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SelfBuild & Design is published by
WW Magazines, 151 Station Street,
Burton-on-Trent, Staffordshire DE14 1BG.

Printed in England by Warners
(Midlands) plc, Bourne and London.

Distributed by Marketforce.

Tel: 020 3787 9001

Subscriptions

UK subscription price for one year
(12 issues) is £36, Europe/ROW Surface
mail £63.50, ROW Airmail £83.50.
Phone 01283 742970 to subscribe.



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WELCOME



Welcome



The Chancellor's summer statement will be welcome news for many who have been suffering from the economic effects of the Covid-19 pandemic.

Homeowners in particular could find themselves on the receiving end of up to £5,000 in subsidies on approved measures to make their homes more energy efficient. Likewise, property buyers will benefit from a stamp duty holiday on homes worth up to £500,000. Along with Prime Minister Boris Johnson's pledge to "build build build" and changes to our national planning policies, it sounds like good news all round for the housebuilding sector. However, the devil is in the detail, and at the time of writing, there is still much to ponder. And the planning changes haven't been welcomed by everyone. Professor Alister Scott questions the "build build build" philosophy in his guest Opinion piece on page 6.

In another interesting think-piece, regular columnist Gerald Cole questions whether post-Covid-19 will alter the way we build our homes. Certainly lockdown has changed our daily lifestyles, and our homes will have

to accommodate the 'new normal'. Gerald has six suggestions for making our domestic living environment more user friendly.

There is other practical advice too in our six-page feature on doors and windows. With fenestration one of the most important aspects of any new build or renovation, it is essential to get it right, and we have plenty of tips to share.

Legal expert Guy Elyahou offers some professional advice on the definition of 'nuisance', and in particular how it impacts on one reader's plans to add a rear extension to his home.

And you will find plenty to inspire in this month's selection of projects, which come from far and wide, including London, Kent, Devon, Tyne and Wear and Somerset. They range from a bargain basement conversion in a well-heeled part of Bath, to a multiple-build near Sunderland, an innovative split-level house in Sevenoaks, two contemporary projects in Devon and a total remodel of a five-storey townhouse in Highbury.

I said they were from far and wide. Enjoy!

Ross Stokes



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Carol and Michael Sutcliffe have rebuilt a bland house in spectacular Devon countryside, creating a contemporary, energy-efficient home fitting of its outstanding location.

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Britain's fastest snowboarder, Jamie Barrow, has converted the derelict basement of a Grade I-listed building into a stylish two-bedroom maisonette.

52 Clifftop cool

This striking home overlooking the Devon coastline is built using insulated concrete formwork, and perfectly combines elegance and efficiency.

62 Grand opening

Demelza and Jos Short have painstakingly restored their Grade II-listed period house, introducing some contemporary finishes at basement level to weave together the old and new.

70 An eco settlement

Sunderland-based architecture practice BDN has designed and built eight eco homes on a sensitive site containing an ancient monument, using insulated concrete formwork and living roofs.

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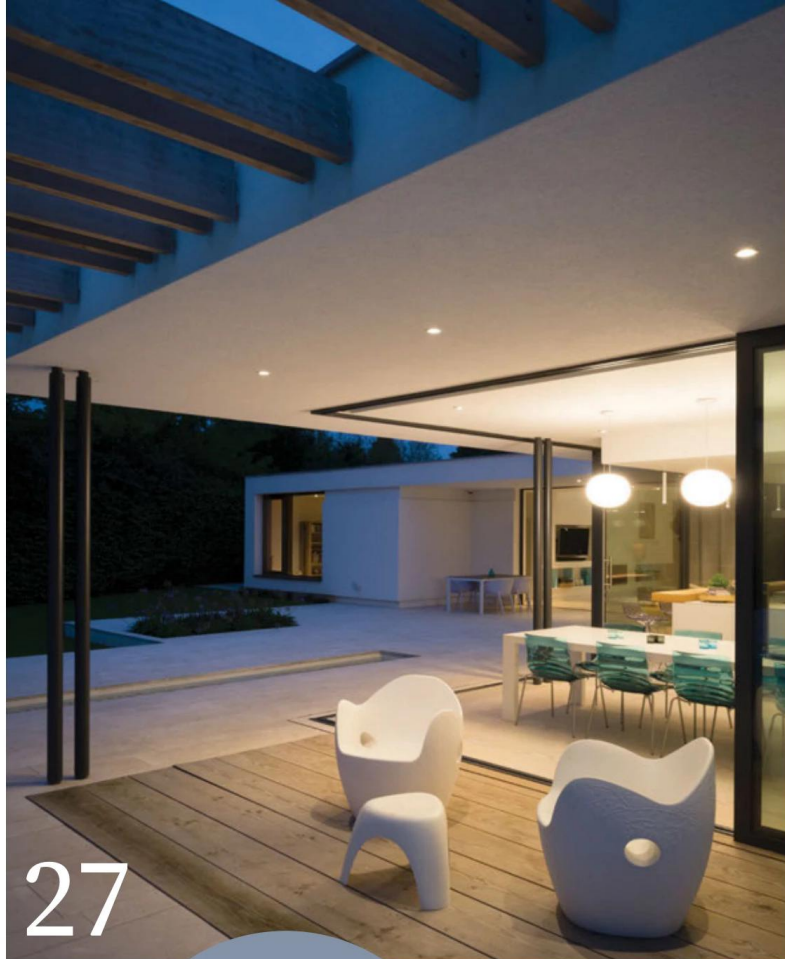
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A key element in any new build, extension or renovation project, the right choice of fenestration can dramatically improve the appearance, energy efficiency and security of your home.





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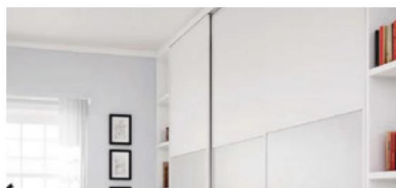
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Westferry decision unlawful: Jenrick

Housing secretary Robert Jenrick 'insisted' a decision was made to approve a 1,524-home scheme on the Isle of Dogs in the London Borough of Tower Hamlets before it was impacted by a change in the London community infrastructure levy (CIL).

The timing of the decision meant that the scheme developer, Richard Desmond, was able to avoid paying between £30m and £50m.

Documents released by Jenrick show correspondence between himself and officials at the Ministry of Housing, Communities and Local Government (MHCLG) and text messages sent to and from himself and scheme developer Desmond.

The housing secretary approved the scheme in January – the CIL charges placed on developments were increased. A planning inspector had recommended its rejection.

Jenrick has accepted that his decision was unlawful.

PP deadline extended

Planning permission deadlines have been temporarily extended to make allowances for delays caused by the pandemic.

Planning permission expires after three years if work has not started on site, but under this interim measure sites with permission with an expiry date between the start of lockdown (March 23) and the end of this year will now have that consent extended to April 1, 2021.

Government estimates show that more than 400 residential permissions – equating to 24,000 new homes – would have expired.

Carbon solution

A third of the UK's carbon emissions would be absorbed by restoring degraded habitats, according to a report by a wildlife charity which insists that the climate and nature crises should be tackled together as one.

The Wildlife Trusts have urged the government, industry and local authorities to "step-up" investment in nature's recovery and climate mitigation.

The report recommends that a wide range of land habitats – grasslands, peatlands and wetlands – should be restored to store carbon.

The UK's peatland soils store around 3.2bn tonnes of carbon, but as they are "heavily degraded" they release the equivalent of 23m tonnes of carbon every year.

According to Let Nature Help – How Nature's Recovery is Essential for Tackling the Climate Crisis, restoring them to prevent this emission is one of "the most cost-effective nature-based solutions".



3D-printed two-storey house a world first

THIS IS THE WORLD'S FIRST TWO-STOREY HOUSE built using the largest 3D concrete printer in Europe.

The dwelling was printed in one piece with a fixed printer on the site of the Kamp C, the provincial Centre for Sustainability and Innovation in Construction in Westerlo, Belgium.

The two-storey house is eight metres high and has a floor area of 90 sqm, the average size of a local terraced house.

"Other printed houses around the world only

have one floor. In many cases, the components were printed in a factory and assembled on site. We, however, printed the entire building envelope in one piece on site," said project manager Emiel Ascione.

The house was printed as part of the European C3PO, with financing from the European Regional Development Fund.

The project partners hope to raise interest in 3D concrete printing as a building technique, with several possibilities,

including the printing of provisional housing and even complete apartments.

The material's compressive strength is three times greater than that of conventional quick-build brick.

The printing technology also makes formwork redundant, saving substantially on time, materials and costs.

It took three weeks to print the house at Kamp C, though it is predicted that in the future, a house could be printed in just under two days.

Homes grants to save energy

The government will pay at least two-thirds of the cost of home improvements that save energy, under Green Homes grants announced by the government.

Up to 600,000 homeowners are expected to receive vouchers of up to £5,000 for energy-saving home improvements, with the poorest getting £10,000.

Under the scheme, a homeowner could typically claim £3,333 on cavity wall and floor insulation installation of £5,000, leaving them to pay £1,667.

The scheme is set to launch in September, with details of applications for recommended energy

efficiency measures, along with a list of accredited local suppliers available on line.

A government voucher is issued once an accredited supplier has provided a quote and the work is approved.

In his summer statement Chancellor Rishi Sunak announced the £2bn grant scheme in England for projects such as insulation as part of a wider £3bn plan to cut emissions.

The Treasury said the grants could help to support more than 100,000 jobs, as part of a strategy to revive the economy, which has been devastated by the Covid-19 pandemic.

Stamp duty holiday

In his summer statement, chancellor Rishi Sunak announced a cut to stamp duty, designed to reinvigorate the housing market.

Sunak said the threshold for stamp duty will increase from £125,000 to £500,000. The cut will be temporary, running until March 31, 2021, and will take immediate effect.

The Treasury said nine out of 10 people getting on or moving up the property ladder this year will pay no stamp duty as a result.

Is 'build build build' the best way forward?

Professor **Alister Scott** questions the government's proposals to change the UK's planning system.

Rip up planning red tape to spur housebuilding, says housing secretary Robert Jenrick, while Prime Minister Boris Johnson argues for a radical shake-up to the planning system to deliver on his "build build build" mantra.

There's a clear political message that England's planning system is broken and needs change. Such change should not be based on simply building more, but on an accurate diagnosis of the problems the planning system is experiencing and trying to solve.

If it isn't, there is a risk of a future prime minister saying again that the planning system is broken and in need of urgent reform.

After all, in 2011 David Cameron attacked the planning system as "the enemy of enterprise" and similarly embarked on a package of reforms to speed up housing delivery and economic growth and cut red tape. Yet consistently over 80 per cent of planning applications are approved, challenging any simplistic presumptions that planning inhibits growth.

Political change has been a constant in England's planning system. Since the landmark 1947 Town and Country Planning Act, some 360 pieces of planning legislation have been enacted. What's more, since 1997 there have been 18 housing ministers, hindering policy consistency.

Managing change has been made more difficult with significant cuts to planning departments under austerity, compounded by incremental legislative changes that create the very complexity and delays that the government now complains about.

Today, calls for reform have been fuelled by a report by the right-wing thinktank Policy Exchange. With the country needing to build many more houses, the argument goes that replacing our planned system that assesses every application with a zoning system would reduce bureaucracy and help speed up decision-making.

There have already been some moves in this direction, with enterprise zones and brownfield 'permission in principle' orders.

Permitted Development rights have enabled the government to fast-track more commercial-to-residential developments and housing extensions.

Boris Johnson has just announced further loosening of the rules

on converting other commercial establishments, shops and redundant premises into homes.

But these changes have already been criticised due to the growth of poor-quality houses and flats with no windows, isolated from key services and infrastructure. Such homes would never have been given approval in the regular planning system, and also conflict with other policy considerations such as those of the advisory Building Better, Building Beautiful Commission.

"Build build build" is the wrong starting point. Planning is dominated by a target of building 300,000 homes each year, and the prime minister's rhetoric reinforces that narrative. But one simple quantity metric on housing is dangerous and limiting when planning encompasses so much more.



Planning challenges

The planning system should be designed to address the long-term challenges and opportunities our society faces. And that means a more integrated quality-focused approach based on a shared vision of the kind of places we want to live in.

1 There is a housing challenge.

Plenty of luxury flats are built but not enough affordable family homes. The key national priorities do not match the types of housing now being built and wanted by developers.

2 There is a climate challenge.

We are not doing anything like enough to meet the 1.5C Paris target, with 3C or more of warming now more likely. The planning system needs to have strong policies that help the transition to a greener lower carbon future, with higher priority given to retrofitting of existing housing stock.

3 There is a biodiversity challenge.

The state of UK nature is declining year on year with many species on the brink of extinction. Biodiversity forms the backbone of viable ecosystems that we depend on for basic necessities, security and health. This diversity makes us more resilient to change and uncertainty in much the same way as investing in a diverse range of stocks protects a financial portfolio from uncertainty.

4 There is a health challenge.

Poor housing stock and noise and air pollution, along with a lack of access to key services, affect physical and mental health.

5 There is a poverty and social justice challenge.

The gap

between the haves and have-nots is widening. Here child poverty is a major issue. The planning system was founded on the need for improved social justice, yet in recent years this has been conspicuously absent from policy.

6 There is a public engagement challenge.

Ordinary people should be able to understand and engage with planning more effectively and help co-produce the kinds of sustainable places they want to live, work and play in. The current system is too complex and too adversarial. A key opportunity is for the public to be more involved in planning processes which should be based on modern interactive e-planning and not dense and static PDF files.

These challenges are all interlinked and collectively should form the key principles on which a better and more joined-up planning system should be built.

However, what that planning system looks like is not for me or anyone else to dictate in a top-down fashion. We urgently need better diagnoses of these challenges and integrated interventions, so that we can design effective delivery that is less complex and fragmented.

I fear the government will continue on its present trajectory, based on the populist but fallacious presumption that planning is restricting housebuilding, and impose yet more changes on a public sector ill-equipped to deal with it. In effect, the country lurches from one crisis to another. And that is definitely not good planning.



Alister Scott is Professor of Environmental Geography at Northumbria University and an expert in urban planning and infrastructure. He is currently leading a major study into the way that green infrastructure is viewed, valued, used and delivered in city planning for the Natural Environment Research Council.



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Miniature garden

The modular living wall kit from Horticus Living creates a compact wall-hung garden with a completely flexible system, regardless of how much space there is. Designed for use inside or out, it has terracotta planters that sit in powder-coated steel frames, and each pod can be lifted in and out easily for cleaning or re-potting. The planters provide ample room for roots and can be watered on the frame through a grid of watering holes. Prices start from £264 for a small kit with three planters and one frame. (horticulusliving.com)



Plant life

Bo-Mo botanical-themed ceramic wall tiles feature a vibrant display of plants set against a dark background with subtle hints of gold, with each tile measuring 400mm x 1,200mm x 10mm. Designed to be used in mural format, a square of three tiles measures 1,200mm x 1,200mm x 10mm. Price: £394.80 per sqm. (lapicida.com)



Island inspiration

Designed by Servomuto and made in Italy, these Calypso outdoor pendants have been reinterpreted from the lampshades of the 1940s. IP65-rated and marine grade, they can be left outside all year in any weather conditions. Inspired by the Caribbean, the lights are named after the islands of Martinique, Antigua and Guadeloupe. They are made from a waterproof fabric and can be selected in four colour variations, finished in satin brass. The pendants measure 36cm x 63cm and cost £1,090. (contardi-italia.com)



Victoria and Albert baths are made from Quarrycast, a finely ground volcanic limestone mixed with resin. A stronger alternative to cast iron or acrylic, the baths are scratch- and stain-resistant, wipe-clean and lightweight. Having recently launched its RAL colour series, Victoria and Albert offers 194 shades in either a gloss or matt finish. While a DIY paint job is likely to chip, these hand-painted baths will stand the test of time without flaking. Shown here (l-r) are the Hampshire bath in RAL 3014 (from £1,595), the Pescadero in RAL 3012 (from £3,040) and the Napoli in RAL 5024 (from £2,885). (vandabaths.com)

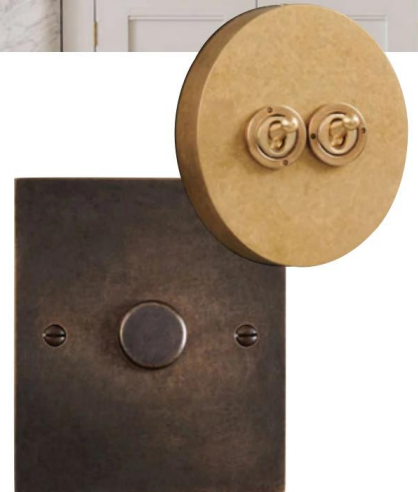
On the edge

Available in Terracotta and Anthracite, Tile on Edge is a solution to finishing off garden borders, separating sections or drawing attention to a particular feature in the garden. Each piece features 14 stacked-effect tiles, giving a reclaimed look. Prices start from £15.74 per metre. (bradstone.com)



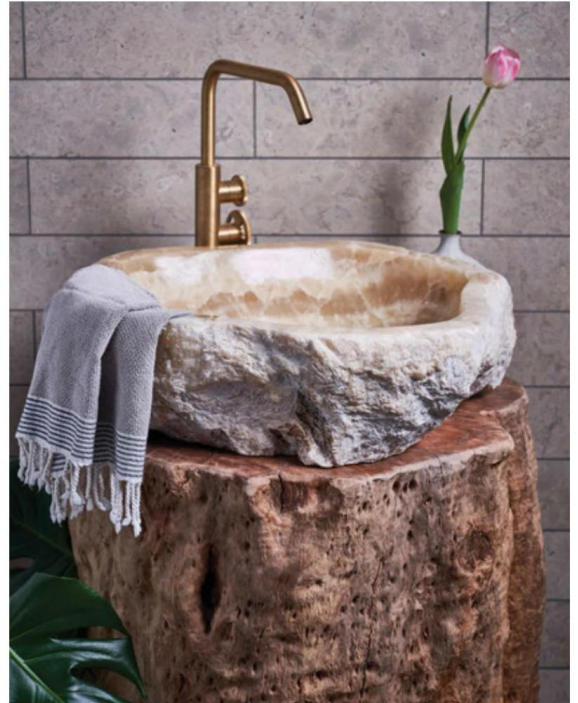
Switch it up

Inspired by 1920s Art Deco styling, deVOL has launched a range of switches and sockets for the home, including dimmers and toggles in a range of classic and new shapes. Handmade by metal smiths, each switch or socket is finished in either aged or oxidised brass, both living patinas that will continue to develop with every touch. Displayed here is the two-gang toggle switch in aged brass and the oxidised brass one-gang dimmer switch. Prices start from £40. (devolkitchens.co.uk)



Pure white

Dekton by Cosentino has launched a new design. Uyuni is claimed to be the most pure and smooth white on the market, with an intense icy and crystalline appearance and a matte finish and softly textured surface. Created using a mix of inorganic materials and an innovative ultra-compaction process, it is heat and scratch resistant, making it ideal for kitchen and bathroom areas, including worktops and flooring. Prices start from £450/sqm. (cosentino.com)



Rustic-style basin

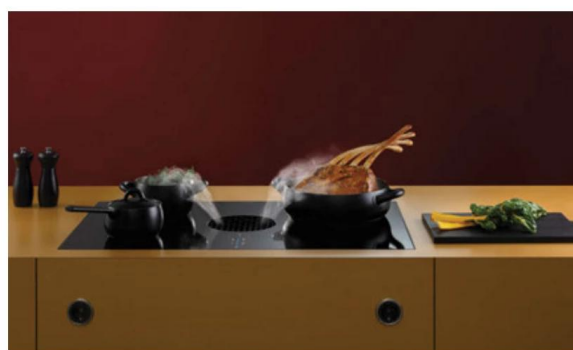
The Onyx basin combines a rough, rustic finish with a smooth inside for a striking design. Made from semi-precious stone and hand polished, the basin features a natural layered tiger stripe and is designed to sit on a pedestal or vanity unit. Handmade from creamy onyx with ivory, fawn and brown bands, the basin measures 400mm in diameter and 150mm tall, and should be cleaned with a pH-neutral product. Price: £450. (indigenous.co.uk)

Something in the air



Hidden away

The DD780BK induction downdraught extractor has four speeds and an automatic timer, which switches off 15 minutes after cooking has finished. Boasting a maximum extraction rate of 648 m³/h, the downdraught parts can be removed for easy dishwasher cleaning. Features include a child safety lock, residual heat indicators, anti-overheat protection, anti-overflow and automatic heat-up function. Price: £1,660. (caple.co.uk)



Pure air

BORA X Pure features an extra-wide cooktop and a striking air inlet nozzle for a strong visual statement. A vertical slider gives the user easy operation by intuitively swiping up or down or tapping the controls. It features optimum airflow and an extremely quiet fan. While in recirculation mode, odours are neutralised by an activated charcoal filter. Price: from £2,580. (bora.com)



The wall-mounted Maris Free cookerhood is available in metallic glass, adding some texture to the kitchen. It features LED lights and three speeds, with an extraction rate of 570 m³/h at the intensive speed. It boasts an A energy rating and can be ducted or recirculating. Price: £1,099. (franke.co.uk)



Black magic

Above: Available in black, the EZA60 BL can be ducted or recirculating and comes with touch control and four speeds, with an extraction rate ranging from 260 m³/h and 700 m³/h. Rated B for energy, it costs around £480. (cda.eu)

Right: Finished in black glass with a brushed black stainless steel trim, the 90cm W Collection downdraught hood (WDO 93F B K) has a sleek minimalist design which blends seamlessly into the worktop, with a built-in panel automatically lifting during operation. Offering a 603 m³/h boosted air flow, it is suitable for ducted and recirculating installation, and comes with three speed settings and a boost function. Guide price: £1,149. (whirlpool.co.uk)



The Neff 90cm black and stainless steel downdraught extractor is extendable, sitting neatly behind the hob for a clear view and emerging only when needed. It features integrated LED lighting and an extraction rating of 530 m³/h or 750 m³/h, depending on which setting is in use. Prices start from £1,255. (benchmarkkitchens.co.uk)

PRODUCTS

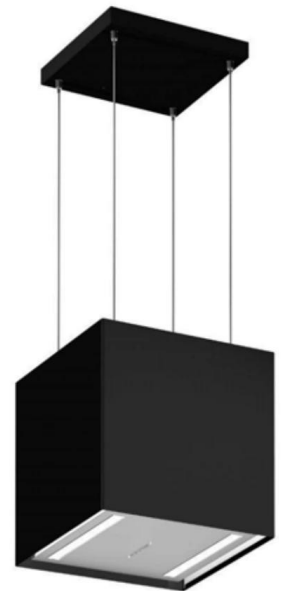


In the sky

Skyring comes in white, black, silver, gold or copper, with a choice of internal, external or roof motor systems, offering extraction ratings from between 850 m³/h and 2,100 m³/h. It comes with touch control, LED lighting and activated carbon filters. Guide price: £2,500. (pando.es)

Bespoke design

This bespoke Westin Augusta stainless steel and chrome extractor has an internal motor and measures 400mm in diameter. Guide price: £1,500 as part of a Roundhouse kitchen. (roundhousedesign.com)



The island-mounted Up and Down hood is remote controlled with a maximum extraction power of 620 m³/h and a noise output of 71db. With a width of 409mm, it comes with a timer, three speeds and a booster, and costs £1,899. (uk.bertazzoni.com)

Vertical lines

This 800mm vertical glass hood offers a powerful extraction rate of 713 m³/h and a striking vertical design finished with black glass. It features a run-on timer which automatically switches off after an extra five minutes, touch controls, LED lighting and three speed settings plus booster function. Rated B for energy efficiency, charcoal filters are provided. Guide price: £359.99. (hotpoint.co.uk)



Gloss white

The Generation 7000 DA7078 Aura 3.0 from Miele has a distinctive design, perfectly round with a white gloss finish and a 700mm diameter, it is suspended by three ultra-slim filigree cords to conceal the power supply. It boasts adjustable LED illumination and filters cooking odours and grease through a 10-layer stainless steel LongLife AirClean filter. Rated A for energy, it works in unison with a compatible Miele induction hob to operate at the optimum setting and switch off when the hob is no longer in use. Guide price: £3,749. (miele.co.uk)



Auto sensing

Shown in white glass, the N 90 I97CPS8W5 ceiling hood from Neff can be controlled directly from WiFi-enabled hobs. It detects steam and smells using a sensor and automatically sets the most effective power level. Rated A for energy efficiency, it boasts an extraction rate of between 458 m³/h and 933 m³/h, and features adjustable LED lighting and remote monitoring via the Home Connect app. Price: £2,179. (neff-home.com)





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Tapping IN

Top: The crane mono basin mixer has luxury crosshead handles with coloured indices and a traditional domed collar. Price: £284. (bayswaterbathrooms.co.uk)

Above right: The 3791 traditional three-hole wall-mounted basin mixer comes with a country spout and cross handles in satin brass. Price: £517. (perrinandrowe.co.uk)

Right: The Italy floor-standing basin mono mixer stands 1,050mm tall. Made to order, lead time is around 12 weeks. Price on application. (crosswater.co.uk)



When choosing bathroom taps, make sure you are familiar with your water supply. Some taps require a minimum water pressure – measured in bars – and it's important to get this right to avoid a disappointing trickle. In general terms, if your pressure is above one bar, you will need a high-pressure tap.

Taps can be installed in various ways. Deck-mounted taps, fixed to the horizontal surface of the sink or vanity unit, are popular and ideal if there is space, while a modern wall-mounted installation may be preferred for a smaller basin. If you wish make a style statement, a floor-mounted tap is visually striking if space allows, but not all basins, bathrooms and sanitaryware are compatible.

Mixers, also known as mono bloc, require a single hole and combine the hot and cold water feeds at the tap. These work best with a similar flow for hot and cold water so that the water is an even temperature. Pillar taps require separate holes for hot and cold water, while a less common and often more expensive solution is the three-hole basin tap, which requires an additional aperture for the spout.

Now common in public toilets, the infrared tap can also be installed in the home, activated by simply waving a hand in front of it. More hygienic than traditional models, this can save money and water consumption and is ideal for homes with young children, the elderly or people with disabilities, thanks to its ease of use.

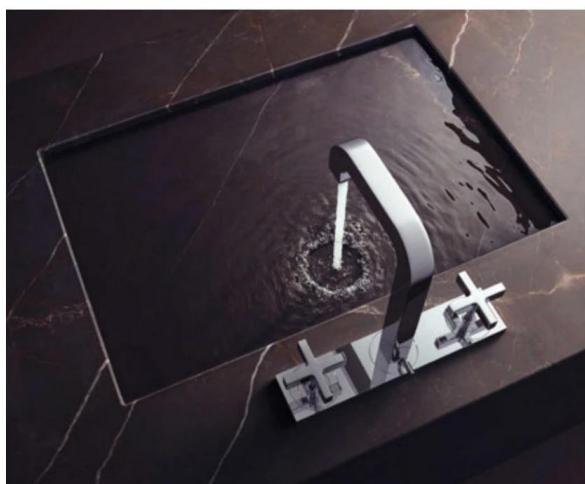
Selecting taps may be more challenging than you think with so many to choose from, with modern and traditional styles in a range of different finishes. Here are just a few to whet the appetite.



The Essence E chrome tap is deck-mounted with an infrared sensor for hands-free use. Price on application. (grohe.co.uk)

“

NOW COMMON IN PUBLIC TOILETS, THE INFRARED TAP CAN ALSO BE INSTALLED IN THE HOME, ACTIVATED BY SIMPLY WAVING A HAND IN FRONT OF IT.



Top left: The Serenitie wall-mounted three-hole basin mixer comes in a rose gold finish with a crosshead handle design. Requiring just 0.2 bar minimum pressure, it is priced at £449. (abode designs.co.uk)

Middle left: Available in chrome, the Citterio three-hole basin mixer 170 comes with cross handles, plate and pop-up waste. Price: £970. (axor-design.com)

Bottom left: The statement Amalfi series is available in four finishes, offering handles in contrasting finishes for complete individualisation in any setting. Prices start from £199. (rakceramics.com)

Left: Shown here in matt black, the Positano streamlined brassware range also comes in polished chrome, brushed gold and brushed nickel. Prices from £189. (rakceramics.com)



SHOWCASE



The Massaud single-lever basin mixer 220 and waste set has a projection of 200mm and comes in 11 finishes. It requires water pressure of at least one bar. Price: £1,390. (axor-design.com)



Above: The Union three-hole deck-mounted basin set requires one to two bars. Shown in chrome with red levers. Price: £695. (crosswater.co.uk)

Left: This chrome Metris Classic single-lever basin mixer is deck-mounted and comes with or without pop-up waste. Price: £290. (hansgrohe.co.uk)

Right: Available in hard chrome (shown here) and bright nickel, the Beaufort bath shower mixer tap comes in a deck-mounted format and can be mounted on the rim of the bath as shown, or on top of standpipes. Price: £497. (albionbathco.com)



Left: The Birkenhead three-hole basin mixer with pop-up waste is priced at £319. (burlingtonbathrooms.com)

Below left: Shown with walnut accent handles, the Kensington three-hole mixer with pop-up waste costs £334. (burlingtonbathrooms.com)

Right: This tall basin tap (335mm) is ideal paired with countertop basins to create an industrial feel. Finished in a trendy brushed gold or nickel with textured detailing and steampunk-styled top, the designer tap has a real wow factor. Priced at £264. (easybathrooms.com)





Above and left: The Hoxton basin mixer comes with a 15-year guarantee and is shown here in both matt black and brushed brass (left). Price: £169. (brittonbathrooms.com)

Right: The VIP Time three-hole basin set is available in a variety of finishes including chrome (as shown) and a choice of black, white or metal handles. Price: £709. (devon-devon.com)

Right: Shown in warm sunset, the Grandera 1 1/2 inch M-size basin mixer is priced at £3,941.5. (grohe.co.uk)

Left: The MPRO industrial two-hole wall-mounted tap is shown in unlacquered brushed brass. Price: £359. (crosswater.co.uk)

Below: The Avid single-lever wall-mounted basin mixer comes in polished chrome with a half bar minimum water pressure. Price: £440. (kohler.co.uk)



Modern

Finished in brushed nickel or gold with textured detailing and steampunk-styled controls, this designer tap is operated with a deceptively simple tilt of the head – not a turn – to control temperature and pressure. Price: £317. (easybathrooms.com)



Classic

Displayed in brushed gold, the Victorian bath shower mixer with levers can either be mounted on the rim of the bath or on solid brass free-standing legs in baths with no tap holes. The handset and spout offer dual use. Price: £988 for taps and stand. (bcdesigns.co.uk)



Fun

Available in Miami Pink and Neo Mint, the Inga Colour Pop bathroom tap is designed to mimic the Miami Art Deco trend with a smooth matt finish. Made from a coated brass body and spout and a coated zinc alloy handle, it costs £149.99. (dowsingandreynolds.com)



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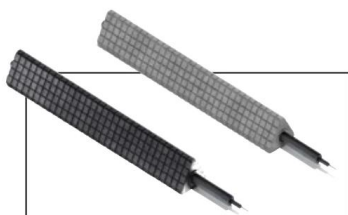
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Drawing tool wins award

A new drawing tool for architects and creatives, made from recycled materials, has won a first-year architecture student a prize in a national competition.

Lionel Giordano won the creative category in the Big Idea Challenge, an entrepreneurial competition looking for businesses, social enterprises and creative projects.

He has been developing his idea, The Drafting Instrument (TDI), throughout his studies at London Metropolitan University. TDI consists of two interchangeable parts which are used for technical drawing. The idea was motivated by Lionel's frustrations with the costs and inconvenience of carrying drawing tools and what he calls the "embarrassing detrimental" impact on the environment.

Run by Accelerator, London Metropolitan University's business incubator, the Big Idea Challenge gives winners the tools to develop their business, and a shared prize pool of £30,000 to launch their idea. Previous winners have gone on to launch successful businesses which have created hundreds of jobs.

House tool to design your dream home

HOUSE BY URBAN SPLASH has launched an online tool for designing a home to your own specification, paving the way for mass audiences to design their perfect home, something usually reserved for those who have the means to self build.

The eco housebuilder already offers its clients a choice of size and internal layouts, as well as internal and external finishes. Now potential buyers can experiment virtually with internal layouts and material finishes, moving walls to create different spaces and changing the position of kitchens, living areas and bedrooms.

All changes are shown in real-time, enabling clients to visualise and specify the best layout to suit their lifestyle. Tried and tested by architect and TV presenter George Clarke, who is a stakeholder in the company, the tool uses the latest gaming and cloud computing technologies to create 3D models.

The tool can be used with Town House, and will roll out across the company portfolio within the next year to include smaller and larger homes.

House by Urban Splash is a joint venture between Urban Splash, Homes England and Sekisui House – one of the world's leading housebuilders specialising in modern methods of construction and factory-built sustainable homes.

(housebyurbansplash.co.uk)



One-off designs

Creatives can now make bespoke homeware products independently, thanks to a desktop factory process provided by London-based specialists Mayku. Designs can be evolved from simple sketches on paper to physically developing and forming ideas into a reality.

Mayku provides industrial-grade equipment and materials at a fraction of the size and cost of the commercial equivalents. This lamp, designed by Dean Pankhurst, is a typical example of what can be achieved. Using a combination of Mayku's FormBox and 3D printing, he was able to create his own Dusk Lamp, in which the bulb of the lamp itself also acts as a dimmer switch. FormBox enabled him to quickly make moulds for both testing and final production of the lamp so he could take charge of the entire production process, without needing to use a manufacturer, which dramatically cut costs and gave him far more creative licence.



Competition to encourage budding young architects

This house, designed by an Aberdeenshire school pupil, has won a national competition run by an architectural practice to promote its online work experience portal.

Fifteen-year-old Callum Grochla from Portlethen Academy, Aberdeenshire, took first prize in the 13- to 17-year-old category with his sleek, contemporary design.

The competition for school pupils, to design a house using media of their choice, attracted more than 400 entries from across the UK.

Architectural practice Halliday Fraser Munro devised the competition as part of

its online work experience portal, launched in place of in-office work experience.

"It was disappointing that we were unable to offer our usual programme of work experience for pupils considering a career in architecture and planning," said David Halliday, MD of Halliday Fraser Munro.

"The work experience portal was our way of making sure we could still offer support and encouragement to these young adults. It also gave us an opportunity to give younger pupils the chance to try out their design skills."

"I entered this competition as I was due to complete my work

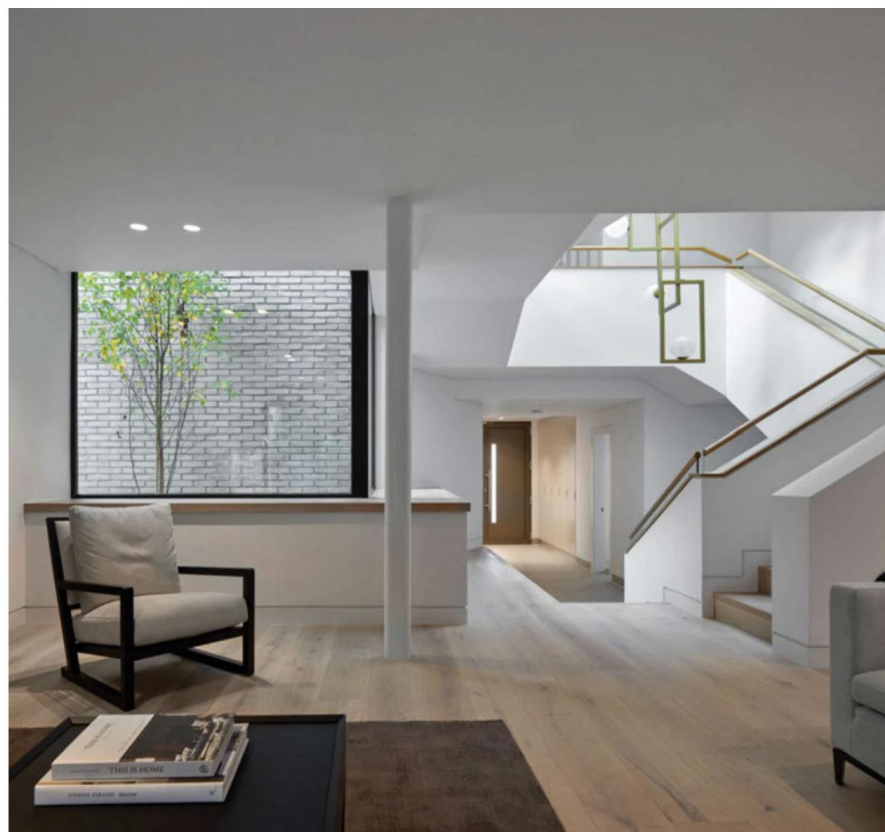


experience at this company and also because I really want to become an architect," said Callum.

"First, I sketched it onto paper, then I made a basic floorplan. Next I made the floorplan on Minecraft, then created the

house on Sketch Up. I learned a lot more about the way in which you design a house due to the competition."

The work experience portal is open for pupils of all ages. (workexperience.hfm.co.uk)



PHOTOGRAPHY: ALAN WILLIAMS



Split-level solution for a difficult brief

POUYA ZAMANPOUR of London Atelier Architects was faced with a difficult design challenge for a new home built into a hillside in Sevenoaks, Kent. He was charged with injecting plenty of daylight into a new 400 sqm family home on a steep site which slopes northwards. The brief was to produce spectacular internal spaces with high-quality detailing and construction to make a name for the client, an emerging developer. The deep plan, together with the direction of the slope, required an unusual solution.

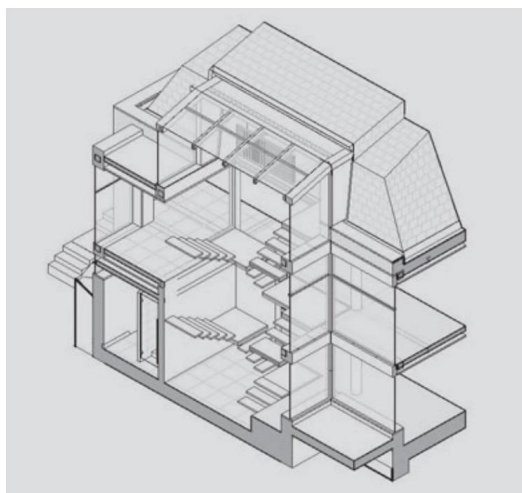
The three-storey five-bedroom Split House is divided into two halves, connected via a central atrium housing the staircase. The glazed link is set in from the main mass to create a small central courtyard, bringing external green space into the centre of the floorplan.

The levels in the two halves are staggered with the northern half of the building set 1.2m below the level of the southern half, following the slope of the hill. Each half has three levels with staggered access via the central staircase, forming six distinct split levels.

The glazed link allows direct sunlight to penetrate every room, even in the most northern part of the house. To the rear, a sunken stepped garden with planting at multiple levels forms a green space, beginning at the lower-ground floor. A central courtyard with a silver birch tree injects daylight at the centre of the deep floorplan.

The house is built with a high degree of airtightness, and the insulation levels exceed Building Regulations requirements. A fully integrated MVHR system is installed throughout, with underfloor heating on the lower two floors. The combination of cross ventilation, the MVHR system and high solar gain limits the need for heating and there is no requirement for a mechanical cooling system.

(londonatelier.com)





Anod to mock-Tudor design

AT FIRST GLANCE, this unusual new build may seem at odds with its suburban neighbours in Surbiton. However, the form and materials used for Ditton Hill House are strongly influenced by the local vernacular.

The traditional A-frame elevation borrows from the language of the mock-Tudor that is ubiquitous in the leafy London suburb, and turns it on its head by using a steel frame – usually associated with contemporary buildings.

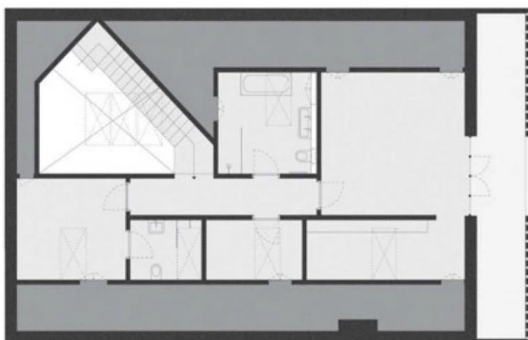
The strength of the exoskeleton allows for the exposed structural frame to be thinned down to an elegant grid and enables large column-free spaces internally. At the rear, Crittall-style glazing offers a contemporary twist on the leaded windows synonymous with these historic homes. These materials are combined with slurried brick infill panels, another nod to mock-Tudor building techniques.

The stark white exterior continues a long tradition of modern villas and civic buildings dating back to the 1930s, with architects Surman Weston using the nearby Art Deco Surbiton train station as a reference point.

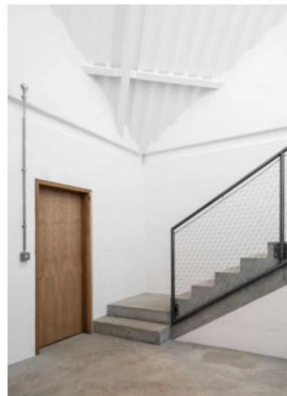
The floorplan



Ground floor



First floor



In brief

PROJECT New build

LOCATION Surbiton

COST £600,000

FLOOR AREA 264 sqm



The industrial-style interiors are simple, without looking like an open-plan box. This has been achieved using different ceiling heights throughout.



Designed for the founder of fashion brand Star Mela, Amanda Winship, her brief was for a contemporary house with an industrial aesthetic, which would be much more than a simple minimalist open-plan box.

The triple-height entrance hall functions as an intermediary space – a sort of internal courtyard – so the materials are deliberately raw, with exposed blockwork walls and roughly screeded concrete floors.

From the light and height of the entrance hall, a step down leads into a darker hallway space beneath a heavyweight concrete soffit, and into the living room. Here, the ceiling height rises with panoramic rear windows offering uninterrupted views of the garden.

The material palette becomes increasingly warmer deeper inside, with timber floors and plaster walls acting as counterpoints to the steel roof and floor decks. Upstairs, bedrooms and bathrooms are housed within the loft space, which, at five metres high and primarily lit from above, has an almost church-like feel.

(surmanweston.com)



DESIGN *for* diversity

Kate Watson-Smyth and **Rukmini Patel** have launched a campaign to promote inclusivity within the interiors industry.

How did you come up with the idea?

Kate Watson-Smyth: I was chatting to Rukmini, following her appearance on the podcast I co-host with Sophie Robinson (The Great Indoors) where we asked Black, Asian and Minority Ethnic voices to share their experiences and thoughts on the lack of diversity within the interiors industry. Rukmini and I had both written posts on the lack of diversity in interiors (me) and how to create diversity in the interiors industry (her) on June 4 (two days after Blackout Tuesday) and I received many supportive messages from within the Black community, while Rukmini had heard from white-owned brands and businesses who were desperate to work towards a change but didn't know where to start.

And so, during the course of a very long Instagram chat, Rukmini and I came up with the idea of The Pledge. It's a simple three-line promise to work harder at creating a more diverse and multicultural brand in terms of social feeds, job interviews and internships, and at events and launches. If you sign up to The Pledge then you display a sticker on the front of your website.

We hope the Design for Diversity sticker and pledge will open doors to conversations within the design community where there's a clear need to improve diversity and tackle under-representation. We do not offer this as a solution but as a starting point which, we hope, will pave the way for many more initiatives to come.

Rukmini Patel: When Sophie Robinson and Kate put out a call for people to share their experiences about the lack of diversity and under-representation in the interiors industry, for the first time in my life, I found myself in a position where a white person was willing to listen. This simple act of opening up a conversation led me to write on my blog about lack of diversity and suggesting how the industry can create more diversity.

Following the podcast, I spent a few hours brainstorming with Kate on Instagram and we came up with the idea of Design for Diversity, and The Pledge, covering visibility, opportunity, and accessibility. I had received messages from people who told me the issues they were facing, and from those who wanted to help but felt paralysed. We felt these were the starting points for businesses which can



Above: Rukmini Patel is a leading interior designer of British-Indian origin. (rukminipatel.com)



Right: Kate Watson-Smyth is author of Mad about the House, the UK's number one interiors blog. (madaboutthehouse.com)

“

SEEK OUT THE DESIGNER THAT IS RIGHT FOR YOU – NOT BASED ON SKIN COLOUR OR ETHNICITY. I SPEAK FROM EXPERIENCE, HAVING RECEIVED LOTS OF ENQUIRIES FROM ASIANS WHO HAVEN'T CHECKED OUT MY WEBSITE OR PORTFOLIO.

immediately improve their accessibility, and work towards creating a more diverse environment.

We hope The Pledge will prompt ideas and open doors by offering internships, changing the hiring process, making the guest lists to events more multicultural, and showing diversity on social media. Along with The Pledge is a sticker, which signifies that your door is open, that you want to create a multicultural industry.

What is The Pledge?

Rukmini: The campaign asks brands, blogs and businesses to commit to a pledge which opens the door to change. Whether it be conversations or ideas, internships and work placements, or a more diverse workplace and supplier base, all angles point towards a more welcoming, multicultural and equal environment for everyone. We also encourage businesses to add their own top line of how they are adopting The Pledge for their business and we provide examples, too. A logo sticker, placed on a brand's website, will take visitors through to The Pledge. It can be promoted



across websites, social media and all other marketing channels to highlight that it's committed to change and promoting diversity within the design community. The Pledge is open to brands, as well as publications, influencers, thought leaders and design businesses, uniting all corners of the industry with one goal in mind.

How will the campaign help?

Kate: We've talked to dozens of people from many communities over the last few weeks. One of the most widely raised issues is that of under-representation. A feeling that if you don't see people who look like you in a company, you won't approach them for a job, an internship, work experience, or even, in many cases, a career. One Black journalist told me that she had often been encouraged to apply for jobs in the 90s when she saw the line: "We particularly welcome applications from Black, Asian and Ethnic Minorities", but that line seems to have disappeared from job advertisements. Perhaps, as one White PR agency owner told me: "I have never included that line because isn't it obvious?" And it turns out that it hasn't been obvious, and people haven't felt welcome or included. So we hope The Pledge will help as a first step towards changing attitudes.

Others spoke of applying and learning they had been turned down on account of the colour of their skin, or even an unusual name. One Black interior designer told me that the lack of diversity in the industry was something she thought about a lot but didn't know how to address. Another, that she felt it was so deeply woven into society that she wasn't sure how to begin unravelling it and had decided to just work alongside it.

It's our sincere hope that the presence of this sticker on a design website or social channel will give those who see it the confidence to take a step forward, while offering reassurance that their interest will be received with positivity and fairness. And that, on seeing it, a young Black designer might feel confident enough to approach a company and offer their products for sale, or to ask for work experience, or respond to a job advertisement. At the same time, companies need to go out and find applicants from the BAME community to bring into their organisations.

Rukmini: Our sticker on a website indicates the host has a commitment to change, saying "we welcome people from all walks of life". From the feedback we have received I have noticed that if a particular business is only showing White people through their marketing imagery, it feels less welcoming and somewhat intimidating.

What can we do to address the issue?

Rukmini: The media share responsibility in highlighting diversification. If they aren't open to representing other races, then subscribers will only see White designers as reputable and successful. Have you noticed that who you follow on social media reflects on you as a person? It's a subconscious choice that you probably aren't even aware of. Diversifying your social media is a great way to meet new Black, Asian and Ethnic Minority people and connect with them. So think about this the next time you hire someone. Seek out the designer that is right for you – not based on skin colour or ethnicity. I speak from experience, having received lots of enquiries from Asians who haven't checked out my website or portfolio. They only contacted me because of my skin colour, not because I am the right designer for them.

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A practical guide to

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A key element in any new build, extension or renovation project, the right choice of fenestration can dramatically improve the appearance, energy efficiency and security of your home.

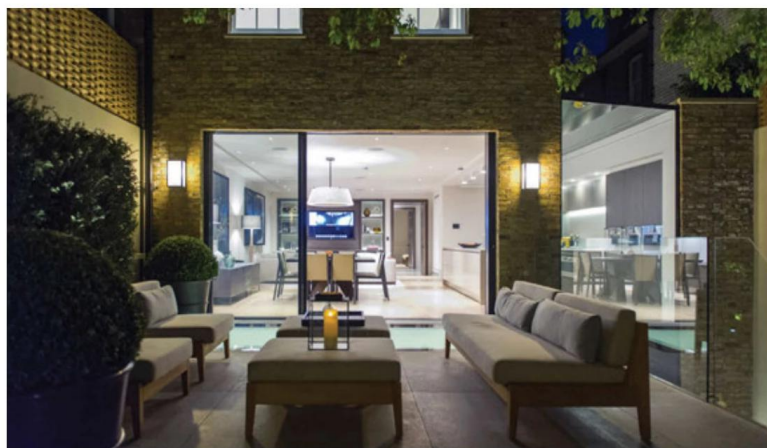
Planning permission isn't normally needed for repairing, fitting or replacing existing doors and windows in a house, and double glazing can be installed under Permitted Development, provided the building isn't listed.

New door or window openings of a similar appearance to those used in the construction of the house won't require planning consent, as long as any upstairs windows in side elevations are glazed with obscure glass and fitted in a non-opening frame (unless the opener is more than 1.7m above the floor of the room in which the window is installed).

Building Regulations apply to thermal performance and other areas such as safety, air supply, means of escape and ventilation. Doors and windows need to comply with the requirements of Part L in relation to the amount of heat that can pass through the glass and framework.

A U-value is the measure of the rate of heat loss through a material. With glass the aim is to achieve the lowest U-value possible, since the lower it is, the less heat will escape when all the doors and windows are closed.

There are two options when it comes to installation. You could use someone registered with a competent person scheme such as Certass (certass.co.uk) or FENSA (fensa.org.uk) who will be approved to carry out the



Above: Slim frame sliding glass doors and structural glazing from IQ Glass. (iqglassuk.com)

work to comply with Building Regulations. Once the installation is completed a certificate will be issued as proof that the work was done by a registered installer.

Alternatively, you could use an unregistered installer or do it yourself, in which case approval can be sought from the relevant body – either your local authority or an approved inspector. They will check the replacement windows or doors for compliance.

ENERGY EFFICIENCY

Double glazing is now standard in new homes, reducing heat loss and offering sound insulation. It works by hermetically sealing a layer of air between two sheets of glass so that the air acts as an insulant. This reduces heat loss to the outside and allows windows to be larger while still complying with Building Regulations.

Replacing the air with an insulating gas, such as argon, will further increase thermal performance. Coat the glass facing inwards with a reflective coating and this is improved even more.

The key to reducing heat loss lies in the width of the air space between the panes of glass – the wider the gap the better the insulation. Factory triple glazing is becoming increasingly popular for low-energy homes: energy savings are relatively small but comfort levels inside the house are increased, with fewer cold spots. The additional weight of the window will also reduce sound vibrations.

Energy-efficient windows and doors are available in a range of frame materials and styles. They vary in their energy efficiency, depending on how well they stop heat from passing through the window, how much sunlight travels through the glass, and how little air can leak in or out around the window.

The BFRC Scheme is the UK's national system for rating the energy efficiency of windows. BFRC (bfrc.org) assesses the performance of windows and doors and gives them a rating between A++ and E. Genuine BFRC-rated products are labelled with a small official sticker on the inside of the frame and often a large rainbow label on the surface of the window or door: clear, visible proof that it will perform as promised.

BFRC Rating Scale	BFRC Rating (kWh/m ² /year)
A++	20 or greater
A+	10 to 19
A	0 to 9
B	-1 to -10
C	-11 to -20
D	-21 to -30
E	-31 to -40

Above: British Fenestration Rating Council chart showing the energy performance of the various bands of windows.

CHOOSING WINDOWS

Windows are like the eyes of a building, and a simple alteration to size or shape can change the entire character of a property, as well as the quality of light entering its interior. Windows may have come a long way since they were first introduced into our homes in the early 16th century but, with so much choice, selecting their size and design can be a minefield.

It's important to make your choices early on in the design stage as the size and position of window openings are part of the house plans. Any late variations may need to gain planning approval and could be costly.

Fitting bespoke windows is going to be more expensive than purchasing off-the-shelf units, but many standard window sizes come in a variety of styles, which are achieved by altering the glazing bar configuration.

If your home is in a Conservation Area, is listed, or of local historic value then you may be required to match your existing window dimensions and specification exactly to conform to the conservation officer's requirements.

The dilemma if you are building or renovating a period-style property is how best to maintain authenticity while still meeting Building Regulations to create a low-maintenance, energy-efficient home.

Popular window types



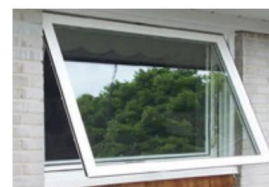
Casement



Oriental



Tilt and turn



Top hung



Sash



Fixed



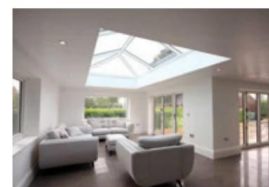
Bay



Roof light

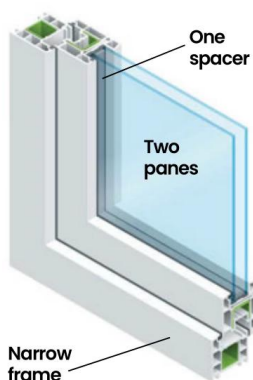


Clerestory

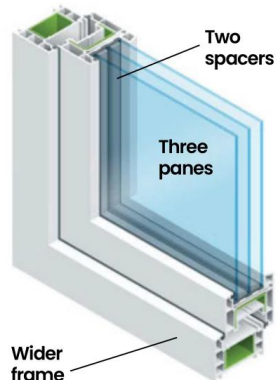


Roof lantern

DOUBLE GLAZING



TRIPLE GLAZING



Glazing and U-values

U-values: Measure the rate of heat loss by the entire window/door through the frame, sash and glass. The lower the U-value figure, the better the window or door will keep heat inside a building on a cold day.

Two U-values are used for glazing: **Ug-value:** Thermal transmittance of the glazing itself (or the centre-pane U-value); and

Uw-value: Thermal transmittance of the whole window – including

glazing and frame. Building Regulations and Passivhaus have requirements for the whole window U-values of windows and doors.

Building Regulations: For new builds the backstop is 2 W/m²K, but 1.4 W/m²K is recommended for the Target Emission Rate. For retrofit it is 1.6 W/m²K or Window Energy Rating C.

Passivhaus: Uw-value should be less than 0.8 W/m²K when modelled with glazing Ug of 0.7 W/m²K.

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Patio doors

5 THINGS TO CONSIDER

by Matt Higgs



DESIGN

What colour best suits your internal colour scheme and the external design of your house? Give careful consideration too to the type of frame and choice of materials – wood, composite and aluminium all have different characteristics. Remember, the thickness of the frame will affect the view (sightlines). Examine how the doors open and close, and whether you can open up the whole door or just part of it. Sliding doors can have large panes in relatively slim framework whereas bifolds will generally have more panels.

SPACE

A consistent floor level will help to merge inside and outside spaces, making your terrace or patio like an extension of the room beyond the doors. Bifolds are really good for opening up your house into the garden. Bifolds offer up to 90 per cent of the aperture whereas sliding doors will always have panes that can't all be open at once, unless they retract into pockets in the wall. Always consider the amount of panels as early as you can as this affects costs and how you use the space.

PERFORMANCE

Glass will always let out more heat than a solid wall, so it's a good idea to consider triple glazing or high performing double-glazed units. Different frame materials also have different thermal properties (U-values) with timber usually being a good choice. Consider how the doors fold or slide and how well they seal between panels. Thermal and weather-testing reports should be available from reputable companies selling high-performance sliding or folding doors.

PRICE

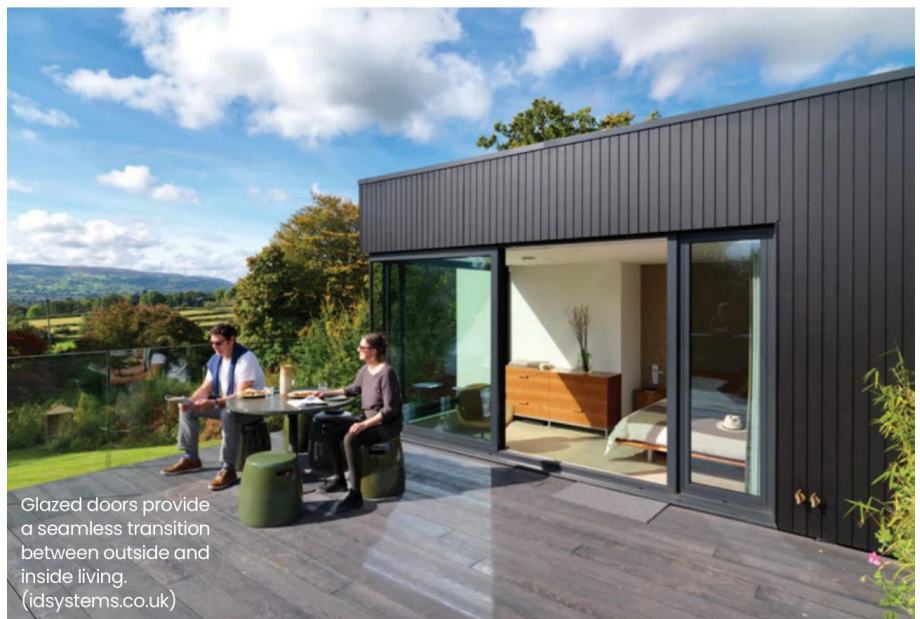
If you're looking for a large feature door for your home, don't sell yourself short. A cheap door is likely to let you down and not perform well. You tend to get what you pay for, so buy the best that you can afford. Do your homework and ensure you know exactly what you're buying and how it performs against other options.

WEATHER

How much your house is exposed to weather can be a real factor in determining your choice. If you're in a very exposed area then go for a low-maintenance material with good Pascal (air permeability) ratings.

Always ask for weather-testing reports on what you're buying. Quality doors that achieve Secured By Design will have this.

Matt Higgs is director of door and window specialist Kloeber (kloeber.co.uk)



Glazed doors provide a seamless transition between outside and inside living. (idsystems.co.uk)



Above: Bifold doors can be opened up completely on warm days to provide access to the garden. (weru.co.uk)

Below: The combination of glazed doors, windows and roof lights gives this space a real wow factor. (kloeber.co.uk)



Right: Sliding doors offer slim sightlines. (kloeber.co.uk)

Middle right: Crittall-style glazing, which is enjoying a renaissance.

Bottom right: A fully glazed wall adds drama to the rear of this new home. (idsystems.co.uk)





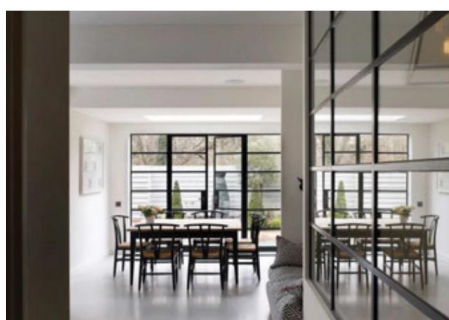
Glazed door styles

FOLDING/SLIDING DOORS – also known as bifold – are made up of several glazed panels, and can both slide and concertina in on themselves, effectively opening up the entire wall of a house and allowing unrestricted access. They can open left or right, inside or outside, and can even fold around corners. It's also possible to install bifolds with a single door which can be used on its own for easy access.



There will need to be space for stacking inward-opening doors, and the design of bifold means more framework is on view when the doors are closed. Combined with flush thresholds, folding/sliding doors extend a room seamlessly onto the garden and allow unhindered access. These doors are not limited to new builds or extensions but can be used to replace older patio doors or create new walls of glazing in traditional or contemporary styles. It's important to plan ahead if fitting bifold, in order to make decisions about drainage and floor levels and to ensure that Building Regulations are met. Some companies offer a fitting service, which will ensure that the doors are correctly installed by experienced fitters.

SLIDING GLASS DOORS tend to be made up of two or more large glass panels, opening and closing in line on a track, with one pane sliding behind the other, offering flexibility regarding how far the doors may be opened. They have large areas of glass, but the view will be broken even when the doors are fully open because the frames don't recess completely. Crittall-style doors are currently a favourite design choice. Available in traditional and contemporary styles, the size, design and frame material should all be carefully considered to ensure the doors suit both your home and lifestyle. If you're building an extension or creating a new opening then this will usually need to be completed before measuring up for sliding doors to ensure an accurate fit, which can sometimes delay progress if the doors need to be made to order. Ideally, the supplier or your builder will be responsible for both measuring up and installation to avoid costly mistakes. Choosing an experienced fitter should ensure the doors operate smoothly on the track and all Building Regulations are met.

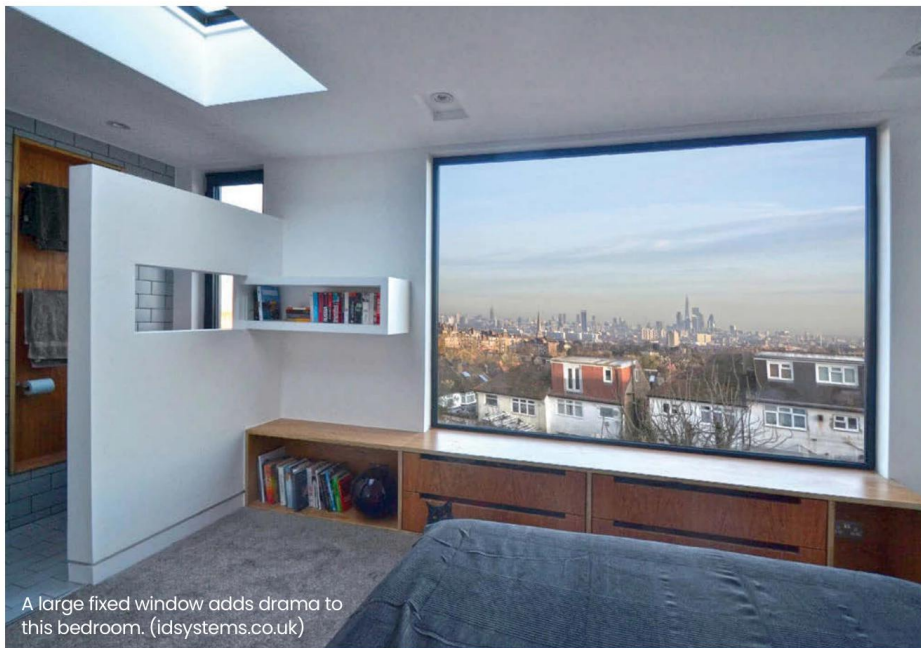


LIFT AND SLIDE DOORS, unlike simple sliding doors, are moved inside the frame itself on wheels. When the handle is turned the casement is lifted slightly allowing it to be moved aside. As the casements are often heavier than conventional sliding doors, the wheels simplify opening and closing and glide easily. The casement lowers the profile into the frame as well. This makes lift-and-slide systems significantly denser and provides a high thermal insulation value as well.



SLIDE AND TURN DOORS (also known as slide and swing or slide and stack doors) provide an alternative to sliding or bifold doors. Individual, non-connected panels slide to one end before turning and stacking. They have the narrow sightlines of sliding doors with the facility to be completely opened out like bifold doors.

FRENCH DOORS are more traditional in design and are often seen in older homes. They are usually made up of two outward- or inward-opening doors and may be fitted with fixed panes beside them to increase the glazed area. The frame usually creates a step, rather than the level threshold which patio doors offer.



A large fixed window adds drama to this bedroom. (idsystems.co.uk)



Virtually frameless 20mm slimline sliding doors. (beautifulbifolds.com)

Choosing Materials

TIMBER doors and windows have a traditional look and feel. When treated correctly, exterior wooden doors and windows will last for more than 100 years and are beautiful to look at with a natural texture. Wood can be adapted in size and re-painted in different colours, but it is vulnerable to the elements, needs to be treated and maintained, and can be prone to twisting and warping. Cheap wooden doors and windows can come apart at the joints and may rot if not sealed correctly. Softwood is cheaper than hardwood and will soon deteriorate if not regularly painted or sealed. Hardwood is more durable, and offers good thermal insulation, but requires regular maintenance.

UPVC doors and windows are often cheaper than timber versions, have excellent weather resistance, are easy to maintain and require no painting or staining. They are well insulated, more stable than timber, and usually come with multipoint locking. It will be difficult or impossible to alter the size or colour of plastic doors and windows once they are fitted, however, or to change locks and door furniture with ease, and uPVC doors can look flimsy or cheap and may reduce the value of period homes.

STEEL windows and doors have been installed in buildings since the 1930s and are currently enjoying a return to fashion. They combine slender sections with the modern benefits of thermal performance, security, durability, and ease of maintenance. Today's steel window is double glazed with thermally efficient units, and polyester powder coating means it will not need to be painted for at least 20 years. For more information visit the Steel Window Association website. (steel-window-association.co.uk)

ALUMINIUM windows and glazed doors are popular for contemporary homes and are available in virtually any colour. Frames are finer than uPVC and are lightweight, strong and maintenance free, although they are often more expensive than other materials.

COMPOSITE doors and windows are made from a mixture of materials and tend to be more expensive than other options. Timber windows are often clad externally with a weatherproof material such as aluminium, creating a robust, low-maintenance material on the outside with the look of timber inside.



Roof lights versus lanterns

Roof lights and lanterns are an excellent way of bringing additional natural light into dark interiors. Lanterns sit proud of the roof, and can have some fancy ornamentation. They were popular in the Victorian era and can often be found on period properties.

Roof lights, on the other hand, tend to have slim clean lines and contemporary frames which are well suited to modern designs. Fitted with the appropriate glazing, they can even be walked on, making them ideal for flat roof terraces.

Lanterns usually have standard dimensions, with the light broken up and reflected by the intersections in the frame. They are ideal for rooms that are already well lit but require a wow factor.

Flat glass roof lights are generally slightly cheaper per square metre, but the price difference isn't a deal breaker. However, their superior insulating properties mean that they can potentially bring in more warm air than escapes, even in winter, reducing heating bills. There is little to choose between flat glass roof lights and roof lanterns when it comes to ventilation as both types can be opened.

Individual flat glass roof lights can be up to four square metres with the added flexibility to join individual units together to create limitless expanses. There is also more flexibility with their shape and distribution.

Lanterns, however, can be built bigger overall as they have smaller panes in the frames. Typically, they are square or rectangular, although different shapes are available, if your budget will stretch to that.

Because of the slope, a lantern will be easier to keep clean, and self-cleaning glazing is available on suitable pitches.

Remember, when it comes to choosing between roof lights and lanterns, that maximising daylight through the roof will be the top priority followed by ventilation and insulation.



Room on the roof

Glazing has been used to dramatic effect for this rooftop home office in the heart of London's Notting Hill.

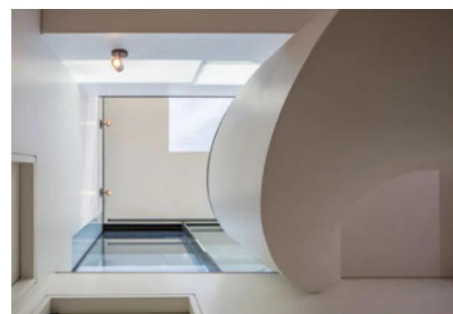
The house, owned by an entrepreneur and art collector, hadn't been touched since the 1940s and was in a decrepit state. Extensive views of Wembley and the London skyline could be enjoyed from the rooftop, but this could only be accessed through a small hatch.

"With Mary Poppins-esque chimney pots each side and the tops of trees in the communal garden behind we knew this was a special place," says architect Graeme Martinhow from Boundary Spaces.

Their answer to their client's brief for 'something special' was to create an antithesis of the period townhouse below where they had been at pains to put back historic detail. Here, they were able to cut loose.

"We had a strong initial concept that this study would be a glass pavilion sitting in a garden in the sky. To do this we worked with landscape designers FRLA to create a garden that you sat in and looked through."

The structure itself is fairly unusual, with the roof supported entirely by glass, appearing to float whilst being bombarded with light. Clouds can be tracked as they move across the skyline through a massive roof light. Semi-transparent blinds diffuse the light into an ethereal glow on which the shadows of the planting and grasses play out.



REMODEL & EXTENSION



In brief

PROJECT Remodel
& extension

LOCATION Devon

COST £645,000

SPENT £655,000

WORTH £1,150,000

*Higher Gabberwell House is
on the market with March and
Petit: marchandpetit.co.uk*





80s revival

Carol and Michael Sutcliffe have rebuilt a bland house in spectacular Devon countryside, creating a contemporary, energy-efficient home fitting of its outstanding location.

Story: **Debbie Jeffery** Pictures: **March and Petit**

When Carol and Michael Sutcliffe first viewed Higher Gabberwell House, they had no intention of taking on a mammoth rebuilding project. Standing on an isolated plot, overlooking farmland, the house is located within an Area of Outstanding Natural Beauty on the outskirts of the rural South Hams village of Kingston, a small, peaceful and unspoilt community of pretty Devon cottages, many of which are thatched.

The plot has distant sea views and stands in a peaceful rural position at the end of a private drive, surrounded

by fields, making the location far more appealing to the couple than the dated four-bedroom house.

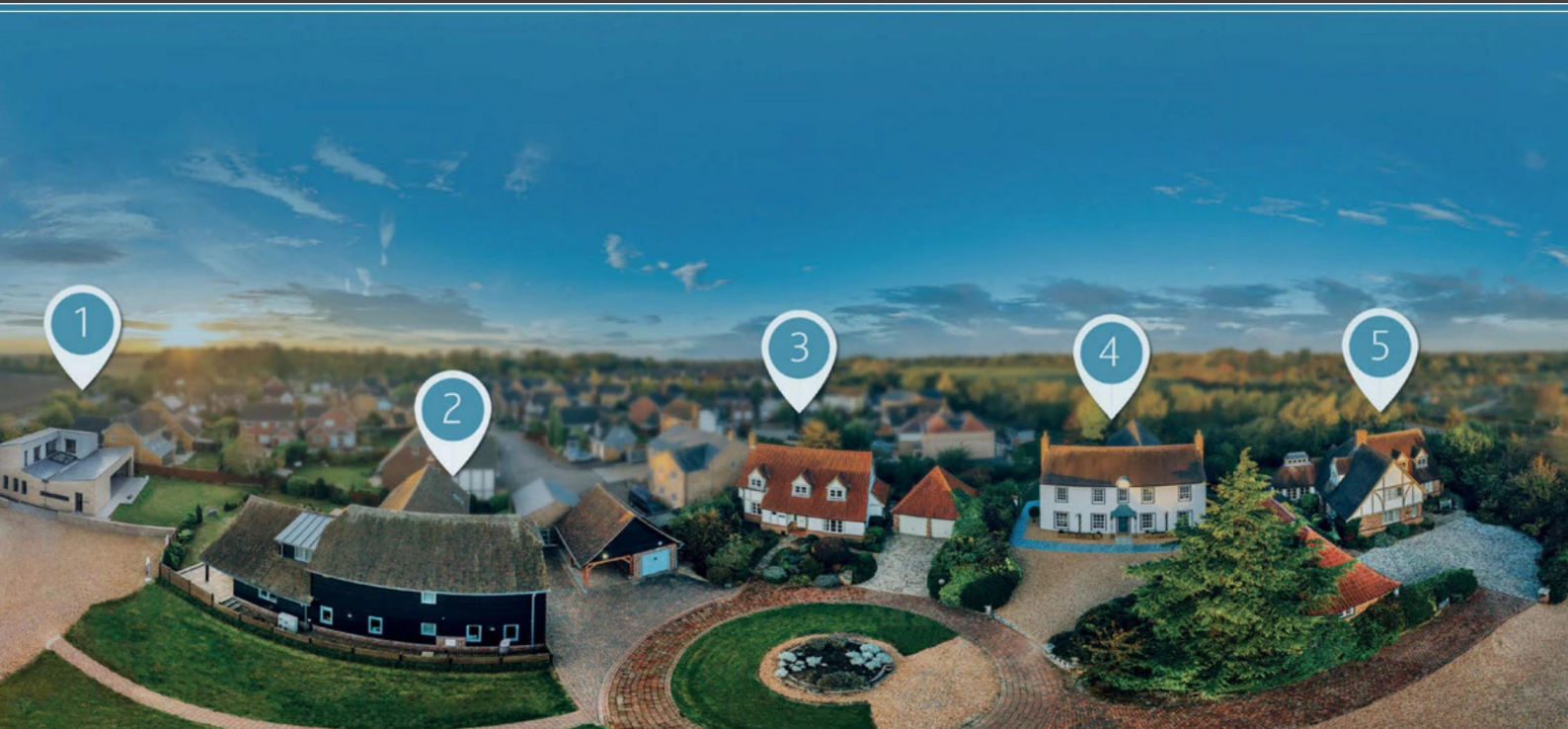
"We were living in Cheshire but decided to relocate to Devon after enjoying holidays there," explains Carol, a retired TV researcher. "This house was being sold with two acres of land, including a meadow, and it was such a quiet, unspoilt setting that we decided we could renovate and extend the existing building to suit our needs."

Carol and Michael had previously worked with an experienced local building contractor, Sexton Developments SW Ltd, who they approached to



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REMODEL & EXTENSION



THE BUILD

Much of the original house has been retained, albeit with the addition of a steel-frame extension to accommodate curtain walling.



“

OUR INITIAL BRIEF WAS TO DESIGN A TWO-STOREY SIDE EXTENSION. AS WE WORKED WITH JAMES SEXTON, THOUGH, IT BECAME CLEAR THAT A FAR MORE EXTENSIVE REFURBISHMENT AND REBUILD COULD GIVE US EXACTLY WHAT WE WANTED.

discuss the project. “Had we not already known Keith Sexton then we wouldn’t have taken on this house,” admits Carol. “It’s a family building business of over 30 years’ standing, and Keith’s son, James, is an architect with his own practice, Method Building Design, so we knew they would work well together as a team.”

Although now largely unrecognisable, the Sutcliffes chose to retain as much of the existing 1980s house as possible, realising that applying to demolish and rebuild from scratch could prove difficult in such a sensitive setting.

“Our initial brief was to design a two-storey side extension,” explains Carol. “As we worked with James Sexton, though, it became clear that a far more extensive refurbishment and rebuild could give us exactly what we wanted.” The house was therefore re-designed to maximise daylight and soak up the surrounding views, rather than conforming to traditional dwelling styles in the area. This allowed the architect to select a palette of external materials to suit Carol’s contemporary tastes and meet the environmental challenges of an exposed coastal site.

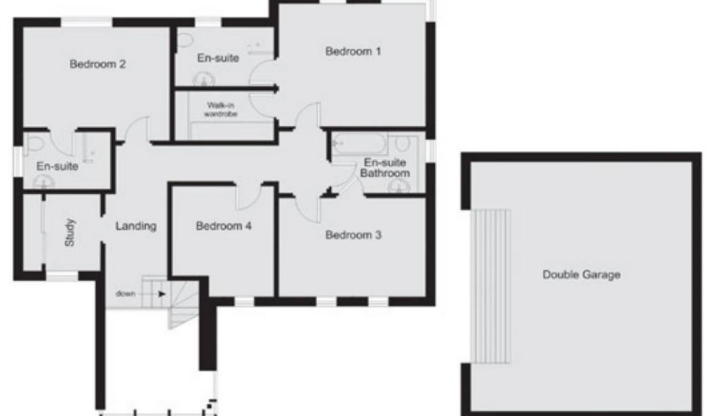
“The layout of the old house was dreadful and had been extended several times, so that every room seemed to be at a different level, with steps everywhere,” says Carol. “We also discovered later that there were no real foundations, which was a huge shock.”

The new ground-floor layout has flowing, subtly subdivided open-plan living spaces, with sea and countryside views, while the first floor accommodates en suite bedrooms and a bright central hallway with a vaulted ceiling.

Ground floor



First floor



The floorplan

The 208-sqm house has five bedrooms on the first floor, one of which is currently used as a study. The ground floor is predominantly open plan, with a smaller sitting room accessed through an opening from the main kitchen/dining/living space.



KITCHEN

The open-plan kitchen is fitted with a range of white high-gloss units, a large island and integrated appliances.



LIVING AREA

The open-plan living area has floor-to-ceiling glazing and large patio doors.

"The new extensions have probably doubled the original size, and it's now a far more contemporary building, with a two-storey glazed gable containing the staircase projecting out to the front," says Carol.

Initially, the planners had reservations over the size of the proposed house, but these were addressed during the pre-application stage, prior to making the formal planning submission. Consulting with the planners at the earliest opportunity prevented further possible delays caused by a refusal.

The existing dwelling had been built in traditional cavity blockwork, but new glazed extensions to

the front and side could only be formed using two steel frames, due to the large expanses of glass.

Once planning consent had been granted, Sexton Developments constructed the property over a 12-month period, and the house was first stripped and remodelled internally before erecting the steel-framed extensions and knocking through to connect the spaces.

Underpinning was required to shore up the foundations of the existing house and allow the ground-floor level to be dropped by 300mm to increase ceiling heights. "It was costly, but the planners set a height limit on the house," explains Carol. "Digging down prevented



REMODEL & EXTENSION



rooms from feeling oppressive by raising the existing low ceilings, which has made all the difference.”

Remaining masonry walls were significantly thermally upgraded using a rendered external wall insulation system, which is up to 200mm thick in places, so that thermal mass is retained internally. This in turn helps to regulate the temperature and reduce heating demand throughout the year. Decorative panels of grey composite weatherboarding were also used externally, and the warm roof is covered in a natural slate.

“Very little was left standing, but we completely trusted our builder and architect, who worked together

“
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CONTEMPORARY BUILDING, WITH
A TWO-STORY GLAZED GABLE
CONTAINING THE STAIRCASE
PROJECTING OUT TO THE FRONT.

In detail

PROJECT

Architect James Sexton,
Method Building Design and
Builder Sexton Developments
SW Ltd: 07515 108812

Structural engineer MJM
Structures Ltd: 01752 891932

**Plumbing and heating
design** Mike Gulley Biomass:
mgbiomass.co.uk; Erme
Plumbing: 01752 894594

STRUCTURE

Structural steelwork Jade-Aden
Services Ltd: jade-aden.co.uk
Cedral click board cladding

Etex UK: cedral.world

**Equitone Natura cladding, gable
end** FGF Ltd: fgflimited.co.uk

Specialist paintwork Let Us
Spray Ltd: 07832 118115

Conni S render system
Knauf: knauf.co.uk

**Tanking and damp-proofing
products** RIW Ltd: riw.co.uk

Windows and doors
Velfac Ltd: velfac.co.uk

Underfloor heating screed
Gyvlon: gyvlon.co.uk

**Aluminium sliding
doors, silicone-jointed
curtain walling** Reynaers
Aluminium: reynaers.com

FIXTURES AND FITTINGS

Garden pod John Lewis:
johnlewis.com

Light fittings Tom Dixon:
tomdixon.net

**Engineered oak flooring
and parquet**

Ted Todd: tedtodd.co.uk

Steel staircase fabrication
Jade-Aden Services Ltd:
jade-aden.co.uk

Corian worktops, stair cladding

Simply Solid: simplysolid.co.uk
Kitchen Heron Kitchens:
01548 857969

Heating installation

Mike Gulley Biomass Ltd:
mgbiomass.co.uk

Sanitaryware

Vitra: vitra.com

Ground source heat pump

Danfoss: danfoss.com

Photovoltaic panels

SunGift Solar: sungiftsolar.co.uk

REMODEL & EXTENSION



SITTING ROOMS

A ground-floor sitting room (top), without a door, may be accessed off the main open-plan living space (above).

throughout the project, and we rented a cottage nearby, so we could spend time on site and give our input," says Carol, who chose local suppliers wherever possible.

New external walls have been formed using hybrid timber stud walling, with insulated sheathing to significantly improve thermal performance, and the most challenging aspects of the build were the interfaces and connections between the old and new.

To create an imposing entrance, a two-storey gable wall of silicone-jointed glass was constructed, which contains the imposing staircase. "I suppose it was an extravagance in some ways, as we could have had another room instead of the void, but when you walk in it's such a bright, impressive space," says Carol. "It took the company three attempts to send the correct glass, though."

High-performance composite timber and aluminium windows from Denmark were installed throughout for a minimal frameless appearance

internally, and solar shading over the large expanses of glass prevent summertime overheating from solar gain. During the winter, when the sun is lower in the sky, the house receives free space heating.

The primary space and water heating system is fuelled by a ground source heat pump, utilising a 600m-long network of below-ground pipework in the paddock behind the house. This gathers low-grade renewable energy, which is absorbed from the sun's radiant and ambient heat throughout the year and stored in the earth, making it ideal for underfloor heating, which is better suited to lower water temperatures. High-efficiency photovoltaic solar panels are integrated into the natural slate roof surface to provide electricity to the home and power the heat pump.

The property is therefore energy self-sufficient and provides a small income from the energy it produces. "Although it was expensive to



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ALTHOUGH IT WAS
EXPENSIVE TO INSTALL THE
GROUND SOURCE HEAT
PUMP, WE DON'T REALLY
HAVE ANY HEATING BILLS.

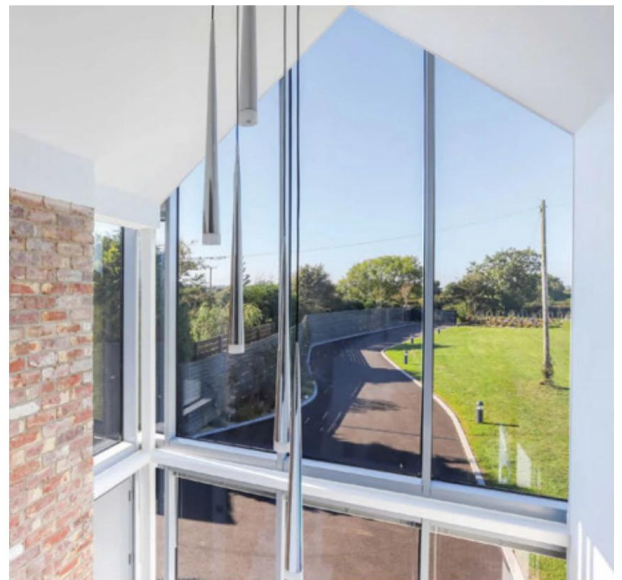
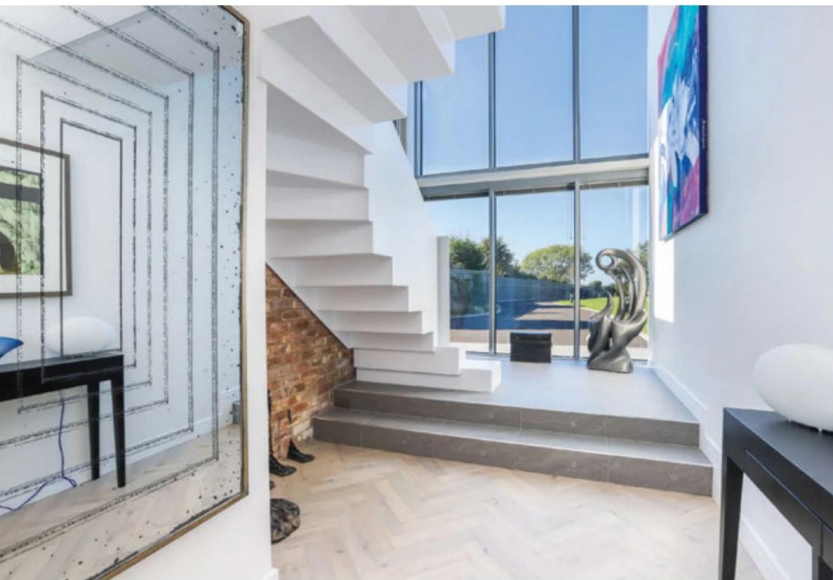
install the ground source heat pump, we don't really have any heating bills,” says Carol.

Interiors were finished using a simple palette of materials, with white walls and ceilings throughout to provide a blank canvas for Carol's collection of vibrant artwork and contemporary sculptures.

This minimal white expression is particularly evident in the Corian and steel staircase, which was a bespoke commission, led by the architect, who worked closely with the builder's supply chain to fabricate the structure. The result is a pure white form, with clean lines contrasting with the reclaimed brickwork wall in the hall.

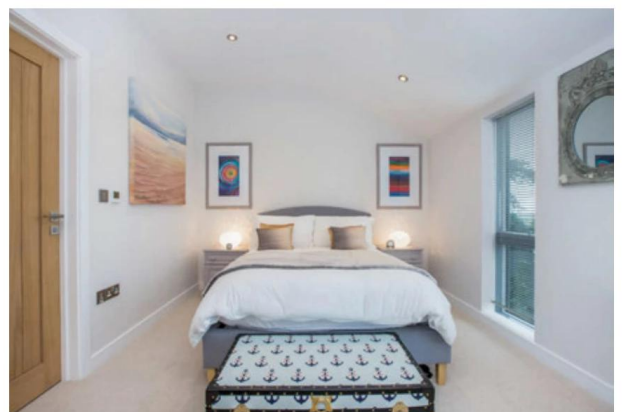
PATIO

The patio area is accessed through large patio doors.



BEDROOMS

The master suite has a walk-in wardrobe and en suite shower room. There are three further double bedrooms.



"I buy a lot of artwork and sculpture, and wanted a metal staircase which would look quite sharp and sculptural," says Carol. "I've had a number of kitchens in the past, and love seamless white Corian for worktops and sinks, as it's so easy to look after, so it seemed like a good idea to clad the stairs in Corian as well."

"Michael actually prefers more traditional interiors but was happy to allow me to take the lead with the design, as he knows I wouldn't feel comfortable living with antique furniture. For me, one of the most important things is how a material feels to the touch – from door handles to work surfaces – and building this house has allowed me to consider every last detail."

Final word

What was the high point of the project?

Getting started and seeing the house finally being built was exciting.

...and the low points?

The long wait for planning and all the nitpicking before work could begin on site. There were also issues with the corner window installation.

Your best buy?

The Corian for our

kitchen and staircase – it's such a forgiving material and still looks brand new.

Your biggest extravagances?

The ground source heat pump cost around £30,000 and our bespoke staircase was more than £20,000.

Any top tips?

Don't install kitchen gadgets you're unlikely to use and choose drawers instead of kitchen



cupboards for ease of access. I speak from experience, as kitchens are my passion!

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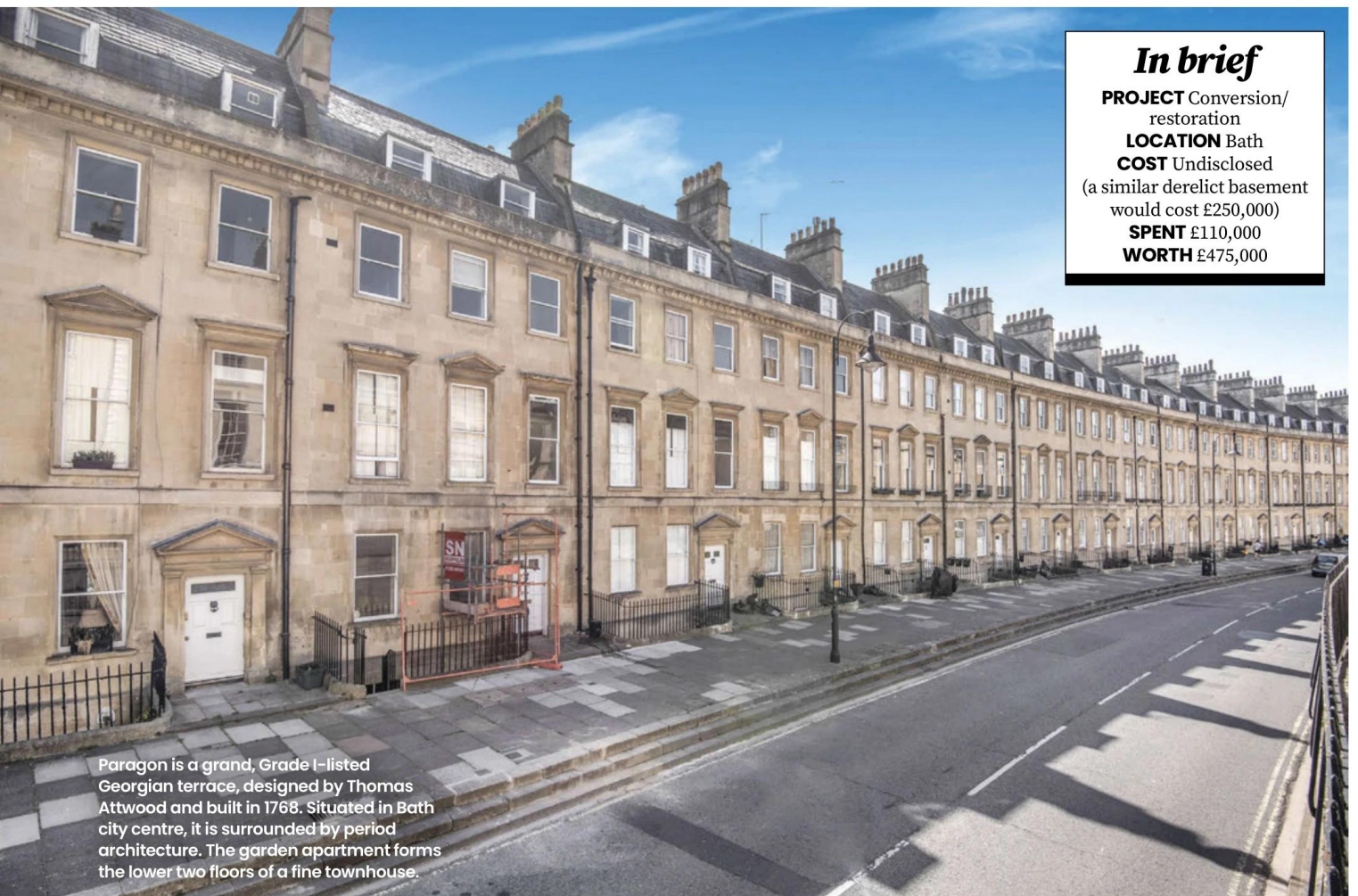
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In brief

PROJECT Conversion/
restoration

LOCATION Bath

COST Undisclosed
(a similar derelict basement
would cost £250,000)

SPENT £110,000

WORTH £475,000

Paragon is a grand, Grade I-listed Georgian terrace, designed by Thomas Attwood and built in 1768. Situated in Bath city centre, it is surrounded by period architecture. The garden apartment forms the lower two floors of a fine townhouse.



Sunken treasure

Britain's fastest snowboarder, Jamie Barrow, has converted the derelict basement of a Grade I-listed building into a stylish two-bedroom maisonette.

Story: **Debbie Jeffery**

Pictures: **Andrews Estate Agents/Sam Short/Jamie Barrow**

At the age of 28, Jamie Barrow has already lived a fascinating and extraordinary life. Dyslexia dented his confidence at school, but when he started snowboarding at the age of eight it transformed his life and, despite a debilitating accident in 2013, he went on to become Britain's fastest snowboarder, breaking numerous records along the way.

In addition, from the age of 21 Jamie began his fascination with property and renovated a string of apartments in the historic city of Bath. "I started out buying the smallest and cheapest one-bedroom flat I could find and was pleasantly surprised by how much profit it made when I sold it on," he explains.

BASEMENT CONVERSION



STONE FLOOR

Bath stone, sourced from a local quarry and cut to size, has been used to replace the original flooring, which also came from the same source.



“

EVERY LAST DETAIL NEEDED TO BE APPROVED BY THE LISTED BUILDING OFFICERS.

“My parents have always been keen builders and DIY enthusiasts, so over the years I learnt a lot, and we’ve tried to do as much of the work ourselves as possible.”

When Jamie bought a top floor flat in a Grade I-listed building in Paragon – an iconic street of Georgian houses designed by Thomas Warr Attwood – he discovered that the property had a communal garden and basement storage.

“I’d not been told about the storage area, which was supposed to give access to a garden, because it was totally derelict,” he explains. “It wasn’t even possible to open the door into the garden because of undergrowth outside, and the damp, dark basement was frankly creepy and would have made the ideal set for a horror film.”

Shocked that such a space could be abandoned and wasted, Jamie began to think about how the basement might be saved. “It was a fire risk and had been left to rot away, which I found really annoying,” he recalls. “The vaulted spaces were fascinating with several features still intact, including labelled wine storage, but broken windows meant the whole cellar was damp.”

Jamie spoke to the company which owns the building’s freehold and discussed buying the leasehold to the basement and sub-basement. “I ran into trouble early on, when the owner of another flat refused to alter their lease giving up access to the area,” he says. “It took a year and several thousand pounds to negotiate, and probably another two years to work through the design and gain permission from the council.”

As part of a Grade I-listed building, it was impossible to remove walls or change the structure of the basement, which meant that rooms needed to be located within the existing layout. Several vaulted areas beneath the pavement outside the house were refused permission for conversion into living spaces, due to damp proofing issues, and have instead been retained as useful storage.

“The vault was caked in black when we first got down there and, apparently, that’s because it was where horses used to drop off coal,” Jamie explains. “The house is built on a hill, and the basement area is on two levels. A temporary timber staircase had rotted away and was unsafe, so I was allowed to replace this with a new version, but every last detail needed to be approved by the listed building officers.”

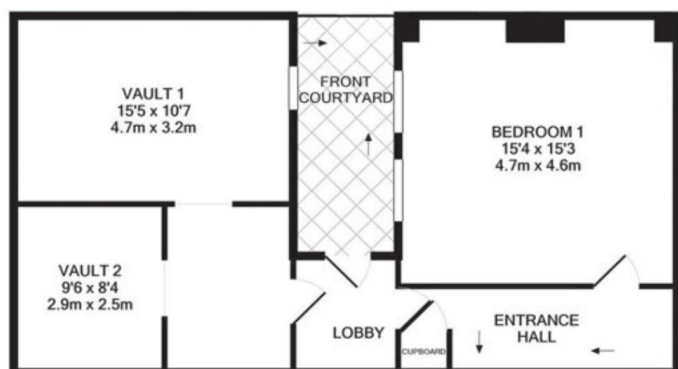
Living in Bath, Jamie was familiar with working on Grade II-listed buildings, but discovered that the process becomes far more complex for rare

The floorplan



Ground floor

The 116 sqm garden flat has a kitchen/living room, bedroom and bathroom at garden level and a master bedroom, entrance hall, lobby, courtyard and storage space on the lower ground floor.



Lower ground floor

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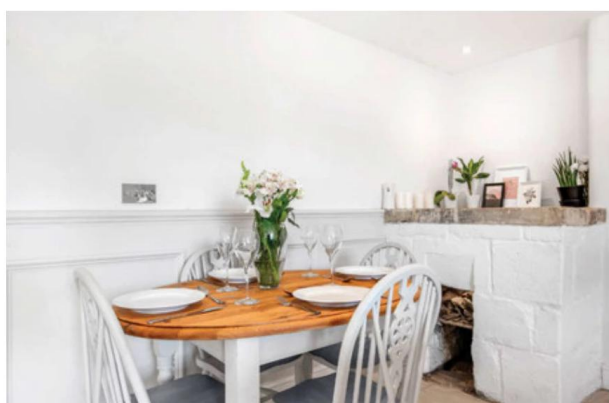


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Prepared for print 06/07/20



“

I FEEL PROUD TO HAVE BEEN ABLE TO RESTORE AND SAVE A PIECE OF HISTORY.

Grade I listings. He researched similar properties in the area, using their planning cases for guidance, and prepared a pre-planning application.

An architect also produced a design and access statement, and this cautious approach ensured that the process went relatively smoothly, with a second architect preparing detailed plans and drawings for Building Regulations.

“I’d always camped out in properties I was renovating, sleeping on a mattress on the floor, but the basement was totally uninhabitable, with no water or electricity,” says Jamie. “I took on the role of project manager and employed builders I’d worked with before, rather than doing the work myself, because it was such an ambitious scheme.”

Jamie did physically clear the overgrown garden himself, though – a process which took three days. “It was like cutting my way through the rainforest, and I was amazed to find a good-sized private walled garden beneath the undergrowth, which is incredibly rare in the centre of Bath.”

Flooring proved the biggest challenge, as obtaining reclaimed Bath stone for the lower level to match existing flagstones was impossible. “Reclamation yard staff literally laughed when I phoned around, as the stone is so rare, and at one point I’d decided to lay limestone instead,” says Jamie.

“Then I phoned a local quarry, and the people there identified that the stone already in the property had almost certainly come from their mine. They put me in touch with a stonemason, who was able

JAMIE'S TOP TIP...

“Renovating a listed building requires thinking long-term. I want this home to be lived in for another 100 years, so you have a social responsibility. I could have cut corners and found easier and cheaper ways to do things, but that’s not what it’s about.”



LIVING AREA

The kitchen/living room opens onto the garden. Cabinets have been finished with curved oak worktops, and an original fireplace was preserved, together with an old washbasin.



BASEMENT CONVERSION



to work with the raw Bath stone, and I was even invited to the mine to see the whole process.”

Damp earth floors in the basement were carefully excavated by around 500mm before a Limecrete floor could be installed as a breathable, sustainable alternative to concrete, consisting of layers of geotextile membrane and recycled foam glass insulation. The newly cut flagstones were then laid using a lime adhesive, with service pipework and drainage running through the floor.

“There were holes in the ceilings and, although these would normally have been boarded over, I was allowed to replace them as there was too little head height to meet Building Regs,” says Jamie, who used acoustic vibration bars and two layers of fire-resistant board.

Existing lime plaster was retained and repaired, with new lime plaster used for the remaining walls and ceilings. This was finished in a matt, clay-based breathable paint from Earthborn Paints. Jamie tackled the decorating



BATHROOM

The former vaulted wine store is now a luxurious bathroom with a walk-in shower positioned in front of original shelving.



MASTER BEDROOM

Original Bath stone flooring was restored in the master bedroom, and lime plaster with horsehair has been used throughout the flat for an authentic finish with gently curved corners.

himself, and initially tried using limewash, which had dried with a patchy finish, even after eight coats.

Working within the existing parameters of the basement required some innovative solutions. A bathroom has been installed in an old wine store at garden level, and a kitchen/living room overlooks the walled garden, with a second bedroom created from two small vaulted rooms.

"We couldn't take down the walls, so instead we built the bed into a small pantry space," says Jamie, who constructed a wooden frame and bought a superking foam mattress, which was cut to size. "Basically, everything needed to be free-standing and removable, so that the fabric of the building wasn't damaged in any way, and I installed panelling to accommodate uplighters, which really show off the shape of the vaulted ceilings."

To meet listed building requirements, a broken, boarded-up window in the second bedroom needed to be replaced with a single-glazed replica sash, which proved difficult to source. "Fortunately, my joiner was able to repair the other windows, and we were allowed to replace some cracked panes in the main bedroom," says Jamie, who has now launched his own property development company.

"All internal doors needed to be solid wooden fire doors, with detailed drawings and cross sections

In detail

PROJECT

Project manager Jamie Barrow; jamiebarrow.com

Architects

Mitchell Eley Gould; mitchelleleygould.co.uk

Builders Nigel Coles Building and Renovations; 07542 964623

STRUCTURE

Subfloor products

The Limecrete Company; limecrete.co.uk

Metal staircase

British Spirals and Castings; britishsc.co.uk

Stair installation, metalwork

Morganweld; 01761 451296

Lime plastering

Newman Plastering; 07588 770040

Reclaimed stone

Bath Reclamation; bathreclamation.co.uk

FIXTURES AND FITTINGS

Clay paint

Earthborn; earthbornpaints.co.uk

Oak worktops

Worktop Express; worktop-express.co.uk

Kitchen

DIY Kitchens; diy-kitchens.com

Tiles

Tile and Flooring; tileandflooring.co.uk

Stone for flooring

Bath Stone Group; bathstone.com

Stonemason

Stokes Masonry; stokesmasonry.com

Sanitaryware

Victorian Plumbing; victorianplumbing.co.uk

The apartment is on the market with Andrews Estate Agents; andrewsonline.co.uk

“

MY TALENT IS IN SHOPPING AROUND WHICH IS DEFINITELY WORTH THE EFFORT WHEN YOU SEE WHAT SAVINGS CAN BE MADE.

BASEMENT CONVERSION



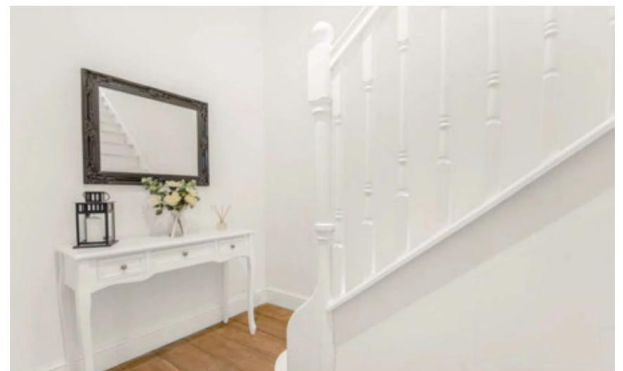
BEDROOM 2

A second bedroom has been cleverly formed by creating a built-in bed in one portion of the vaulted room, with uplighters on panelling ensuring that none of the original stonework was damaged.



STAIRS

Permission was given by Bath North and East Somerset council to replace a derelict temporary staircase with a modern version.



submitted for approval. Each submission takes around three weeks to sign off, and any changes mean you have to present an entire new application, so I learnt a huge amount during the process."

Jamie designed the new kitchen, travelling to the Midlands to visit DIY Kitchens' showroom and discuss his needs. "I wanted solid timber doors, and each unit is made and painted to order," he explains. "Oak worktops with curved ends were then cut by my carpenter."

In the vaulted bathroom, formerly a wine cellar, Jamie needed to work around the existing shelving and storage areas to create different segments to the room, including a walk-in shower.

"My talent is in shopping around, which is definitely worth the effort when you see what savings can be made," he says. "This project has been a real adventure, and I feel proud to have been able to restore and save a piece of history right in the centre of Bath."

Final word

What was the high point of the project?

I'm particularly proud of the beautiful Bath stone flooring, which came direct from the quarry and was prepared by a local stonemason.

...and the low points?

The extra year spent trying to negotiate to purchase the leasehold of the basement.

Your best buy?

The natural Bath

stone, which I bought direct from the quarry for £99/sqm – although there were additional costs involved for the stonemason and laying.

Biggest extravagance?

£8,000 for the new external metal staircase and grating, but it's the first thing people see and they often comment on its appearance.



“
INSIDE ANGULAR
ROUTES THROUGH
THE HOUSE DIRECT
THE EYE TO THE VIEW.”



In brief

PROJECT ICF new build
LOCATION Salcombe, Devon
COST £950,000
SPENT £900,000
WORTH Unknown



Clifftop COOL

This striking home overlooking the Devon coastline is built using insulated concrete formwork, and perfectly combines elegance and efficiency.

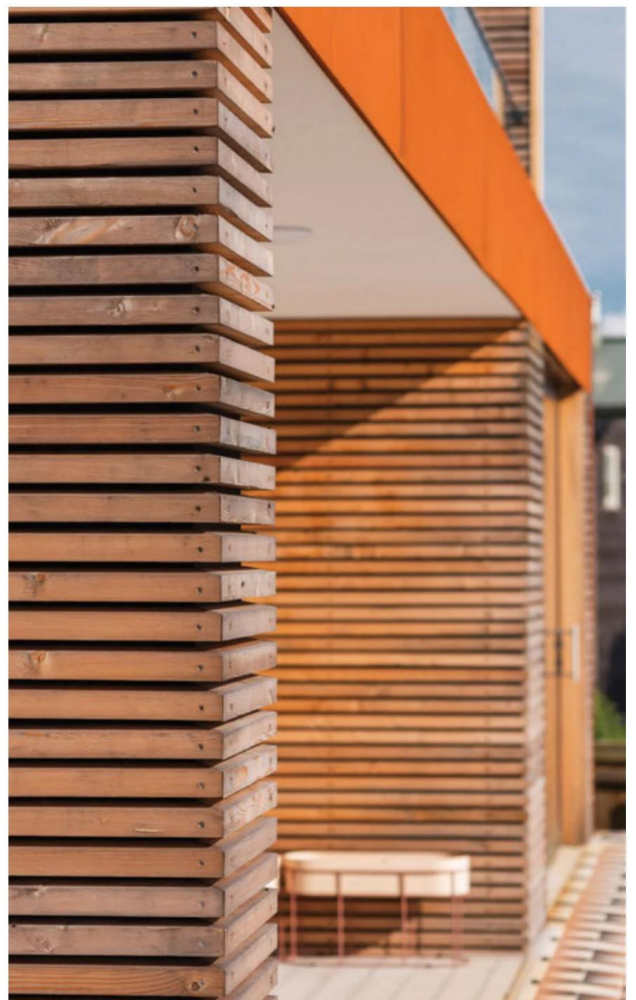
Story: **Louise Parkin** Photography: **Richard Downer Photography**

Built on a wooded site atop a hill above Salcombe's South Sands and North Sands beaches, this timber-clad contemporary home has been designed with a modern aesthetic while avoiding the modernist look of the ubiquitous white boxes dotted along the UK's south coast.

Created by Ian Phillips, director of Devon-based van Ellen + Sheryn Architects, the energy-efficient house is built on the site of a 1960s bungalow. "The L-shaped bungalow was quite large but it was very dated, not laid out very well and had a conservatory that overshadowed the interior," says Phillips. "It had a large roof space and, although it had sea views, the connection to the garden was poor. Houses on either side of the bungalow were two storey, so there was always a good chance of getting planning permission for a new-build home."

REAR

Clad in western red cedar, the modernist home opens onto the garden through wide glazed sliding doors. A covered terrace and a roof terrace provide outdoor space for all weathers.





Built using insulated concrete formwork, the home is perched high on the cliff with panoramic views of the sea and the estuary. To maximise these views and connect with the landscape, the main living spaces open out onto the garden and balcony, with glazing strategically positioned to maximise the ocean views.

The front door opens into a first-floor living/kitchen/dining room, exposing a dramatic panorama of the coast through a wide bank of glazing, which opens onto a generous balcony. An adjacent cinema room can be closed off with a wall of Crittall-style steel-framed glazing, while six bedrooms and en suites are located on the ground floor below. The master bedroom opens directly onto a heated swimming pool while another room leads to a covered terrace, making the garden usable all year round.

The spacious two-storey house falls within the footprint of the previous bungalow, with a flat roof lower than the ridge height of the original property. This is designed to support sedum planting, which regulates rainwater run-off and improves local biodiversity.

Building with insulated concrete formwork was the solution to overcoming tricky site challenges. The steeply

EXTERIOR

The two-storey modernist house is situated on a sloping coastal site, clad in timber and stone with a dramatic entrance bridge leading to the front door.



Design details

The house is built on strip foundations, with walls constructed using formwork supplied by Nudura. This polystyrene becomes a layer of insulation both inside and out. Each storey was built in one week, after which concrete was inserted into the cavity of the formwork in one pour.

Concrete beam and block floors and roof complete the shell, which is durable, a good heat sink and an effective sound insulator. Additional PIR insulation in the floor and roof was used to further improve energy efficiency, chosen for its U-value and compressive strength.

Flat roofs are finished in SIG Armourplan single-ply polyester-reinforced PVC membrane. Sheets were used in larger areas, while liquid was applied for the trickier balcony areas. This is topped with drainage mats, ready for soil and grass, or sedum planting.

Balcony decks are Millboard timber-effect composite decking, surrounded with glazed balustrades which preserve the views.

Heating is provided by an air source heat pump, with a separate pump twice the size to heat the concrete pool, which was cast in situ.



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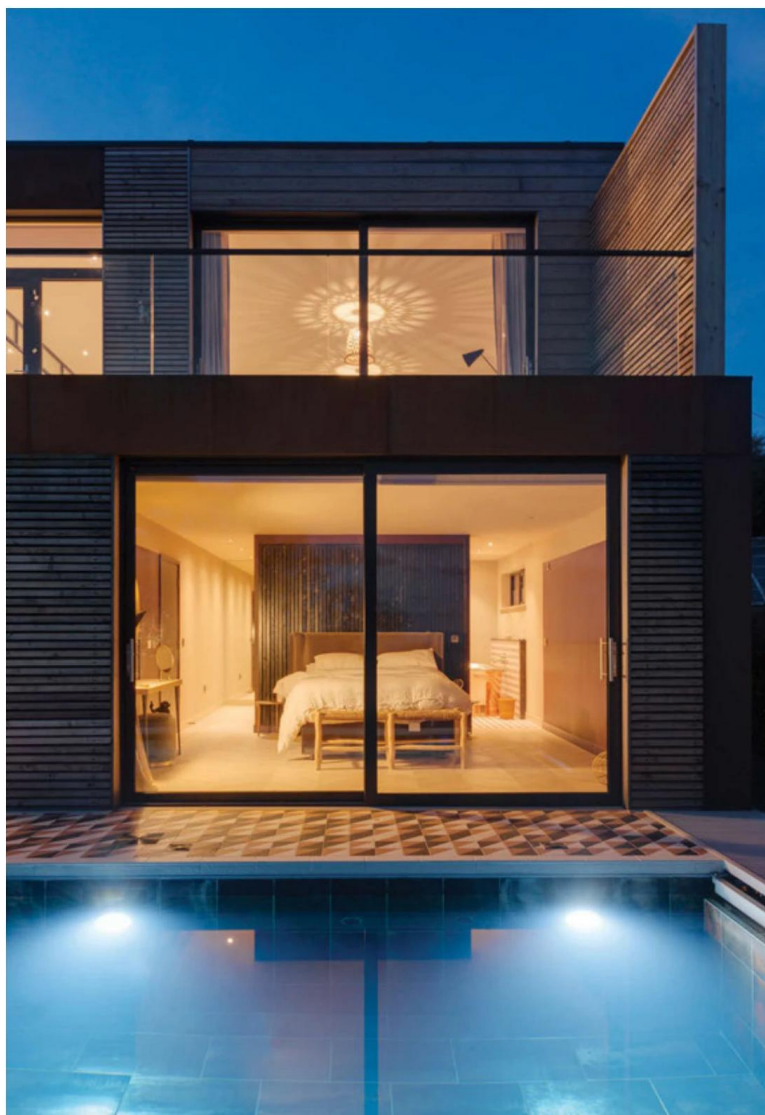
CONSTRUCTION AND PROJECT MANAGEMENT

01803 867359

gouldenandsons.co.uk

Totnes, Devon

NEW BUILD



sloping plot is accessed from above by a narrow winding single-track road, making access for large vehicles and plant impractical. Choosing building methods that could be delivered without a crane was paramount. "The formwork is really easy to use – it simply slots together, akin to large Lego blocks. It was perfect for a site like this," explains Phillips, whose brief was to design a home that relates to its surroundings, but with strict instructions that it should not be yet another modernist white box.



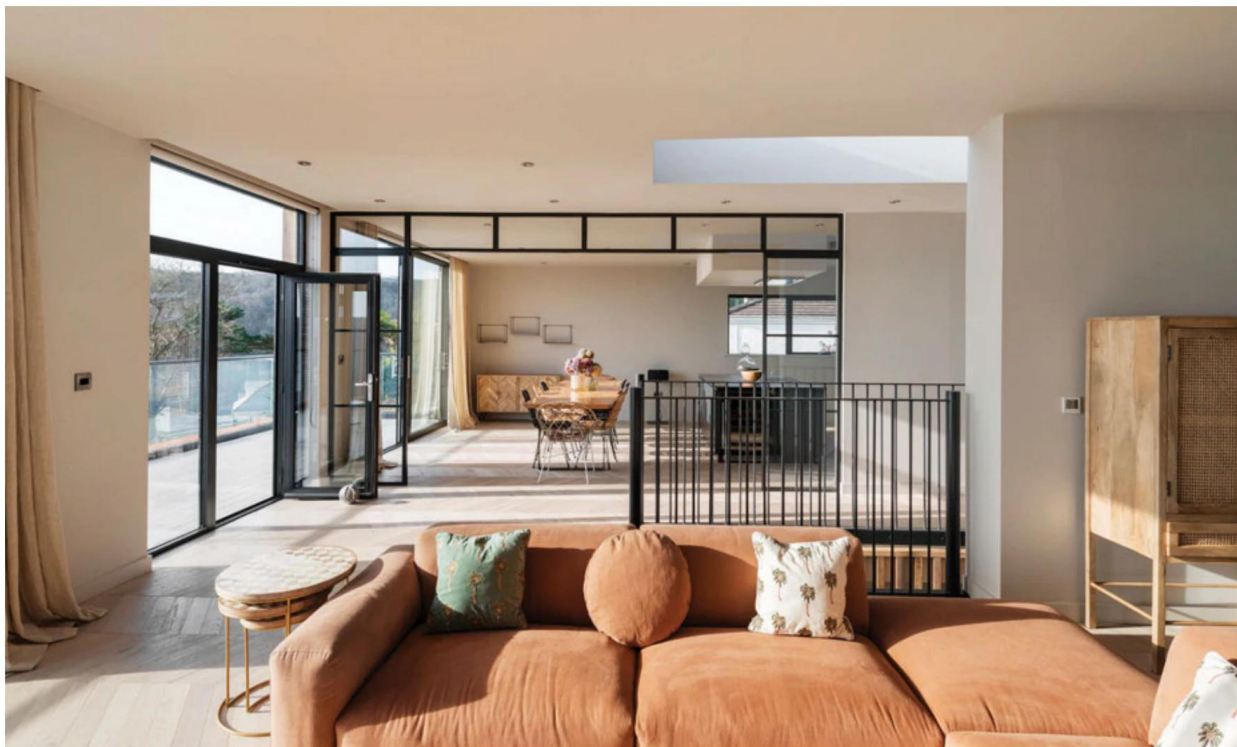
Ground floor



First floor

The floorplan

The main entrance is on the first floor, accessed by a footbridge leading to an open living/dining/kitchen. Bedrooms and bathrooms are on the ground floor opening onto the pool and terrace.



In detail

PROJECT

Architects

Ian Phillips
at van Ellen + Sheryn:
vanellensheryn.com

Project manager/

builder Goulden & Sons:
gouldenandsons.co.uk

Engineer

John Grimes
Partnership: johngrimes.co.uk

Quantity surveyor Hosken
Parks: hoskenparks.co.uk

Interior & kitchen

design Jenny Luck:
07825 183731, jennyluck.co.uk

STRUCTURE

ICF Nudura: nudura.co.uk

ICF supplier Fell Partnership:
thefellpartnership.co.uk

Flat roof single-
ply membrane SIG:
sigroofing.co.uk

Glazed doors Smart Systems:
smartsystems.co.uk

Windows and doors Sapa:
sapabuildingsystem.com

Window supply and installation

PS Counter Windows:
pscounterwindows.co.uk

Composite balcony decking
Millboard: millboard.co.uk

FIXTURES AND FITTINGS

Oak flooring Ted Todd:
tedtodd.co.uk

Internal glazed screens
Jennyfields: jennyfields.co.uk

**Western red cedar
cladding** Global Timber
Products Ltd: hardwood-
suppliers.co.uk

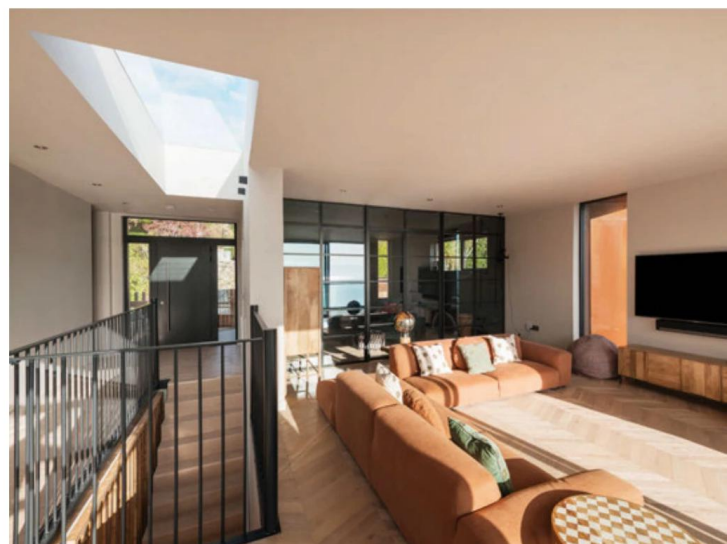
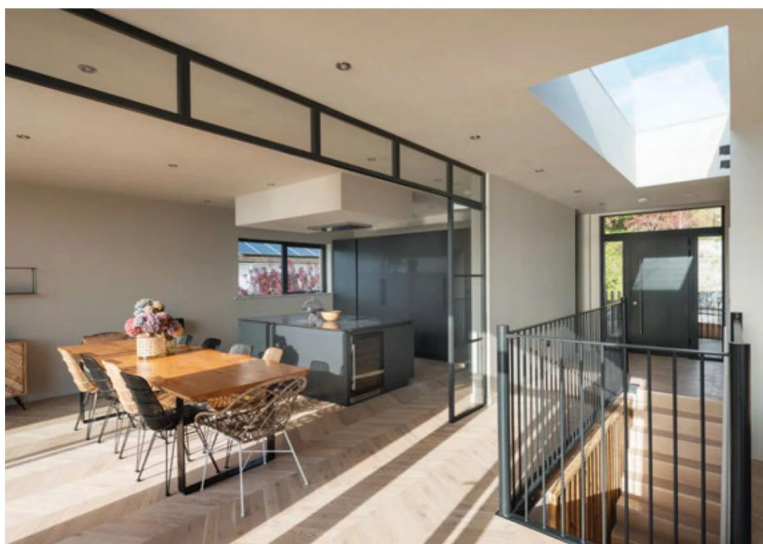
Kitchen fabrication
Treyone: treyone.co.uk

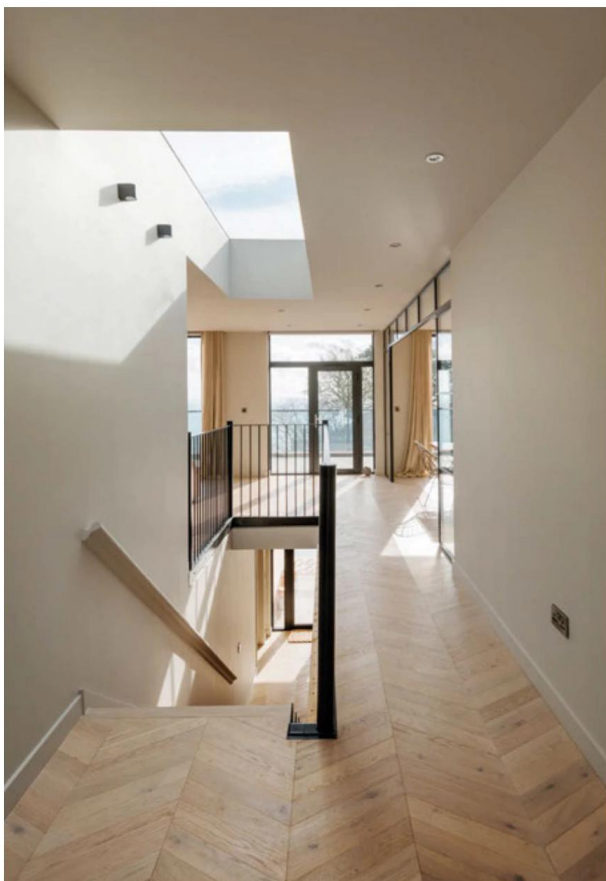
Although Phillips' scheme explores the shapes of the modernist tradition, the form is broken up with the addition of external balconies and covered terraces. Inside angular routes through the house direct the eye to the view, including slot windows that have been carefully positioned to offer just a glimpse in passing of the broader view to come. One such window has been designed to frame the view of the estuary, while at the same time removing neighbouring houses from the sightline. An external metal frame partially distorts the view when standing immediately in front of the window, effectively preventing overlooking neighbours' gardens.

Western red cedar cladding, which envelops the entire upper storey and parts of the lower storey, was chosen for its consistency and resistance to decay, and requires no treatment. It will gradually weather and fade to an attractive silver grey. Two cladding styles feature wide planks next to narrow battens with shadows gaps, imbuing a sense of texture and depth, while sections of rust-coloured corten steel panels introduce an alternative material that looks striking and is highly durable. This oxidises over time

INTERIORS

Inspired by sandy tones and natural finishes, muted colours create a calming haven.



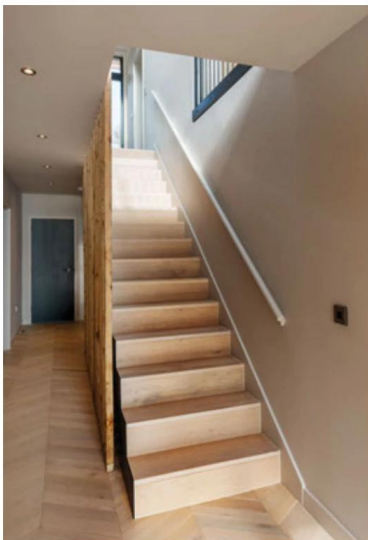


to change from bright orange to a dark bronze colour.

A sweeping entrance bridge adds drama to the back of the house, connecting the sloping upper driveway with the main first-floor entrance. A pair of steel beams span the gap between the existing retaining wall and the house, and these are infilled with timber joists and finished with Millboard timber-effect composite decking. The timber uprights that form the balustrade are western red cedar, each independently fixed to steel fins that project out from the top surface of the steel joists, and an innovative shading structure over the front door is

CINEMA ROOM

Separated by Crittall-style glazing, the cinema room provides a cosy space away from main living areas.



STAIRS

Cast in concrete, stairs are clad in oak with exposed concrete on the underside.

POOL

Dark slates line the heated pool so it reflects the sky.



made from the same material. Below there are sections of render and quartzite stone cladding, while white-painted blockwork retaining walls create a Mediterranean feel.

Aluminium sliding doors, windows and external doors use a thermally broken system that achieves high thermal performance, and the durability to withstand harsh coastal conditions.

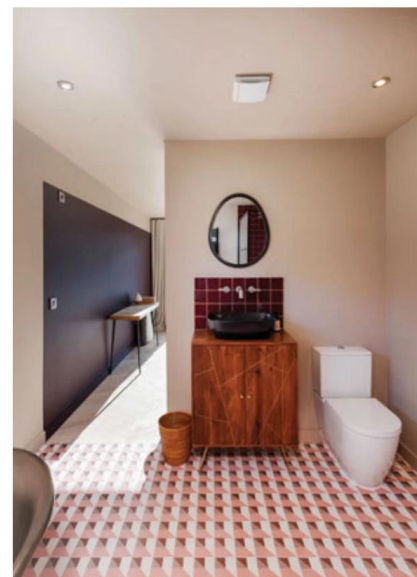
Project manager and building company Totnes-based Goulden & Sons was recommended by the architect, having worked on numerous projects with them in the past. Richard Goulden and his team undertook all aspects of the work including groundworks and overseeing the installation of the formwork.

Interior designer Jenny Luck was commissioned to plan the fittings and decor, and help choose furnishings. Jenny tweaked the layout and selected Crittall-style glazing to separate the cinema room from the main living area, also suggesting the strips of black steel-framed glazing that effectively create a visual cue that the kitchen and living room are distinct spaces.

A timber floor in chevron format has been laid throughout the house, except for the boldly coloured geometric tiles in the bathrooms. Large comfortable sofas are arranged to focus on the sea views, in tones designed to capture the sandy colours of the coastline as well as the rust of the steel panels.

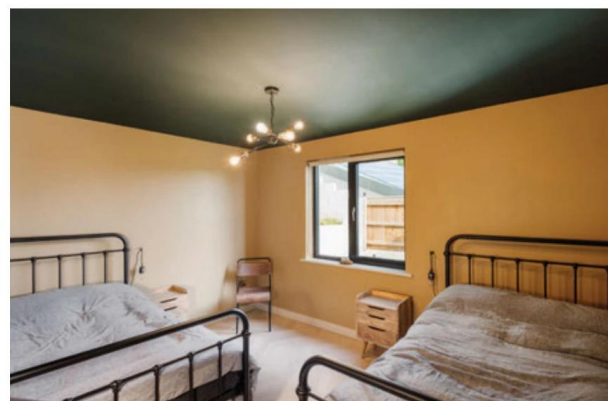
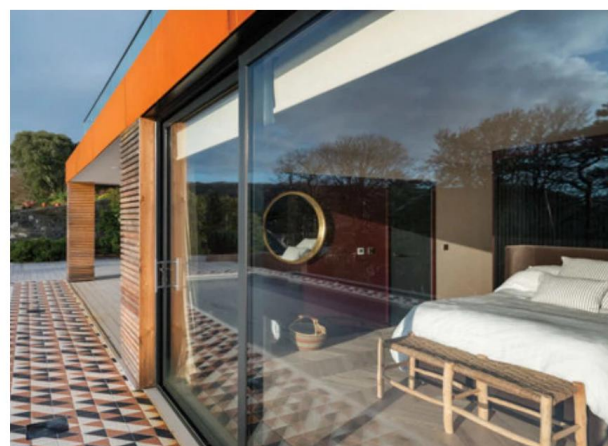
A large hallway roof light located above the staircase to the ground floor casts natural light into both the first-floor living area and the ground-floor stairwell. Concrete stairs were cast in situ, the raw concrete visible on the underside of the stairs creating an industrial effect and a reference to the concrete used in the house construction, with a shaped black metal panel cladding the stringer.

Ground-floor bedrooms are connected to the gardens through sliding glazed doors, with direct



MASTER BEDROOM

A painted timber-clad wall conceals the en suite bathroom, which has a Crittall-style shower screen.



access to the heated pool. Soft, warm tones with bold feature walls have been chosen in these rooms, with striking timber-clad walls adding a dramatic look.

Brass taps and black metal shower screens have been installed in the bathrooms, similar to the Crittall screens upstairs, and opulent tessellated tiles add colour and texture to the bathrooms with a reference to the urban/industrial steel cladding used externally.

The slate-lined concrete pool, cast on site using timber shuttering, was installed above ground, a concrete structural deck creating a single level that is flush with the bedrooms, covered with geometric tiles and Millboard decking.

A plant room beneath the pool provides storage for the air source heat pumps, one 8kW pump for the house, and another for the pool, which is 16kW.



BEDROOMS & BATHS

Bolder tones have been used in the bedrooms, and vivid geometric tiles in the bathrooms.

PLANT ROOM

A plant room beneath the pool provides storage for the air source heat pumps.

In brief

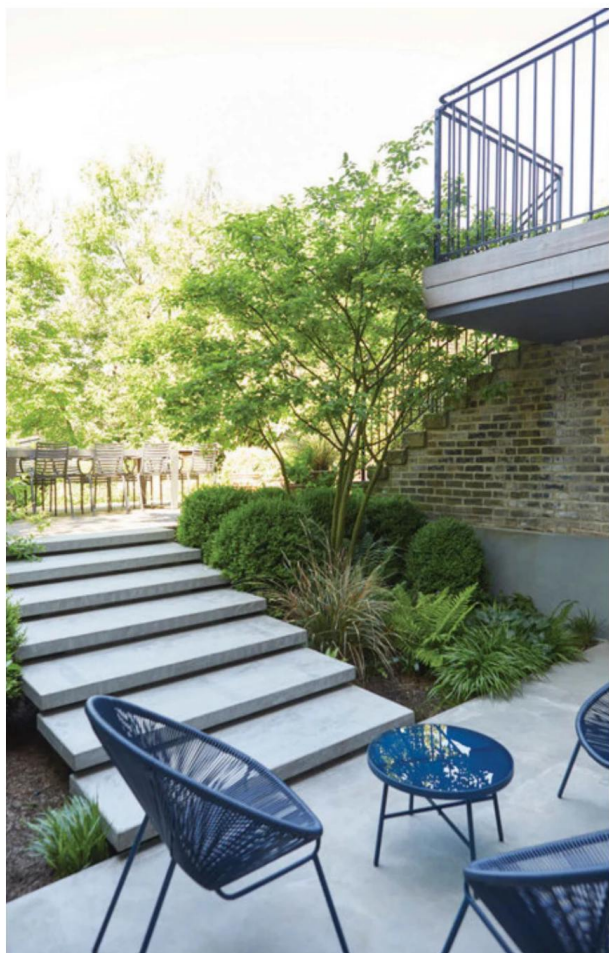
PROJECT Renovation

LOCATION London

COST £3m in 2001

SPENT £1.5m





Grand OPENING

Demelza and Jos Short have painstakingly restored their Grade II-listed period house, introducing some contemporary finishes at basement level to weave together the old and new.

Story: **Debbie Jeffery** Photography: **Airey Spaces/Antonio Visceglia**

Built in 1789, Demelza and Jos Short's five-storey terraced home, on one of Highbury's loveliest streets, had become tired and in need of a complete makeover. The couple, who have three adult daughters, originally bought the house back in 2001, when they moved from a Georgian townhouse nearby.

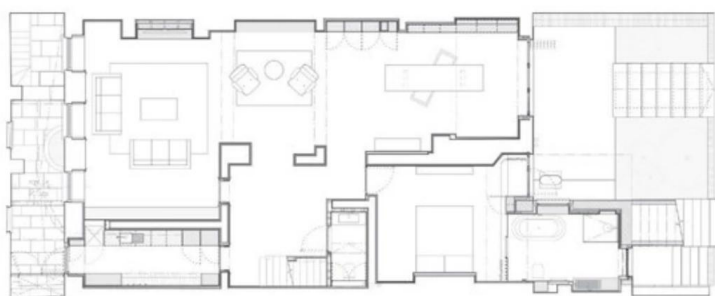
"It was a pretty big move for us, but we needed a larger home," Demelza, a relocation agent, explains. "It was originally built as a family house, but was later amalgamated with two other properties, and in 1914 it became an Elizabeth Fry Hostel for girls on probation. Then, between 1960 and 1983, it was a hostel for men before being converted back into three homes."

Demelza and Jos always intended to make changes to update and refresh their home, but it took some

EXTERIOR

This London home has been completely renovated, including the single-glazed sash windows. The garden has three zones each on a different level.

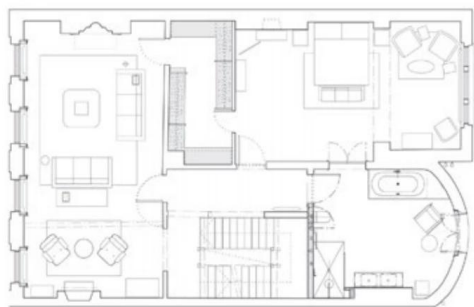




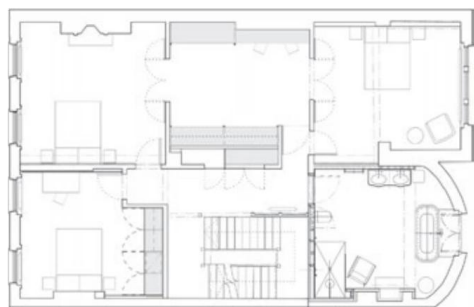
Lower ground floor



Ground floor



First floor



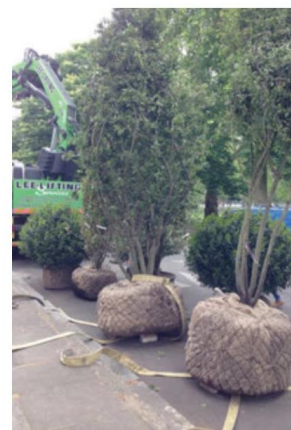
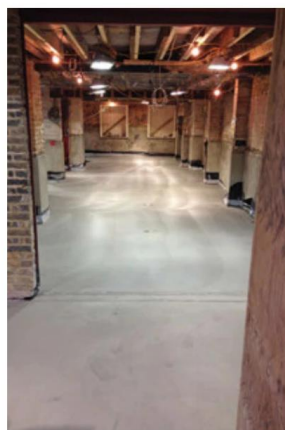
Second floor



Third floor

The floorplan

The 697 sqm house now has a study, TV room, guest bedroom and bathroom, boot room and cloakroom at basement level, with a kitchen, dining room and snug on the ground floor. The master bedroom suite and drawing room are on the first floor, with three bedrooms, a bathroom and dressing room on the second floor. A fifth bedroom, bathroom, laundry room, studio/exercise space and a small balcony are located on the top floor.



The project took more than two years to complete. An existing brick wall in the basement required underpinning, together with levelling of the timber subfloor, reinforcing the existing floor, and strengthening the staircase. The garden was landscaped, with mature trees craned into position.

years and several conversations with different architects before they decided to move into a flat next door and tackle the project all in one go, instead of on a room-by-room basis. "We'd completed bits and pieces over the years, but in the end we did absolutely everything," Demelza continues. "Once you start, one thing leads to another, and it became a far more complex task than we'd ever imagined."

The basement level was rarely used, bathrooms were old, and only one shower worked in the house. The entire building needed a rewire and new plumbing; windows required refurbishing, and spaces rationalising inside and out.

"Our drains didn't work properly, and we could sometimes smell them down in the basement," says Demelza. "It felt like we needed to carefully strip back the whole building to create a good space, as it had been so chopped around over the years. Much of the work to preserve the house is hidden behind the scenes – things you won't see, such as insulation and pipework."

The intention was to restore the period spaces and features to their original form, while also creating new contemporary areas. Walkerbushe Architects was invited to design a scheme which would be sympathetic to the history of the building while suiting the family who live there. "Richard Walker impressed us with his approach and manner, and the practice is also close to us, which made site visits easier," says Demelza. "He was so amenable, and I had a gut feeling that Walkerbushe would be the right company to help us achieve our vision for the house, without knocking the spirit out of it."

The practice worked closely with the listed building inspector and planners to achieve permission for changes to the listed house. "We looked at archived plans which helped us to see how it had evolved over time," says Demelza.

B&A Woodworking was then employed to undertake the project, which took almost two years. The full-service building company specialises in the construction of architect-designed residential projects, working with a broad network of specialist subcontractors.

“

WE WANTED TO SEE AS MUCH AS WE COULD FIRST HAND, SO WE SPENT A LOT OF TIME WITH OUR DESIGNER AND ARCHITECT.



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“They were absolutely fantastic,” says Demelza, who had never tackled such a large project before and worked full time researching and sourcing fixtures and finishes for the house, together with interior designer Honor Riley. “We wanted to see as much as we could first hand, so we spent a lot of time with our designer and architect going to look at things like flooring, bathrooms and marble.”

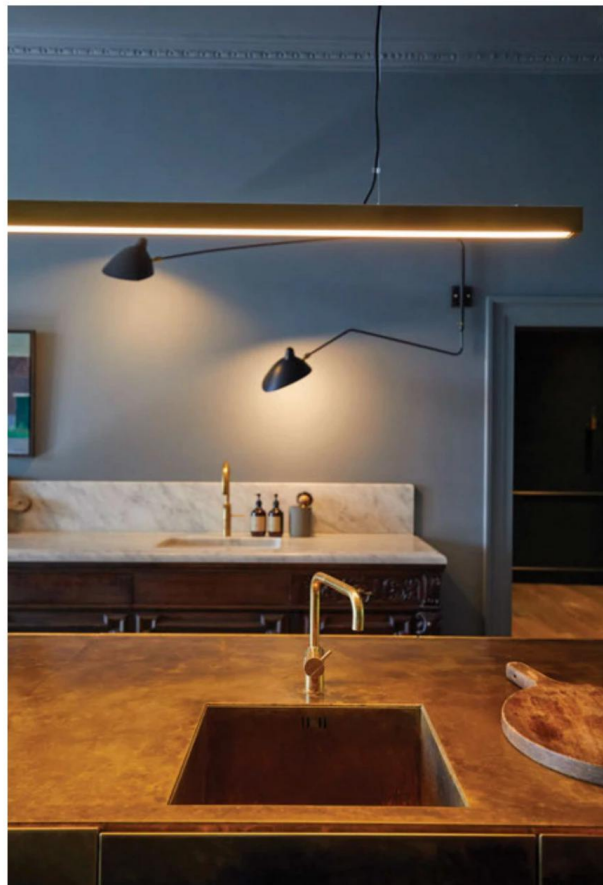
Exterior works included the restoration of the street facade, together with excavation to the rear of the house - enabling a flowing connection from the lower ground floor, across floating exterior concrete steps, to a completely re-landscaped garden.

The existing felt roof was rebuilt using new rigid insulation, ply deck and three layers of felt covering, and the lead flashing was also replaced. Slates to the mansard roof were all retained and cleaned and rigid insulation fitted between the rafters. The existing sash windows and shutters have also been completely overhauled and redecorated by the building contractor.

At basement level, an existing brick wall required underpinning, on the structural engineer's advice, together with levelling of the timber subfloor, reinforcing the existing floor, and strengthening the staircase. New timber bifold doors and casement windows were installed to the rear, overlooking the garden, and a roof light was craned into place above the staircase.

Internally, the layout was largely restored, with mouldings and patterns painstakingly taken from original sections, some from adjoining contemporaneous listed buildings. Scale was key with such a large house, and each room needed to reflect the grandeur of the overall building, so the design of joinery in areas such as bathrooms and kitchen was carefully considered.

Previously, there had been a kitchen, dining room and snug on the ground floor, and these were retained and improved. The bespoke kitchen was designed to appear as a collection of large furniture pieces,



KITCHEN

Brass and birch-ply carcasses were designed in collaboration with Bert & May to form the kitchen island, with a reclaimed oak pantry unit made by the contractor, who also adapted an old sideboard into a sink unit. Marble worktops, a pantry fabricated by Masters in Stone, and a bespoke stainless-steel drawer unit by Fabber, help create a unique space.

Design details

Walkerbushe Architects and interior designer Honor Riley weaved together period features while introducing a contemporary edge in the basement, where concrete floors have been laid over underfloor heating. The entire house was rewired and plumbed, with a sophisticated AV system installed. Demelza's new basement study opens through bifold doors onto a terrace, with the same concrete flooring used inside and out.



In detail

PROJECT

Architects

Walkerbushe Architects:
walkerbushe.co.uk

Main contractor

B&A Woodworking Ltd:
bandalondon.co.uk

Structural engineer

O'Connor Sokolowski
Partnership: ocsp.co.uk

Interior designer

Honor Riley: honorriley.com

Landscape designer

Harris Bugg Studio:
harrisbugg.com

M and E consultant

KUT LLP: kut.co.uk

AV engineer

Grahams
Home Technology:
grahams.co.uk

STRUCTURE

Bespoke sliding

Crittall-style screen

Steel Window Service:
steelwindows.co.uk

Garden door

The Folding
Sliding Door Company:
foldingslidingdoors.com

Roof light

Sunsquare:
sunsquare.co.uk

Insulation

Celotex:
celotex.co.uk

Concrete floor and steps

Lazenby: lazenby.co.uk

FIXTURES AND FITTINGS

Timber and stone flooring

Solid Floor: solidfloor.co.uk;
Stone Age: stone-age.co.uk

Moroccan Tadelakt plaster

Décor Tadelakt:
tadelakt.co.uk

Paint finishes

Farrow
& Ball: farrow-ball.com;
Paint & Paper Library:
paintandpaperlibrary.com

Brassware

Vola:
en.vola.com

Bespoke stonework

Masters in Stone:
mastersinstone.co.uk

Bespoke stainless-

steel kitchen unit

Fabber: fabber.co.uk

Brass kitchen island

Bert & May:
bertandmay.com

SeptimA Taupe garden

paving Vande Moortel:
vandemoortel.co.uk

Column cast iron radiators

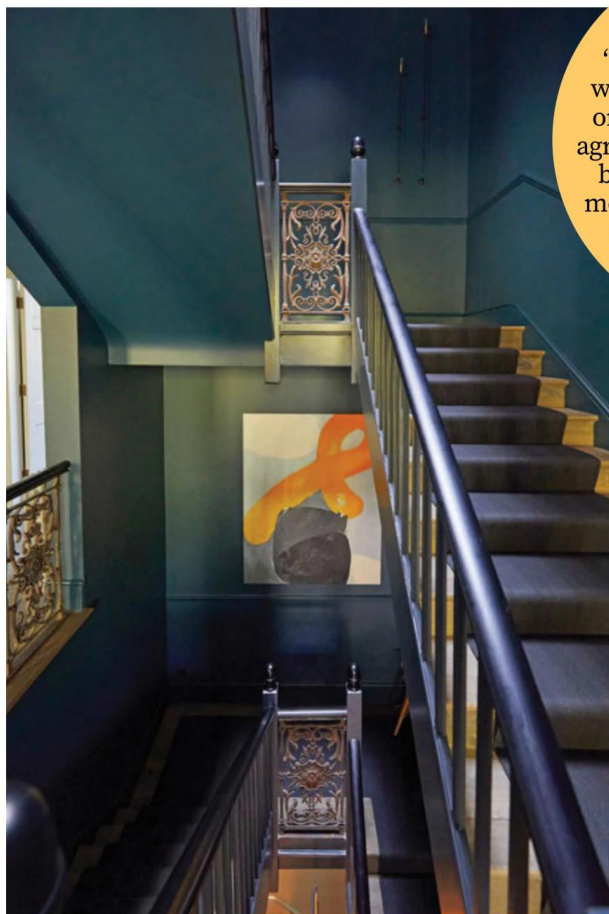
Cast Iron Radiators Ltd:
castironradiators.ltd.uk

Outdoor kitchen

WWOO: wwoo.nl

DEMELZA'S TOP TIP...

"Choose the right team, who all get on and respect one another. You may not agree with their suggestions, but remember they have more experience than you, so question everything but also trust their expertise."



with a finely detailed brass central island standing as a sculptural element in the centre of the space.

On the first floor the original master bedroom, dressing room, en suite bathroom, and drawing room have been reconfigured, resulting in a larger dressing room, with a wall removed in the drawing room to open the space. Three bedrooms, a bathroom and dressing room on the second floor have also been reconfigured to improve their dimensions.

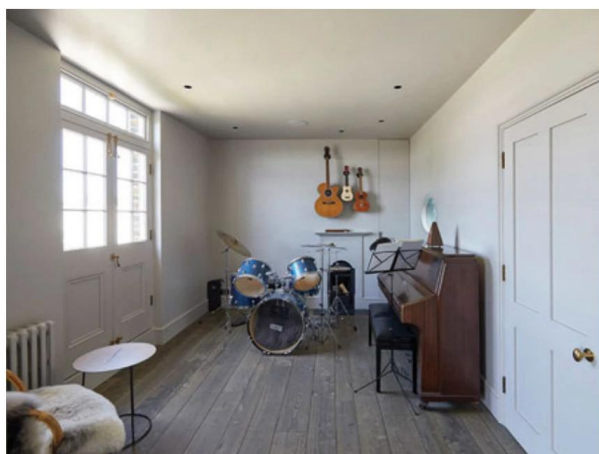
A fully restored staircase with a large contemporary roof light overhead provides the perfect example of period features and modern additions working together. At lower ground level, concrete floors, Crittall-style screens, and sheer-detailed doors seamlessly connect to the period detailing of the upper floors with a carefully considered colour scheme.

"The basement probably changed the most, with a new TV space, a study, cloakroom, boot room, guest bedroom and bathroom," says Demelza. "We wanted to make sure the house would be practical as a home for the next 100 years, so we installed concrete floors over underfloor heating, with more contemporary joinery on this level."

The garden was designed in collaboration with RHS Chelsea Flower Show gold medal winner Charlotte Harris to improve the connection between indoors and out and turn the garden into a practical external living space. Due to the depth and the level variation on the site, the space could be divided into three areas, each designed with its own distinctive character and palette of materials.

"Previously, the ground level outside what is now my study was at waist height, so we needed to excavate and move large amounts of soil to be able to install bifold doors straight onto the new terrace," says Demelza.

Fitted with an outdoor kitchen, the upper terrace is paved with clay bricks, which were tumbled and laid in three-course staggered bond, with sand joints, to achieve



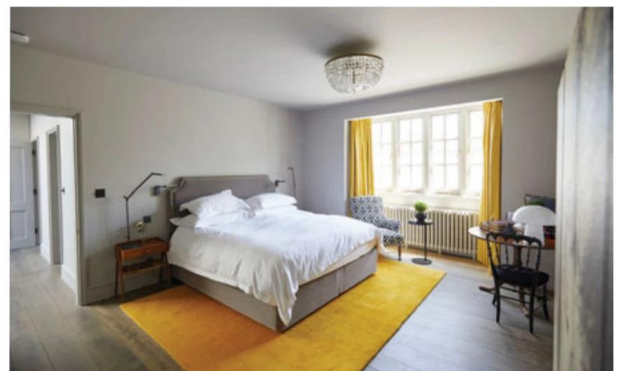
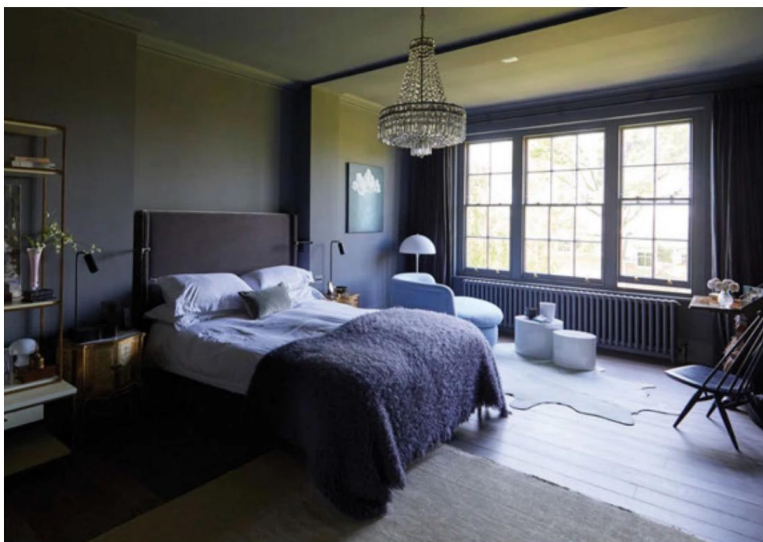
STAIRS

The ornate staircase was meticulously refurbished to create a stunning feature. It is lit from above by a roof light which had to be craned into position. A studio opening onto a small balcony has been created on the top floor.

RENOVATION



MASTER BATHROOM
Moroccan Tadelakt plaster by Décor Tadelakt was chosen for the master bathroom.



a natural appearance. A path, paved in the same bricks, leads to the lawn of the rear garden, and the polished concrete floor of the lower terrace is connected to the upper terrace by a series of concrete floating steps.

"To be honest, we changed things as we went along during the project, which I know you're always advised not to do," Demelza concedes. "It's impossible with such an old house to know what might be uncovered, though, and new ideas and opportunities kept arising. Our architect, interior designer, and contractors were very patient with us, and everybody was extremely flexible and worked together as a team.

"We've been able to keep the things we loved about the house and improve others, so my advice when working with an older property is to allow for changes along the way to get the absolute best from a building."

Final word

What was the high point of the project?

All the eureka moments when things turned out even better than we'd hoped.

...and the low points?

Constant decision making and the fact that the project was more complex and took longer than we'd first thought.

Your best buy?

The amazing items we

bought from Dutch auction rooms – we found some real gems – or the bespoke pantry made by the contractors from 200-year-old reclaimed pit-sawn oak.

Your biggest extravagance?

Our brass centre island in the kitchen, which makes such a strong statement.

BEDROOMS

Dark paint shades of blue and grey create a sumptuous finish throughout the house, and light fittings have been sourced from around the world.



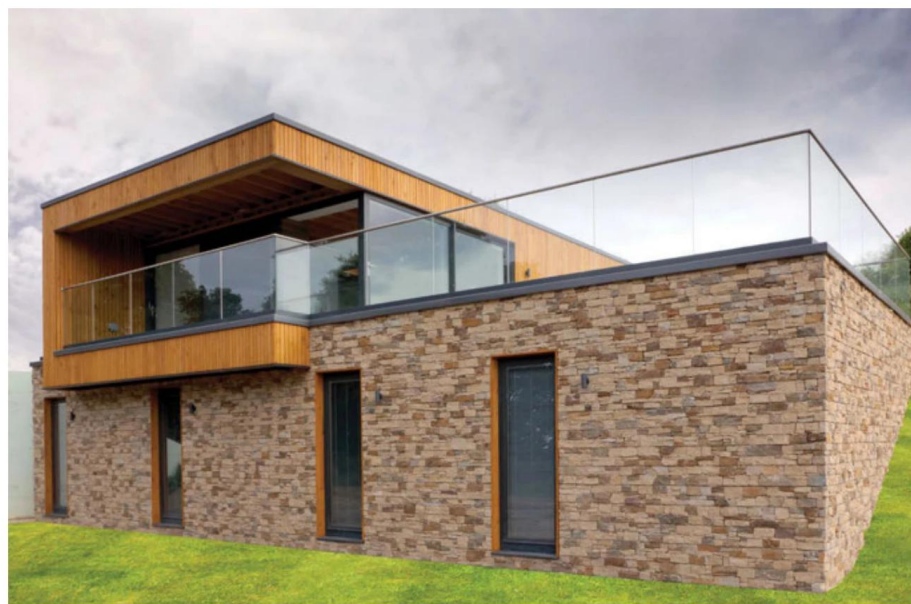
In brief

PROJECT ICF new build
LOCATION Sunderland
WORTH £700,000

KITCHEN

Large-format porcelain tiles create hardwearing worktops, and concrete-effect cupboard doors tie in the polished concrete floor. Ply and exposed rafters help soften the industrial interior.





An **eco** settlement

Sunderland-based architecture Rick Marsden has designed and built eight eco homes on a sensitive site containing an ancient monument, using insulated concrete formwork and living roofs.

Story: **Louise Parkin** Photography: **Kevin Gibson**

A cluster of striking eco houses has been built on a sensitive site bordering an ancient Bronze Age settlement close to the Sunderland coast, creating a satisfying juxtaposition between the ancient and cutting-edge contemporary. Designed and built by architect Rick Marsden, who has earmarked one of these homes for his own family, the eight highly energy-efficient homes encompass three different designs, all with similar green credentials.

Built using insulated concrete formwork, the homes are nestled into the hillside, and clad in Siberian larch and rustic quartz slips. High levels of insulation, air

source heat pumps, and living green roofs that sit low in the landscape, are just some of the eco credentials of the houses which have low running costs, minimal visual impact and offer comfortable internal temperatures.

A number of planning applications from larger developers were rejected before Rick secured approval, owing to the scale of the proposed developments near the ancient monument, which was designated in 2011. As a result, the plots sold for way below the guide price at auction.

Ecological, environmental and archaeological surveys were required, during which evidence

NEW BUILD



of bats was discovered. This meant that bat boxes had to be installed for each property.

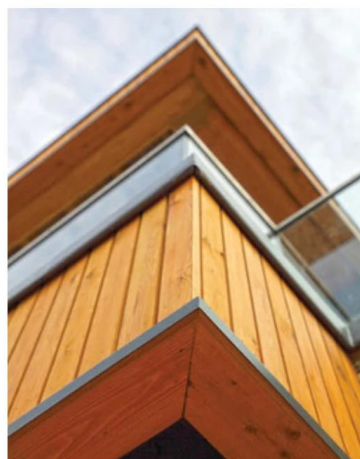
"There was some local opposition to development of the land to begin with, but by building just eight homes around the Bronze Age settlement, we were able to create something that appealed to the council," explains Marsden. "We chose cladding that ties in with local materials, such as rustic quartz slips that reflect the old reservoir stone walls at the top of the site, and Siberian larch that celebrates the tall trees on the boundaries."

The low-density, green credentials and the way the buildings blend into the landscape – complemented with the installation of wildflower green roofs – have all contributed to the success of the scheme which has been nominated for the North East Property Awards.

Marsden is owner and principal architect of BDN, a firm of architects, engineers and project managers with offices in Durham and the Lake District. He studied architecture at Northumbria University, which inspired a recent collaboration with Professor Paul Jones and a small group of students to produce designs for the energy-efficient homes.

"One of the students who came up with some of the important concepts used in the Humbledon Hill project is now an employee," says Marsden, whose father, Alan, heads up Marikal Design and Build, the company's construction arm.

Father and son worked alongside each other, with Rick managing the project while living with his wife and family in a small existing house on the



EXTERIOR

Clad in Siberian larch and quartz stone slips, the contemporary home is built into the hillside using insulated concrete formwork, with green roofs and a living terrace.

Design details

Nestled partially into the hillside, Rick's eco house is built using insulated concrete formwork on top of a raft foundation. This shuttering, made of polystyrene, is filled with concrete, forming the structure and the insulation in one go. Clad with quartz slips and Siberian larch, the house has a wildflower living roof and soon will have a lawned roof terrace leading from the living areas on the first floor.

Precast hollowcore slabs were used for the floor, which is topped with polished micro-cement in an industrial finish laid above underfloor heating, powered by an air source heat pump.

Aluminium windows, sliding doors and external doors are installed throughout, and roof lights provide additional daylight into the stairwell and ground-floor bathrooms.





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site. "I lived and breathed this project from the start, spending endless hours away from my wife and young children, but it was all worth it when we moved in. This is a great place to raise a family," he says.

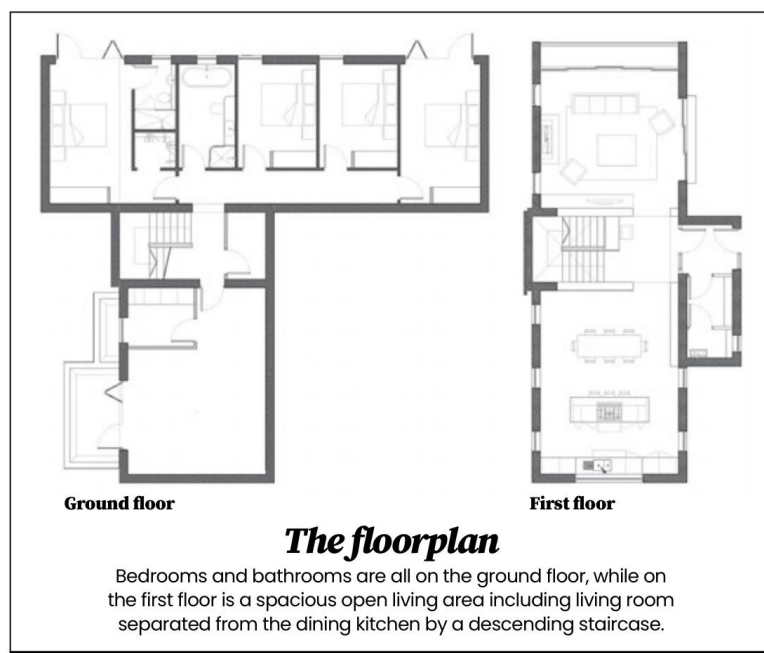
Four serviced plots were sold off-plan to help finance the construction of the remaining four. All eight homes were built by Rick and his father in line with the green principles of the site.

Excavating 100,000 tonnes of dolomite stone was necessary to create the required levels, a giant crusher reducing it to hardcore which was used to make the roads and to fill gabion cages for retaining walls.

Rick's own home sits on a sloping site, with raft foundations forming the base of the structure, which was built using ICF, chosen partially for its suitability

INTERIORS

A broad material palette includes polished concrete, full height glazing, ply, exposed rafters and rustic oak.





In detail

Architects, project management and build

Building Design (Northern): bdnld.com

Internal doors Hormann: hormann.co.uk

Windows and sliding doors TWR: twrgroup.co.uk

External door Spitfire Doors: spitfiredoors.co.uk

for subterranean conditions. The system uses formers made from polystyrene which are filled with concrete. The shell remains in place, providing both internal and external insulation. Precast hollowcore slabs form the floors on both ground- and first-floor levels.

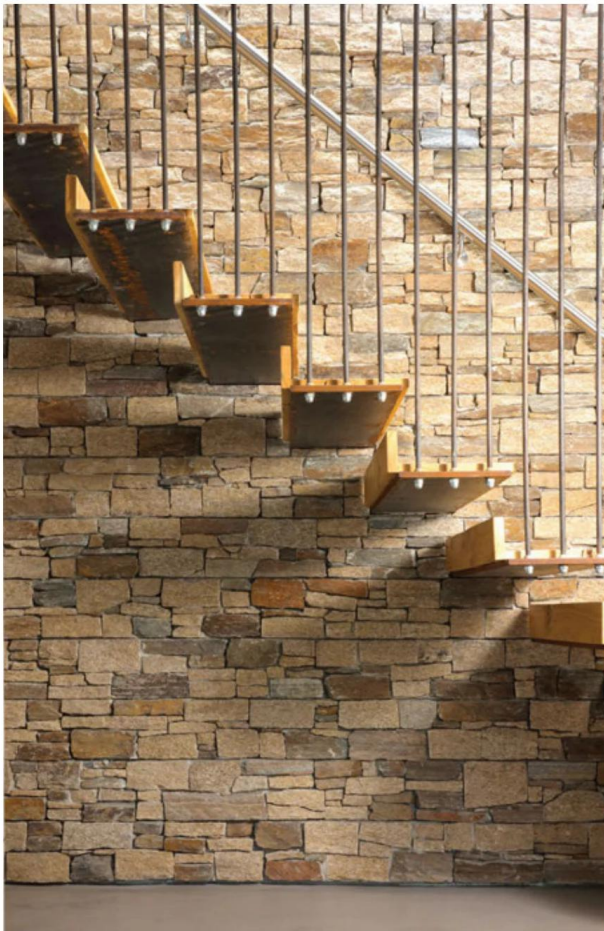
Rick's home was the first to be built, with Alan and his team assembling the ICF panels and overseeing the concrete pour. "We made a few mistakes in the early stages because none of us had used ICF before," confesses Rick, "but these were easily put right and the remaining houses were built without any major problems."

The first floor has been allocated to the main living space to fully appreciate the coastal and city views, while the bedrooms are located on the ground floor, each with its own door giving access directly onto the garden.

Sweeping panoramic views can be enjoyed through full-height aluminium-framed glazing in the first-floor living area, which leads to a roof terrace that is soon to be laid with turf.

To either side of the fireplace, pocket doors slide into the wall behind, opening up the entire corner to the terrace without any visible structural support.

Polished micro-cement flooring is matched in the kitchen with concrete-effect cabinet doors, and large-format porcelain tiles, big enough so there is no seam, laid on the worktop. The first-floor space is bisected by glass balustrades on the steel staircase, which is clad with rustic oak. The stairs are bolted into anchor points in the concrete wall, to create the impression that the treads are floating. Above, a large skylight is set within



STAIRS

Made in steel and clad in rustic oak, each tread is designed to float, attached to the stone-clad concrete wall by anchor points.



“

I LIVED AND BREATHED THIS PROJECT FROM THE START.

a striking timber ceiling with plywood and exposed internal rafters beneath the living wildflower roof.

Polished micro-cement flooring is used throughout the ground floor as well, with roof lights in bathrooms bringing additional light into ground-floor areas.

“If I were just doing one project, it would have been fairly straightforward, but eight at the same time was a lot to think about!” says Rick. “I have been obsessed with the project for the last three years, and it’s still ongoing, but we have brought something unique into the city of Sunderland and we are extremely pleased with the result.”



NEW BUILD



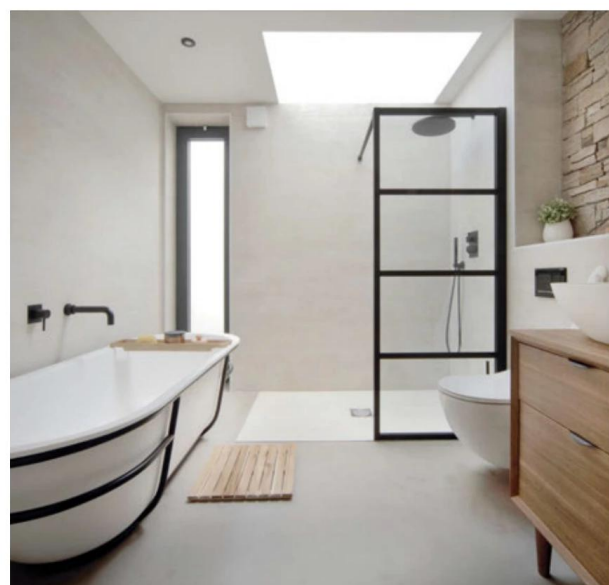
BEDROOMS

All on the ground floor, each bedroom has a door into the garden. Floors are polished micro-cement and ceilings are exposed hollowcore slabs.



BATHROOMS

Large skylights draw daylight into the ground-floor bathrooms.



Final word

What was the high point of the project?

There were several: moving into our home, securing planning consent, and being nominated for prestigious awards (to be determined).

And the low point?

Every day, other than the above! It was stressful and took so much of my energy and time away from my family.

What was your greatest extravagance?

The roof lights over the stairwell and showers.

And your best buy?

The land itself.

What do you like most about your house?

The fact that I designed and built it.

Anything you would do differently?

My wife would have done plenty of things differently, but not me.

What did you most enjoy about the project?

Seeing my kids' faces when the turf was laid and they could run out into the back garden from their bedrooms.

Any future projects in the pipeline?

Yes, we have just started a conversion of an old listed school building, which will be our head office, and we have various other interesting sites around the North East and one in the pipeline in the Lakes.

Home eco measures to be funded through existing mortgages

Homeowners will soon be able to green up their home and pay for it through their current mortgage. Green startup Add To My Mortgage has been working with NatWest to provide a simple transaction for homeowners to upgrade heating, insulation and renewable energy generation using their existing mortgage.

The fintech company has secured funding of £1.1m to launch the finance solution, which brings together mortgage providers and a network of accredited green product vendors, to allow homeowners to access additional borrowing on their existing mortgage through a digital platform that will transform the current slow and cumbersome application process into a straightforward transaction.

Welcoming the launch, Lloyd Cochrane, Customer Goal Lead of Home Buying and Ownership at NatWest, said: "We think this is an important move that the industry should support, which is why we're proud to be working with Add To My Mortgage to develop practical yet innovative ways which people can achieve their own green ambitions and save money on their household bills."

An urban farm at home – Ikea's vision for the future

IKEA HAS CREATED a vision of the 'House of Tomorrow', demonstrating how humans can co-exist with nature, and where visitors can discover a range of eco-friendly solutions that can be adopted in their homes.

Ikea's research claims that around 70 per cent of the world's population will live in cities by 2050, and as a consequence we need to take measures to combat climate change and global warming. The Swedish retail giant insists that this means major changes are needed to our habits, starting with how we behave at home.

Located in Szczecin, the 'greenest' city in Poland, the installation is created in a 120-year-old tenement building. The house has been renovated using 100 per cent ecological and recycled materials.

Following the principles of reducing waste, growing fruit and vegetables and renovating furniture, the home's purpose is to reconnect the residents with nature and



find ways of reducing waste and reusing materials.

The house's main attraction is an urban farm that uses water-

efficient, cutting-edge irrigation methods, such as aeroponics or aquaponics, which mean that the soil-less farm can use up to 95 per cent less water than traditional house gardens and even utilises old plastic bottles. Vegetables, fruit and herbs can be grown in this way.

Nothing is wasted in the house and even something as seemingly worthless as coffee grounds can be used to grow edible species of fungi, while large composting containers in the kitchen turn organic waste into rich, ecological fertiliser.

The designers also took well-being into account with their light therapy installation, called 'Home Sun', which imitates daylight and is intended to improve mood and allow relaxation.



Community energy could power 2.2 million homes, says community energy body

Community energy could be powering up to 2.2 million homes within the next 10 years, according to a report from Community Energy England.

Community energy currently generates 265MW of renewable electricity, which equates to at least £2.6m for local economies, according to the research.

It claims that with the right support the community energy sector could become 12-20 times larger by 2030, contributing 5,270MW, powering 2.2 million homes, supporting 8,700 jobs, saving 2.5 million tonnes of CO₂ emissions and adding over £1.8bn to the economy each year, according to a recent report by WPI Economics.

Entitled The Community Energy 2030 Vision, the report found a total of 300 community energy groups are developing low-carbon projects in England, Wales and Northern Ireland, and the number of community groups involved in low-carbon transport projects increased by almost two-thirds (65 per cent) in the last year, with 47 communities developing electric vehicles, charging points and other transport projects.

Community energy generation reduced carbon emissions by 65,200 tCO₂e, with further savings made through energy efficiency, low-carbon transport and energy storage projects.

Obstacles are said to be lack of early stage funding, and the removal of subsidies such as the Feed-in Tariff.



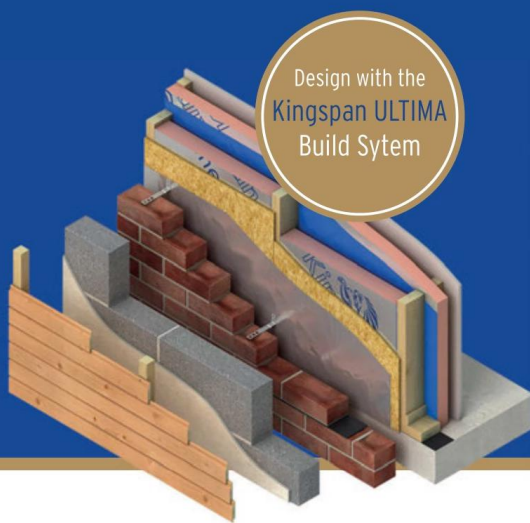


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Woodsafe launch in the UK

Woodsafe, a leading supplier of fire-retardant wood products, is launching in the UK. The Swedish company uses a method where a special blend of components is impregnated into wood using a vacuum/pressure process. Last autumn, Woodsafe became the first company in Scandinavia to be certified by the Wood Protection Association (WPA) in the UK. The world's tallest wooden building (85m), Mjöstornet, in Norway (above), is one of the best-known examples of Woodsafe use.



Actis benefits from social distancing

Actis reports a rise in sales which it attributes to the requirements of socially distancing on building sites. The requirement, introduced to lower the risk of transmission of Covid-19, obliges construction firms to use smaller workforces on site at any one time.

Actis says its Hybris insulation products, which are quick and easy to install, can be carried and installed by just one person. It is also dust free, requires no specialised tools and offers an impressive thermal performance.

Actis UK and Ireland sales director Mark Cooper said: "Any tool, product or method which can help firms be as productive as possible while staying safe and not falling foul of the law has to be seriously investigated. If elements of the build can be carried out quickly, easily and safely then that has to be a good thing for everyone."



New polystyrene supplier for Jetfloor system

Engineered Foam Products has been appointed to supply its expanded polystyrene to Forterra for its Bison Precast Jetfloor system. The expanded polystyrene improves the thermal performance of the ground floors of new homes. EFP has invested £3m in new machinery, equipment and warehousing to handle the increase in production volume. Its moulded expanded polystyrene offers a higher tolerance and better finish than more traditional hot wire cut systems. Jetfloor was the UK's first system to use expanded polystyrene blocks combined with a structural concrete topping to provide high levels of thermal insulation.

Stormking expands into roofing sector

Glass reinforced plastic manufacturer Stormking is expanding into the flat-roofing market. Already the construction industry's largest specialist manufacturer of offsite, prefabricated GRP products, the company has developed two flat roofing products for the sector: StormDeck-PU and StormDeck-GRP.

StormDeck-PU Liquid is a single-layer flat-roofing solution designed to give a durable, watertight finish for both new and existing roofing structures. A one-coat alternative to traditional cold-applied liquid systems, StormDeck-PU cures quickly, making it ideal for time-sensitive projects. It can be applied straight onto the prepared deck for a faster alternative to the traditional GRP system. The system includes StormDeck-PU Repair for small areas of roof deck and StormDeck-PU Liquid for larger refurbishment applications.



StormDeck-GRP is a liquid-applied, multilayer flat-roofing system designed to provide a durable watertight seal on roofs, walkways and balconies. Built up in layers, it comprises GRP chopped strand mat, fire-retardant polyester resin, curing catalyst and polymer topcoat. It offers an ideal solution where aesthetics and toughness are important and comes with a range of accessories including trims, coloured minerals, application rollers, cleaners and consumables.

Click and collect

Online trade suppliers IronmongeryDirect and ElectricalDirect have launched a new click and collect service. Online orders can be delivered to a network of local pick-up points, including branches of Sainsbury's, Matalan, Homebase, Currys PC World and Rowlands Pharmacy as well as select local convenience shops.

The service is free on orders over £45 or £3.95 for orders less than £45. (ironmongerydirect.co.uk)

New online tool

Leading online merchant Roof Stories has launched a new tool designed to help take the hassle out of estimating flat-roofing materials.

Visitors to its online shop can simply complete a form with the details of their flat-roofing requirements.

Materials can be delivered direct to site, with online orders typically delivered within two to three days. (roof-stories.co.uk)

Tool box



Domino clamp for use with ship containers

Container Clamps has come up with a new multi-use clamp to create secure fixing points for terminating a row of temporary mesh fencing against a shipping container.

The Domino clamp is attached to a 42mm steel tube, similar in size to the tube which frames the fence panel, so that normal fence panel clips can then be used to attach the end of the



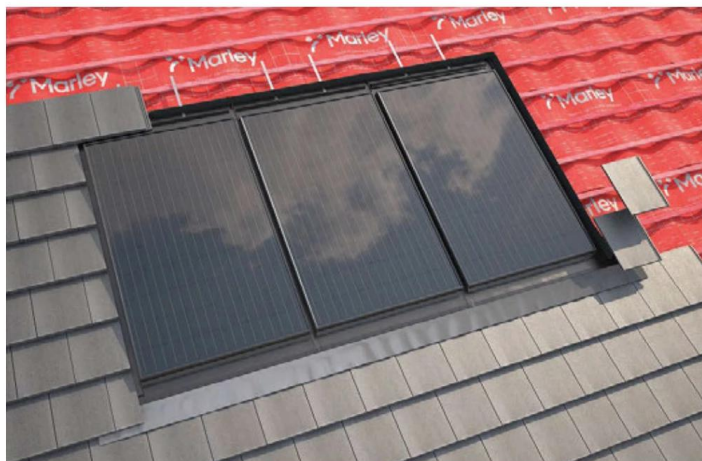
final panel, preventing anyone from passing through the gap.

The method needs only hand tools and does not damage the container. It is ideal for construction sites where shipping containers, containerised generators and portable site accommodation are used.



Mini petrol dumper Truck

The Clarke CDT300 Petrol Dumper Truck makes light work of transporting construction or landscaping materials such as sand, stone, soil and wood on site. The four-wheel-drive motorised barrow has three forward gears with reverse for maneuverability. It can carry up to 300kg in the 125-litre tipping box, and is powered by a 196cc petrol engine at speeds of up to 6.4kph, and 2kph in reverse. Its narrow 760mm width means it will fit through most doorways, making it suitable for delivering materials inside when required. RRP: £1,318.80.



New integrated solar PV tile system

Marley's new SolarTile integrated photovoltaics offer easy installation and sleek design. The range consists of three low-profile PV16 solar panels, each available in a range of power output and styles: the Monocrystalline (320Wp), the Monocrystalline (300Wp) and the Polycrystalline (270Wp).

Double fixing to battens and trusses ensures outstanding resistance against wind uplift. It is also the only roof integrated PV system accredited with the highest resistance to the spread of flame and fire penetration across all European fire tests.

Marley Solar Tiles can be installed in any new roof, with the solar panels and flashings fitted first and the roof covering fixed around them. They can also be fitted to existing roofs by simply removing a patch of tiles. The panels push together for a weathertight and secure fixing so installation can be done in less than one hour per kW-peak.

Lightweight cordless mower

Bosch claims its CityMower 18 is one of the most efficient and quietest lawnmowers on the market. It is certainly one of the lightest. Designed for small urban lawns, its Ergoflex handle enables comfortable manoeuvring as well as grass

combs that allow close mowing to walls and edges. The mower is part of Bosch's 18V Power For All system, where one battery fits all 30 tools in the range. RRP: £269.99, including battery and charger.



Our verdict: Traditionalists may turn up their noses at the plastic body and the single 18V battery capacity, but this is misleading. It performs very well for its size and the charge will last long enough to cut at least 200 sqm. It is really easy to push, and can be manoeuvred almost like a vacuum cleaner, making it ideal for tricky areas. A small niggle is its minimum cutting height (not low enough) but then the mower is designed to be used often with little effort. As its name suggests, the CityMower is ideal for small lawns, and is well suited for those looking for a lightweight alternative to petrol and electric mowers and Flymos. It also cuts extremely well.

Ask our **legal** expert

Property law specialist **Guy Elyahou** answers your legal questions.

Nuisance complaint

Q We have decided to extend our terraced home into the back garden. We have investigated the need for planning consent (the extension is likely to be permitted development) and downloaded our title deeds from the Land Registry to see if there are any restrictive covenants (there is a minor one in favour of a previous owner going back around 115 years). I am also aware that we need to comply with Party Walls etc Act. I have been candid with my neighbours of my intentions and two have raised some concerns.

One neighbour insists that the extension will restrict his light – the extension will certainly rise above his property but he has no side-facing windows that will be obscured by us building outwards.

A second neighbour, whose garden backs onto ours as the properties form an L shape, is difficult to get along with and we have never really had a good relationship. It is cordial at best. She has written to us warning us not to cause a nuisance, citing building hours, dust, skips and all the usual, unavoidable, short-term aspects associated with building works.

Whilst we are not planning to live at the house while the works are carried out, I trust my builders to comply with the restrictions on building works set out by the local authority. I find it hard to believe that temporary building works for a simple extension can be considered a nuisance.

A Firstly, I suggest you check with your local authority to ensure that planning consent is not required for your project and obtain a certificate of lawful development. The works will also need to comply with Building Regulations, which can be signed off by Building Control through your local authority or by using an approved third party.

Your immediate neighbour will need to engage a surveyor to establish a right to light, although I suggest you proactively do this yourself. A right to light is established if it has been enjoyed for an uninterrupted period of 20 years.

The right is only to a certain amount of light and not to that which was once enjoyed. A surveyor will be able to ascertain if there is any infringement. You will need to budget around £2,000 for such a survey.

“
A RIGHT TO LIGHT
IS ESTABLISHED
IF IT HAS BEEN
ENJOYED FOR AN
UNINTERRUPTED
PERIOD OF 20 YEARS.

As with nuisance, this is a civil matter and a right to light exists even if there is permitted development or planning consent. An alternative option for you is to make a planning application as this will give your neighbour the opportunity to raise the light issue. Whilst it does not negate his right to light it does make it difficult for him to make a case against you later. For most extensions where there are no windows that are overshadowed, rights to light are limited.

The RICS (Royal Institute of Chartered Surveyors) website is a good source of information on this issue. ([ricsfirms.com/articles/the-role-of-a-right-to-light-surveyor](https://www.ricsfirms.com/articles/the-role-of-a-right-to-light-surveyor))

PARTY WALL

As you are building a new party wall it is worth considering having the wall built on the boundary of the two properties. This will give you both more space (in the event that your neighbour wishes to extend in the future). It also splits the costs of building the wall. You should be able to use the same surveyor and this would also settle any dispute about a diminished right to light.

In relation to your other neighbour's letter citing nuisance, the question is whether your works will interfere with the quiet enjoyment of her land.

Usually temporary building work is not going to amount to an actionable case.

The law relating to nuisance is a balancing act between the right of one owner to use their land as they wish and the right of the neighbour not to be inconvenienced by such use. Ascertaining when this threshold has been reached comes back to what actions a normal person would consider reasonable (unless the nuisance has damaged the land).

What is reasonable is interpreted as objectively as possible, that being

whether the extension is one that would “reasonably trouble the mind and pleasure, not of a fanciful person or of a skilled person who knows the truth, but of the ordinary sensible English inhabitant of the complainant's houses”.

This is long-winded but it is the basic test that a judge will apply.

When judging the reasonableness of a nuisance the courts consider:

- the extent of the nuisance;
- the length of time that the nuisance has been going on for;
- the character of the area;
- the intention of the parties; and
- any damage caused.

The nuisance would generally need to be fairly continuous rather than something that happens occasionally. If it causes damage to your neighbour's property it needn't have been going on for long. If the nuisance is something more intangible it would need to materially interfere with normal day-to-day living.

The threshold is decreased if a nuisance is motivated by malice.

Location is also taken into account. Residents in the middle of a city centre cannot expect the same level of serenity as in the countryside. Also, no special consideration is given if your neighbour has some sensitive plants or other property or is unusually sensitive to noise or smells.

Your neighbour will need to show that she has suffered some damage, either to her property or some personal ‘damage’ to the enjoyment of her land.

There are defences against such action: for example, if the nuisance has been going on for more than 20 years. Other defences could be, depending upon the circumstances, acts of god and consenting to the nuisance.

If your neighbour's claim was to be successful, the amount of damages she could claim is that which would put her in the position that she would be in had the nuisance never been committed. This is not easy when ascertaining the damage caused to any enjoyment of the land.

However, on the basis of the information you have provided I don't think you have anything to fear. She is simply blowing hot air and does not have any reasonable chance of success.

Finance

A guide to self-build mortgage lenders

The table below, while not exhaustive, is a guide to the lenders that offer self-build mortgages and the range of products available.



In association with
BUILDSTORE
MORTGAGE SERVICES

LENDER'S NAME	Lend on land	% of end value of property advanced	Number of stage payments	Minimum works completed for 1st stage payment	Mortgage types available	National or local	Telephone
GUARANTEED ADVANCE STAGE PAYMENT MORTGAGES							
Bath BS* (Accelerator)	95% (OPP)	80%	Six	DPP & Building Regs granted	4.44%	England/Wales/Scot	0345 223 4647
Buckinghamshire BS* (Accelerator)	80% (OPP)	80%	Six	DPP & Building Regs granted	4.99%	England/Wales	0345 223 4647
Darlington BS* (Accelerator)	85% (OPP)	80%	Six	DPP & Building Regs granted	4.84%	England/Wales/Scot	0345 223 4647
Furness BS* (Accelerator)	80% (OPP)	80%	Six	DPP & Building Regs granted	4.15%	England/Wales/Scot	0345 223 4647
Mansfield BS* (Accelerator)	85% (OPP)	80%	Six	DPP & Building Regs granted	4.99%	England/Wales/Scot	0345 223 4647
Newcastle BS* (Accelerator)	85% (OPP)	85%	Six	DPP & Building Regs granted	5.29%	England/Wales/Scot	0345 223 4647
Tipton & Coseley BS* (Accelerator)	85% (OPP)	75%	Six	DPP & Building Regs granted	4.99%	England/Wales	0345 223 4647
Vernon BS* (Accelerator)	85% (OPP)	80%	Six	DPP & Building Regs granted	5.50%	England/Wales	0345 223 4647
ARREARS STAGE PAYMENT MORTGAGES							
Beverley BS	N/A	80%	Four	Wall plate	4.99%	England/Wales	01482 881 510
Buckinghamshire BS*	85% (OPP)	85%	Six	Foundations	4.84%	England/Wales	0345 223 4647
Chorley BS*	85% (OPP)	80%	Six	Foundations	4.64%	England/Wales/Scot	0345 223 4647
Cumberland BS	75%	85%	Flexible	Flexible	Call	Branch only	01228 403 141
Darlington BS*	85% (OPP)	80%	Six	Foundations	4.64%	England/Wales/Scot	0345 223 4647
Earl Shilton BS	50%	75%	Flexible	Flexible	4.99%	England/Wales	01455 844422
Ecology BS	80%	80%	Flexible	Flexible	4.65%	National	0845 674 5566
Furness BS*	80% (OPP)	80%	Six	Foundations	3.99%	England/Wales/Scot	0345 223 4647
Hanley	60%	60%	Six	Foundations	3.84%	England/Wales/Scot	01782 255 000
Hinckley & Rugby*	85% (OPP)	75%	Six	Foundations	4.29%	England/Wales	01455 894 083
Ipswich BS*	80% (OPP)	80%	Six	Foundations	3.99%	England/Wales	0345 223 4647
Loughborough BS*	80% (OPP)	80%	Six	Foundations	4.25%	England/Wales	0345 223 4647
Mansfield BS*	80% (OPP)	80%	Six	Foundations	4.49%	England/Wales/Scot	0345 223 4647
Melton Mowbray	75%	50%	Flexible	Flexible	3.49%	England/Wales	01664 414 141
Newbury BS	66%	75%	Flexible	Foundations	4.45%	Postcode restricted	Local branch
Newcastle BS*	85% (OPP)	85%	Six	Foundations	5.99%	England/Wales/Scot	0345 223 4647
Nottingham BS*	80% (OPP)	80%	Six	Foundations	3.99%	England/Wales	0345 223 4647
Penrith BS	75%	75%	Six	Foundations	4.99%	Cumbria	01768 863675
Saffron BS	65%	75%	Flexible	Flexible	3.99%	England/Wales	01482 881510
Scottish BS	60%	80%	Six	Foundations	5.89%	Scotland	0131 313 7700
Stafford Railway BS*	85% (OPP)	75%	Six	Foundations	4.27%	England/Wales	0345 223 4647
Tipton & Coseley BS*	85% (OPP)	75%	Six	Foundations	4.49%	England/Wales	0345 223 4647
Vernon BS*	85% (OPP)	80%	Six	Foundations	4.74%	England/Wales	0161 429 6262
West Bromwich BS*	85% (OPP)	80%	Six	Foundations	4.29%	England/Wales	0345 223 4647

* exclusive from Buildstore

Funding a self build

Self-build mortgages are paid out on the completion of various stages of the build, typically between four and six.

This means that you need to be able to fund stages, either from your own resources

or other borrowing, before you are reimbursed by the next payment from your main lender. In the case of a timber-frame house, where the frame might account for a third of your total budget – payable in one go – this is likely to require careful juggling of finances. Establish clearly with your lender when and how stage

payments will be made so you don't find yourself running into cash-flow problems.

One solution is to raise a loan on your existing home, to be repaid when you sell it. There are also schemes, such as Buildstore's Accelerator Mortgage, which allow you to remain in your home until your new house is completed.

In brief

Wendy and her husband Stewart have thought for many years that they would like to self build and have kept an eye out for potential sites.

They've noticed this odd parcel of land and wondered a number of times whether it might make a suitable building plot. The houses in the vicinity of the site are the sort of property they have in mind – three- or four-bedroom, traditional style and materials, although with some contemporary twists.

The location would suit work and family requirements. Until now, though, they've done nothing about the site and don't know who owns it, its status or what, if anything, could be done with it. Wendy doesn't know where to start – whether to find and speak to the owner or inquire about planning. Not wanting to risk spoiling her chances, she thought she would get some suggestions on how to go about pursuing the site.



How to acquire **potential plot**

Wendy Stapleton has been keeping an eye on a plot which she thinks has potential. She would like some advice before she takes any steps to find the owner or enquire about planning permission.

The site is in a rural area close to a hamlet of about 30 houses. The land in question is a relatively long thin strip about 20m wide and 100m long, with the length running more or less north-south. The site is mostly grass with some small trees and bushes. There are various changes in ground level with a split-level section towards the northern end. A five-bar gate at the southern end provides access out onto the road. The site is maintained with the grass cut and the undergrowth kept down. A footpath runs along the eastern boundary with back gardens of houses on an adjoining road beyond that. To the north and west is open countryside comprising grass fields used for grazing surrounded by trees and hedges.

The hamlet lies to the south and south-east. This consists of houses scattered along a narrow lane off the main road. The houses are mainly old detached cottages and converted former farm buildings, with brick and clay tiles being the predominant materials. There is a small church, a pub and a recreation ground but no other facilities in the immediate area. Bus stops are on either side of the main road and these provide services to a larger village a couple of miles north and a town a further couple of miles beyond that, and to a large town seven miles to the south.

Planning history

According to the council's website

planning application search facility, there have been no applications on the site. It doesn't have an address so the only way to search on the internet is by map and nothing shows up. Wendy has a vague memory that an application might have been made on the site some years ago but she's really not sure. The only way to be certain would be to visit the council's offices to check the records there as website data only goes back so far. Applications from many years ago might not be that relevant now but it's always helpful to have the full story.

Planning policy

Most of the core of the hamlet is within the planning boundary and much of it is also designated a Conservation Area. The site is a short distance outside the boundary, as are the few houses adjoining it. There are no other planning designations affecting the site and also no flood risk shown on the Environment Agency's map. The council's policies in its Local Plan allow infill housebuilding within planning boundaries and discourage most kinds of building outside. Like many councils, this one is struggling with its housing land supply and, consequently, has had to grant planning permissions outside the planning boundary in 'sustainable' locations. There are various general policies which require good design, preserving the enjoyment of neighbouring properties and safer access.

Access

The site has direct access on to the main road, which has a 50mph limit in this section. The site is on the outside of a gentle bend in the road which means there's quite good visibility in either direction. A junction with another fairly busy road 70-odd metres to the south has a right-turn lane, then there's the junction with the lane through the middle of the hamlet after that. To the north, another lane joins the main road on its western side.

The traffic is fast-moving here and the junctions add to the hazards. The current site access emerges at an angle to the road rather than at 90 degrees and it might be that this would need to be straightened up to satisfy the highway authority. My guess is that the access would be acceptable but, since it is on a main road, it would be worth discussing it with a highway officer to ascertain his or her view.

Contacting the owner

There doesn't appear to be any sign on the site to indicate who owns it. There is some kind of box at the front of the property near the gate which might be a post box so Wendy could try leaving a letter in an effort to make contact with the owner. It's separated from the neighbour by the public footpath and doesn't look like it belongs to that property, although it could do. If Wendy is feeling bold, she could just knock on the door and ask if the occupier



knows the site owner. A relatively easy way to find the owner would be to carry out a search on the Land Registry website. Since there isn't an obvious address, Wendy could do a map-based search and, if she has any trouble with that, there's a phone number where a member of the Land Registry staff should be able to help her pin down the ownership in question.

Registration

This pre-supposes the legal title is registered. Most, but not all, land is registered and, where that is the case, Wendy could obtain a title plan, showing the extent of the ownership, and the name and address of the registered owner. There's a small fee to pay for this. If the land isn't registered, it could be harder to locate the owner. If Wendy finds any planning history at the council's offices, the name of the owner should be in the application. If the applications are old, the owner might well have changed but at least there would be a starting point.

There are odd parcels of land where it's just not possible to find out who owns it. However, in this case, it appears the site is being maintained, so it looks as though someone is around and it shouldn't be impossible to make contact.

Finding the owner is only half the battle – they would need to be willing to sell the site if Wendy is to stand a chance of turning this into a building plot. There's no right or wrong way to approach an owner to find this out. The approach depends on the personality and preferences of the person making the enquiry, and there's no telling what sort of response the owner will give. Some will be open to exploring the idea – with others, the shutters will come straight down and stay firmly shut.

Unless Wendy has pots of money and enjoys taking huge risks with it, the only sensible way to proceed in these circumstances is to sign an option contract and secure planning

permission before committing to buy. Even if the would-be buyer isn't upfront about their plans for a site, it will be clear to the owner in these circumstances that the person thinks there's some kind of development potential so there's little point in not disclosing the reason for the interest in the site.

Also, although anyone can make a planning application on a piece of land, a notice has to be served on the owner. A council will usually put up a site notice when an application is made and include it on their website. Consequently, it's not possible to make applications under wraps.

A deal would need to be struck whereby, if successful, the present owner would get a slice of the plot value, but an amount that reflects that Wendy would be doing the work and risking her cash to fund a planning application.

Doctor's diagnosis

The site isn't in a bad location. It's near a picturesque hamlet and in a pleasant rural area. It is, though, on a busy main road with fast-moving traffic. Wendy knows the area and would have to make up her own mind about the ambience. The orientation of the site means the rear garden would inevitably be north-facing, although the plot is long enough that a fair amount of that garden would still get sun. The footpath runs down one side of the site and it could be screened with a fence and/or planting to ensure privacy but, again, it's a matter of personal preference whether Wendy would be comfortable with the adjoining path. The site is sufficiently cut off from the house next door and has no other houses close by to pose potential problems with neighbours, such as overlooking or noise.

In planning terms, this is a somewhat unusual site. It's in the countryside for planning purposes but looks more like a garden than an agricultural field or paddock. It seems to be used as a leisure plot but whether this is a result of any past planning permission or it has been used for that purpose for long enough to have become the lawful use, would need to be ascertained.

Even if that were to be the case, it would be unlikely to make that much difference to the question of planning permission. Being outside the planning boundary isn't helpful but, since the council doesn't have the required housing land supply, by virtue of the government's National Planning Policy Framework, a planning application should be granted permission unless any adverse impacts would 'significantly and demonstrably' outweigh the benefits, when assessed against the NPPF as a whole.

A key point is whether the proposal would be considered to

be sustainable development and there are three elements to this – economic, social and environmental. The construction of a house would contribute to the local economy. The proposal would provide another much-needed house. As regards the environment element, a house wouldn't encroach into open countryside or be noticeable in the landscape.

The hamlet has a designated planning boundary but lacks many facilities, although there's an argument a house here would support the facilities of neighbouring villages – but this is a debatable point. Weighing all this up, there's a lot of uncertainty with this project – whether the owner would do a deal and whether planning permission would be given.

The prospects are probably good enough to make it worthwhile pursuing further. There's the chicken and egg situation of what to do first. I reckon Wendy would be best speaking to the owner next to see if there's any interest in granting an option. If that's a non-starter, that would be the end of it. If Wendy received a positive response she could get an option contract drawn up, giving her plenty of time, at least to make an application and appeal.

Wendy might then make a simple outline application to test the water. If successful, she could think about a design and proceeding with a purchase. If her application was refused, the reasons could be weighed up and an appeal considered. In this way Wendy would have explored the possibility of the site with the minimum amount of risk.

Roy Speer, planning consultant and co-author of *How to Get Planning Permission, How to Find and Buy a Building Plot, and Complete Planning Permission* can be contacted on 01273 843737 or roy@speerdade.co.uk.

FARM LIVING

Jackmans Farm, a smallholding in Adversane, Billingshurst in West Sussex, consists of a bungalow with 8.5 acres and an agricultural barn ripe for development.

Comprising a bungalow, steel-framed barn and timber stables, this property is for sale in its entirety for £1.1m, or may be divided into two lots.

Lot one consists of a three-bedroom bungalow suitable for refurbishment and improvement, or even extension, subject to the necessary planning approvals. The property has a gravelled parking area to the front and garden to the rear, all set in 4.8 acres. The asking price is £600,000.

Lot two is a detached steel-framed, two-bay barn, that also comes with 3.5 acres. In October 2019, prior approval for development was granted by Horsham District Council under reference DC/19/1604.

Permission allows for the barn's conversion into residential accommodation extending to around 1,646 sq ft. The proposed two-storey house has three to four bedrooms.

Additionally, a range of old



Lot one includes a bungalow in need of modernisation.

timber stables included in the sale are to be demolished as a condition of the consent. Pastureland amounting to 3.5 acres lies to the rear of the barn, with lots one and two separated by a fence. Mains water, electricity and private drainage are all available on site.

The farm is in a rural setting around 2.5 miles



A range of timber stables must be demolished.



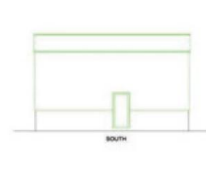
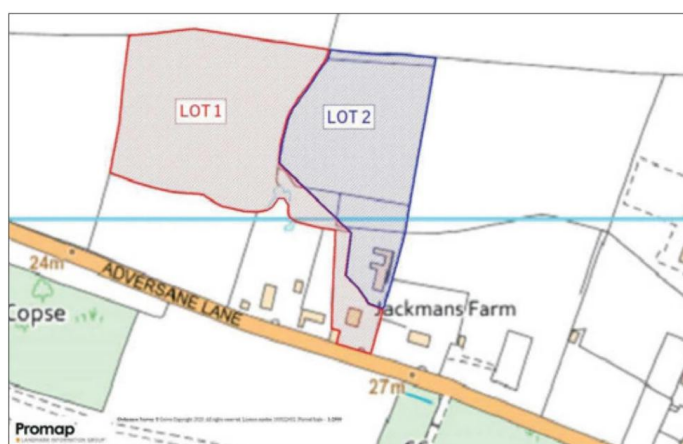
3.5 acres of rural pasture land lies behind the barn.



south of Billingshurst, which offers a wide range of local shops, schools for all ages and a main line train service to London Victoria. Horsham lies around 7.5 miles to

the north-east and boasts many other amenities.

The property is for sale with the Pulborough branch of Batcheller Monkhouse. (batchellerm Monkhouse.com)

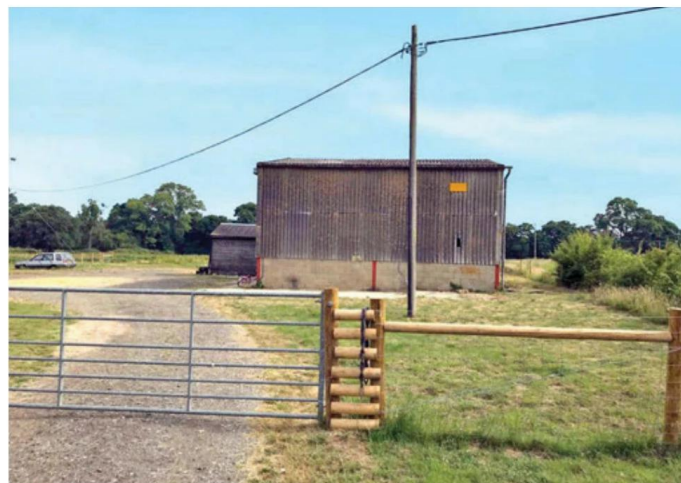


“The farm is in a rural setting around 2.5 miles south of Billingshurst.”

Plans show at least three bedrooms.



The bungalow sits in a private gated area.



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The following pages contain a sample of the plots, renovations and conversion opportunities which are available on PlotBrowser.com this month. To search for more plots across the UK, and receive free notifications of new plots in your county, sign up today at **www.plotbrowser.com**.



WILDEN, BEDFORD, BEDFORDSHIRE

23A High Street – A building plot of approx 2.4 acres with full planning permission for a contemporary detached five-bedroom house of 3,800 sq ft over three floors at the end of a private lane. OIEO £425,000. Planning authority: Bedford Borough Council, 18/00969/FUL.

Michael Graham , 01234 220 000, salesbe@michaelgraham.co.uk

BEDFORDSHIRE

LANGFORD, BIGGLESWADE

Plot 1 Gurneys Lane – Plot situated on Oak Tree Farm with planning in place for a four-bedroom detached Potton home with two parking spaces. One of two available plots on the site. Guide price: £225,000. Planning authority: Central Bedfordshire Council, CB/19/03223/FULL. Country Properties, 01462 834 022, stotfold@country-properties.co.uk

SEWELL, DUNSTABLE

Tythe Barn – Historic tythe barn with potential to convert subject to planning as part of a new private gated development. Guide price £300,000. Planning authority: Central Bedfordshire Council. Cassidy & Tate, 01727 832 383, marshalswick@cassidyandtate.co.uk

CAMBRIDGESHIRE

COTTENHAM

Rear 62 and 64, Histon Road – A privately positioned building plot of 335 sqm to

the rear of a small terrace with outline planning permission for a single dwelling with generous garden and parking for two vehicles. OIRO £150,000. Planning authority: South Cambridgeshire District Council, S/1930/19/OL. Tylers, 01223 214 400, histon@tylers.net

CROWLAND, PETERBOROUGH

Three plots, Barbers Drove South – For sale as whole site or in separate plots. A site of just over 1 acre or thereabouts that has outline planning permission for three residential dwellings. Plot 1 £130,000, Plots 2 and 3 £125,000 per plot. Planning authority: South Holland District Council, H02-0351-18. Pygott & Crone, 01775 717 366, spalding@pygott-crone.com

FORDHAM, ELY

Plot 2 Station Road – Single building plot with planning permission for a two-storey five-bedroom detached family home with garage and parking, set on the edge of a new proposed development. OIRO £175,000. Planning authority: East Cambridgeshire District Council, 16/01551/OUM. Tylers, 01638 660 303, hello@tylers.net

CORNWALL

BADGALL, LAUNCESTON

Plot at Linda Cottage – A building plot with outline planning permission granted for a detached dwelling. Guide price £125,000. Planning authority: Cornwall Council, PA19/02639. LeGrys, 01840 566 650, info@legrys.com

BUDE

Plot, Treleven Road – A building plot with detailed planning permission granted for a three-bedroom two-storey detached dwelling with off-road parking for two vehicles and enclosed rear garden. Guide price £115,000. Planning authority: Cornwall Council, PA18/11861. Bond Oxborough Phillips, 01288 355 066, bude@boproperty.com

GUNNISLAKE

Building and 4.75 acres, Bealswood Road – Redundant detached building, on a

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wooded site of approximately 4.75 acres with conditional planning consent for residential conversion to a two-bedroom home. Guide price £150,000. Planning authority: Cornwall Council, PA19/07969. Mansbridge & Balment, 01822 612 345, tavistock@mansbridgebalment.co.uk

PENZANCE

Pendennis Road – An individual building plot with planning permission granted for a detached three-bedroom residence in a popular location. A slightly sloping plot, near the town centre. Guide price



HUNTINGDON, CAMBRIDGESHIRE

Keaton – Single building plot in a desirable village location with full planning permission for a single dwelling and countryside views to the front. The plot includes The Old Smithy, which measures 8.8m x 5.4m and is ideal as a large garage, storage or workshop. Guide price: £200,000. Planning authority: Huntingdonshire District Council, 19/00529/FUL.

Peter Lane & Partners, 01480 406 400, stneots@peterlane.co.uk



CRICH, DERBYSHIRE

Market House, Market Place – Single building plot of approx 0.2 acres with full detailed planning permission granted for a detached four-bedroom dwelling with terraced garden, detached garage and further driveway parking. Offers over £200,000. Planning authority: Amber Valley Borough Council, AVA/2016/0794. *Boxall Brown & Jones, 01773 880 788, belper@boxallbrownandjones.co.uk*

£50,000. Planning authority: Cornwall Council, PA20/02548. cMarshall, 01736 360 203, feedback@marshallspz.co.uk

POUNDSTOCK, BUDE

Bangors, Plot 1 – One of two plots available with detailed planning permission granted for a four-bedroom detached home with stunning sea views. Offers over £300,000. Planning authority: Cornwall Council, PA17/08655. Bond Oxborough Phillips, 01288 355 066, bude@boppproperty.com

DERBYSHIRE

ASHBOURNE

Plot 1 Dalbury Lees – Plot with outline consent for a detached dwelling with garaging and views to the rear over open farmland. Offers over £250,000. Planning authority: South Derbyshire District Council, 9/2017/1196. Bagshaws, 01335 342 201, ashbourn@bagshaws.com

ASHBOURNE

Plot 2 Dalbury Lees – Single plot with outline consent for a detached dwelling with garaging and views to the rear over open farmland. Offers over £300,000. Planning authority: South Derbyshire District Council, 9/2017/1196. Bagshaws, 01335 342 201, ashbourn@bagshaws.com

SOUTH NORMANTON

Barley Croft, Broadmeadows – An individual building plot located in a cul-de-sac totalling 550 sqm. Planning permission and Building Regulations conditionally approved for a detached five-bedroom executive split-level three-storey property. OIRO £74,950. Planning authority: Bolsover District Council. Richard Savidge, 01773 831 111, sales@richardsavidge.co.uk

DEVON

BRADNINCH

Land, 16 Hele Road – Building plot with a choice of two full detailed planning permissions and Building Regulations approval for the latter permission. Each permission is for a three-bedroom detached two-storey dwelling with two off-road car spaces. GIA of latter

application is approx 1,290 sq ft. The earlier planning is for a near-Passivhaus standard property. OIRO £115,000. Planning authority: Mid Devon District Council, 18/00481/FULL and 18/01590/FULL. Kitchen Land and Planning, 01392 879 300, alex@klp.land

LYDACOTT, BARNSTAPLE

West Knightcote Barn – A detached barn for conversion to a dwelling within a plot of 0.22 acres. The proposed accommodation is over two floors to provide four bedrooms. OIRO £195,000. Planning authority: North Devon Council, 70922. Stags, 01271 322 833, barnstaple@stags.co.uk

NEWTON ABBOT

Nelson Place – Stunning elevated plot of around 1.64 acres with conditional planning permission for a four-bedroom reverse-level detached dwelling of circa 2,350 sq ft. OIRO £175,000. Planning authority: Teignbridge District Council, 19/02273/FUL. Kitchen Land and Planning, 01392 879 300, alex@klp.land

OKEHAMPTON

Building Plot, Castle Road – Plot for a single detached dwelling with double garage (Building Regulations have been applied for) in a favoured residential road

within a short, level walk of town centre. Plot is approx 0.5 acres and includes an adjoining pasture paddock with 5 bar gate. Guide price £138,000. Planning authority: West Devon Borough Council, 2347/19/FUL. Stags, 01837 659 420, okehampton@stags.co.uk

ESSEX

HOWE GREEN, CHELMSFORD

Chalklands, Southend Road – Single building plot with planning permission for a detached three-bedroom two-storey dwelling of around 996 sq ft. OIEO £200,000. Planning authority: Chelmsford City Council, 18/01432/FUL. Fenn Wright, 01245 292 100, chelmsford@fennwright.co.uk

THORPE-LE-SOKEN

Landermere Road – Single building plot with full planning permission for a four-bedroom detached house with enclosed rear garden and off-street parking. Guide price: £125,000. Planning authority: Tendring District Council, 13/00015/FUL. Moving Places, 01255 852 929, frinton@mymovingplaces.com

UPMINSTER

Plot, St. Marys Lane – Plot in a semi-rural location with planning agreed to demolish the existing outbuildings and to construct a new single-story detached two-bedroom bungalow. Guide price £250,000. Planning authority: Thurrock Council, 19/01540/FUL. Beresfords, 01708 874 390, upmin.sales@beresfords.co.uk

GLOUCESTERSHIRE

DITCHFORD ON FOSSE, STOKE GIFFORD

Rock Lane – A generous building plot attractively situated on side of lane location, at the heart of the old village of Stoke Gifford. Planning consent for a four-bedroom dwelling extending to approx 1,750 sq ft. Guide price £250,000. Planning authority: South Gloucestershire Council, P19/17241/O. David James & Partners LLP, 01453 843 720, matthew@davidjames.org.uk



SHEPHERDSWELL, DOVER, KENT

Plot at 75 Westcourt Lane – Full planning permission has been granted for a new build architect designed detached three-bedroom house. Planning authority: Dover District Council, 19/00023. Price band: £200,001-£250,000. *Miles & Barr, 01304 202 111, dover@milesandbarr.co.uk*

TUTSHILL, CHEPSTOW

Plot at The Old Police House, Gloucester Road – Located at the head of Beachley Road, a generously proportioned building plot with outline consent for a detached family dwelling. Guide price £195,000. Planning authority: Forest of Dean District Council, P1469/18/OUT. Moon & Co Estate Agents, 01291 629 292, sales@thinkmoon.co.uk

HERTFORDSHIRE

BERKHAMSTED

Plot with planning consent – Rare opportunity to buy this plot on a leafy, desirable road in central Berkhamsted. Nearly 0.25 acres, this plot comes with planning permission for a 300 sqm family home and is minutes walk from the high street, railway station and Berkhamsted School. Terrific views over the valley. Planning authority: Dacorum Council, 4/00578/19/FUL. Price band: over £750,000. Private seller, 07941 301 447, kevansuk@hotmail.com

DATCHWORTH

Prime Datchworth – Rare half acre plot, located off sought-after Paynters Green, on the edge of Datchworth village with full planning for 2,800sq ft four-bedroom detached eco house. Planning authority: East Hertfordshire District Council, 3/19/0808/FUL and APP/J1915/W/19/3235824. Price band: £450,001-£600,000. Private seller, 07971 961 966, charles@goingsolar.org.uk

KIMPTON

3 Commons Lane – Land with planning permission for a four-bedroom detached house of approx 1,250 sq ft with a rear south east facing garden approx 35ft deep. Vehicular access and parking for two cars. Guide price £185,000. Planning authority: North Hertfordshire District Council, 19/02061/FP. Satchells, 01462 892 041, Baldock@satchells.co.uk

KENT

HAWLEYS CORNER, WESTERHAM

Plot at The Retreat Workshop – Detailed planning permission for the demolition of existing workshop and replacement with a two-bedroom chalet-style family home in land extending to 0.18 acres. Guide price £250,000. Planning authority: Sevenoaks District Council, 19/02473/FUL. Lambert & Foster, 01892 832 325, agric@lambertandfoster.co.uk

MAIDSTONE

Greenwich Close – Plot in a quiet cul-de-sac setting with planning permission expected shortly for the erection of a five-bedroom detached house. OIEO £250,000. Planning authority: Maidstone Borough Council. Page & Wells, 01622 756 703, sales@page-wells.co.uk

TUNBRIDGE WELLS

Longview Way – Single building plot at the end of a cul-de-sac with detailed consent for the demolition of the existing seven garages and the erection of a three-bedroom detached house of circa 1,050 sq ft with rear and side gardens and parking for 11 vehicles. Guide price:

£125,000. Planning authority: Tunbridge Wells Borough Council, 17/01425/FUL. RPC Land & New Homes, 01622 691 911, midkent@rpcnewhomes.co.uk

LEICESTERSHIRE

ASHBY-DE-LA-ZOUCH

Nottingham Road – Single building plot with planning permission for a two-storey four-bedroom detached dwelling, with garage, front and rear gardens and off-road parking for three vehicles. Guide price: £200,000. Planning authority: North West Leicestershire District Council, 18/00562/FUL. Howkins & Harrison, 01530 877 977, ian.large@howkinsandharrison.co.uk

FLECKNEY, LEICESTER

32 Main Street – A three-bedroom cottage in need of modernising with planning permission to extend on a plot of great proportions with adjacent building plot for which there is outline planning permission for a three-bedroom detached dwelling with off-road parking for two vehicles to the front and generous rear garden backing on to stream. Guide price £370,000. Planning authority: Harborough District Council, 19/01314/OUT. Andrew Granger & Co, 01509 235 534, loughborough@andrewgranger.co.uk

SWITHLAND

Main Street – Two 0.22 acre plots available with consent for two detached dwellings. Plot 1: offers over £400,000. Plot 2: offers over £350,000. Planning authority: Charnwood Borough Council, P/14/0332/2. Bentons, 01664 563 892, sales@bentons.co.uk

LINCOLNSHIRE

BARNOLDBY-LE-BECK

Land adj The Oaks, Main Road – Single plot in the sought-after Lincolnshire Wolds AONB. Planning permission is in place for a state-of-the-art five-bedroom detached home with driveway. Guide price: £350,000. Planning authority: North East Lincolnshire Council, DM/0560/18/FUL. Savills, 01522 508 908, lincoln@savills.com

MALTBY LE MARSH

Hodgetoft Lane – Four individual plots available in a peaceful rural village. Full planning permission has been granted for bungalows on plots 1 & 2 and houses on plots 3 & 4. OIRO £105,000 each. Planning authority: East Lindsey District Council, N/112/01349/17. Willsons Chartered Surveyors, 01507 463 582, Lincolnshire

SCOTTER

Gravel Pit Road – A1960s three-bedroom detached bungalow with a building plot for which there is full planning for a four-bedroom detached bungalow with detached double garage (already built). OIEO £245,000. Planning authority: West Lindsey District Council, 128931. Newton Fallowell, 01652 783 030, brigg@newtonfallowell.co.uk

TIMBERLAND

Lot 3 Manor Farmyard, Main Street – Extending to a total area of 0.69



HOGHTON, PRESTON, LANCASHIRE

The Shuttle Shop, Viaduct Road – Plot of around 0.18 acres comprising a stone barn for conversion into a three-bedroom home of around 1,650 sq ft with a rural outlook, gardens, terrace, parking and turning area. Offers over £180,000. Planning authority: Chorley Council, 18/00832/FUL.

Armistead Barnett, 01704 895 995, burscough@abarnett.co.uk

acres, with permission to convert three traditional red brick barns into three detached residential dwellings under three separate planning applications. Guide price £230,000. Planning authority: North Kesteven District Council, 19/1535/PNND, 19/1536/PNND and 19/1537/PNND. Pygott & Crone Agricultural, 01529 414 555, agriculture@pygott-crone.com

NORFOLK

DEREHAM

Building plot off Sandy Lane – An individual building plot of over 0.47 acres with full planning permission for a four-bedroom detached house with double garage and enjoying countryside views. Guide price £220,000. Planning authority: Breckland District Council, 3PL/2020/0034/D. Parsons & Co, 01362 696 895, post@parsonsandcompany.co.uk

GREAT MOULTON, NORWICH

The Woodlands – Plot of around 0.27 acres with full planning permission granted for a 2,000 sq ft detached dwelling with double garage/cart lodge. Guide price £175,000. Planning authority: South Norfolk District Council, 2019/2151. Whittleby Parish, 01379 640 808, sales@whittlebyparish.com

MUNDESLEY

Cromer Road – Single building plot with outline planning permission for a two-bedroom bungalow with off-road parking. Guide price: £125,000. Planning authority: North Norfolk District Council, PO/19/2160. Arnolds Keys, 01263 822 373, sheringham@arnoldkeys.com

WINTERTON-ON-SEA

Lavender Court – Building plot measuring 158ft deep x max width 40ft reducing to 25ft, with outline planning permission for a three-bedroom detached residence. Guide price £135,000.

Planning authority: Great Yarmouth Borough Council, 06/20/0026/O. Bycroft Estate Agents, 01493 664 000, residential@charlesbycroft.co.uk

NORTH YORKSHIRE

BROTTON

Former library site, High Street – Single plot of land measuring approx 0.2 hectares with outline planning permission for a four-bedroom detached property. Guide price: £70,000. Planning authority: Redcar and Cleveland Council. Inglebys Estate Agents, 01287 653 365, inglebysestates@msn.com

HUBY

Adj 14 Holly Park – Single building plot with outline planning permission for the erection of a detached home of circa 2,000 sq ft. Guide price: £300,000. Planning authority: Harrogate Borough Council, 19/01876/OUT. Myrings, 01423 566 400, sales@myringsestateagents.com



BISHOP WILTON, NORTH YORKSHIRE

Park Lane – Single building plot with full planning permission for detached single-storey dwelling. Guide price: £160,000. Planning authority: East Riding of Yorkshire Council, 18/03430/PLF. Clubleys, 01759 304 040, pocklington@clubleys.com

KIRKINGTON

Plot to the East of Morar House – Single building plot with full planning permission granted to develop a detached two-bedroom property of around 2,000 sq ft with ample parking and lovely open countryside views. Offers over £200,000. Planning authority: Hambleton District Council, 18/02130/FUL. Carter Jonas, 01423 523 423, harrogate@carterjonas.co.uk

NOTTINGHAMSHIRE

EAST STOKE, NEWARK

Moor Lane – Single building plot with full planning permission for the erection of a two-bedroom single-storey 970 sq ft dwelling with a traditional farm building inspired design. OIRO £125,000. Planning authority: Newark and Sherwood District Council, 19/01418/FUL. Richard Watkinson & Partners, 01636 611 811, newark@richardwatkinson.co.uk

GRANTHAM

Grantham – Quality single building plot with planning permission. All drawings made available to enable a good start, finished home could be worth in excess of £725,000. Planning reference: S08/1393. Price band: £300,001-£450,000. Clifton Homes (SW) Limited, 0117 373 0077, ja@cliftonhomes.com

SOUTHWELL

Rear of 51 The Ropewalk – Plot with full detailed planning permission. Planning authority: Newark and Sherwood District Council, 19/01693/FUL. Price band: £300,001-£450,000. Private seller, 07771 803 926, ndbuggy62@gmail.com

WHATTON

Chapel Walk – A single level building plot with planning permission for a single-storey dwelling. Guide price: £230,000. Julian Owen Associates Ltd, 0115 922 9831, enquiries@julianowen.co.uk

PERTH AND KINROSS

DRUM

Plot 1 Rantrie Knowe – Single plot measuring 773 sqm in a village location. Outline planning permission is in place for residential development. Offers over £85,000. Planning authority:



MILDENHALL, SUFFOLK

Pine Trees Avenue, Bury Road – Single building plot with detailed planning consent for a two- to three-bedroom detached dwelling. Guide price: £125,000. Planning authority: Forest Heath District Council, DC/20/0404/FUL. *Shires Residential, 01638 712 132, mildenhall@shiresestateagents.com*

Perth and Kinross Council, 17/00606/AML. Andersons LLP, 01577 862 405, property@andersons-kinross.co.uk

KINNOCHTRY, COUPAR ANGUS

Land NE of Cairn Cottage – Elevated semi-rural plot of approx 700 sqm with planning permission for the erection of a single dwelling in a peaceful spot. Fixed price: £80,000. Planning authority: Perth and Kinross Council, 19/01540/IPL. McCash & Hunter, 01738 635 300, admin@mccash.co.uk

SHROPSHIRE

BUCKNELL

Plot off Bedstone Road – Plot with full planning permission for a bespoke detached three- to four-bedroom property in an elevated position on the fringes of the popular village. Planning approval for a Dan-Wood property. Guide price: £150,000. Planning authority: Shropshire Council, 19/02216/FUL. Cobb Amos, 01584 874 450, ludlow@cobbamos.com

GOBOWEN

Old Chirk Road – A detached property offering potential sitting in a plot extending to around a quarter of an acre. The house is in need of complete renovation/demolition whilst the site offers purchasers the opportunity to develop to create a family home or, subject to planning, potentially build more than one dwelling on the site. Guide price £200,000. Planning authority: Shropshire Council. Town & Country Estate Agents, 01691 679 631, sales@townandcountryswestry.com

MADELEY

Coalport Road – Single building plot of just over 0.25 acres with full planning consent granted for a three-bedroom detached dwelling. Ample parking, double garage and a detached garden room are also included in the design. Previous lapsed outline planning was granted for two detached dwellings. Guide price: £169,950. Planning authority: Telford & Wrekin Council, TWC/2018/0376. Harwood The Estate Agents, 01952 881 010, patrick@harwoodbrosely.co.uk

SOMERSET

BRIDGWATER

Horsely Lane – Single plot of around 0.246 acres with planning permission granted for a four-bedroom detached property. Guide price: £150,000. Planning authority: Sedgemoor District Council, 09/17/00026. Lees & Waters Estate Agents, 01278 418 005, bridgwater@leesandwaters.co.uk

HOLCOMBE, RADSTOCK

Garage block, Longleat Road – Site with planning permission granted for two three- to four-bedroom semi-detached properties of around 1,125 sq ft each, set over three floors with gardens to each side. Planning authority: Mendip District Council. Price band: £100,001-£150,000. Allen Residential, 01761 412 300, james@allen-residential.co.uk

LANGPORT

Frog Lane – Single building plot in excess of a quarter of an acre with outline planning permission for a detached dwelling. Guide price: £200,000. Planning authority: South Somerset District Council, 20/00131/OUT. George James Properties, 01458 274 153, somerton@georgejames.properties

SUFFOLK

CROWFIELD

Gardener's Rest, adj to The Old Stores, Stone Street – A level building plot with planning permission for a four-bedroom detached house of 1,653 sq ft plus detached double garage, which has already been built. Guide price £175,000. Planning authority: Mid Suffolk District Council, 626/04. Fine & Country, 01394 446 007, woodbridge@fineandcountry.com

HOXNE

Plot at Waveney Farm, Syleham Road – Rural plot set in nearly 6 acres with consent for a 3,100 sq ft property with three bay cart lodge style garage. The grounds run down to the river Waveney with approx 220m of river frontage. OIEO £400,000. Planning authority: Mid Suffolk District Council, DC/19/05733. TW Gaze, 01379 641 341, S.Graham@twgaze.co.uk

STONHAM ASPAL

Cottage and plots, Mill Green – Detached cottage for renovation plus planning permission for two 1,100 sq ft detached dwellings. Guide price £425,000. Planning authority: Mid Suffolk District Council. Hamilton Smith, 01728 860 699, hamilton.smith@gmail.com

SURREY

CHURT, FARNHAM

Four-bedroom land, Jumps Road – This opportunity will be sold on an individual plot basis as defined by the planning consent reference. Offers over £750,000. Design and build a four-bedroom/three-bathroom contemporary detached house designed by Rummey Architects for Mulberry Homes. Planning authority: Waverley Borough Council, WA/2017/0928. Keats Fearn Estate Agents, 01252 718 018, sales@keatsfearn.co.uk

LIGHTWATER

58 Ambleside Road – A vacant detached bungalow in a desirable residential area with planning consent for demolition and the erection of a detached house of approx 3,745 sq ft including the garage. Site is approx 0.12 acres. Guide price: £550,000. Planning authority: Surrey Heath Borough Council, 20/0364/FFU. Martin & Co, 01276 691 510, camberley@martinco.com

OLD COULSDON

Corner plot – One-bedroom bungalow, level plot may suit 1st time buyer retirement or disabled friendly. Planning authority: London Borough of Croydon, 19/03151/FUL. Offers invited. Private seller, r800th@gmail.com

WARWICKSHIRE

DARLINGSCOTT, SHIPSTON ON STOUR

The Grainstore – Grain store with consent for change of use from agricultural building to residential dwelling, set in 3.5 acres. Guide price: £500,000. Planning authority: Stratford-

on-Avon District Council, 19/02959/COUQ. Peter Clarke, 01608 260 026, shipston@peterclarke.co.uk

LIGHTHORNE

Verney Close – Garage block with planning permission to demolish and erect a two-bedroom dormer bungalow. Guide price: £125,000. Planning authority: Stratford-on-Avon District Council. Peter Clarke, 01789 841 114, wellesbourne@peterclarke.co.uk

STRATFORD-UPON-AVON

Church Farm, Seven Meadows Road – A modern agricultural barn with Class Q planning consent to convert into an impressive five-bedroom residential home with set in approximately 3.5 acres of land. Guide price £750,000. Planning authority: Stratford-on-Avon District Council, 20/00415/COUQ. Sheldon Bosley Knight, 01789 292 310, stratford@sheldonbosleyknight.co.uk

WILTSHIRE

MARLBOROUGH

Rose House Plot, Cold Harbour Lane – There is currently a bungalow on the plot, with consent for two replacements dwellings, one of which the vendors wish to retain to live in themselves. The plot for sale has planning permission for a four-bedroom timber-framed house from Dan Wood. In all 1,533 sq ft. Guide price: £395,000. Planning authority: Wiltshire Council, 19/11205/FUL. Knight Frank LLP, 01488 682 726, hungerford@knightfrank.co.uk

UPPER STRATTON

St. Philips Road – A pair of semi-detached cottages to be converted into one dwelling, for which planning (subject to planning). Very large garden to side. Viewing strictly by appointment only. Guide price £180,000. Planning authority: Swindon Borough Council. Charles Harding, 01793 535 872, lee.thrush@charles-harding.co.uk



WHADDON, WILTSHIRE

Kiln Close – Single building plot with full planning permission for a detached three-bedroom house with garden and off-road parking. Guide price: £215,000. Planning authority: Wiltshire Council, 19/02051/FUL.

Myddelton & Major, 01722 337575, residential@myddeltonmajor.co.uk

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For further information please visit:

www.horticusliving.com

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SELENE SIGNS has launched a new range of green and brass style house signs, with a nostalgic look that will appeal to anyone who wants an industrial, retro or vintage look for their home. All the plaques are made from lightweight aluminium, and are weatherproof and fade resistant. The signs come in rectangular or circular versions, can have personalised wording added or created as a reproduction railway sign. Selene Signs are also able to work with your own ideas to produce a completely bespoke sign.

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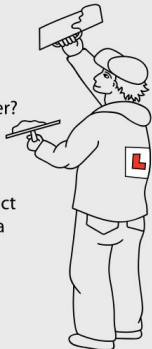
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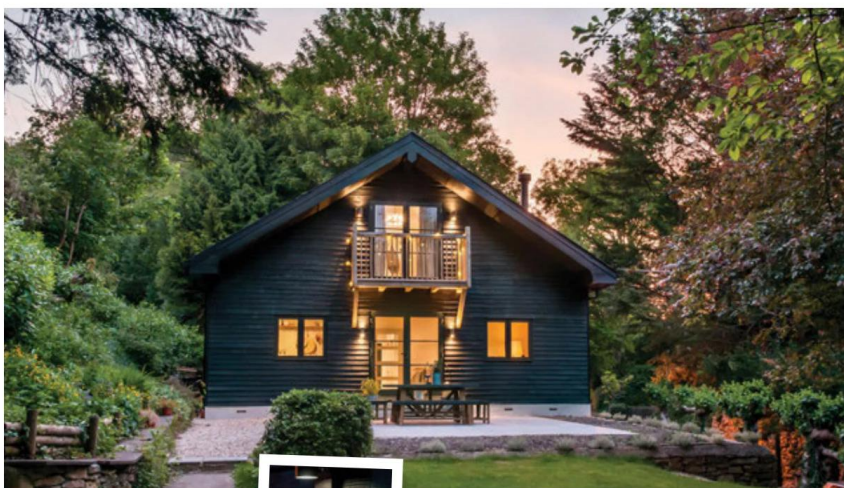
Methodist chapel conversion

Nestled in tranquil Somerset countryside, this pretty chapel has been carefully restored and converted, a new mezzanine level added, and many of the original features preserved.



DIY eco house build

After five planning applications, two appeals and a lengthy build, Ian Jennings has completed this stunning eco home in Bridport. The ICF house has a green sedum roof, ground source heat pump and solar PV installation, and generates more than twice the energy that it uses.



Rustic log home

Standing in a sylvan setting in Wiltshire, this recently completed contemporary timber-framed house has a discreet array of solar panels and is clad in dramatic black larch, with bespoke windows and doors, a solid oak porch and a balcony.



What a corker!

Cork cladding and pink windows take this extension to a Victorian terraced house out of the ordinary, creating a playful family home.



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Post-pandemic SELF BUILDS

Will Covid-19 alter the way we build our homes? asks **Gerald Cole**.

As I write, the media is full of speculation on how the pandemic will change the world. Will we become kinder, greener, more digital? Will we abandon mass commuting for regular working at home? Will rural locations become more popular, and more expensive, as a result? Will Covid-19 even alter the way we design and build new homes?

There may be a clue to the latter in the past, because this won't be the first time disease has radically altered the way we design and build.

When the Swiss architect Le Corbusier built his first pared-down modernist house in the late 1920s, his inspiration seemed to be the new building material of reinforced concrete. It enabled him to create a large rectangular design without internal, load-bearing walls and a flat roof strong enough to support a garden. Open-plan, brilliant white interiors were filled with light from long, horizontal windows. It's a design style that's still called 'modern' today.

But, as architectural historian Paul Overy has pointed out, Le Corbusier and other modernist architects were hugely influenced by the design of the sanatoriums of their time. Built long before antibiotics to treat tuberculosis and other chronic diseases, they relied instead on fresh air, abundant sunlight and simple, white-painted, clutter-free environments where dirt and germs had nowhere to hide.

It may be a while before we find out if Covid-19 has a similar effect on architecture. But there are already some changes that seem sensible in a world where pandemics no longer happen elsewhere. Here, then, are six, hopefully useful, suggestions for your post-Covid self build.

1 Open-plan layouts have been hugely popular for the last decade. Combining kitchen, dining and living areas, often with wall-wide bifold doors opening onto a patio, they provide excellent light-filled family and entertainment spaces.

Lockdown, however, has revealed some inherent flaws, particularly for those working from home, home schooling children or, worse, trying to do both at once. Home schooling may be short-lived, but home working, for at least part of the week, looks set to become



established. Consider, then, making one bedroom a potential home office by providing enough power points to support a computer, monitor, printer, desk lamp and shredder as well as USB points to recharge mobiles, tablets and laptops (power points are now available with two or three in-built USB connectors).

Think, too, about including internet cabling – known as CAT5, 6, or 7 – in your home wiring. Wireless connections are usually fine, but a physical connection can provide more protection from interference and greater speed and reliability.

Alternatively, configure your open-plan layout to include a semi-private working space, from which you can still monitor activities in the main area. A deep alcove, sliding partitions or, in one example I saw recently, ceiling-high open shelves can create small but effective office areas.

2 En suite master bedrooms are also high on wish lists, particularly for larger households. If your budget allows, it may be a wise precaution to install a second en suite bedroom, chiefly as guest accommodation but also to cater more easily for self-isolation if lockdown returns.

3 Working from home can also affect your choice of heating system. Conventional radiator-based systems are good at heating a house quickly, ideal if you and your family are out for most of the day.

To achieve that rapid rise in temperature, however, a boiler needs to heat the water in the system to between 60C and 80C. But, once the heating is off, the radiators will usually be cold again within an hour or so.

An underfloor heating system turns entire floors into giant radiators. Because the heated area is so large, water temperatures of between 35C and 55C can provide the same output as a radiator system, cutting fuel costs.

Once warm, underfloor heating takes much longer to cool down, and also needs relatively less energy to return to a comfortable temperature – perfect for a home that's occupied for most of the day.

4 Part M of the Building Regulations already demands that the entrance floor of a new home includes a WC with a hand basin. But to ensure easy hand washing on arrival it's sensible to site the WC next to the entrance lobby. If a rear or side entrance also gives access to the outside world, consider opening it into a utility room, complete with washing facilities, as a backup lobby.

5 To guard against future lockdowns, give some thought to food storage. A larger fridge isn't necessarily the answer, though a chest freezer is the cheapest form of long-term frozen store. A traditional walk-in pantry with open shelves, a cool shelf made of stone or concrete and ventilation direct to the outside provides easily viewable storage for dry goods and many of the vegetables and fruit that would otherwise take up fridge space. Site it on a north-facing wall for the best cooling effect, but make sure the door is well-insulated.

6 Consider off-site forms of construction. Government guidelines for Covid-safe construction don't sit well with traditional brick and block building methods, where trades intermingle and social distancing is impossible with the central gang of two bricklayers and a hod carrier. Prefabrication, however, takes place in a factory where working conditions are much easier to control. The cost will be higher but time savings can be made and the quality and accuracy of your build is likely to be enhanced.

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