are avoided.

Sites located on sand, gravels or hard rock will avoid problems relating to tree root effects and tend to form the best building site locations. Areas with clay over chalk can experience some of the most devastating building collapses as these can be areas where sinkholes develop. Ground probing can find these sinkholes and in such places drill rods can be inserted into the ground into voids 4m-high occurring 3m below the surface.

A good site investigation will also assess aggressive ground parameters such as pH and sulphates to determine concrete specification and also any contamination risk from historical land use which can impact on human health and services such as water pipes.

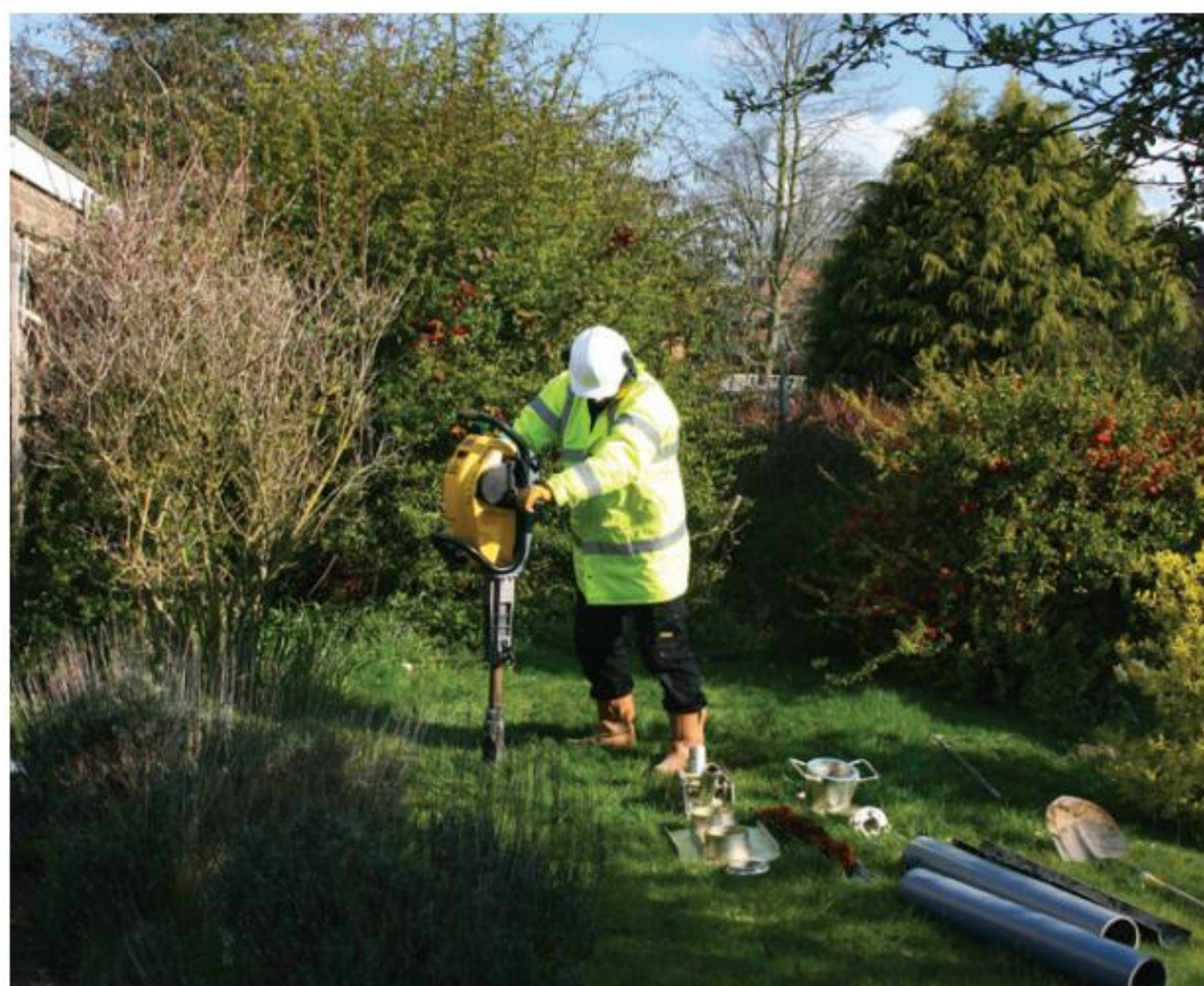
A survey typically takes less than a day for a self-build-type project and involves small diameter boreholes (80mm) being placed in about three or four locations around a site. Equipment can vary from small, motorised hand-held drills to tracked drilling rigs.

Soil Environment Services specialises in geotechnical site investigation soil surveys for self-build projects and small residential developments.

www.soilenvironmentservices.co.uk

Above: A survey typically takes less than a day for a self-build-type project and involves small diameter boreholes (80mm) being placed in about three or four locations around a site

Below: Soil Environment Services specialises in geotechnical site investigation soil surveys for self-build projects and small residential developments



Would you like to see your self-build project in our next issue?



Whether you're halfway through your build, or sitting back and enjoying the finished article, we'd love to hear from you! Tell us about your renovation, conversion, extension or new build:

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Light it up

Sanjit Bahra, Founder of DesignPlusLight, is an award-winning lighting specialist with over 19 years' experience in architectural lighting design. With a passion for lighting, Sanjit offers his view on why lighting your home is so important.

Lighting can often be an afterthought when it comes to the design of your home, particularly a self-build. With more time spent considering furnishings and accessories, it can frequently be viewed as purely functional.

However, the right lighting can completely transform the look and feel of a room, or even an entire home. It is more than purely operative and can influence emotions, alter the appearance of room sizes and colours of the wall. The importance of paying attention to lighting in a home is highly underestimated.

Lighting plays a large part in impacting your mood and can help you feel happier and more upbeat. This is effective through the use of good lighting. This works by creating layers of different lighting effects.

You should bear in mind that intensities of light and ambience need to be considered with lighting in different rooms of the home. Soft lighting creates a restful feeling, perfect for bedrooms and bathrooms, but this lighting needs to be balanced to ensure it does not make the room too gloomy. Whereas, hard lighting is great for areas that need to be highlighted – such as areas where work and food preparation take place.

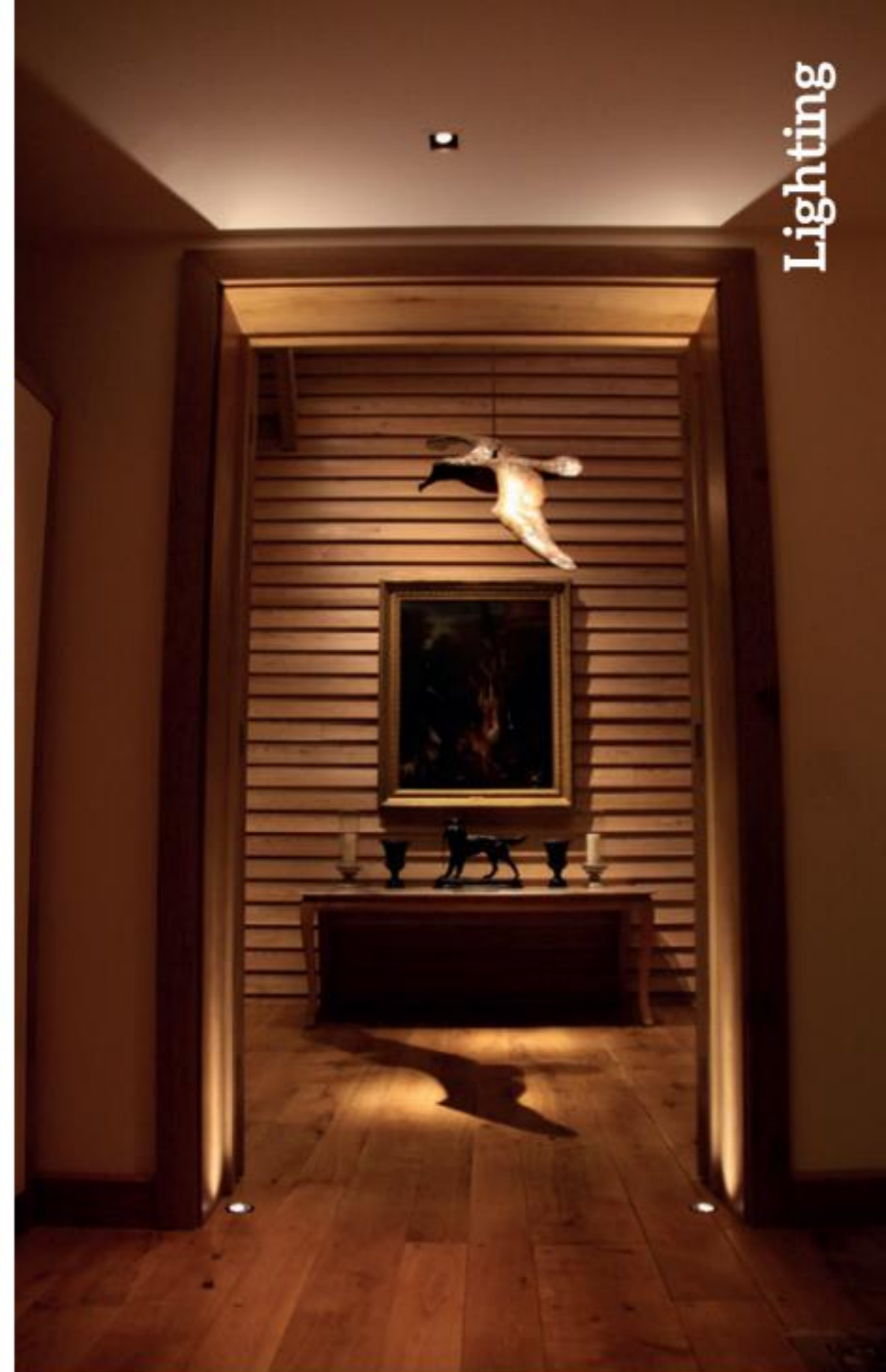
Setting the tone

The hallway is the gateway to a home; it makes an impression when people first enter and expresses the personality of the home. A creative, well-lit and inviting hallway will set the tone to any home. Decorative lighting instantly creates an overall feeling of serenity and playfulness. Ornate lighting can also offer a textured aesthetic, and chandeliers can create beautiful focal points in a home.

Lighting is such a beneficial key element of a home. The right lighting can magically make a small space appear larger; a room can seem to become wider when light fittings are placed higher up the wall so the eye moves vertically rather than horizontally. Whereas, recessed ceiling lighting can make a room seem brighter and more open without taking up any additional space. Lighting a door, shelving or any recessed spaces can also engage spaces to make them appear larger.

Create focal points

Using accent lighting can create special focal points to a room. Lighting objects within a room can bring them to life, create dramatic effect or layer textures within a home. Precious objects, such as a paintings, sculptures or architectural



features, can be highlighted to stand out. Halogen lighting is the best lighting to be considered for this due to its intensity and brilliance – even a cheap vase can look glamorous if properly backlit.

Spotlighting a piece of furniture, joinery or painting can enhance the overall aesthetic of a room and accent lighting is especially useful in lounge areas and hallways. Lighting a bookshelf, for example, is a lovely way to highlight a lounge area with accent lighting.

Mood lighting can set different tones and colours of light in a room. Softer, warmer lighting induces a feeling of calm, whereas brighter lighting provides a lively and invigorating space.

The ultimate relaxation

Lighting in a bathroom ideally needs to be dimmable to create different moods for ultimate relaxation. Several lighting settings can be created, from bright and functional during the day, to dimmed lighting for long and relaxing soaks in bathtub.

Moving into the garden, accent lighting can highlight a tree, special plant or light up a pathway magically. This will create another room to the house and add value to your home.

Lighting at home matters and DesignPlusLight is passionate about lighting; the right lighting can change a space with the touch of a button. ■

www.designpluslight.com

Above left: The importance of paying attention to lighting in a home is highly underestimated

Above: Accent lighting can highlight a tree, special plant or light up a pathway magically, providing homeowners with an additional entertaining space for family and friends to enjoy

Above right: Lighting can often be an afterthought when it comes to the design of your home, particularly a self-build, but get it right and it will have a profound influence on your mood

Right: Studies have shown that lighting plays a large part in impacting your mood and can help you feel happier and more upbeat





Top tips for selecting your garage door

When choosing a garage door for a self-build project, there are several options to consider. To help you decide on what style is right for you, Mark Lester, Training Manager at one of the UK's leading garage door manufacturers Hörmann, has your questions answered.

Q: *What are the steps you would advise every self-builder takes when planning to buy a garage door?*

A: Although it's often one of the last decisions to be made on a self-build project, the choice of a garage door is not necessarily an easy one. With so many styles and designs available, it can be hard to pick the right option for your home, especially as it's a finishing touch that can have a huge impact on kerb appeal.

It might seem like a relatively minor aspect of your self-build, but the humble garage door should be considered as early on in the project as possible. You need to think about

how the door will fit in with the overall style of your build, whether the garage is integral or detached, whether you require a manual or automated door and what you intend to use the space for. After all, if you're planning to keep thousands of pounds worth of prized possessions in there, the door needs to be fairly robust and break-in resistant.

You also need to think about how its opening mechanism will fit within the space available. If you have your heart set on a specific design, it's worth checking with your architect early on that your garage is a suitable size and shape.

Q: *Which is the most popular style of garage door in the UK?*

A: Due to the ease of installation, the variety of styles and lower cost, up and over garage doors are still the most popular type of garage doors in the UK. As this door is installed on most garages nationwide, individuals tend to still buy like-for-like, rather than looking at what else is on the market. When compared to some other types of garage doors, up and over doors may be less secure, have lower levels of thermal efficiency and can be difficult to automate.

In the last few years, there has been an increase in the number of people buying sectional and roller garage doors. Both these two styles of garage door offer higher levels of thermal efficiency and security and are much easier to automate.

Both roller and sectional garage doors are designed to open vertically, which means that you can make full use of the space inside and in front of the garage. Hörmann's range of RollMatic garage doors have not only been designed to fit to any type of opening, but also feature a variety of innovative details to provide you with security and comfort. For fitting situations with little lintel space and/or side room, Hörmann's RollMatic garage doors can be fitted to the exterior of a garage opening.

Far left: Although it's often one of the last decisions to be made on a self-build project, the choice of a garage door is not necessarily an easy one

Centre: The latest development in Hörmann's Sectional range, the LPU 67 Thermo, has been designed using 67mm-thick polyurethane foam-filled panels and double-lip seals

Left: If you have your heart set on a specific design, it's worth checking with your architect early on that your garage is a suitable size and shape

Below left: It might seem like a relatively minor aspect of your self-build, but the humble garage door should be considered as early on in the project as possible

For integral garages in particular, the door may need to be well-insulated. Sectional doors are usually the best for this, and the better designs come with seals around all four sides of the door. Hörmann's range of sectional garage doors have been designed to offer a style to suit you and your home. As they fit inside the garage, they can be used with any shape of opening and can offer more clear passage width when compared to an up and over door. As well as this, sectional garage doors are optimally sealed to help improve thermal efficiency and weather resistance.

Hörmann's standard LPU 42 can achieve U-values of 1.4 W/(m².K), but the latest development in its Sectional range, the LPU 67 Thermo, has been designed using 67mm-thick polyurethane foam-filled panels and double-lip seals. This offers 50% better thermal insulation with U-values as low as 0.91 W/(m².K). This range of garage doors also comes with Hörmann's proven finger trap protection to help eliminate potential trap zones both internally and externally.

Q: How can people keep their garage secure?

A: Whether it's in the form of a prized motor, family bikes or DIY equipment, when it comes to keeping your possessions safe, securing your garage door properly should be at the forefront of your decision process. Good quality doors will offer multi-point locking, but for added peace of mind, choose a design with Police-approved Secured by Design accreditation. These doors have been put through their paces by experts to prove that they can withstand common methods of forced entry.

With a huge selection of garage doors on the market, it is important to be able to differentiate between the various options. A high-quality product, carefully selected, will only add to a property's appeal for years to come.

www.hormann.co.uk





Left: The HYBRID category offers the uninterrupted views of structural glass but at an affordable cost

Below: The innovative engineering design at the heart of HYBRID uses invisible bracing within an elegant self-supporting handrail, which achieves excellent structural integrity

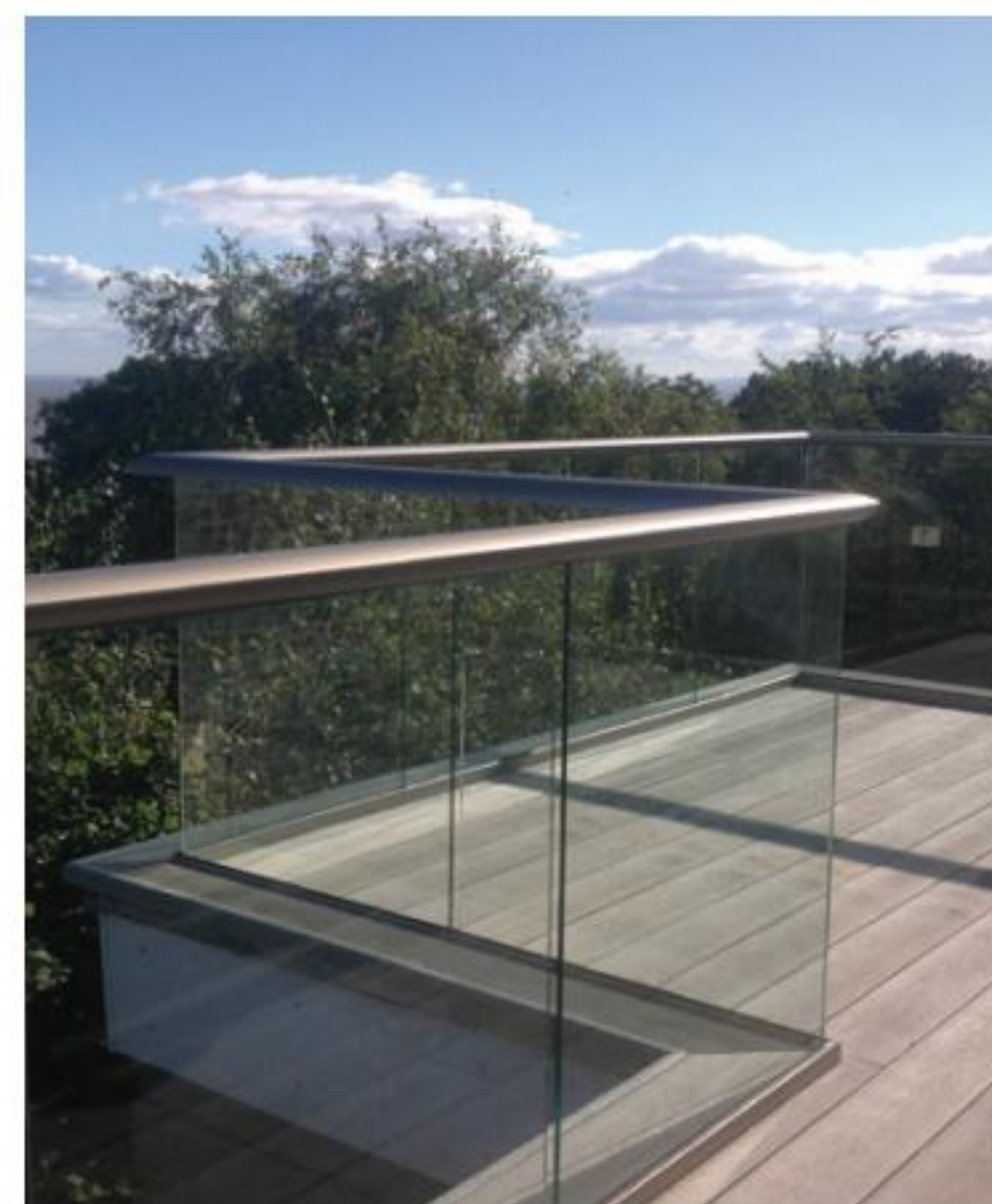
“The HYBRID category makes wide, open glass balustrades possible at a cost similar to old systems requiring a metal post every metre.

“Builders and developers tell us they love the ease of installation, and architects say it gives them a practical alternative to structural glass, with the same clean lines. Homeowners are effectively getting the most expensive style at half the price.”

Handrails for the HYBRID systems come in two profiles: Orbit and Aerofoil. The Orbit handrail has a circular profile and allows for up to 3.3m without posts when attached either side to a wall or structural element. The Aerofoil handrail profile allows for up to 4m without posts. Both systems include panels of 10mm toughened glass, which can be produced in a variety of tint options including the standard clear and customised blue, grey, bronze, green and satinised (opaque).

Balconette is the trading name of Balcony System Solutions, based in Blindley Heath, Surrey. The company was established in 2009 and manufactures and supplies glass balustrades, glass Juliet balconies, curved glazing and composite decking.

www.balconette.co.uk



Engineering innovation gives glass balustrades more view

A new look in glass-walled balconies is coming this spring, with the release of a leading-edge system designed by Surrey balustrade specialist, Balconette.

The new system, called HYBRID, creates a new category of balustrade, to sit in between the traditional alternatives of post-supported and structural frameless glass. HYBRID balustrades offer the open views of frameless glass at the cost and convenience of the older post-supported styles.

The HYBRID category enables wide runs of glass with no, or few, vertical posts. Its ease of installation and lower cost brings the very high-end look into range for many projects for the first time.

“People buy a glass balcony to enjoy the view, not to look at a row of metal posts. Fully frameless glass gives great views, but is expensive and requires complex structural fittings,” says Balconette’s CEO, Effi Wolff.

“The HYBRID category offers the uninterrupted views of structural glass but at around half the cost”.

The innovative engineering design at the heart of HYBRID uses invisible bracing within an elegant self-supporting handrail, which achieves excellent structural integrity. The design of the rail means few vertical supports are required – often none at all.

Up to four-metre glass runs are now possible without vertical supports – and where the balcony turns a corner or is curved, the postless spans can be even longer. A three-sided balustrade square can have 12 metres without posts. In place of the extensive footings usually required for structural glass, HYBRID balustrades use slim surface-mounting which is easy for builders and even DIYers to install.

“We went back to the drawing board to solve some long-standing problems with balustrade design,” continues Effi.



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Here: The Naked House will allow visitors to see a section of a new-build as it comes together after first fix



Discover the latest innovations

Build It Live will take place from 10 to 11th June in Bicester, on the borders of Oxfordshire, Buckinghamshire and Northamptonshire. The exhibition is being run in association with Graven Hill – the UK's first large-scale self-build project, with over 1000 self-build plots.

The exhibition aims to provide a stress-free route to creating a truly individual home, with the opportunity to meet industry experts who can provide invaluable advice and top tips for your project.

Whether you are looking to self-build on Graven Hill, on a standalone plot; or if you are considering renovating, converting or extending an existing property, Build It Live is sure to provide the ideas, inspiration and information you need to drive your project forward.

Receive free one-to-one advice from independent experts on how to turn your project into reality, including how to find land, choosing the right design and what is possible with and without planning permission.

At the second Build It Live Bicester you can discover thousands of cutting-edge and traditional products and meet over 150 of the UK's most innovative suppliers. There are over 30 free, information-packed seminars, workshops and live demos, developed to address specific problems and inspire confidence when taking on a building or renovation project.

Among the companies exhibiting at Bicester are Potton which offers stylish self-build homes, English Brothers with its bespoke oak-framed houses and Bovingdon Bricks which offers genuine handmade and machine-made Berry Multi Facing bricks, special bricks and arches. John Nicholls will be tempting visitors with its contemporary and traditional kitchens and bathrooms, Kloeber will be displaying its latest glazing solutions including bi-fold doors and Byng Joinery will present its quality timber sash and casement windows, and custom-made bespoke staircases in pine and oak.

Here are some of the interesting features this year:

The Naked House: see a section of a new-build as it comes together after first fix – a fascinating insight into how things are installed, from ICF blockwork and underfloor heating, to the roof trusses and floor joists.

Find a Builder: talk to the Federation of Master Builders which can guide you through the process of finding the right contractor for your project. Access its database of trusted builders in your area.

Self Builders' Own Stories Live: gain inspiration and confidence from Build It readers who have realised their self-build dreams. Hear their stories in the live theatre, on the show floor.

Eco Friendly Building: listen to the daily free seminar on 'Building a Sustainable Home' and talk to resident expert Nigel Griffiths, who is the Author of the Haynes Eco House Manual and the Director at the Sustainable Traditional Buildings Alliance.

Graven Hill Zone: find out about opportunities to build your own home on Graven Hill and join the live Q&A to discover how to reserve a plot and what a 'Plot Passport' contains.

Self Build Academy: attend free taster sessions from Potton's 'Self Build Academy' – providing essential knowledge for all self-builders. Amongst these talks will be a session specifically focused on Graven Hill.

3D Home Design Demos: visualise your home project in 3D. See how to use this intuitive, accessible programme, which will allow you to quickly and easily create accurate floor plans, elevations and cross sections of your dream project. Attend free demos throughout the show.

Infinity Smart Home Zone: immerse yourself in a fully working smart home environment with the new Infinity Smart Home Zone. Visit this special automation lounge and experience an interactive smart home installation. Plus go to the neighbouring Smart Home Advice Clinic, powered by CEDIA, to get impartial answers to all of your smart home questions.

To find out more about the show, and to purchase a half price ticket for two visitors saving you £12, enter promotional code BUILD17 via Build It Live's website.

www.builditlive.co.uk/booknow

Build It Live!

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Left: A visit to the Scottish Homebuilding & Renovating Show at the SEC, Glasgow, this May will give you practical help to turn your plans into reality.

Below left: Meet self-build and renovation experts such as Editorial Director of Homebuilding & Renovating magazine, Michael Holmes, and Plot Finding Expert, David Snell

Create the home you want

The Scottish Homebuilding & Renovating Show, proudly sponsored by Everest, returns to the SEC, Glasgow, from 20th to 21st May 2017.

Was your goal this year to finally do that extension? Are you halfway through updating your interiors? Maybe you've been dreaming of building a secure, sustainable house from scratch? A visit to the Scottish Homebuilding & Renovating Show at the SEC, Glasgow, this May will give you practical help to turn your plans into reality.

Over two days, you'll be able to talk to architects, designers, legal experts, craftspeople and self-build specialists – not to mention suppliers of everything from flooring and roof tiles to heating and storage solutions. We've got the freshest, most inspiring ideas and more than 140 exhibitors ready to guide you through the latest products and innovations.

Bring your plans and questions and get tailored solutions in a 15-minute free one-to-one session at the Advice Centre. Meet self-build and renovation experts such as Editorial Director of Homebuilding & Renovating magazine, Michael Holmes, and Plot Finding Expert, David Snell, as well as architects, planners and builders.

Whatever the product, there's nothing quite like seeing it in real life. Only then can you get a feel for the quality and picture it in your home. The Homebuilding & Renovating Show brings together thousands of the freshest ideas from over 140 suppliers based across the country, all in one space.

Smart, secure, sustainable – whatever you want your project to be, masterclasses can help. They're short sessions jam-packed with detailed advice on specific talking points, all from the brightest minds in the world of home-building and renovations.

Join the Homebuilding & Renovating Show in its seminar theatre for 12 bite-sized sessions that give practical answers to common questions. Leading experts, designers, architects and planners will be covering topics ranging from interior renovations to building your own home. Each seminar is 30 minutes long and all are designed to leave you full of ideas.

As a friend of the show, i-build has 500 pairs of tickets to give away. To claim your two free tickets and save £24*, visit homebuildingshow.co.uk/scotibuild.

*Saving based on two standard door price tickets. Offer expires when all 500 pairs of tickets have been redeemed or 3pm 19th May 2017, whichever is soonest. Children 16 and under go free.

www.homebuildingshow.co.uk/scotibuild



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Right as rain

Yeoman Rainguard advises on choosing the right rainwater system for your self-build project.

When it comes to choosing a rainwater systems for your self-build or renovation project you will find a vast swath on the market to choose from – different profiles, sizes and materials – offering advantages on the practical side such as ease of fitting, low-maintenance, long life cycle as well as different styles to suit aesthetic tastes.

Choose an aluminium system with gutter joint fix technology for a quick and easy installation with a professional finish. A highly durable material giving 30 years and upwards of service, aluminium gutters and downpipes, like all metal systems, require only periodical cleaning out of leaves and debris – no re-painting required. The protective black textured powder coating suits brick and stone-constructed modern buildings with a choice of gutter profiles and decorative accessories, such as ear bands, also lending themselves to the more traditional design.

For timber cladding, oak frame or garden houses why not consider a rainwater system that changes patina over time adding depth to the

colour and matching the changes in the timber as it seasons. Copper and zinc are great materials for such a build adding to ecological credentials, being completely sustainable, and are recyclable materials – a perfect choice for people wishing to make the most of our British climate by harvesting the rain.

Stainless steel products add to the clean lines of glass, concrete and metal constructions, again proving – as with all metal rainwater goods – to be extremely long-lasting, saving precious time and money on replacement and maintenance chores.

Finally, for those renovating Victorian, Edwardian or older heritage houses, cast iron is the go-to choice, offering traditional profiles and accessories such as functional yet decorative rainwater hoppers.

Aluminium and cast iron rainwater systems can also come in a choice of colours adding that unique and perfect finishing touch to your prized self-build project.

www.rainguard.co.uk



Handy tips

Here metal rainwater system supplier, Rainclear, unveils its top five tips on selecting guttering for a self-build project.

1. Consider initial cost:

Galvanised steel will last 25 years+, but only costs about three times that of plastic (circa £100 for a uPVC system on a three-bed semi vs circa £300 for a galvanised steel system). Cast iron or cast aluminium will last much longer, but the initial outlay will be considerably more.

Galvanised steel is the most cost-effective of the metal rainwater systems and makes sense if you are not a developer and are planning to self-build your own dream home.

2. Consider the environment:

Guttering in any of the metals can be recycled 100% at the end of their life.

3. Consider future maintenance requirements:

If you don't want to be repainting or replacing the complete system in five years' time – and remember, the most expensive part of this cost will be for the scaffolding – then galvanised steel, extruded aluminium or copper are your best options.

4. Consider style and kerb appeal:

Powder-coated aluminium and colour-coated galvanised steel will not fade like some unsightly uPVC guttering you often see. Copper and the uncoated galvanised steel will naturally weather from bright, shiny metallic to a darker hue and eventually the copper will patinate to verdigris. This natural process creates a protective outer shell increasing the longevity of the guttering, while also enhancing the aesthetics of your property.

5. Consider matching your window frames:

Colour-coated aluminium and galvanised steel guttering come in a variety of colours to match to your aluminium or steel window frames – like 'Anthracite Grey', for example. ■

www.rainclear.co.uk





Higher considerations for the future

Chris Coxon, Head of Marketing at Eurocell, offers his guidance on roofline products.

One of the current trends in the private and social rented sectors is 'asset management' – an approach which takes a more holistic look at property and making specification decisions that will not only add value, but also consider what the long-term impact is of certain product choices. Building professionals use this approach to choose building components and it is a great tool for calculating the lowest cost options for the entire life of a building.

In the case of roofline products, it means that you too should look at maintenance costs, and the cost of access when assessing which materials to use. Updates to the 'Working at Height' regulations mean that jobs that could once be done from a ladder, such as painting or replacing guttering, now require either scaffolding or cherry pickers – costly to hire, and more so if employing tradespeople to do it for you.

Designed to cope with applications under attack from the weather, cellular PVC-U roofline products offer the twin benefits of a high-gloss aesthetic and extremely long life cycles. It has the 'workability' of traditional materials – it can be sawn, nailed etc – yet without the longevity drawbacks. Of the five main roofline elements

– fascias, gutters, soffits, bargeboards and boxends – four come in cellular PVC, except for gutters. Even then, they are made from high-performance durable plastics too.

Gable ends of houses have a bargeboard under the roofline. Traditional, these imparted strength; yet now are primarily decorative and protective – they cover exposed ends of horizontal timbers in the roof. Without that protection, the timber would be susceptible to decay and rot.

Box ends are also found on gable ends, where they accommodate the fascia, soffit and bargeboard at each corner of the house into a neat, tidy right-angled shape.

Soffit refers, in roofing terms, to the horizontal board that covers the space between the external wall of the property and the edge of the roof. Screwed or nailed to rafters, soffits abut the fascia (below) and generally should match. Soffits are often slotted to ensure that the loft is always well-ventilated, reducing damp and the possibility of rot.

The vertical equivalent of soffits, fascias also protect the roof space and rafters and, if allowed to rot, can lead to roof rafters being damaged. They need to be structurally strong

and durable because they support the bottom row of roof tiles and carry the guttering – and the weight of all the rain that sweeps into them.

Gutters are as gutters do: simple channels at the edge of the roof to collect and remove rainwater via downpipes (sometimes called a leader or conductor). Sustainable building designs often collect rainwater for non-potable uses, such as flushing toilets or washing clothes.

All five of the elements must work together because if one fails then it has an impact on the others and, eventually, on the performance of the roof.

As these five bear the brunt of anything the weather must throw at them, the materials need to be both low-maintenance and durable to represent good value for money. The products that meet these criteria will often carry a 10-year or 20-year guarantee as well as being manufactured by companies that have some history behind them. These products may not be the cheapest option in the short term, but will reduce hassle and bills for repair and maintenance over the life of your home. ■

www.eurocell.co.uk

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Turn up the heat

Here Michelle Taylor, Product Manager for Myson, explains the benefits of opting for underfloor heating in a self-build project.

Underfloor heating is increasingly popular for its energy efficiency, but it doesn't have to be used in isolation. We see many homeowners and particularly self-builders opt for underfloor heating on an open-plan ground floor; and traditional or designer panel radiators upstairs, so that everyone can set their own preferred temperature in each bedroom. In bathrooms and cloakrooms, towel warmers are still very popular too. Some 30% of the project enquiries that we now receive involve the use of underfloor heating in combination with other technologies such as radiators and fan convectors; and this is a growing trend.

Hydronic, or 'wet', underfloor heating is installed using loops of water-bearing pipes which are laid and fixed in a pattern in rows

across the floor to distribute an even warmth throughout the room. Naturally, if the heating system is hidden from view, the designer has a completely free hand with decor; and furniture can be rearranged periodically if desired, without needing to factor in where the heating is situated.

To make life easier, we provide handy underfloor heating room packs which contain all that you need to install heating in a single room. For larger spaces, the installer can design a system using the component parts from the Floortec range. When you buy everything from us, as well as getting a full system guarantee, you can also access our technical support and design assistance, so creating your own underfloor system really ought to be a possible option in almost every project.

There is also an increase in the use of electric underfloor heating, especially when updating a bathroom or cloakroom in an existing property. Electric underfloor heating comes in the form of a woven mat carrying electrical wires which emit the heat. The mat is placed carefully to shape, laid over the existing floor and fixed in place. The sensors and controls must be installed by an electrician, before a new ceramic or laminate floorcovering is laid. A really useful added bonus is that electric underfloor heating can be used on an unexpected chilly morning, even when the rest of the heating is turned off.

If you do choose to combine underfloor heating with radiators and towel warmers, you should be careful to source all your products from a single manufacturer, and follow the manufacturer's instructions, as this is really the only way to ensure consistent high quality, and to be confident that they will work effectively and energy efficiently together. You must also use good controls, some – such as the Myson Touch 2 WiFi control – can be operated remotely, so if the temperature drops, you can even turn the heating on before you get home!

www.myson.co.uk



Underfloor heating ticks all the boxes!

When it comes to heating, there is no single off-the-peg solution that suits every situation and it is no longer a case of considering the individual components in isolation. Now the emphasis is on looking at the whole project design and mixing and matching various systems to achieve the most appropriate overall solution.

This is being driven by Building Regulations which, in turn, are taking account of the sustainability agenda, energy use and reduction of CO₂ emissions in buildings. As a consequence, suppliers that provide total designed solutions rather than individual products are in a winning position.

Underfloor heating (UFH) – whether wet or electric – is well placed to be part of a holistic design solution. It scores well in terms of environmental performance and is regarded as economical, ultra-efficient and comfortable.

Simple to install and control, UFH wastes no heat at ceiling level and frees up valuable wall space, providing complete design freedom. Wet systems circulate water at low temperatures through a series of continuous pipe loops laid within a screed, or between timber joists, beneath the floor surface. Electric systems consist either of cables laid within the screed or cable mats laid on top of existing subfloors.

Importantly, UFH has the ability to tick the boxes when it comes to working with renewable energy and sustainable solutions yet it cannot do this in isolation. It must be considered in terms of the other components that make up the floor such as insulation, screed and floorcoverings as well as in relation to the energy source, the overall specification of the building and level of sustainability being sought.

www.gaia.co.uk



Underfloor heating – the low-down

Water-based underfloor heating lends itself to complete design freedom and a consistent heat output. With such a wide range of systems available, there is a solution for all projects. Andy Coy, Product Manager at Polypipe Underfloor Heating, explains the process from specification to completion.

Step 1 – Evaluation

The first step is evaluating the project type and size and then choosing the most suitable solution. Polypipe has systems that can be installed within a new floor, between joists or over an existing floor, so the choice of system depends on what stage of the project UFH is specified at.

Step 2 – Installation

Prepare the installation surface/subfloor and then lay the pipe as per the manufacturer's instructions for your chosen system (Polypipe offers an installation guide and a full design service to assist during installation).

Step 3 – Installing the manifold

Next, the manifold will need to be installed, ensuring the wall is strong enough to support the manifold and its connecting pipework, and then the piping connected.

Step 4 – Pressure testing

The system must be pressure tested with water up to six-bar to ensure there are no leaks within the system. If screed is being used, the system should be kept at six-bar throughout the screed pour and drying time.

Step 5 – Final steps

Finally, the thermostats are installed and the manifold flow and returns plumbed in. The system should not be operational until the screed is fully cured, after which the system can be increased slowly up to the design temperature.

www.polypipe.co.uk

Dining al fresco

Outdoor kitchens are increasingly being seen in the design of high-end homes, both in the city on urban roof terraces as well as in the leafier parts of town.

The concept of utilising the garden as a place to relax and entertain as an extra room of the home is now very well-established and, consequently, a longer term view is now being taken by both homeowners and property developers, who are realising that how we cook outdoors has evolved. The kitchen has long been the heart of the home and outdoor kitchens have become the hub of entertaining outdoors by integrating both cooking and entertaining spaces.

With an outdoor kitchen, the entire food preparation process is revolutionised as it can be moved completely outdoors, along with storage of all the essential equipment; so no more dashing back inside for tools and forgotten items. It is essential to choose marine grade stainless steel cabinets, specifically designed for use outdoors with magnetic seals that are waterproof and impervious to dust, insects and bugs. It is also important to choose an integrated grill designed and manufactured to commercial standards which incorporates illuminated controls and task lighting within the grill – do make sure every element is exacting and best in class for life outdoors – look for brass burners and ceramic briquettes to ensure even heat distribution, allowing cooking of an entire roast, not just a few sausages!

Indeed, outdoor kitchens are often more luxurious than the conventional indoor kitchen as space limitations can disappear outdoors and teppanyaki plates, warming draws and even cocktail stations become feasible luxuries. If space and budget allow, then an outdoor fridge or even dishwasher can be incorporated in the design – but that wouldn't be everything, of course there must be the kitchen sink too. Mains water, gas and electricity connections can be taken from either existing points or run from the main property – do consider the location of these services when planning the positioning of the kitchen.

Alternatively, for a quick solution avoiding water and gas installations, choose a ready-to-go, modular, freestanding outdoor kitchen designed with fewer appliances and fueled by bottled gas hidden within one of the steel cabinets. With a granite surface, contemporary HPL (high pressure laminate) finish and hermetically sealed cabinets, the island outdoor kitchen has the added benefit of being able to be transported and easily relocated when moving home.

www.indian-ocean.co.uk





Bring the indoors out

With summer only just around the corner – hopefully! – we're all looking forward to finally be able to spend more time outside in our gardens. Whether dining al fresco or simply relaxing outdoors, it's now even easier to create a comfortable and practical outdoor living space with the stylish outdoor upholstery fabrics and cushion ranges from British manufacturer, Extex.

Offering a selection of on-trend colours to meet the latest design trends, the luxury fabrics challenge the perception of conventional outdoor furnishings and accessories and are treated to cope with the outdoors – offering even delicate textiles such as chenille.

Enhance your outdoor living space with the key trends for summer 2017, combining a passionate and contrasting mix of energetic oranges, acidic shades of greens and blues and rich, rustic dark tones. Marrying interior trends with outdoor spaces, the award-

winning fabric collections all combine outstanding performance with a sumptuous feel, utilising advanced yarn technology and contemporary designs to offer water-repellent, stain-resistant, lightfast, pre-shrunk and machine-washable fabrics. Add colour and a decorative touch to outdoor settings with Extex's wide choice of plain, patterned and textured fabrics, guaranteed to create a bright, on-trend space that will stand out from the crowd.

www.extex.co.uk

All hands on deck

Installing decking in your self-build's garden is the perfect solution to creating an ideal outdoor space.

The team at market-leading design business, James Grace, have recently launched their new James Grace Decking brand, a high-end bespoke decking solution. As the only UK provider equipped to provide curved decks, James Grace Decking will force a step change in the sector. Uniquely tailored to every home and outdoor space, the ability to design and install curved areas alongside existing features – such as tiered decks, single platform decks, lighting, balustrades and glass – makes for a superior design solution.

Whilst there will always be the initial questions on the shape, material and planning of the deck, the process is certainly not as complicated as it can immediately seem. The experts at James Grace Decking have put together a few simple steps to ease the process and aid you in your choices:

- **Permission:** as a starting point, make sure that you have studied all the local building codes to ensure that all planning permission is requested where necessary.
- **Positioning and design:** initially, it is important to decide where you would like your decking to be placed. With experts, such as James Grace Decking, all elements from the design through to installation are taken care of to ensure that everyone receives their desired look.
- **Base:** creating a solid base for your decking is key to ensure a stable structure. The substructure of the decking is as vital as the decking installation itself.
- **Fastener:** it is important to consider whether you would prefer to use nails or screws and visible or hidden fastening systems when securing your decking for exterior products.

www.jamesgracedecking.co.uk





Left: This pool building has a flat roof design with roof lanterns to let in natural light

Below: An oak-framed pool house incorporating a mezzanine with entertainment space and showers

Oak-framed swimming pool buildings: the ultimate extension

An oak-framed swimming pool house is certainly a mark of luxury, but have you thought that it could be just the thing to create that wow factor for your property? Here are a few useful things to know.

More than just a pool house

Apart from its obvious function, an oak-framed swimming pool building can house a multitude of other useful amenities. Your imagination, and of course the planning consent, represent the only limit to your aspirations. A wider area on the side of the pool will give ample space for lounging or poolside entertainment. Incorporate bi-fold doors and a kitchenette to gain an inside-outside party space for summer days. A vaulted oak roof will not only look stunning, but also provide additional space for a mezzanine floor, which can be used as a gym or as occasional accommodation. If you are thinking of a poolside building for your outdoor swimming pool, you can incorporate a barbecue area or storage for your garden equipment.

Planning and Building Regulations

There are certain cases in which an indoor swimming pool building can be built under permitted development, but there is a list of relevant conditions to satisfy and each case will be individual. It is always recommended to do your research on the Planning Portal or speak with your local planning office to get a better

idea of what will work in your case, before you begin. A good oak frame company will be able to then design an appropriate building and take you through the planning process. Indoor swimming pool buildings will always require Building Regulations approval; your design contractor will be able to advise you on the details.

To glaze or not to glaze

Imagine a pool house, connecting the indoors with the outdoors through fully glazed walls. But isn't it the case that glazed oak frames leak? Contrary to popular belief, it is in fact perfectly possible to glaze an oak frame, without worrying about flooding. Using the latest technology of an encapsulated glazing system where the oak frame is enveloped in glazing, rather than infilled with glazed panels, oak framing companies can provide a leak-proof solution for letting the precious rays of sunshine in. Bi-fold doors can also be incorporated, so you can open multiple sides of your pool building and enjoy those hot summer days.

Engineering the perfect roof

Oak-framed pool buildings tend to have wide roof spans and require specialists to design and engineer the perfect roof. For this reason, it may be challenging, although not impossible, to design a pool building to fit under the four-metre overall height to satisfy one of the permitted development requirements. It is not uncommon to have oak roof trusses spanning over 10m-wide, which will give you a vertiginously high, but enviable, vaulted ceiling. Oak framing companies who specialise in this kind of design will be able to advise you on the best design for your project, depending on your individual circumstances.

www.oakmasters.co.uk
oak@oakmasters.co.uk
 01444 455455



Regional developer relies on YBS roof and wall membrane solutions

Property developer Land and County Development is constructing an enclave of detached properties in an east Hertfordshire village, making extensive use of products from the portfolio of YBS Insulation to ensure the exterior elevations offer excellent thermal performance while controlling moisture movement. The five new homes are being built at Furneux Pelham near Bishop's Stortford. After originally considering rigid foam insulation and a conventional vapour check for the walls, the builder is employing YBS Insulation's SuperQuilt within the timber frame construction. This is combined with the manufacturer's Breather Foil FR externally, with both products being supplied through Minster Insulation.

www.ybsinsulation.com 01909 721662
sales@ybsinsulation.com



Nuaire offers better IAQ

Nuaire has introduced a new range of in-line carbon filters called IAQ-BOX, which the company believes is a step forward in both air filtration and resistance levels for carbon filter technology. Designed to complement Nuaire's MVHR range, IAQ-BOX removes 99.5% of nitrogen dioxide from the intake air, as verified by the BRE. It also removes other harmful pollutants including sulphur dioxide, ammonia and VOCs. The range introduces an industry first in its double-width carbon filter – IAQ-BOX-D. This option offers greater surface area which has a dual benefit. Even more NO₂ is filtered from the air whilst the extra width helps lower the resistance for a quieter-running MVHR system and better flow rates.

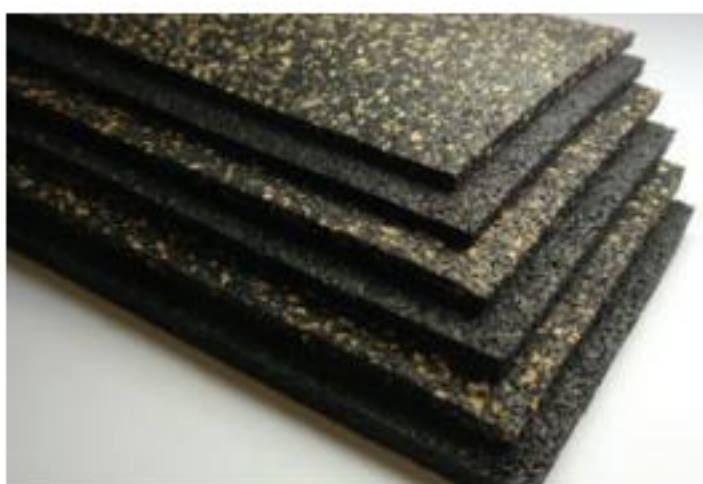
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Collecta expands its portfolio with the addition of RUBBERfon

Collecta, one of the UK's leading manufacturers of acoustic and thermal insulation, has launched its latest product range to an ever-expanding acoustic range with the introduction of RUBBERfon ULTRATOP and RUBBERfon IMPACT. Made from 100% Recycled rubber and cork content, the product is suitable for all floor finishes including ceramic tiles, vinyl, wood and laminates. Following extensive testing, RUBBERfon ULTRATOP and RUBBERfon IMPACT have excellent soundproofing and noise reduction acoustic performance. RUBBERfon's high compressive strength makes it suitable for a multitude of applications including underfloor heating. Whether you're looking for product range dimensions or technical information to use in your design and product selection, Collecta's technical team can help.

www.collecta.co.uk 01634 296677
technical@collecta.co.uk



ArcHaus receives a facelift from Remmers

The exterior of this iconic building was suffering with high levels of damage, including salt ingress and excessive cracking to the render and brickwork. Salt Inhibitor was used as a 'masonry salt blocker' and applied to the exposed brickwork. Large areas of the render were repaired with 'Restoration Render' and the deep section repairs were completed with Remmers' Betofix R2, a fast-curing, high-strength concrete repair mortar. OS Concre-Fill and Impregnation Primer were also applied prior to the application of the final protective coating system. To mitigate reflective cracking in the future, Remmers' Elastoflex system with reinforcement was applied throughout, giving a high degree of finish to the exterior of this 1930s landmark building.

www.remmers.co.uk 01293 594010 sales@remmers.co.uk



Cavity Barriers protect against fire spread

According to Document B of the UK Building Regulations, fire barriers must be installed in cavity areas that are vulnerable to the spread of fire.

Using the correct passive fire cavity protection system within a building is crucial. In the event of a fire, intumescent fire barriers activate and seal holes, penetrations and cavities, preventing the spread of fire and smoke, thereby fulfilling UK regulations. Standards and regulations also stipulate that two-storey buildings and above require cavity barriers to stop fire from spreading through walls, floors and cavities. The Envirograf Cavity Barrier range fully satisfies the requirements stated in Document B of the Building Regulations.

www.envirograf.com 01304 842555 sales@envirograf.com



Anglian heralds new era of keyless front door entry

Anglian Home Improvements is heralding a new era of keyless door entry with the introduction of the Conexis L1 Smart Door Lock, a highly secure Bluetooth technology solution from Yale's Smart Living Range. As the first home improvement company to add the innovative chrome handle to its product portfolio, Anglian is responding to the requirements of an increasingly tech-savvy customer base, while tapping into the connected home trend. Featuring a sleek, minimal aesthetic, the Conexis L1 Smart Door Lock can be fitted onto any of Anglian's PVC-u or composite doors. Utilising Bluetooth low-energy technology to facilitate quick entry via a smartphone app, there is no need for a conventional key.

www.angliangroup.com 0800 988 9398
contact@angliangroup.com





The smart home is here

Time saving and flexibility have become imperative in today's busy lifestyles. WeberHaus is a pioneer in prefabricated connected homes, and has the smart home solutions to make your home living as comfortable and relaxed as possible. Control multiple aspects of your house via one system with WeberHaus.

WeberHaus uses WeberLogic 2.0 technology to ensure that you can live smart and efficiently, saving time and guaranteeing low operating costs.

Every room is different, and WeberHaus knows that this needs to be taken into consideration when installing every WeberHaus home. The smart technology fitted uses live heating; this means that the outside temperature, atmosphere and surrounding areas of each room are effectively and actively measured to produce enough heat or air conditioning and lighting for each individual room.

Audio visual (AV) technology is also a valuable component of family life and WeberHaus' easy-to-access portal makes filling the house with a family-favourite album simple.

WeberLogic 2.0 is compatible with blinds and shutters, lighting, energy management, security systems, AV controls, monitoring systems and white goods. Thus, you have all the accessible technology to control main home systems, making your house easy to regulate, smart and more connected than ever.

Take ownership of designing your future and fool-proof your prefabricated dream home by creating smarter everyday living with WeberHaus. Be confident with the convenience of controlling your home by one button, and choose from the company's diverse range of offerings, from lighting to the control of white goods and security systems. Once installed, the remote uniform system is user-friendly.

WeberHaus has always prioritised ecology, sustainability and healthy living as basic

quality characteristics of its homes, and its easy-access technology facilitates control of these features with high-quality fixtures that contribute to WeberHaus' award-winning, bespoke family homes.

www.weberhaus.co.uk
chris.drury@weberhaus.co.uk
 01727 867900



Top: WeberLogic 2.0 is compatible with blinds and shutters, lighting, energy management, security systems, AV controls, monitoring systems and white goods

Above: Be confident with the convenience of controlling your home by one button



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Left: Grand Designs guru Kevin McCloud will be joined by a whole host of industry experts, providing a wide-reaching range of informative seminars at The Grand Theatre, sponsored by Airflow

Below left: With an array of fantastic Build exhibitors, visitors can discover the possibilities of architectural glazing from Maxlight (Culmax), learn about green roofing and decking from Wallbarn, or explore Tuffx's innovative heated glass products

Your invitation to Grand Designs Live London 2017

Grand Designs Live, proudly sponsored by Anglian Home Improvements, is set to return to London ExCeL from 29th April to 7th May 2017. This unique event promises to break down the conventional limitations to home-building and offers visitors a chance to discover the latest innovations, explore this year's trends and preview unseen products.



Once again hosted by Grand Designs guru Kevin McCloud, the show will play host to a series of exciting, educational and interactive features over nine days. Kevin, joined by a whole host of industry experts, will provide a wide-reaching range of informative seminars at The Grand Theatre, sponsored by Airflow. The ever-popular Ask an Expert service, sponsored by Express Bi-folding Doors, returns with experts offering free advice in every field, from financing projects, to architecture, planning permission and much more.

Visitors can see over 500 exhibitors, across the six different sectors of the show; Build, Kitchens, Bathrooms, Technology, Gardens and Interiors. With an array of fantastic Build exhibitors, visitors can discover the possibilities of architectural glazing from Maxlight (Culmax), learn about green roofing and decking from Wallbarn or explore Tuffx's innovative heated glass products. Other exciting brands in the Build sector include Zipco, which will show stunning pieces by Josko Windows and more, while Maxmar offers basement conversions and Prelude Stone returns to the show with a focus on restoration.

Sustainability is at the heart of the Grand Designs ethos, so the Grand Build section hosts plenty of companies supplying eco-friendly products and services, from solar panels to heat pumps and underfloor heating. Kevin will also be showcasing the most innovative and useful eco-friendly gadgets and products on the market. His hand-picked selection reveals the latest trends in green technology and shines a light on new directions in product design.

Whether it's a big self-build project or a small renovation, this multi-award-winning home improvement show is a must-attend event for all aspiring developers, builders and design enthusiasts.

www.granddesignslive.com
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 0844 8541348

LEVATO MONO porcelain paver system

The Levato Mono porcelain paver system is the pinnacle of external raised flooring technology; enabling the specification of lightweight, slip resistant and attractive raised flooring solutions, combining incredible technical properties with uncompromising aesthetics; making them the ideal choice for commercial and domestic use alike.

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A modern two-story house with large glass windows and a swimming pool in the foreground. The house has a white facade and a glass balcony. The pool is in the foreground, and there are steps leading up to the house. The background shows a green hill and a blue sky.

W A R E

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