

The Best New Builds • Extensions • Conversions • Home Improvements

SELF BUILD & DESIGN

www.selfbuildanddesign.com

JULY 2016 £4.25



Creative. conversion

Stables converted into
stunning country home

*Beginner's
guide to*
**KITCHEN
DESIGN**
+ *Wall tile
ideas*

Mortgage free
GREEN DREAM

California
LIVING
in Brighton



SMALL WONDER
From former garage
to stylish new home

Brilliant
BATHROOMS

Heat pumps
EXPLAINED

Plus SEARCH FOR A BUILDING PLOT FOR FREE WITH **PLOTBROWSER.COM**

origin

DOORS AND WINDOWS

Match the handle colour to the frames or choose an elegant brushed metallic finish

Choose from over 150 different colours, including a dual colour option

Manufactured in Great Britain from a premium grade aluminium for a secure, visually exquisite and maintenance free window

It's in **our DNA...** Create yours with Origin



Upgrade to the revolutionary Aerogel for
astonishing thermal efficiency, capable of achieving
an A++ Energy Rating and U-Value of 0.9



Stunning internal and external
flush casement. Its timeless, classic finish
makes it perfect for any property type

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

Bi-fold Doors

Windows

Blinds

Welcome

to the July issue of *SelfBuild & Design*

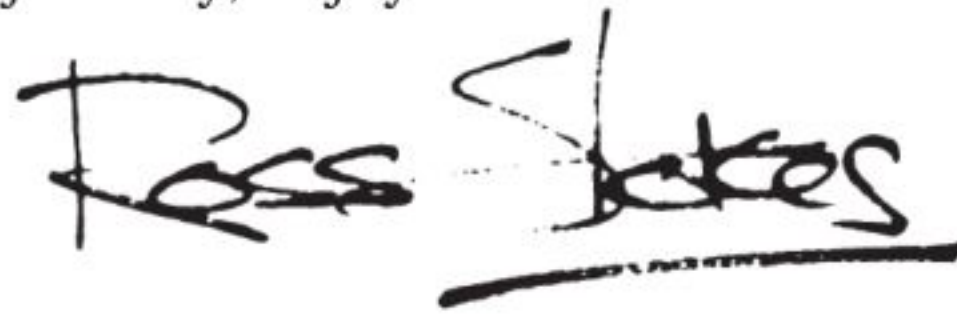
A self build will almost certainly change your life. Just ask any of the countless homeowners who have featured in this magazine since its inception near on 20 years ago. No matter the style or the construction method of their new homes, most selfbuilders agree on one thing: the project will dominate your every waking moment and impact on your life in ways you never thought possible.

For some, the experience is so traumatic and stressful they never want to do it again. For the majority though, the experience is a lifetime highlight. Many want to do it all again, having learned from their mistakes first time round. Indeed, some go on to become what is known in the trade as serial self builders. A few – and a surprising number of them women – become professional project managers, sharing their hard-won wisdom to save others making the same mistakes.

Ray Vince, whose eco build has featured in our last two issues, is a typical example. He decided to make a career change, having successfully completed an eco build with his wife Liz on the South Downs. He now wants to put his knowledge to good use by advising others. Ray would be the first to admit that one self build – albeit very impressive – doesn't make him an expert. But at least it has taught him where to look for sound advice, something he struggled to find himself when looking to build a truly energy efficient, sustainable home. As good as his builder was, they needed to consult further afield.

The Vincés' project is one of five case studies featured in this issue, ranging from the stunning conversion of a modest garage in Sheffield, to a bright white Californian-style home with wrap-around balconies in Brighton. There's also an amazing conversion of a series of agricultural buildings into a large five-bedroom house, complete with an enormous party room, and a tiny new eco build on the Isle of Wight.

If you haven't yet taken the plunge, I hope that these projects will inspire you to do so. If you have already set out on your self build journey, enjoy the ride – life will never be the same!



Ross Stokes, EDITOR



Editorial

Editor Ross Stokes

Tel: 01584 841417

ross.stokes@sbdonline.co.uk

Deputy Editor Louise Parkin

l.parkin@sbdonline.co.uk

Consulting Editor Gerald Cole

Group Production Manager

Jonathan Lee

Art Editor Paul Limbert

paul.limbert@sbdonline.co.uk

Advertising

Advertising Manager Sam Sadnicki

s.sadnicki@sbdonline.co.uk

Tel: 01283 742964

Account Manager David Oliver

d.oliver@sbdonline.co.uk

Tel: 01283 742952

Advertising Production Lucy Williams

lucy.williams@wvonline.co.uk

Advertising Design Jo Ward

Sales & marketing

Subscriptions Marketing Manager

Catherine Murphy

Events Marketing Manager

Rachael Grignon

Reader Services Kay Tunncliffe

Tel: 01283 742970

Fax: 01283 742957

subscriptions@sbdonline.co.uk

Publisher Peter Johns

PA to Publisher Sue Stelfox

Editorial Address:

SelfBuild & Design Magazine,
151 Station Street,
Burton-on-Trent,
Staffordshire DE14 1BG

Tel: 01283 742950

Fax: 01283 742957

www.selfbuildanddesign.com

PlotBrowser

Tel: 01283 742972

Fax: 01283 742957

plotbrowser@sbdonline.co.uk

SelfBuild & Design is published by
WV Magazines Ltd, 151 Station Street,
Burton-on-Trent, Staffs DE14 1BG.

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

Distributed by Comag,
West Drayton, Middlesex.
Tel: 01895 444055

Subscriptions

UK subscription price for one year
(12 issues) is £36, Europe/ROW Surface
mail £55.50, ROW Airmail £75.50.
Phone 01283 742970 to subscribe.

Every effort is made to ensure that the material published in *SelfBuild & Design* is accurate and reliable. However, the publishers can accept no responsibility for claims made by advertisers, manufacturers or contributors. Readers are advised to check out any claims themselves before using them as the basis of any building project. Contributions are welcome but the safe return of unsolicited text or photographs cannot be guaranteed. Copyright for the contents of *SelfBuild & Design* rests with the publishers and no part of the contents can be reproduced without written permission to do so.



Firing imaginations for over 30 years...



Over 30 years of British design and engineering have gone into creating the UK's most comprehensive range of high quality **woodburning, solid-fuel, gas** and **electric** stoves and fireplaces.

STOVAX | **GAZCO**
Fire Your Imagination

www.stovax.com



62



44



14

Case studies

14 SMALL WONDER

June and David Roddis have converted a former garage into a stylish two-bedroom house.

32 A PLACE IN THE SUN

Nick and Kate Davey battled the planners to build a light-filled modern home in their Brighton garden.

44 STABLE FOUNDATIONS

Anne Kirmond and Martin Paine converted a derelict equestrian centre into a stunning five-bedroom home.

68 A DREAM COME TRUE

Ray and Liz Vince finally realise their dream of building a mortgage-free eco home next to their old house.

86 A HOME BY THE SEA

Bob Matthews continues his conversation with a hands-on selfbuilder on the Isle of Wight.



26



64

Spotlight

26 ON THE TILES

The latest additions for floors and walls.

Interview

64 ARCHITECT JUSTIN SMITH

An architect who specialises in exciting contemporary house designs.

Special features

74 11 TOP TIPS FOR A SELF BUILD

More help and advice from our series.

77 HEAT PUMPS

How they work and what to consider when designing a system for your home.



32



Contents

SelfBuild & Design JULY 2016

55



Regulars

- 6 NEWS & COMMENT
A round-up of the latest news.
- 10 INTERIORS
Celia Sawyer adds a touch of glamour to a north-London home.
- 62 ON TREND
Beautiful bathrooms.
- 80 GREEN
A small and innovative London home.
- 82 CONSTRUCTION
A look at the latest materials.
- 94 DIARY DATES
Shows, courses and seminars.
- 112 TOPPING OUT
Self build to let.

Expert help

- 89 SELF-BUILD MORTGAGES
- 91 LEGAL ADVICE
How to make a formal complaint against your solicitor
- 93 PLANNING ADVICE
Lifting an agricultural tie
- 98 PLOT DOCTOR
What are the chances of being able to build a new home on a former pony paddock?



Follow us at twitter.com/SelfBuildDesign



Like us at facebook.com/sbdmagazine



On the cover

The conversion of farm buildings, including stables into a stunning five-bedroom country home.
Picture: Tyack Architects.
See page 44.



68

In BRIEF***Appeal decision welcomed by small house builders***

The Appeal Court's decision to uphold a government initiative to waive affordable housing requirements for small developments of 10 sites or fewer is a boost for SMEs and house building, according to the Federation of Master Builders.

FMB chief executive Brian Berry praised the ruling, saying: "It's widely recognised that if we tackle the long-term under-supply of new homes in this country, then we will need to see renewed growth in output from SME house builders. The verdict will go a long way in backing these firms. It will make the economics of small-scale development that much easier and should increase the use of small sites in sustainable locations for the delivery of new homes."

Mr Berry estimated that one in two SME house builders knew of potential building sites that were considered unviable because of the likely combination of Section 106 and the Community Infrastructure Levy charges.

"The threshold's reinstatement will protect the very smallest developments from being lumbered with unaffordable requirements, allowing them to bring forward small-scale, sustainable developments, which will ultimately be of huge benefit to everyone, local councils included," Mr Berry said.

April loans lull

Economic uncertainties have been blamed for the lull in April loans, with house purchase approvals down 19.4 per cent from March. Annual house purchase approvals fell 14.9 per cent from 67,594 completed in April 2015.

The proportion of small-deposit lending climbed to 19.1 per cent, up from 17.1 per cent in March to total 10,985 loans, as first-time buyer borrowing began to fill the gap left by the buy-to-let sector.

The figures were released by e.surv, the UK's largest chartered surveyor.

Lloyds accepts warranty

Lloyds Banking Group has accepted the Protek Warranty for its lending purposes, and added the warranty into its Council of Mortgage Lenders' handbook. The CML handbook provides comprehensive instructions for conveyancers acting on behalf of lenders in residential conveyancing transactions. Protek, a trading style of Lucas Fettes Limited, provides structural warranties to the UK house building, construction and self build sectors.

The Protek Warranty provides homeowners with 10-year structural cover and includes developer insolvency protection. It is backed by an 'A' rated insurer, and has been designed for builders and developers of residential, regeneration and commercial properties.

News

***Free expert advice at National Self build Show***

The National Self Build and Renovation Show returns in June for a packed three days of live demonstrations, free seminars and expert advice.

With more than half of the UK population interested in building their own home, the show is designed to meet the growing demand for information on all aspects of a self build, catering for both newcomers and skilled professionals alike.

More than 200 exhibitors will showcase their products and technologies with representatives on hand to answer questions.

Guided tours of the centre's educational zones, featuring a life-size 'Renovation House' and a 'New Build Journey' are designed to help visitors visualise these products in context with their own projects.

The NSBRC's team of impartial experts along with architects, project

managers, designers, planners and eco consultants, will be on hand to meet for one-on-one sessions throughout the show, offering free advice.

They will talk through ideas with visitors, no matter how big or small the project, and offer their expert opinions and guidance on even the trickiest of questions.

Show highlights

- Over 20 seminars, live demonstrations, case studies and panel debates each day
- Guided tours of the NSBRC's life-size educational exhibits
- Free Self Build course taster sessions

The Swindon show runs from June 17-19 with tickets £12 per adult.

SelfBuild & Design readers can claim free tickets by booking through www.nsbrc.co.uk and selecting booking code: SelfBuild & Design.

SELF BUILD MARKET TO GROW BY 5 PER CENT

The self build market is expected to rise by around five per cent in 2016, reflecting an expectation in a modest rise in volumes and material and labour costs. Thereafter the market is expected to grow steadily by around 7-10 per cent per annum to 2020.

These are the key findings of AMA, the construction research specialists.

In its latest report, it says demand remains strong but output could be higher without the constraints of land and financial support.

The UK continues to have one of the lowest rates of self building – around 10 per cent of new private sector house-building, compared to countries such as Austria, Belgium, Italy and Sweden where self build rates are above 65 per cent.

However, in the past few years increased activity in the self-build sector through

Government incentives and greater media exposure helped the market increase in value by an estimated five per cent in 2015.

AMA estimates annual self build completions at around 12,000. Councils were now actively trying to enable more self and custom build development, and local community groups were progressing with neighbourhood plans and Community Right to Build projects.

The Government had also taken steps to increase self build by easing constraints in planning, cutting taxes for self-build developments, providing a number of funds to assist individual and community self-build projects, and releasing public land. There was also increasing activity from developers, including some large housebuilders, to enable multi-unit self/custom build projects.

Dreaming about building your own home?



Image Credit: Simon Maxwell

2 FOR 1
TICKETS*
QUOTE
SBD

Visit the Homebuilding & Renovating Show to get all the information you need in one day, under one roof

Sandown Park **25-26**
SURREY JUNE

To claim your **2 FOR 1 TICKETS** for just £12*, visit homebuildingshow.co.uk/gettickets and enter code **SBD** or call 0871 230 1086**

In association with



Real
HOMES

PERIOD LIVING

Homebuilding
&Renovating



#HBRshow16

*£1.50 transaction fee applies. Offer expires 3pm 24 June 2016. Children 16 and under go free. **Calls cost 10p per minute plus network extras.

On trend

The latest products, trends and inspiration

Cool CHROME

The material mix of cool chrome and matt black silicone in the new Dante Noir tap from Carron Phoenix gives it a modern, striking appearance. At 477mm high, the Dante Noir sits around 150mm higher than a standard tap and has a flexible hose providing a handy directional spray ideal for rinsing, washing and filling pots. Inspired by professional catering taps, the Dante Noir has an RRP of £311. (www.carron.com)



A SHAW THING

The new Whitehall is a fireclay farmhouse-style sink, deep and generously proportioned which can be installed using a standard Belfast sink base cabinet. The clever design gives a Classic Butler appearance from the front and protects the cut edges of the worktop from water by using a subtle lip on all exposed sides. (shawsofdarwen.com)

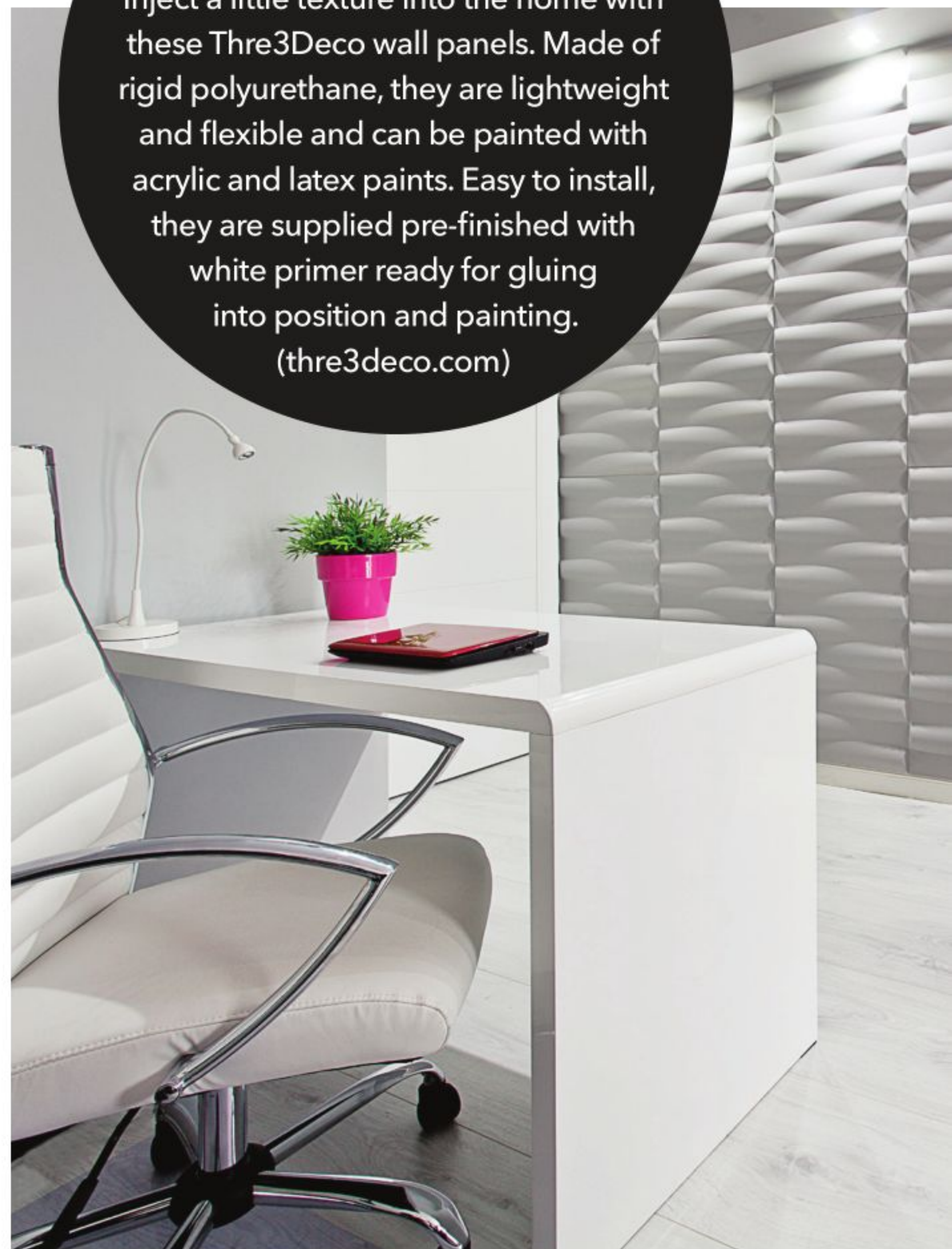


Light it up

Light up those warm summer nights with a solar powered outdoor wall light. Designed to emulate mains connected lighting, the Checkmate pendant lamp, the Monroe wall lamp (pictured: £179) and the Nomad table lamp are creations of Dutch designer Gacoli, and require no cables or electricity connection.

Daring DECOR

Inject a little texture into the home with these Thre3Deco wall panels. Made of rigid polyurethane, they are lightweight and flexible and can be painted with acrylic and latex paints. Easy to install, they are supplied pre-finished with white primer ready for gluing into position and painting. (thre3deco.com)





A genuine article

The Elan Vital collection is inspired by commercial ball valves and plumbing unions. Part of this is the articulated kitchen spout, which has a folding/extending mechanism with a 600mm reach and a single handle mixer. Made in Brooklyn, New York, each piece is machined from solid brass, hand finished and assembled to order. Fifteen finishes include polished nickel, oiled bronze, vintage brass, brushed brass (pictured) and copper. This one is priced at £2,012.40. (thewatermarkcollection.eu)



LEDing the way

These LED filament bulbs bring an industrial edge while using a tenth of the energy of a traditional bulb with a life expectancy that is approximately 10 times longer. British made, they are even compatible with dimmer switches. (mockbeeandco.com)

SOFTLY DOES IT

A mechanical opening support system combined with soft close has been developed by Blum, providing easy opening and soft closing handleless kitchen furniture. Tip-On Blumotion features one-touch opening with a smooth, gliding action. It's available for Legrabox, Blum's elegant box system, and also Movento, the runner system for handleless wooden pull-outs and drawers. (blum.com)



JUST AN ILLUSION

The Orb pendant features a chandelier within a handmade solid copper orb. Designed and made by David Hunt Lighting, it's now available with an antique finish. Every orb structure is expertly bent, bolted, coated, wired and finished by hand, perfect for high ceilings and large hallways, giving an optical illusion when viewed from different angles. The chandelier can hold three, five, six or eight lights. Price: from £995. (davidhunt-lighting.com)

A touch of glamour

A prestigious north-London home has been carefully designed to emphasise impressive spaces and luxury finishes.

Atrium House is a new six-bedroom, 9,200 sqft contemporary new build in North London. Located in a highly sought-after location with indulgent living accommodation throughout, the three-storey property has a vast kitchen/breakfast/family room, equally spacious drawing and dining rooms and a study on the ground level, while the upper floor features five luxury bedroom suites. Downstairs accommodates a cinema, gym, steam room, swimming pool and a wine cellar, plus guest/staff accommodation.

Celia Sawyer is the interior designer who created the scheme giving emphasis to the entrance space, which is dramatic and yet welcoming, achieved with a double-height 'glass box' atrium-style hall that is bathed in light. The curved staircase, crafted from steel and bespoke marble, provides a striking focal point.

The house enjoys large floor-to-ceiling windows and the ground floor rooms link from the central hallway, calling for synergy and flow in the design scheme. The light-filled reception room is cleverly designed with zoned areas for relaxing and dining, which can be separated by beautifully crafted sliding doors, or opened out into a vast, bright and airy space that is perfect for entertaining on a grand scale. Celia selected a baby grand piano in white for the living space, dividing yet linking the seating and dining areas while adding drama and style.

To achieve a contemporary, glamorous look a variety of velvets, silks, faux leathers, gold and silver were used for the furniture and luxury accessories. Celia avoided the heavy use of patterns in the reception rooms, instead varying textures and injections of colour to add depth and interest.

Floor-to-ceiling doors overlook the garden and calming water feature, providing the perfect backdrop for living and entertaining.

Every need has been considered in the spacious kitchen/breakfast/family room

which forms an integral part of the home. Well-planned space and a state-of-the-art Mobalco kitchen combine to cater for the demands of contemporary living. The bespoke, fully-equipped kitchen features silk Georgette floors and an array of carefully considered Miele appliances including large induction hob, extractor, two ovens, steam oven, warmer drawer, and large fridge and freezer. Intriguing 'hidden' features such as an integrated hob, fully-rotating pop-up television and a dumb waiter concealed behind cleverly crafted shelving, have also be added.

The ground floor offers a study with black croc-effect desk, drinks cabinet with crystal glassware, visitor armchairs and statement artwork.

Upstairs, the opulent master bedroom suite occupies one side of the top floor, covering 943 sqft. Navy and ivory tones are offset against silver objet d'art, and there is a comfortable seating area, a fully-fitted dressing room and a luxurious master bathroom. Carefully sourced, book-matched marble flooring is complemented with a walk-in marble shower area, with polished plaster on the remaining walls and a Gessi circular bath. Custom-made fitted wardrobes and shelving add to the sense of luxury in the dressing room.

Each of the remaining five bedrooms have en suite bathrooms finished in a selection of stylish marble and stone wall and floor coverings.

A leisure complex on the lower ground floor has a 12m x 4m swimming pool featuring porcelain tiles with a feature wall that includes mirrors, stone and lighting, running the full length of pool. There are adjacent changing facilities and a fully-equipped gymnasium finished in Tadelakt with state-of-the-art equipment.

Finally a fully carpeted cinema boasts a 126" screen and concealed speakers incorporating the very latest integrated surround sound system.



Celia Sawyer is an interior designer, art dealer and TV presenter, having designed projects across the world from yachts and penthouses to London residences, beach houses and private jets. Her television career has seen her present the likes of Channel 4's *Four Rooms* and the BBC's *Your Home in Their Hands* which attracted more than three million viewers per week.

Becoming an interior designer was a natural evolution for Celia after carrying out her own private property development, renovation and interiors work. Her company Celia Sawyer Luxury Interiors now has a portfolio that spans the globe with clients including actors, footballers, musicians, celebrities and royalty.

She is to be an official judge for the International Property Awards 2016, has been listed in the 2016 Richtopia top 100 British entrepreneurs and in 2013, won the Inspiration Award for Women. (celiasawyer.com)



Shopping list

Fabric Stark Fabrics:

starkcarpet.com

Piano J Reid Pianos:

jreidpianos.co.uk

Candles Sandy Bay Candles:

sandybaylondon.com

Skull cross stitch artwork

Phil Davison Art: phildavisonart.com

Antique silver and mirror

side tables Robert Langford:

robertlangford.co.uk

Faux flower arrangements

Capital Garden Products:

capital-garden.com

Bespoke furniture

Celia Sawyer: celiasawyer.com





Celia's guide to CREATING A LUXURY DESIGN

- Accessories are a major player here. Analyse your space and move your objet d'art around for an immediate re-vamp. Identify the gaps and use great fillers such as photo frames, decorative boxes, candles and books.
- Investing in a hardback book is a great piece for your coffee table so start shopping around. Beautiful books can make excellent talking points, so buying one great book can quickly update and stylise your room.
- Photo frames are another simple yet effective way to update the home. I recommend placing them in odd numbers as it creates more interest and I'm not a huge fan of constant symmetry. Opt for leather, croc-effect and silver-leaf and don't be afraid to use them together – it makes things more interesting to look at.
- Candles are wonderful to set the mood in a room; there are certain makes which have gorgeous branding so they act as objet d'art in their own right. I love Sandy Bay candles with their luxury scents and black and gold detailing – very me!
- Inject colour into your home for an immediate seasonal update. Cushions, bed linen, bed spreads and faux flower arrangements are all easy home improvements and don't have to cost the earth. There are some beautiful silk flowers on the market, where the flowers look very real yet have a lot less maintenance than the real thing. I'll invest in orchids and amaryllis for my client's homes – often for £100 or less the entrance, hallway or living room is immediately spruced up and offers a wow factor through these arrangements. Go as elaborate as you dare!
- Adding colourful accessories allows you to update your look on a temporary level, so you can change every season should you wish. I love emerald green, claret tones, bronzes and rich navy blues. Buy yourself a throw and matching cushions to add a little bit of personality to your master bedroom or living room.



**ecoHaus
Internorm**

**INTERNORM'S
MOST
COMPETITIVE
GUARANTEED**



**HS330
LIFT & SLIDE
DOOR**

U_b 0.67

- Slider upto 3.2m H x 3.0m W
- 54mm Triple Glazed
- Large Scale Glazing
- PassivHaus Compliant
- Glass to glass corners/joins

**INTERNORM'S NO1 UK PARTNER
2013-2015**

**SALES, SURVEY &
INSTALLATION – NATIONWIDE**

tel: **0800 612 6519**

web: **www.ecohausinternorm.com**

email: **sales@ecohausinternorm.com**

Small WONDER

June and David Roddis have converted a former garage/studio into a stylish two-bedroom house with some exciting contemporary features.

STORY **DEBBIE JEFFERY** PHOTOGRAPHY **MARC WILMOT**

IN BRIEF

PROJECT Remodel
and extension

PAID £250,000 for
studio in 2014

SPENT £165,000

WORTH £425,000





BEFORE

The existing building was originally an office annexe to a larger dwelling, incorporating one large gym room upstairs with a garage, a kitchen/diner and shower room on the ground floor.

When June and David Roddis decided to move from their Sheffield apartment where they had lived for eight years they took the unusual step of buying a compact garden building to convert into a house. Inspired by television programmes about home building and renovating they determined to take on their own project, despite having no previous experience.

"The owner had built the annexe in his back garden 12 years ago, and then applied for permission for a change of use when he decided to sell," explains June. "There was one large gym room upstairs, with the garage, a kitchen/office and a shower room downstairs. Even though it was relatively new there were already some structural problems, including cracked window glass."

The annexe is located in the highly sought after suburb of Ranmoor in west Sheffield, and despite its compact size and general lack of facilities June and David realised that they could gut the building, upgrade the shell and fit out the interiors to create a comfortable home with a private garden.



**EXTERIOR**

The roof and some external walls were retained, new windows installed and a cantilevered extension constructed to the first floor.

“Extending upstairs was a fantastic idea which has completely changed the way the house feels.”



“We liked the modern shape of the exterior, the large glass doors and mono-pitch roof,” explains David, a semi-retired hairdresser. “Our son Damian is in the navy, so we needed a second bedroom for when he’s home on leave. We also wanted the ground floor to be as open plan as possible, to make the most of the space.”

This was the first time that June and David had tackled any kind of building work, and they approached Sheffield architect Abel Hinchliffe of Coda Bespoke, who had been recommended to them. “We wanted to turn what was just a square box into a practical home, and they’re a young company with fresh ideas, which we liked,” says June.

The couple spend time in Spain and love the sunshine, so their brief included bringing in as much natural light as possible. Living in an open-plan apartment had appealed to them, and the ground floor is now predominantly one large kitchen/dining/living space, with a separate WC and utility room. Sliding glass doors were introduced in what was previously the garage, opening up onto a newly created deck, above which is a cantilevered timber-clad structure.

“The aim was to retain the original appearance from the road, and planning restrictions meant we couldn’t enlarge the building’s existing footprint, but Abel suggested a cantilevered first-floor extension with glass doors, to enlarge what would become our bedroom,” says David.

Gaining planning consent for the proposed changes proved straightforward, and after 18



“We had a good idea of the look we wanted for the interiors, such as the floor tiles and sanitaryware.”

months of virtually camping in the building David and June moved out in June 2014 so that everything could be stripped back – leaving only two main external walls and the flat roof intact.

“We went to live with my sister, and visited the site several times each week,” says June. “Our architect oversaw the project, tendered for builders and chose Whitshaw Builders, who were absolutely brilliant. Director James Shaw paid great attention to detail and was always in contact with us – we never had a cross word and everything ran very smoothly.”

Established in 2008, the building company has gone from strength to strength, and now specialises in bespoke, luxury residential extensions all over South Yorkshire. Pictures show the extent of the work which Whitshaw Builders needed to undertake, as structural steelwork was introduced and walls demolished.

“The roadside wall was half down, and there was virtually nothing left on the garden side. Only the two end walls remained relatively intact,” says June. “The front wall of the house is clad in natural stone, and our builders used stone from demolished gate posts to infill the gap where the garage door had previously been.”

The existing building was stripped back to its steel frame and transformed into an ultra-modern, open-plan and clutter-free home designed along



KITCHEN

The ground floor is predominantly open plan, with a practical kitchen area where the island and cabinets have been fitted with white Corian counters.

LIVING AREA

Previously a windowless garage, the open-plan living area now has large glass doors overlooking the garden.

You don't need to dig up your floors...

...to enjoy the luxury and comfort of floor heating...



...Simply use our thin, Rapid Response Overfloor® Heating System

Wunda Rapid Response Overfloor® System spreads heat 25 times faster than traditional underfloor heating. It fits over the top of any existing floor, adding as little as 16mm to floor height. Perfect for complete renovations, extensions, conservatories, lofts, basements and all new build projects, it's the best quality, strongest and fastest floor heating system on the market and comes complete with long peace of mind guarantees and detailed design layout plans.

Being warm water based, it helps reduce running costs and works alongside radiators and existing boilers. You can control the temperature in every room individually and because you're buying direct from Wunda, you cut out the middlemen and can save as much as 50% on the price of your system.

For a free no obligation estimate, please send plans or room dimensions to: plans@wundagroup.com

Watch the online videos • **Read** the reviews • **Live** the dream!

wundafloorheating.co.uk

0800 5420 816

WUNDA
THE BRAND YOU CAN TRUST



JOHN LONGLEY

KITCHEN & BATHROOM DESIGN

When it comes to kitchen and bathroom design, here at John Longley's we believe we are the experts.

A family run business with over 30 years' experience at creating some of the most beautiful living spaces in Yorkshire.

When you combine industry leading design, state of the art software and quality products you can't go far wrong!

Whether you are working alongside an architect, or going it alone, let us guide you every step of the way in creating your dream space.

From a fully managed project to a supply only, here at John Longley's we can make your utopia a reality.

Tel: (01226) 248766 | Email: johnlongley@btconnect.com | www.jslongley.co.uk

90 Park Road, Barnsley, South Yorkshire S70 1YG

Helping you Get your Planning Permission



Having problems with a planning application, been refused permission, want to know whether your property has potential or just need help dealing with the planning system?

Roy Speer and Michael Dade are planning consultants and writers who help self-builders throughout the country to get the go ahead with their newbuild, conversion or extension projects.

• Applications • Appeals • Appraisals • Advice

When you need guidance through the planning maze, consult the authors of How to Get Planning Permission.

Visit us at
www.speerdade.co.uk

or
Telephone Roy Speer on
01273 843737



GEOCELL® FOAM GLASS GRAVEL

**LIGHT WEIGHT - INSULATING - LOAD BEARING
BUILDING INSULATION**

LANDSCAPING

ROAD CONSTRUCTION



**THE ECOLOGICAL ALTERNATIVE FOR ALL
FOUNDATIONS**

**PART OF THE LABC REGISTERED
GLASSCRETE FLOOR SYSTEM**



MIKE WYE
— & ASSOCIATES —

01409 281644
www.mikewye.co.uk





June's TOP TIP

"If you choose a competent builder you shouldn't need a separate project manager - we were extremely lucky to have such a great architect and contractor working on the project."

minimalist lines. Key features are the large glazing units which make up the south-facing wall, a cantilevered timber box extension and high attention to detailing with no visible fixings. Part of the existing balcony needed to be removed in order to accommodate the new cantilevered timber-framed bedroom extension, which has been

highly insulated and is clad externally in cedar. Existing glazing was replaced with aluminium-framed doors and windows throughout the house, and the shell has been insulated and freshly rendered externally. In addition to building the composite decking, a useful storage area was added to one end of the building, which compensates for the lack of loft space.

"It was relatively easy to split up the plot with the neighbouring house so that we could have our



own garden and access,” says David. “The drive was divided and new cedar fencing put up for privacy.”

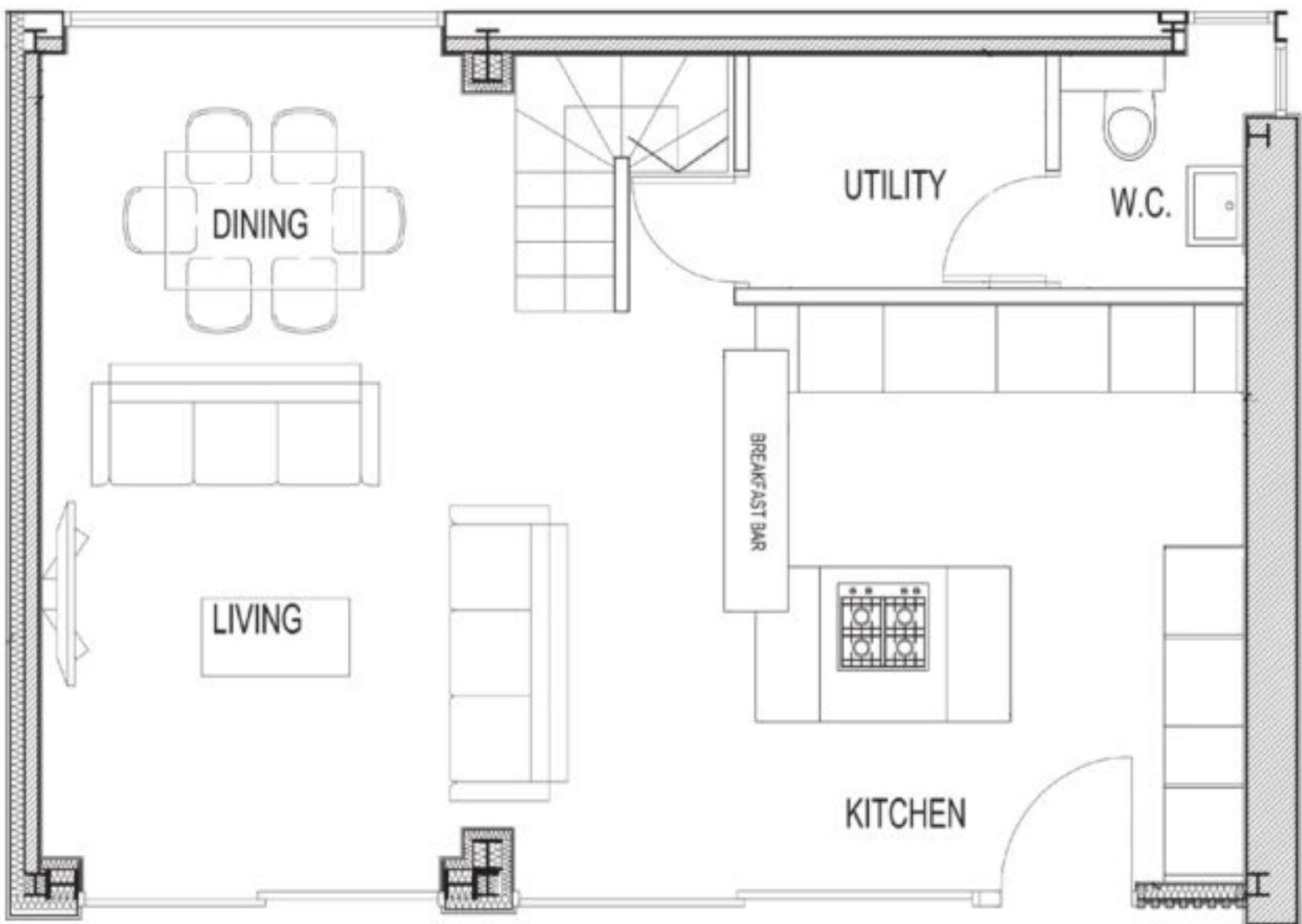
Internally, the space has been transformed from a featureless garden office into a stylish two-bedroom home. Varying floor levels between the garage and the studio needed to be adjusted to create a single, level floor throughout.

Underfloor heating has been laid on both floors, with engineered oak flooring in bedrooms and porcelain tiles elsewhere. New partition walls were constructed, bathrooms fitted and a sleek white kitchen installed.

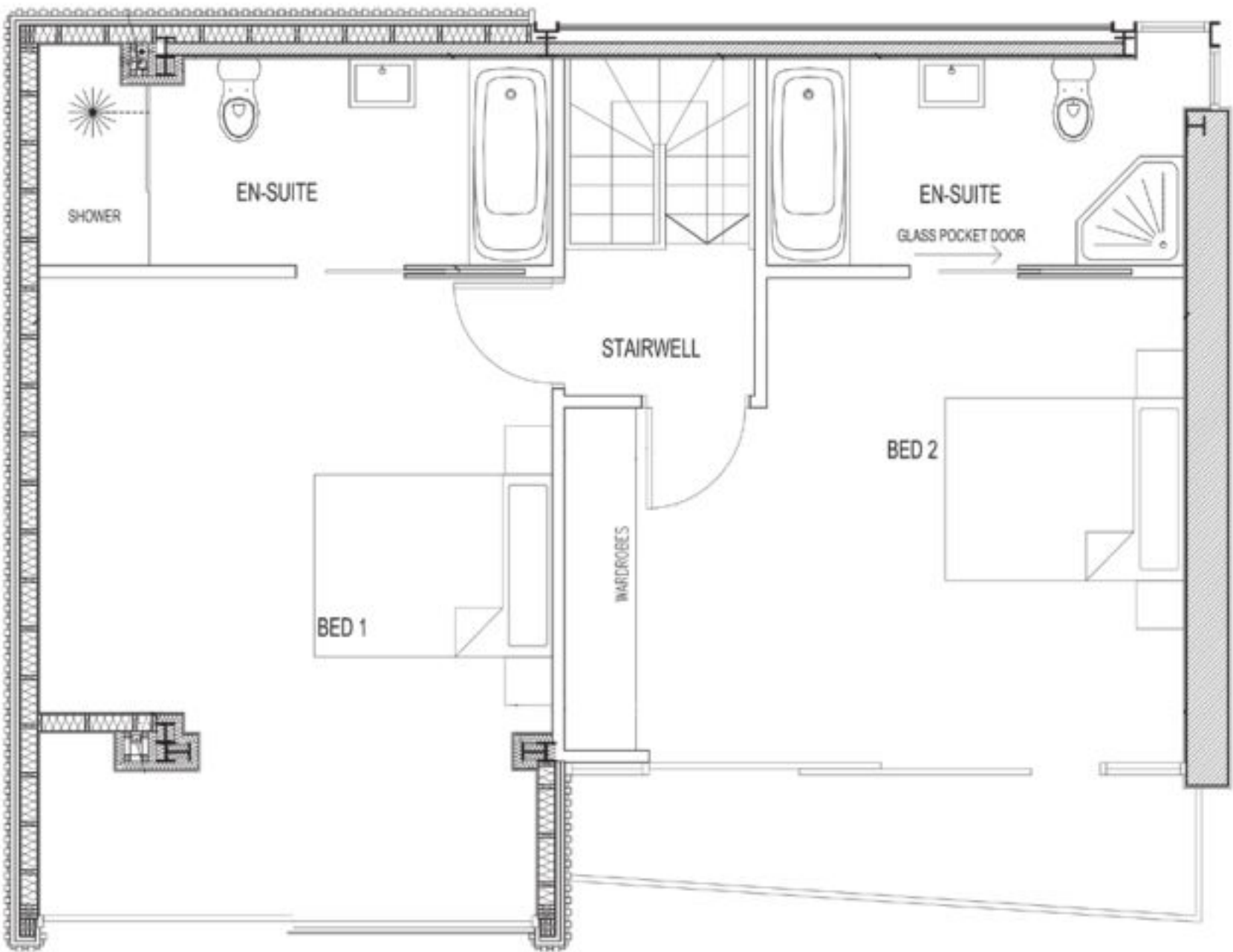
“Off the kitchen we have a little utility room and a separate toilet,” says June. “I was determined to keep everything pared back and minimal, right down to the extractor fan which retracts down into a slot in the island unit when it’s not in use.”

The original steel frame of the staircase was retained, but has been relocated to a more central position in order to accommodate the two bedrooms upstairs. Glass balustrades, oak treads and floor-level lighting create a stylish finish, which is further offset by a feature wall clad in slate tiles – the final finishing touch.

“We had a good idea of the look we wanted for the interiors, such as the floor tiles and sanitaryware, and preferred to visit shops and showrooms rather than buying online,” says June. “I gave the plans to the kitchen and bathroom companies and they designed the layouts for us, then our builder James liaised with them to organise deliveries.”



Ground floor



First floor

Floorplan

Extending the first floor created enough space for two en suite bedrooms, one of which opens onto the balcony. Downstairs, there’s now an openplan kitchen/dining/living room with a utility and a WC.

Suppliers

PROJECT

Architect Coda Bespoke: codastudios.co.uk

Builder Whitshaw Builders: whitshawbuilders.co.uk

Structural engineer Doyle Consulting Engineers Ltd: 01484 516977

STRUCTURE

Insulation Rockwool: rockwool.co.uk

and Kingspan: kingspaninsulation.co.uk

Cedar façade Howarth Timber: howarth-timber.co.uk

Flat roof covering Alwitra: alwitra.de

FIXTURES AND FITTINGS

Kitchen John Longley: jslongley.com

Bathrooms H2O: h2obathroomsolutions.co.uk

Tiles Porcelanosa: porcelanosa.com

Engineered oak floor Howarth Timber: howarth-timber.co.uk

Bespoke external door Ibos Interiors: ibosinteriors.co.uk

Composite decking Trex: trex.com/uk

Wardrobes Toffs Sliding Doors: toffsslidingdoors.co.uk

Blinds Pennine Blinds: pennineblinds.co.uk

STAIRS

The existing steel-framed staircase was salvaged and repositioned in order to accommodate two en suite bedrooms upstairs.

KITCHEN DECK

Sliding glass doors were introduced in what was previously the garage, opening the kitchen onto a newly created deck.



Tailors in Architecture.

CODA **Bespoke**



Sheffield 0114 279 4931
Manchester 0161 660 2542
abelhinchliffe@codastudios.co.uk

www.codastudios.co.uk
 CODABespoke



Whitshaw
Builders Ltd.

Award winning builders | Committed to excellence

Call 0114 345 0083 Email hello@whitshawbuilders.co.uk Visit www.whitshawbuilders.co.uk



BEDROOMS

Son Damian's bedroom has a balcony overlooking the garden.



Q&A

What was the high point?

The fact that, for our first building project, everything ran surprisingly smoothly thanks to our fantastic builders.

...and the low point?

Moving out wasn't ideal, but fortunately we could take our elderly dog Gizmo to go and stay with my sister.

Your biggest extravagance?

I love to cook, so we included kitchen gadgets such as a steam oven.



Would you change anything?

The porcelain floor tiles are more high maintenance than we'd imagined, and are quite slippery underfoot for the dog!

**MASTER SUITE**

Extending the first floor with a glazed, cantilevered box has created an impressive master bedroom. Glass and mirrored wardrobe doors increase the sense of space.

BATHROOMS

Sliding glass doors lead into the two first-floor en suite bathrooms, which have high-level clerestory glazing.



Apart from a slight delay caused by the window supplier the project stayed on budget and finished on time, with the couple moving back in just six months after work began. Later, the garden was landscaped with new walls, flagstones, turf and plants.

"We'd had two bay trees in pots on our apartment terrace, which were so large they needed to be craned off," says June, who chose to paint one of the external walls in a vibrant orange for a Mediterranean feel.

Now the couple are enjoying time in their unusual home, which is filled with natural light. "We barely need to turn on the LED lighting because we have so much glass," says June. "Even the sliding pocket doors upstairs are made from glass, which really helps to keep the rooms bright, as well as making the most of the space."

The house was runner-up in the 2015 Yorkshire and Humber Local Authority Building Control awards in the best individual new home category, and is a prime example of how to make a small home into a real show-stopper.

"Extending upstairs was a fantastic idea which has completely changed the way the house feels," says June. "In our bedroom I can lie in bed and look out of the glass doors to watch birds in the trees, and from the outside the cedar cladding adds real interest. Now nobody would guess that our home was once a garage building."



TRUE BLUE

The Knightshayes collection in Dark Blue and Light Blue on Grey is from Original Style's Odyssey Grande range. The price is £79.95 per sqm. (originalstyle.com)

Top of the TILES

Tiles have long been the wall covering of choice in bathrooms and kitchens, but thanks to the breadth of style choices they are growing in popularity for living rooms and bedrooms as well. Porcelain and ceramic tiles are among the most popular choices; ceramic tiles, made from clay, are lighter and more affordable with a great range of styles and colours available, but they are not as strong as porcelain and so are not always the best option, especially if they are to be used for floors as well. Porcelain is also made from clay but heated to a higher temperature resulting in a stronger material.

For a more natural look slate and travertine can be used on walls and can look very striking thanks to their interesting patterns and textures.

For curved areas, a smaller tile should be used, or a mosaic sheet, but larger tiles can be quicker to install, providing the substrate is flat and level.

Choice of grout plays a big part too. Dark grouts with lighter tiles can look striking, and can be particularly practical in the bathroom where white grout discolours easily. Combining two different styles of tile can create a striking effect, and can even be used to create various zones within a room. Choose a bevelled edge or a textured tile to add depth and dimension.

Tiling is the kind of job you can tackle yourself. It takes precision, but anyone with a touch of DIY ability can do a good job if a little care is taken. The surface must be clean and dry, and you need a decent tile cutter, some tile spacers to ensure the gaps between tiles are uniform, plus some adhesive and a tool to apply it. For grouting, a float is required to spread the grout into the gaps, before removing the excess. Each grout line needs carefully finishing with a wet sponge to ensure they are all the same width and all neat and flush.

One word of advice – if you're using the same tile for the floor as on the walls in the bathroom or kitchen, check out how slippery it becomes when wet before buying it.



SPLASHBACK

Bottom left:

Riverstone is a long white ceramic brick tile that works well as a splashback.

Each tile measures 400 x 100mm. Price: £17.99 per sqm. (tilemountain.co.uk)

TIMBER LOOK

Below:

Reclaimed timber is used to make these striking wall tiles, in sizes 40 x random x 10-25mm.

These are priced at £249.60 per sqm. (indigenous.co.uk)

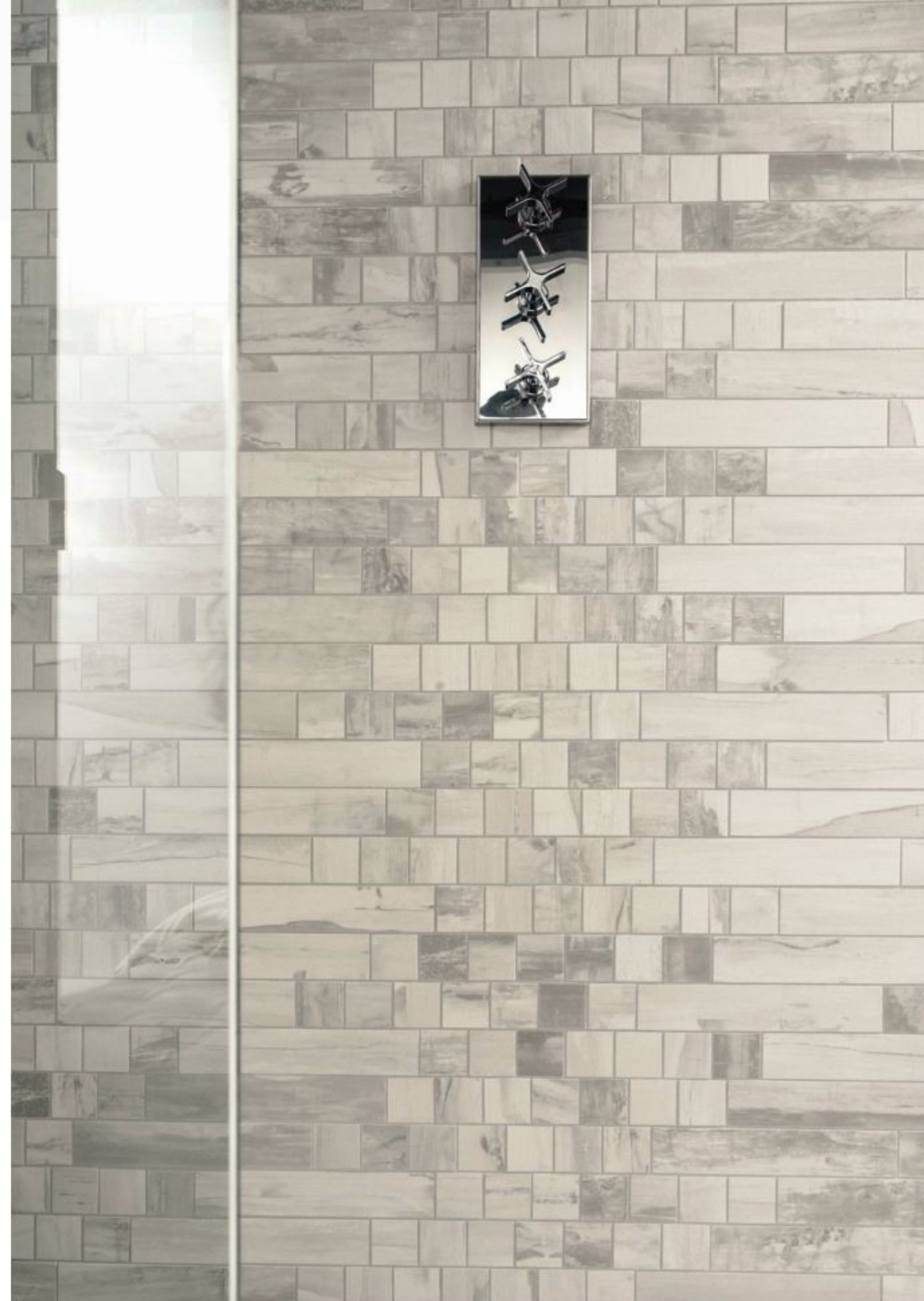


MIX & MATCH

Above: Three different types of porcelain tile have been used for this bathroom, all from Ceramichie Refin's District collection. On the floor: Road tiles in Grey (75 x 75cm); on the far wall: Garage tiles in Toffee (75 x 150cm) and in the shower and on right hand wall: Brick tiles in White (26 x 150cm). Prices for the District collection start at £70 per sqm. (refin-ceramic-tiles.com)

STONE EFFECT

RIGHT: Purbeck porcelain tiles have a realistic stone effect and are available in 60 x 60cm (£47.40 per sqm) and 60 x 90cm (£60 per sqm). Available in creme, sabbia, perla, pietra and ombra. (sacw.co.uk)



Stain resistant

Mollino tiles are made of porcelain with a very hard, stain resistant surface. Price: from £74 per sqm. (cphart.co.uk)

Glazed DESIGN

Creta Deco glazed ceramic wall tiles have a distinctive, majolica design with a matt finish. Tile dimensions: 915mm x 305mm. Price: £67.58 per sqm. (reedharris.co.uk)



ON TREND

Embracing the current trend for metro brick-format tiles, these Taupe Brick ceramic wall tiles, 200 x 100mm, are £35 per sqm from Utopia. (utopiagroup.com)





PLAYTIME

Play by Spanish manufacturer Dsignio for Peronda (peronda.com) is a handmade encaustic tile in a stylish and innovative houndstooth design. Price: from £7 per 28.5 x 24.7cm piece. (Stockist: modaceramica.co.uk)



CONCRETE-EFFECT

Left: These new Berlin waxed concrete-effect tiles are shown here in Reichstag. The 59.6 x 59.6cm tiles (which are also suitable for floors) cost £49.97 per sqm. (firedearth.com)

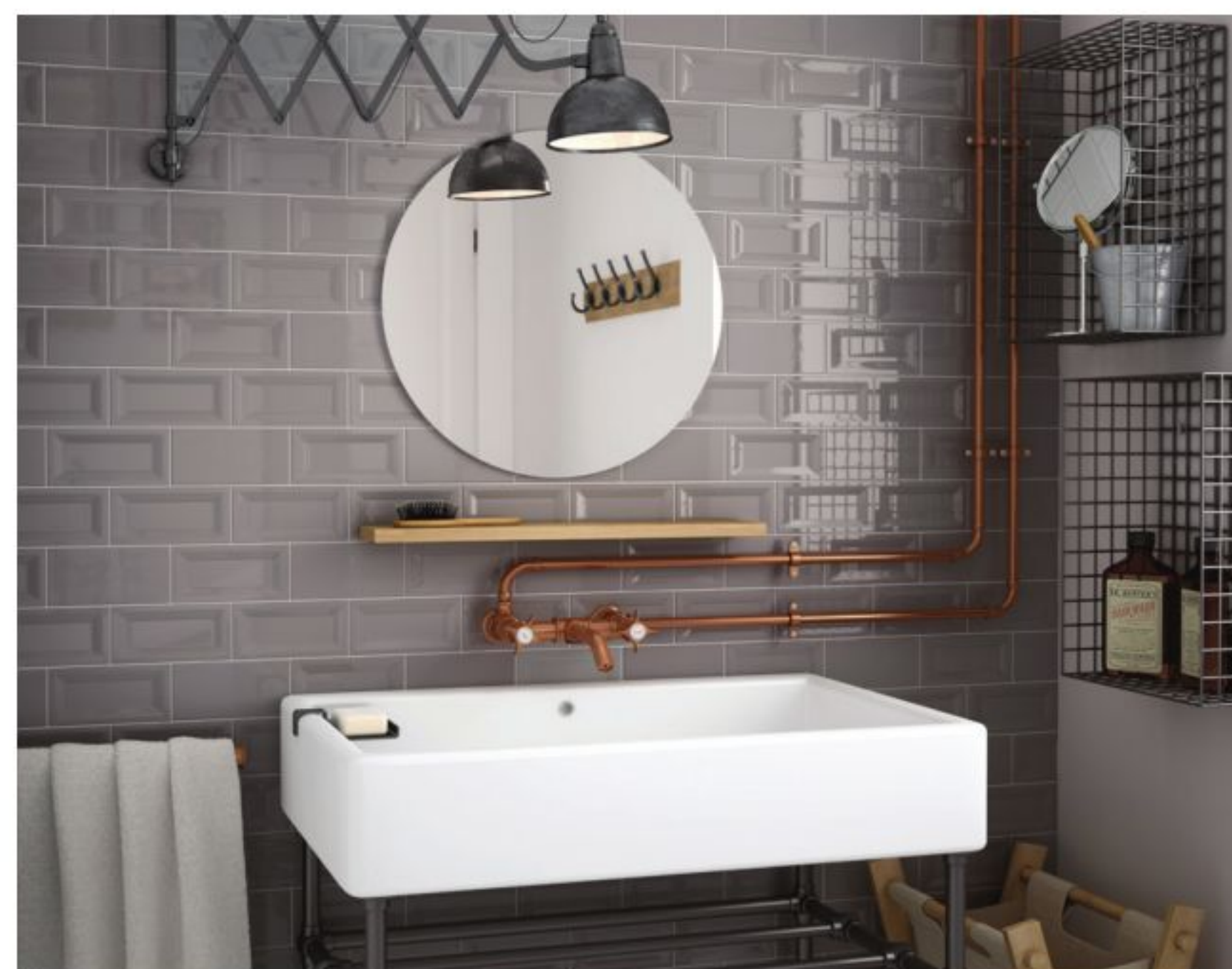
BRICK-FORMAT

Below: RAK's Metropol wall tiles is a stunning collection which includes textured designs in chic pale tones with matching base tiles. Price from £25.08/£37.98 per sqm. (rakceramics.co.uk)



METRO TILE

Right: Evolution InMetro from Spanish manufacturer Equipe is a glazed ceramic 'metro' wall tile with a distinctive inwardly bevelled edge. It measures 7.5 x 15cm and comes in matt or gloss finishes and in a range of urban-inspired hues such as Victorian green, cobalt, amber, and in timeless neutrals, (pictured here in dark grey). Price: £49.95 per sqm. (equipeceramicas.com)



SPOTLIGHT *Wall tiles*



FUSION TILES

Above: Made by Spanish manufacturer Inalco (inalco.es), part of the Tiles of Spain group, Fusion Iris tiles are slim-profile 6mm porcelain slabs with oxidised metal effects for high-impact indoor/outdoor wall cladding, 100 x 250cm. Price: from £74 per sqm. (Stockist: domustiles.co.uk)

BRICK-FORMAT

Below: Featuring a range of glass, metal and stone, these mosaic tiles are fitted with a special mosaic backer which adheres the tiles to the wall and also regulates any undulations in the wall's surface. Price per sheet: £17.99. (homelux.co.uk)



Oyster MOSAIC

The Oyster Slate split face mosaic is 100 x 360mm and is priced at £53.89 per sqm. (homelux.co.uk)



On the boardwalk

Boardwalk wood-effect porcelain tiles come in maple, kauri, oak and nut colour-ways and are available as floor and wall tiles. Boardwalk Strip is designed for walls and measures 25 x 120 x 2cm. Price: £150 per sqm. (sacw.co.uk)

ROCK FACE

Right: The Impressions range of ceramic wall tiles measures 560mm x 140mm in a choice of six neutral crackle glazes including rock (pictured), and two décor tiles including bloom, (also pictured) in the rock colourway. Tiles are priced £74.95 per sqm for the plain tiles and £79.95 for the décor tiles. (reedharris.co.uk)





THE INTELLIGENT OAK FRAME

A DESIGN FOR LIFE

For most, designing and building your own oak frame home is a once in a lifetime experience. A chance to create something completely unique that will not only serve your needs in the present, but will mellow gracefully and repay you with a lifetime of enjoyment. The importance of getting it right is paramount and as such we use only exceptional, seasoned, architectural designers to create our homes. Designers such as **John Williams**, whose lifetime of experience in designing with oak will create maximum impact for your oak frame.

The build quality, accuracy and finish of an Oakwrights oak frame is legendary, but a home meticulously designed alongside our architectural designers is the stuff of dreams.

It's all about making the most of everything your plot has to offer! - John.



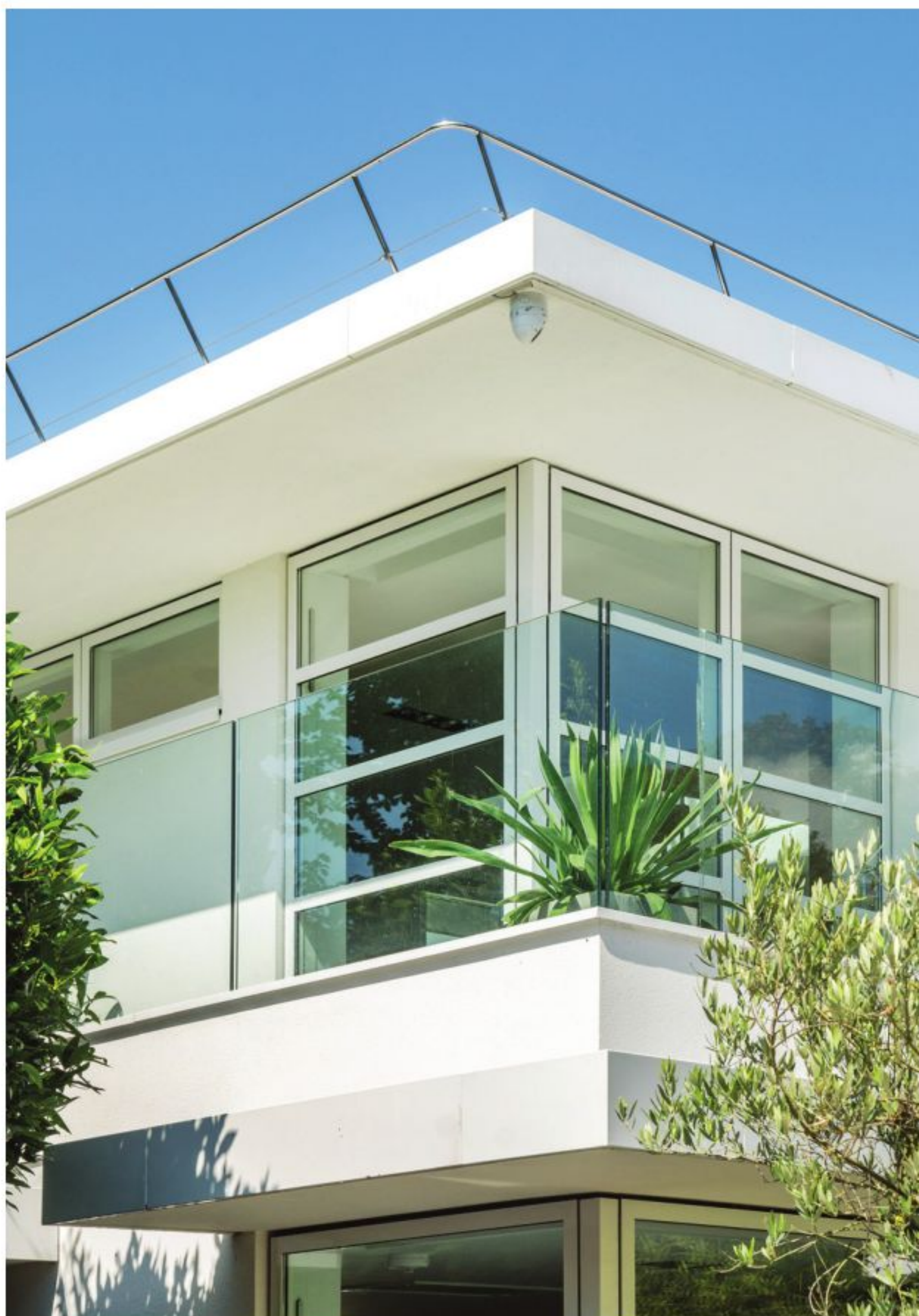
T.J. Crump Oakwrights Ltd. The Lakes, Swainshill, Hereford HR4 7PU
01432 353353 enquiries@oakwrights.co.uk www.oakwrights.co.uk

[f](#) [t](#) [p](#) [YouTube](#) [BLOG](#)

A PLACE IN *the sun*

Nick and Kate Davey battled the planners for almost five years in order to build a stunning modern home in their Brighton garden.

STORY **DEBBIE JEFFERY** | PHOTOGRAPHY **THE MODERN HOUSE**



EXTERIOR

The impressive three-storey house stands overlooking Queen's Park Conservation Area in Brighton, and was designed by award-winning architecture practice Morgan Carn. Clean lines, overhanging roofs and extensive glazing evoke the iconic Californian architecture of the mid-20th century.

DESIGN

Architect Lap Chan worked with Nick and Kate to design a home which would suit their requirements, which included lots of natural light and space for their two sons.



IN BRIEF

PROJECT New build
PLOT COST Own garden plot valued at £300,000
SPENT Undisclosed
WORTH £1.25m





Nick and Kate Davey don't do things by halves. Not only have they completely remodelled and upgraded a 1960s house in a Brighton Conservation Area, but at the same time they also applied for planning consent to build a brand new home in the garden.

The 1960s house can be found bordering Queen's Park on the historic West Drive, a 10-minute walk from the seafront and town centre, and its stunning new neighbour needed to be carefully designed to complement the surrounding listed buildings.

"Once our 1960s house was finished we concentrated on battling for planning permission to build a new house next door," says Nick. "It was quite a long and expensive process, which took from 2006 until 2011, and there were times when we were on the verge of giving up."

The couple had previously admired a house designed by architect Lap Chan, director of the award-winning





Brighton-based practice Morgan Carn Partnership. He worked with them to design a home which would suit the couple and their sons Jay, now 10 and Gabe, eight.

"We went through about six different designs before the council finally accepted it. At first we wanted to build a three-storey property which was inspired by the Pepperpot folly in our street," says Kate. "The council insisted that we should preserve views of the neighbouring listed building, though, which meant digging down and effectively burying our house into the site."

This enabled four bedrooms, two en suites, a bathroom and utility to be located on the lower ground floor, which measures 96 sqm. Above this, at ground-floor level, is a 62 sqm open-plan living/dining/kitchen, with a further reception room and a wrap-around balcony located on the first floor at the top of the house.

These diminishing levels, coupled with white rendered walls, overhanging roofs, balconies, terraces and extensive glazing evoke the iconic Californian architecture of the mid-20th century – making full use of the relatively tight corner site.

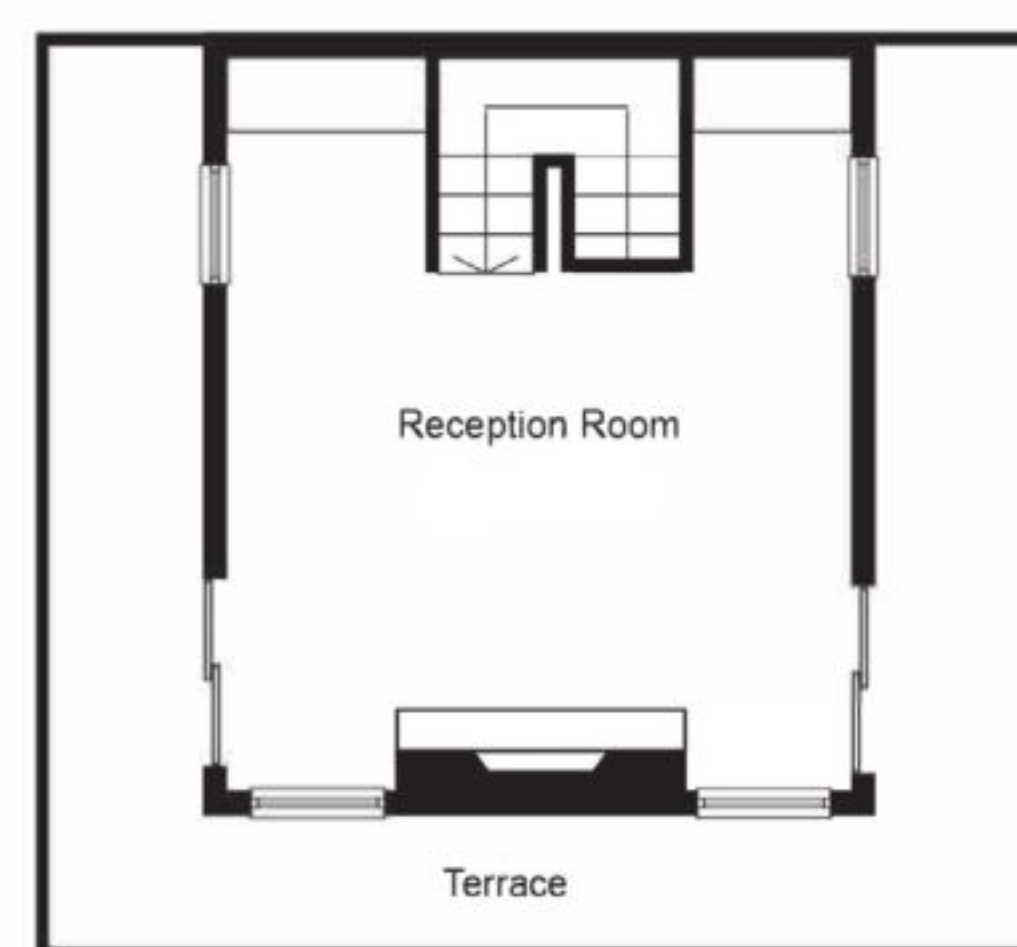
"One of the reasons we had to stay living in our old house was because nobody would have wanted to buy it while building work was going on right next door," says Nick. "It involved massive excavation with three diggers. A retaining wall was built and our old house was left five metres above this vast hole in the ground."

The wettest year on record meant that excavation work was prolonged, and a massive landslide occurred on Nick's birthday in July, caused by surface water cascading onto the site – dramatically dragging part of the road with it.

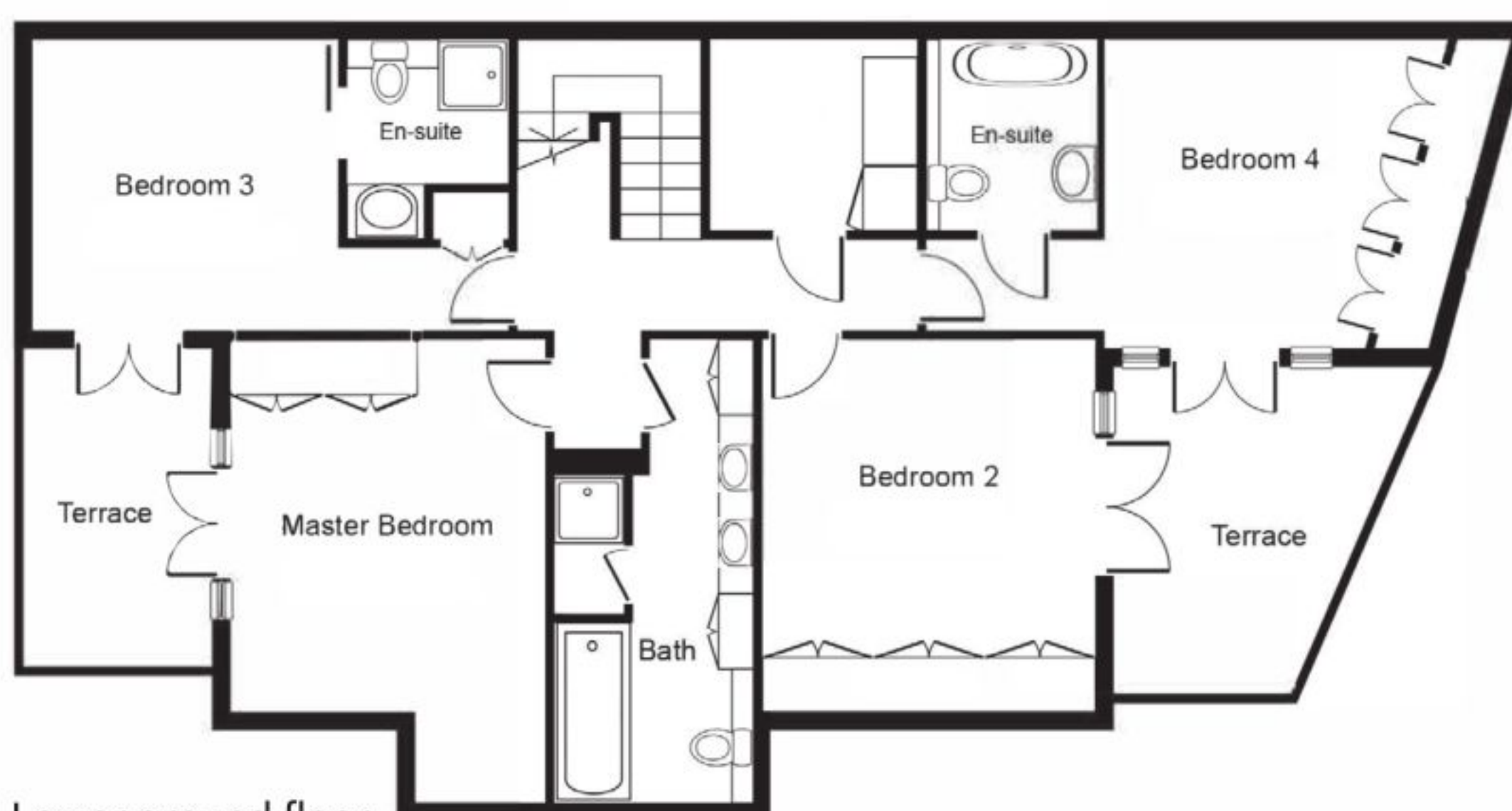
"My standard day would be to get up in the morning, check the weather forecast and cancel my plans," Nick says.



Ground floor



First floor



Lower ground floor

Floorplan

Digging down into the site has enabled a three-storey house, with 96 sqm of bedroom and bathroom accommodation on the lower ground floor, a 62 sqm open-plan kitchen/dining/living space on the ground floor, and a further 31 sqm first-floor reception room.

Visit Our Self Build Show Centre



MILCHESTER



WICKHAMBROOK



CAXTON



GRANDSEN

Our stunning show homes will
inspire your imagination.

Four of our stunning self build designs have
been brought to life at the Potton Self Build
Show Centre in St Neots, Cambridgeshire.



“ We visited the show centre and were
able to walk around the houses and
get a real feel for the design. ”
Carol & Andy Whitehouse

“ After visiting the Potton Self Build Show Centre
we loved the look and 'feel' of the Gransden so
much, we knew that was the style we wanted
to base our new home on. ”
David Peake



SELF BUILD
SHOW CENTRE
ST NEOTS
CAMBRIDGESHIRE
PE19 1RG

SHOW CENTRE OPENING TIMES
TUES - FRI:
9AM - 5PM
SAT:
10AM - 4PM

Visit Potton.co.uk/showhomes to find out more

IronmongeryDirect

MASTERS OF OUR TRADE

A RANGE TO INSPIRE. A SERVICE TO ADMIRE.

From contemporary to traditional,
you'll find the right look with the
UK's Biggest Range of Ironmongery
all available the **NEXT DAY**.



**FREE DELIVERY
OVER £45***



**MINIMUM 5 YEAR
GUARANTEE**



**FREE RETURNS
WITHIN 30 DAYS**



**LOW TRADE
PRICES**



**CALL
0800 168 28 28
OR GO ONLINE
TO GET YOUR
FREE
CATALOGUE**



CALL 7am-8pm 7 days a week

0800 168 28 28



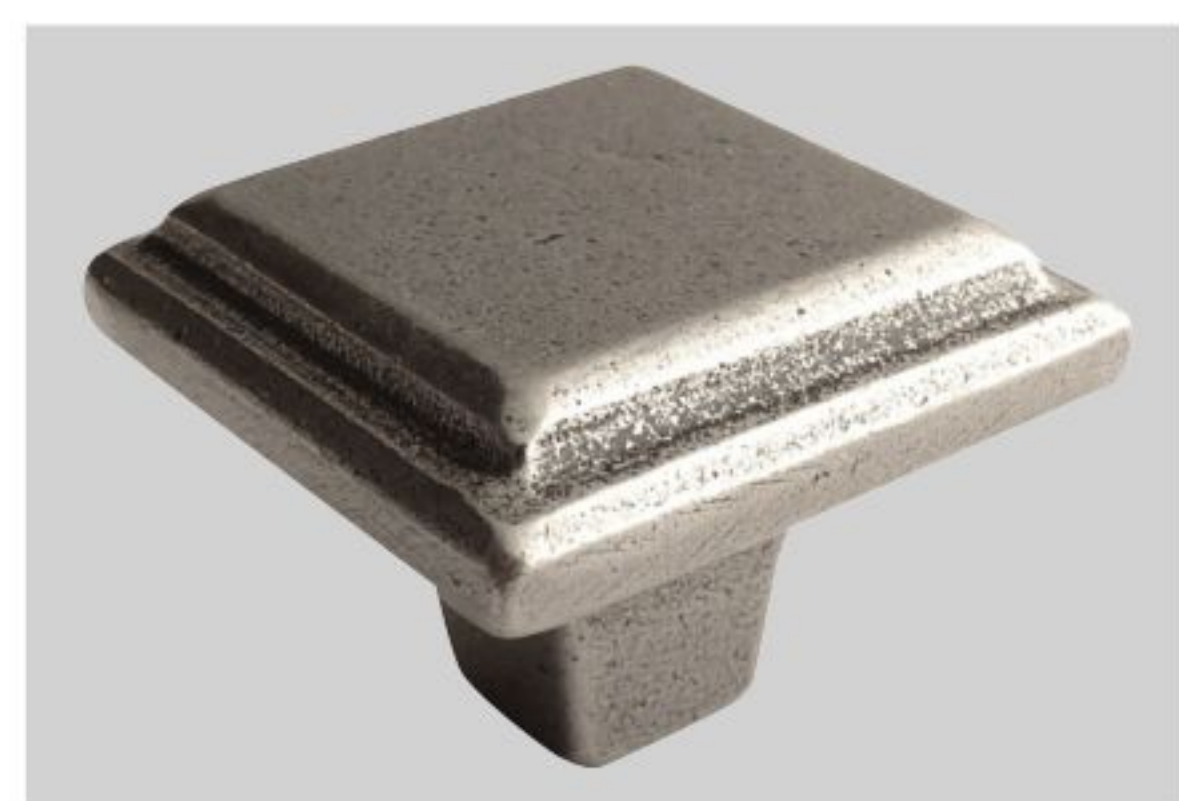
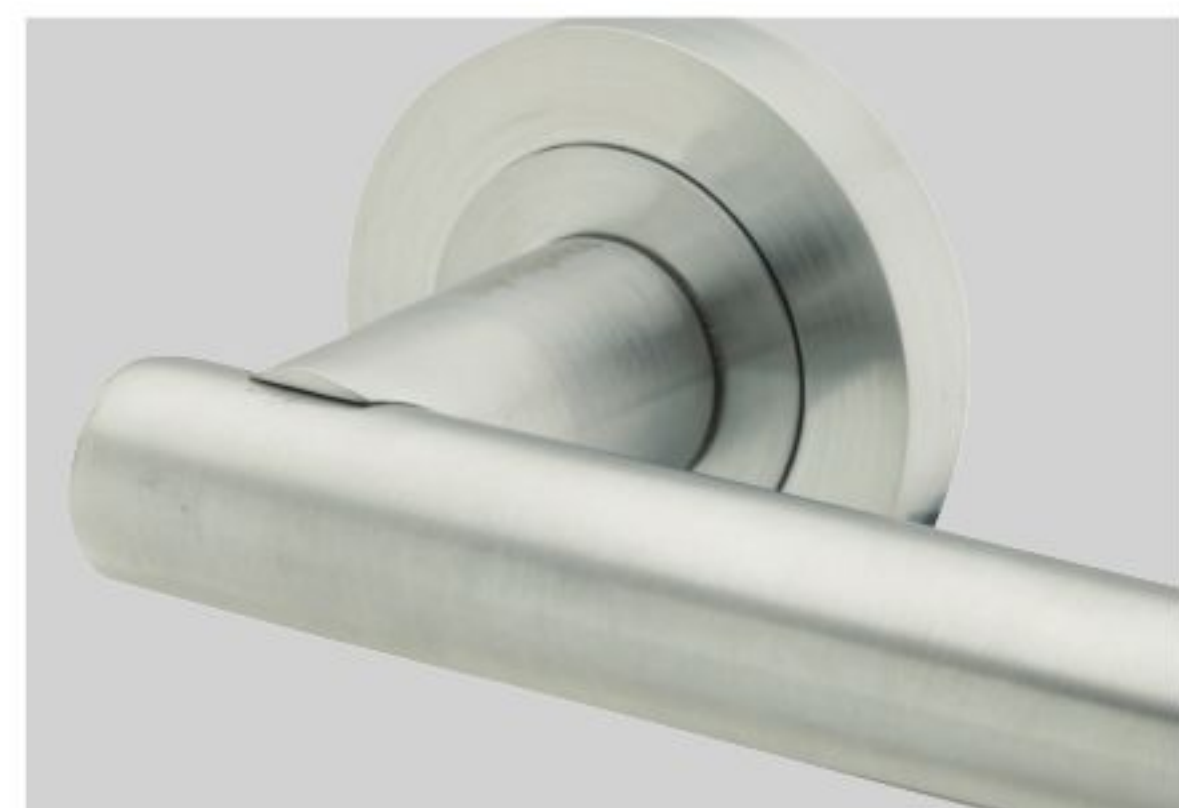
ONLINE Shop 24/7!

IronmongeryDirect.com

*Ex VAT



FOLLOW US





KITCHEN

A ground-floor open-plan kitchen/dining/living room features an expanse of wide oak floorboards and bespoke American walnut joinery. The bespoke matt white lacquer kitchen was designed by Leicht, with Corian worktops and an integrated sink. Double-glazed doors open out onto the garden.

“The main thing that couldn’t be completed was the waterproofing, which needs to be done in the dry, so we erected a tent which allowed work to continue as planned.”

The extensive new lower ground floor incorporates a system which allows water to penetrate the building, and is then pumped into a reservoir drain running around the perimeter. “This level was expensive to build and has been massively engineered, but it was the only way we could meet planning requirements,” says Nick, who left his job working for a building contractor in London to oversee the project.

Suppliers

PROJECT

Architect Morgan Carn: morgancarn.com

Structural engineer Elliott Wood: elliottwood.co.uk

Drainage The Civil Engineering Practice: civil.co.uk

Building control MLM: mlm.uk.com

Groundworks Kenward Groundworks:

kenwardgroundworks.co.uk

Brickwork Walls & Millis: wallsandmillis.co.uk

STRUCTURE

Steel frame Southern Fabrications (Sussex) Ltd:

southernfabricationssussex.co.uk

Roofing Vision Design Projects Ltd:

visiondesignprojects.co.uk

Glazing Harlow Glass: harlowglass.com

Sarnafil roof membrane Sika: sika.com

Windows, aluminium copings Velfac: velfac.co.uk

Insulated render Sto: sto.co.uk

Electronic sliding roof Glazing Vision: glazingvision.co.uk

Sedum roof Wallbarn: wallbarn.com

FIXTURES AND FITTINGS

Kitchen Leicht: leicht.com/en/

Kitchen supply Design Interiors: design-interiors.com

Tiles Domus: domustiles.co.uk

Appliances Siemens: siemens.co.uk

Bath Villeroy and Boch: villeroy-boch.com

Taps Vola: vola.com

Tiling Tower Ceramics: towerceramics.co.uk

Joinery Hazlin: hazlin.com

Starck sanitaryware Duravit: duravit.co.uk

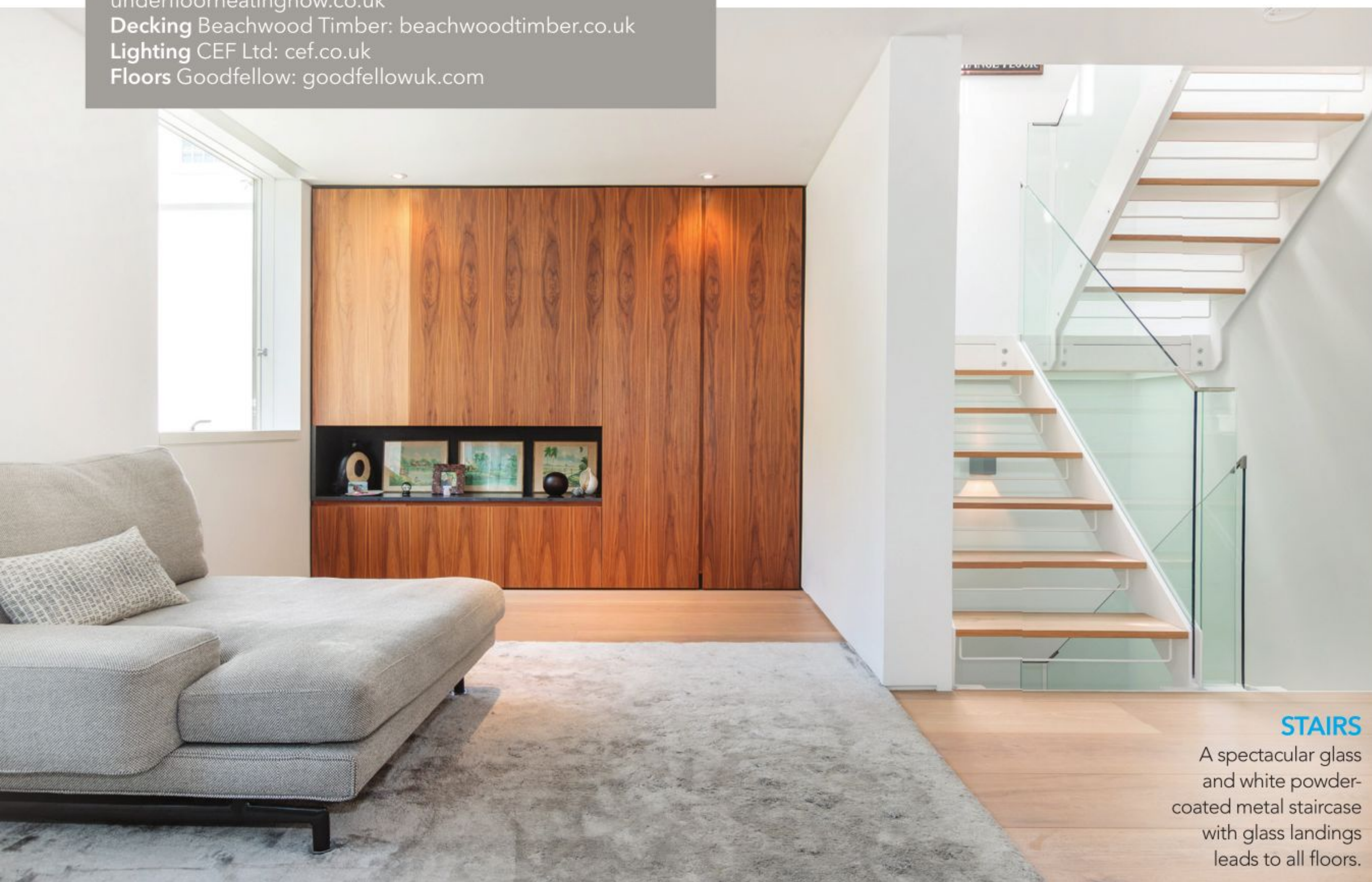
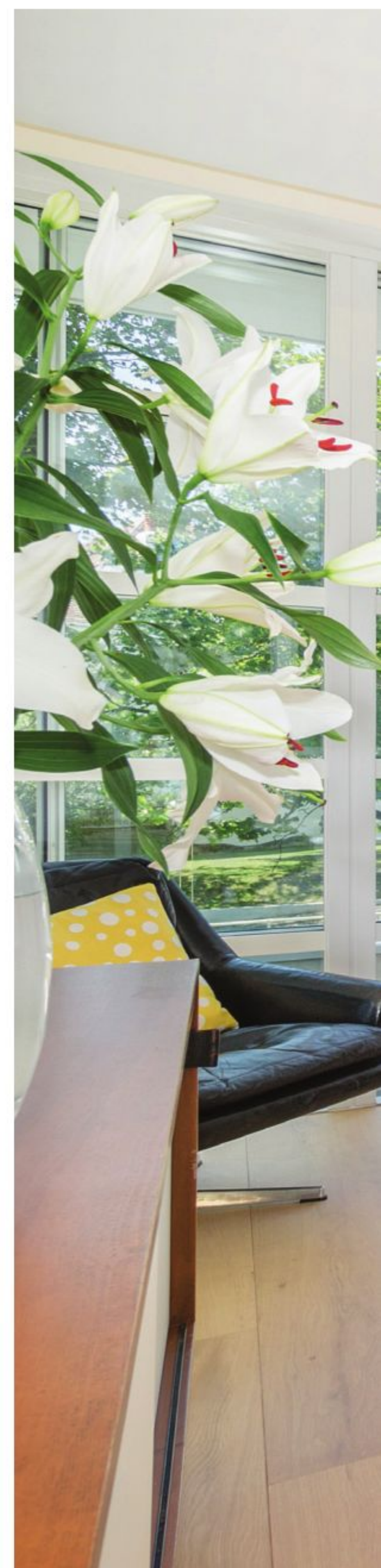
Underfloor heating Underfloor Heating Now:

underfloorheatingnow.co.uk

Decking Beachwood Timber: beachwoodtimber.co.uk

Lighting CEF Ltd: cef.co.uk

Floors Goodfellow: goodfellowuk.com



STAIRS

A spectacular glass and white powder-coated metal staircase with glass landings leads to all floors.



Nick's
TOP TIP

"Do your homework and research what will and won't be acceptable to the local planners, then retain your architect throughout the project as their input will be invaluable."



ROOF TERRACE

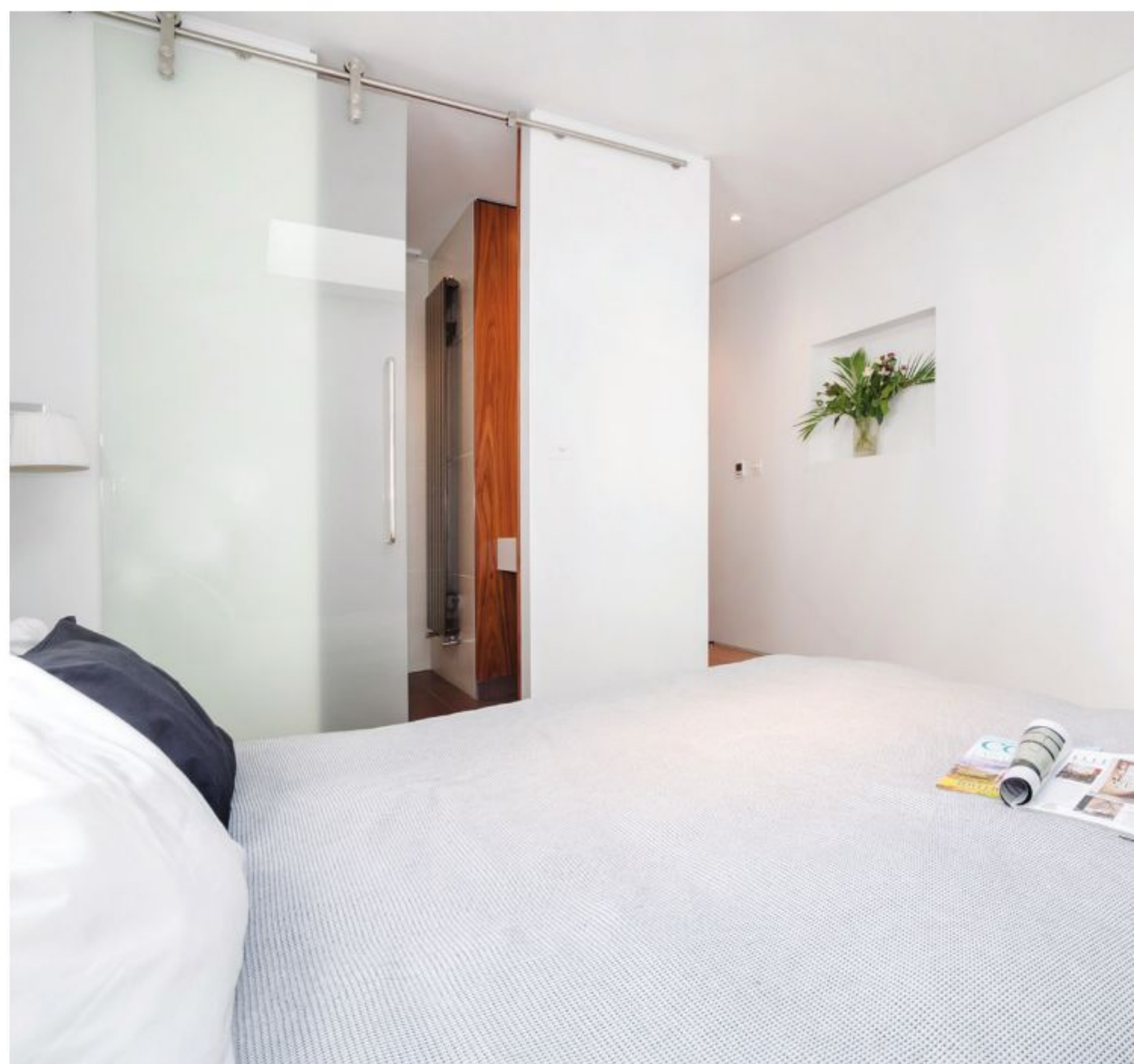
A spiral staircase with electronically operated sliding doors opens onto a decked roof terrace enjoying views to the sea.

"I brought in various trades and worked from our house next door, placing orders and designing the interiors. Our two boys loved the whole process, watching a huge pit being excavated beside our fenced-off back patio, and being allowed to sit on the yellow digger."

The complex steel frame of the new house was designed using 3D modelling, erected and clad in blockwork, which was finished externally in pristine white insulated render. The flat roofs are highly insulated and have been clad with a robust single ply membrane; and high performance aluminium doors and windows were installed throughout, with individually-glazed rectangular panes creating the desired effect.

"I was determined that the lower ground floor shouldn't feel like a basement, so high ceilings and plenty of glass were vital," says Kate. "There are two terraces, which serve as light wells, and each of the four bedrooms opens into these outdoor spaces through full-height French doors."

In order to combat the terrible weather conditions – including snow – the house had been shrouded in a protective cover, which concealed it from view. Unveiling the structure for the first time proved to be a highlight of the build, as the stunning white building was finally visible – drawing admiring comments from passers-by.



Q&A

What was the high point?

Driving down the road and seeing the house unwrapped for the first time was the best experience, once the scaffolding and protective sheeting came down. The neighbours all drew a collective sigh of relief too!

...and the low point?

Living next door to a building site with young children and all that mud. It was handy being so close, but from a family point of view it was far from ideal.



Your best buy?

The basement was expensive to construct but gave us 96 sqm of living space.

...and the biggest extravagance?

Buying new Minotti furniture to suit the house, because our old things just wouldn't have looked right.

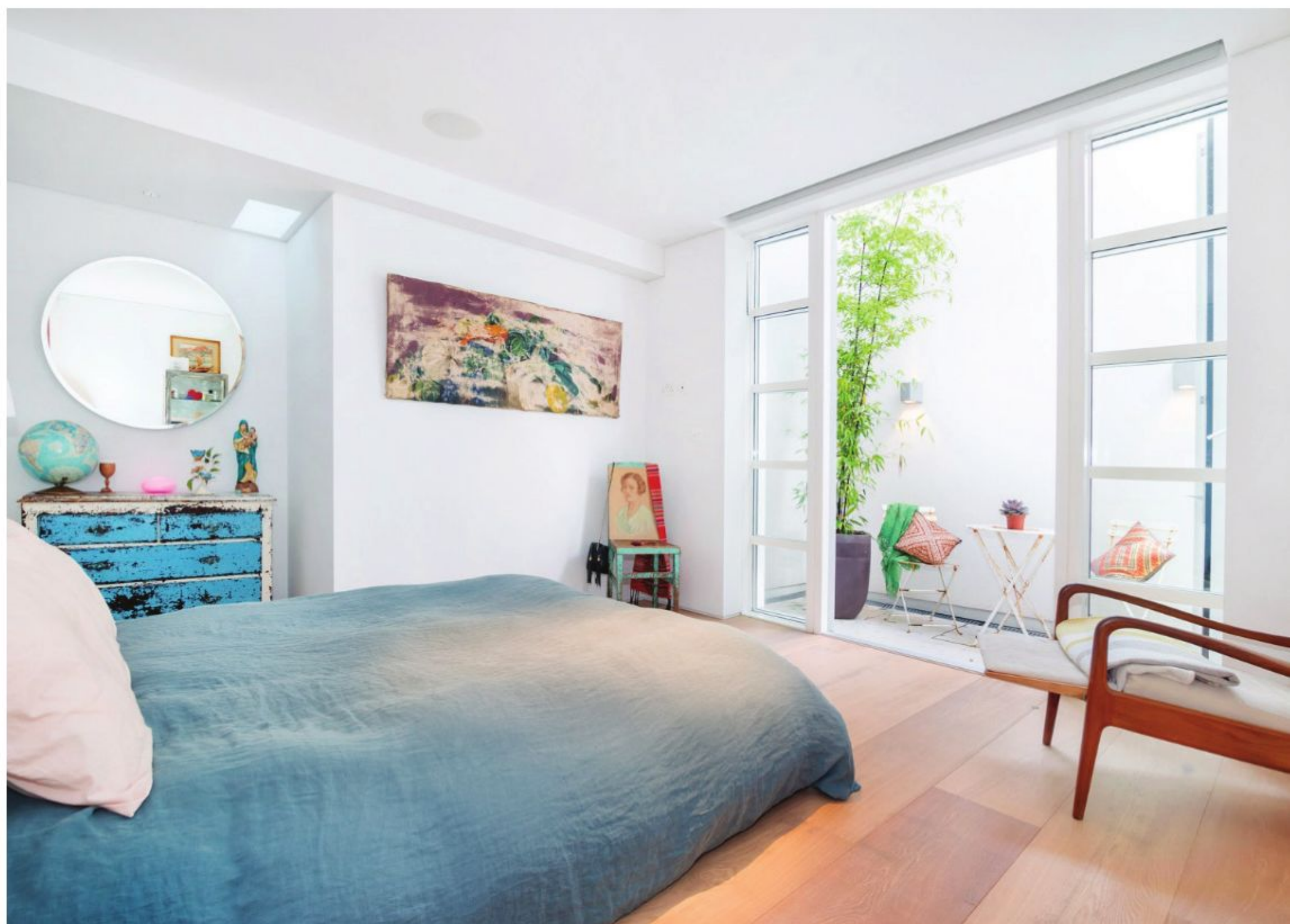
FIRST FLOOR

On the first floor is a single open-plan reception space with a study area and glass doors leading out onto an external wrap-around terrace with wonderful views across the park.

"Storage space for materials was limited because we built right up to the boundaries of the site. We needed to protect existing trees, and to divert a sewer around the building, which made things even more complex," Nick explains. "It certainly wasn't an easy project – and despite having 30 years experience in the building industry I still found it challenging."

One of the most dramatic incidents during the build involved Nick falling from a scaffold plank when it tipped, whilst holding his son Gabe. "I came around the corner to see them flying through the air in what seemed like awful slow motion," Kate recalls. "Nick managed to twist, to avoid falling on steel reinforcement bars in the foundations, but hit the edge of the building and broke three ribs."

The builders were working to extremely tight tolerances, and the NHBC appointed a specialist engineer to oversee the project before issuing their warranty. Surveyors from the bank visited the site



“It definitely has a feel-good factor and makes you smile.”

every month, as well as the building control officer, conservation officer and various other officials, who were all keen to keep a close eye on progress.

Solar panels were mounted on the roof, which supply hot water and drive the underfloor heating system installed throughout the house, with touch-button digital controls in every room. Commercial frameless dimmable LED lighting has been fitted, with Cat 6 cabling for digital TV, DAB and FM radio and data connection, and there are ceiling mounted two-way speakers in every room. “We’ve got a fairly involved plant room, which is the brains of the house,” says Nick.

Everything was made bespoke and is top quality. Internal doors are full-height, book-matched American black walnut veneer, with matching storage walls and an audio visual wall with bifold doors. Shadow gaps define junctions, and every detail has been meticulously considered.

“Bringing light into the house was our top priority, and virtually every room has a roof light,” says Kate.

“The staircase also has glass landings and open risers to allow light to penetrate through an electronic opening roof, and ceilings are higher in the lower ground floor to make it feel airy and spacious. There’s no need to use artificial lighting during the day because rooms are so bright, and the bedrooms are also naturally sound-proofed and really peaceful.”

Kate incorporated principles of Feng Shui into the design to ensure the simple, pared-back interiors would feel as uplifting as possible. During the build she also contacted a Tibetan Lama, who performed a cleansing Pooja ceremony to remove any negative energy from the site – a process which caused a few raised eyebrows among the builders.

“The house definitely has a feel-good factor and is one of those homes that makes you smile,” says Kate. “People are so surprised when they walk inside and realise it’s far larger than it first appears, because of the basement rooms. It’s been a long, complicated project, but we’re so pleased with the way it’s turned out.”

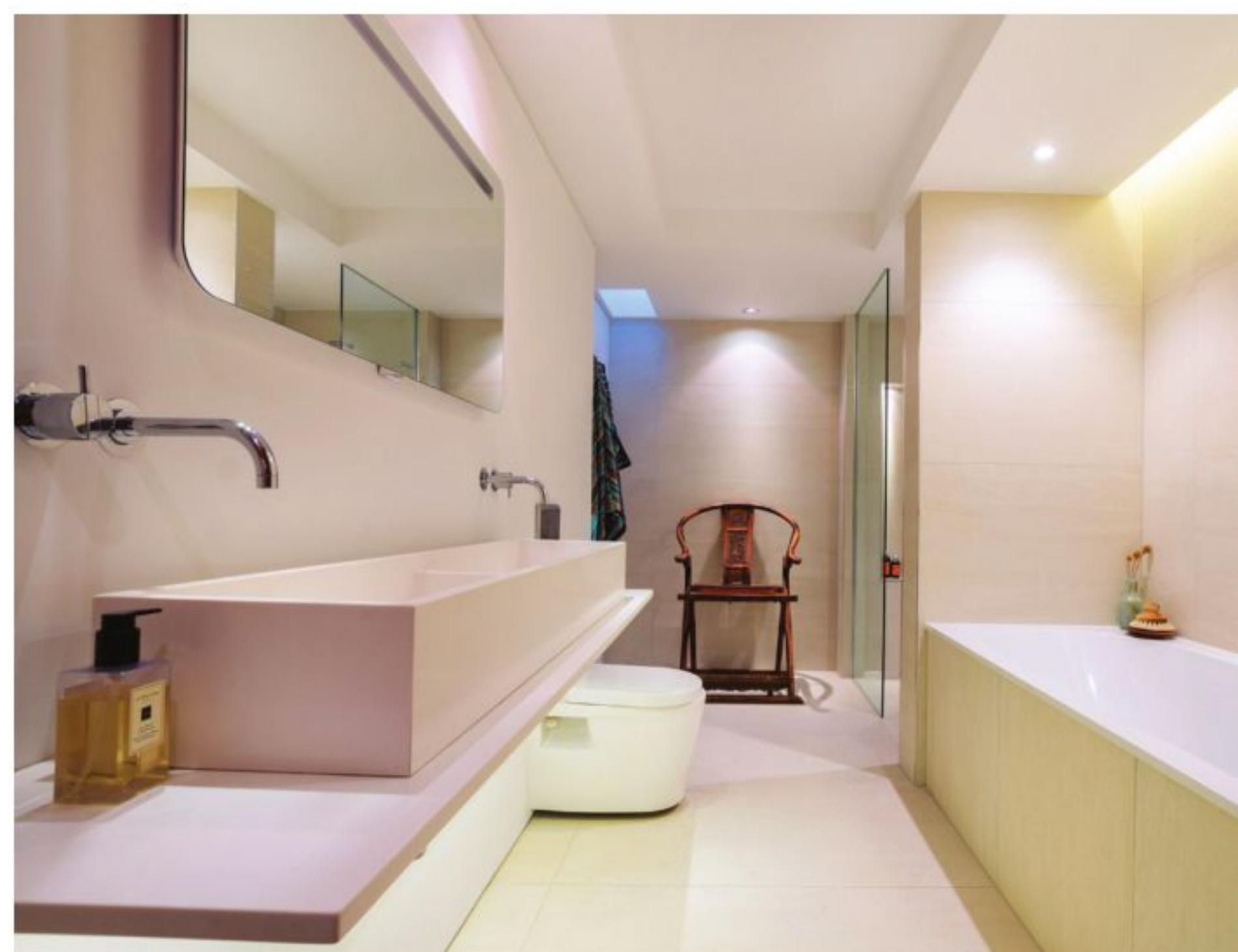


BEDROOMS

The lower ground floor bedroom level features four bedrooms (two with en suite bathrooms), an amazing family bathroom and two courtyards.

BATHROOMS

Sanitaryware includes a bespoke white stone double sink and a solid stone free-standing bath.



11 top tips for a self build

More of our hints and tips, gleaned from our writers, readers and experts.

INTERIORS

"Be brave. With every house I've owned I've become a little bit braver in terms of how far I'm willing to push ideas."

Reggie Yates, TV presenter and property developer



PROCUREMENT

Get it in writing

Some self builds are done on nothing more than trust and a handshake, but it is always advisable to have a written contract. This can be done with one main contractor, or if project managing yourself, then with each individual trade. This should be done before work starts, specifying a price, start and completion dates, terms of employment and description of the task to be completed. Most of these are covered in the standard JCT contract which can be purchased for only a few pounds online. Take care with contracts supplied by the builder as the terms will usually favour him. If an architect or surveyor oversees the build they should produce the contract on your behalf. For subcontractors, an itemised quote or letter is usually sufficient.

Most importantly, with any work, pay only when the job is completed to your satisfaction and not before. If you pay in advance you have little bargaining power.

FINANCE

Unconventional builds

Most lenders will only lend on certain and sometimes limited construction types. Many won't offer mortgages on renovations or more modern building methods such as structural

insulated panels (SIPs) and insulated concrete formwork (ICF). Fewer still will lend on sustainable construction using hemcrete or straw bales. If this isn't established early on, your funding may be stopped, or you may need to change your plans part-way through, incurring additional costs.

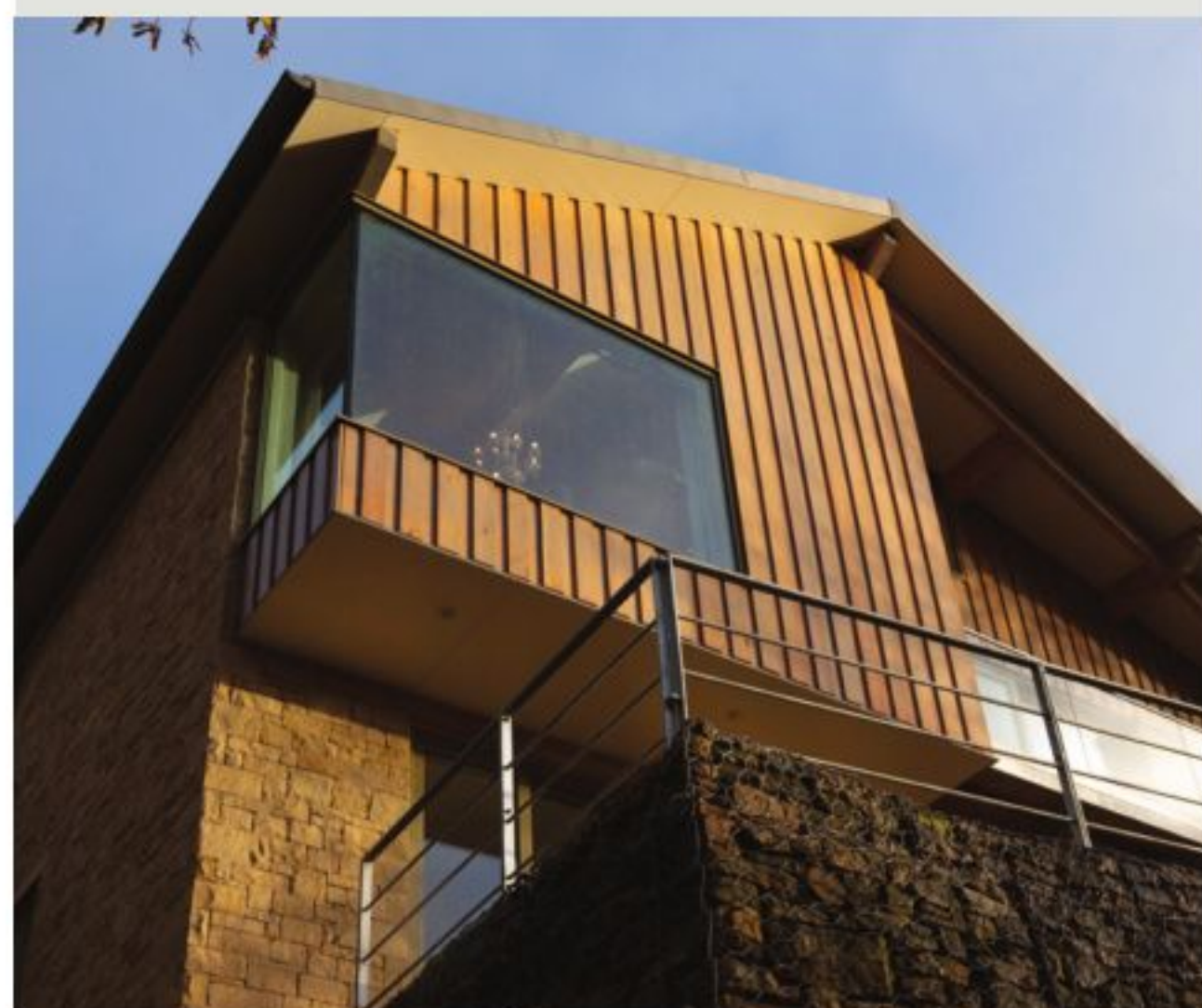
Rachel Pyne, Buildstore



MATERIALS

Cladding

External cladding is making a comeback, both for contemporary (vertical boards) and more rustic designs (horizontal). Cedar is a popular choice because its natural oils provide protection against the weather and age to a pleasing silver grey. In more severe climates, such as coastal locations, fibre cement or synthetic cladding is more practical.



PLANNING

Use the planning portal

If you are unsure about how your ideas for your new build or extension comply with planning and Building Regulations check out the planning portal (planningportal.gov.uk) which offers guidance on all kinds of issues. There are useful diagrams and explanations on common questions such as what qualifies as permitted development for extensions, as well as regulations relating to conservatories, sheds, garages and other garden buildings. You can even check out the latest planning applications in your area and monitor their progress.

Our TIPS

Ulrike & Colin Vaughan built their dream home on a challenging plot.



"Be patient. Don't try to do things ahead of time; work in the correct sequence."





SUSTAINABILITY

Don't waste opportunity

"Be bold and ambitious and take every opportunity to be as creative as you can. I could weep when I see lost opportunities and plots wasted by people who didn't have either the bottle or the foresight to go for it.



My second tip is the caveat to that which is to get your project properly costed early on because dashed expectations are difficult to deal with. Being realistic doesn't have to curtail your imagination – it just ensures that the ideas fit the budget and money is spent in the right way.

Meredith Bowles, eco architect



Our TIPS

Michaela & Trevor Bailey
who built a new Georgian-style home in Cornwall.

"Don't continue building until Building Control have checked the work. And don't forget your building warranty (or architect's certificate). It is difficult to sell without it"



PROJECT MANAGEMENT

Plan ahead

The key to a successful build, especially one you are managing yourself, is to plan ahead. Drawing up a project planning checklist will simplify the stages of a build and ensure you know when deliveries and trades are due on site. Do not under estimate how much of your time will be required if you decide to project manage. This could jeopardise your full-time job. Will your boss understand if you have to give up a day's work to attend an on-site meeting?

PLOTS

Have you registered?

If you would like to self build in your area, the local council is obliged to take your wish into consideration in its planning policy. Under the recently passed Self Build and Custom Homebuilding Act, wannabe selfbuilders can sign The Right to Build register. This can be done on the Right To Build portal. (selfbuildportal.org). The numbers on the register must be taken into consideration by local councils.

DESIGN

Don't change your mind

"Be very clear what you want from the start and don't change your mind. We were particularly keen to make sure the lighting and power points were well thought out. Sockets have been sunk into the floor with discreet, oak-faced sockets for lamps on the dining room window ledges."

Sophia and Andrew Wadsworth,
built an oak-framed country house in Kent



Next Sessions:

June 30th **Appraising A Plot**

July 2nd **Your Perfect Kitchen Masterclass**

Sponsored by the Self Build Academy

Seminar of the month: Design your perfect kitchen

A new kitchen should be planned in conjunction with the design of the new build, renovation or extension - not once the build has commenced.

The Self Build Academy have gathered together some of the leading experts in the self build field to provide you with a guide to designing your perfect kitchen.

For more information and to book, visit
www.selfbuildacademy.co.uk



IN BRIEF

PROJECT Conversion of farm buildings, including stables, flats, indoor riding school and offices
PAID £500,000 for buildings without land
SPENT £800,000
NOW WORTH Unknown

Stable foundations

Anne Kirmond and Martin Paine have converted a derelict equestrian centre into a stunning five-bedroom country home.

STORY **DEBBIE JEFFERY** | PHOTOGRAPHY **TYACK ARCHITECTS**

When Anne Kirmond and her husband Martin Paine first purchased The Old Stables in Cheltenham they had no idea if they would be allowed to convert the former equestrian buildings into a home for themselves and their son Tom, now 18. Anne's love of horses had led to a search for a property with enough land on which to ride, and the abandoned stable yard and barns were being sold along with 50 acres of pasture, loose boxes and an indoor riding school.

"We'd been living in a village 10 miles away, and were searching for somewhere I could keep my horses," says Anne. "Years ago I used to come for riding lessons at these stables, and just happened to drive past the end of the road when I spotted the for sale sign."



“We wanted to conserve as much of the original buildings as possible, and expose the stone walls inside and out.”



EXTERIOR

Previously a collection of ramshackle barns and stables (right) which had been used as a riding school the property has been rescued from ruin to create a stunning 600 sqm country home of character.





What greeted Anne and Martin when they viewed the property was a sad collection of ramshackle barns and outbuildings, some of which had been erected in the 16th century while others were built more recently. Weeds were everywhere, and the buildings were run down after 15 years of neglect.

Despite the fact that no planning permission existed to convert the quadrangle of equestrian buildings, the couple decided to go ahead with the purchase. "There was a small two-bedroom groom's flat behind the courtyard of stables, which we gutted, renovated and moved into while we applied for planning permission," Anne explains. "The flat is in an old barn, with an outside staircase, and we lived in the downstairs rooms."

Once they had bought the property in 2009 the family stored their belongings and moved into the flat the following year but, after working with an architect on plans for converting the quadrangle, they were informed by the planners that consent would not be granted for such a project.

The Old Stables stands in an Area of Outstanding Natural Beauty, in a Conservation Area, and within the curtilage of a Grade II listed farmhouse, so gaining planning permission was never going to be straightforward. The family's next-door neighbours



PARTY BARN

Single-storey stabling has been converted into an open-plan party barn with a concrete floor, timber-lined vaulted ceiling and reclaimed industrial lighting. The barn also has a pizza oven and cinema screen.





then recommended award-winning Tyack Architects, who have completed a number of barn conversions in the Cotswolds and are accustomed to designing for sensitive locations. Working in conjunction with a planning consultant, they came up with an inspired scheme which ties together the various buildings into one unified five-bedroom home.

Initially the conservation officer refused to accept the proposal for a single-storey glazed link between an old 1970s Bradstone foaling barn and the neighbouring 100-year-old stone workshop, which could potentially have thwarted Anne and Martin's plans.

"We even contemplated the idea of excavating an underground tunnel to connect the buildings, and there were a few desperate phone calls," says Martin. "Fortunately the local people were all very positive and supportive, and thanks to a great deal of hard work from our architect and planning consultant we were eventually granted permission for the original design."

This involved converting one single-storey section of stabling into three en suite guest bedrooms, overlooking the courtyard through a new glazed corridor running the length of the structure.

The corridor leads into a two-storey 16th century stone barn, complete with restored pop holes, which would originally have housed doves. Downstairs is a dining room and pantry, with son Tom's bedroom, bathroom and study above.

A single-storey glass structure on the ground floor then leads into the 1970s foaling barn, which



accommodates a stunning vaulted kitchen complete with new oak beams. From here the contentious glazed corridor connects to the two-storey stone barn, where a sitting room and various utility areas are located downstairs, and a master suite has been created above. Finally, the attached stable block is now a vaulted industrial-looking 'party barn' leisure space, which the family use to watch films and entertain.

"We wanted to conserve as much of the original buildings as possible, and expose the stone walls inside and out," explains Anne, who created an office on site in order to be able to project manage the build, assisted by Tyack Architects who helped to select the main contractor and were on hand to offer advice throughout.

Mike Pearce, who did all the cladding and built the kitchen in the party barn, also site managed the whole project and was invaluable in co-ordinating the main contractors. Sporn Construction is a multi-award winning construction company, who won

STAIRS

A feature oak and glass staircase contrasts with the colourful Peacock slate floor in the 16th century barn. All walls in the house have been painted in Old White.

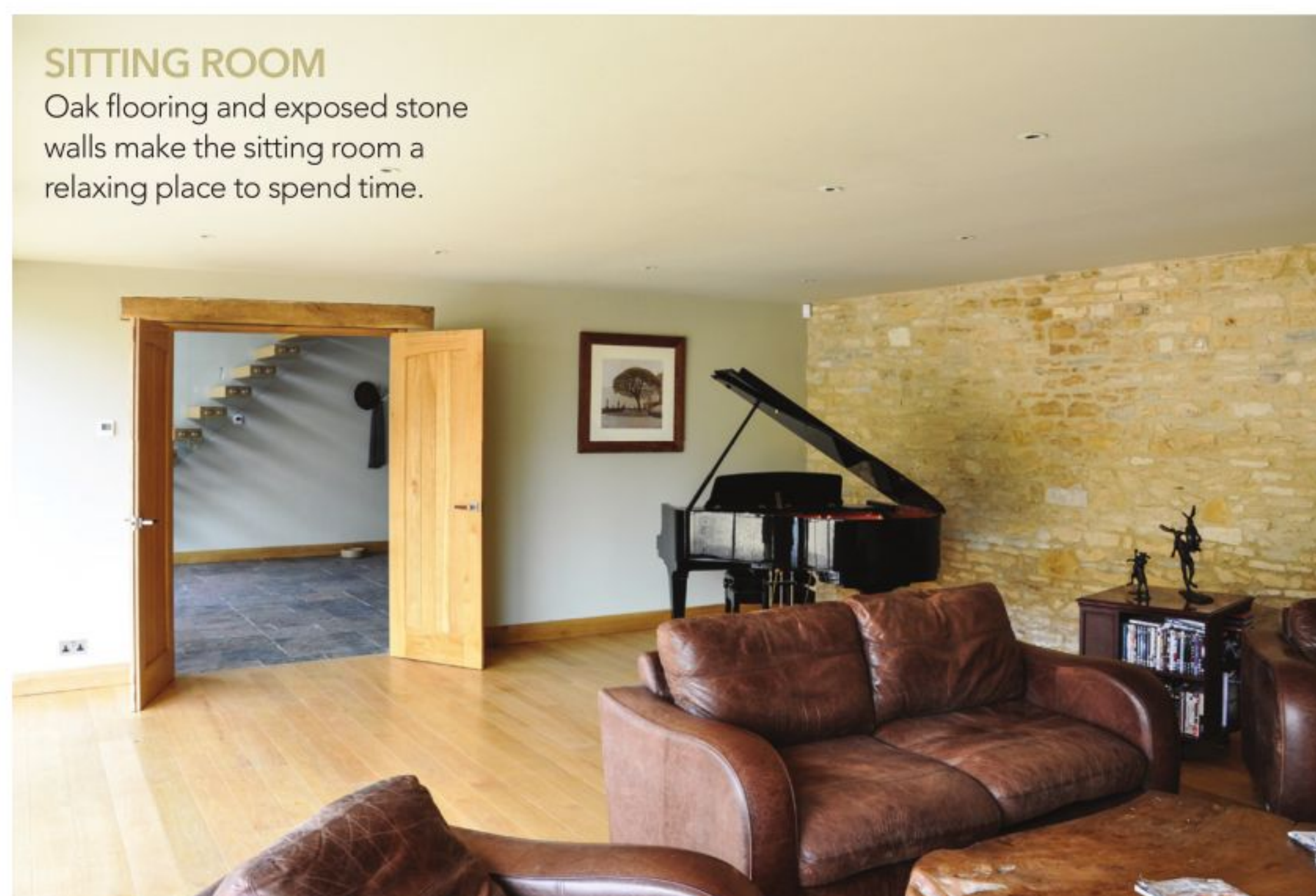


**KITCHEN**

Slate flooring has been laid over underfloor heating in the vaulted kitchen, where structural oak beams were installed. The grey and aubergine kitchen makes a bold statement and was supplied by a local company.

SITTING ROOM

Oak flooring and exposed stone walls make the sitting room a relaxing place to spend time.



“Breathing life back into the old buildings without sacrificing their original character has given us a home we could never otherwise have afforded.”

the Federation of Master Builders’ award for Master Builder of the Year in 2015. Their task was to restore, rebuild and connect the various structures to create a comfortable and energy-efficient family home. Work started in 2011, with existing mains services relocated on the site. “We were unbelievably lucky that the buildings were structurally sound, which meant only a small amount of underpinning was required on the guest bedroom stable block,” says Anne.

Foundations for the new glazed corridor and links needed to be carefully dug by hand, and the glass was supplied by specialist company Apropos. The builders took great pains to ensure that all ground floors would be on the same level, avoiding the need for steps inside the house, Martin explains. “A bat survey was also required, and we needed to create a bat loft in this part of the house,” he says.

Stonework has been carefully cleaned and re-pointed using lime mortar, with the 1970s barn strengthened





THE BUILD

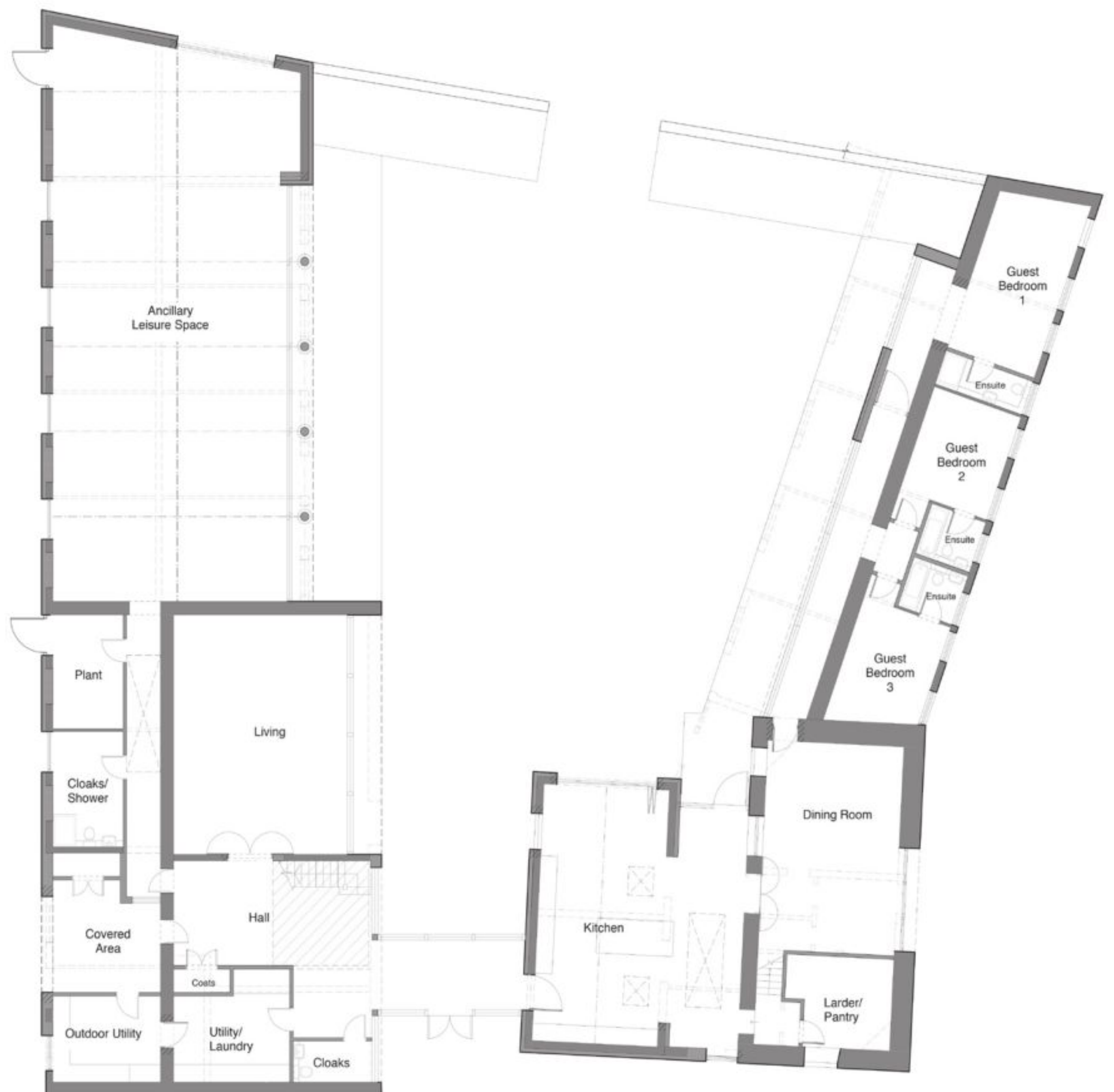
The stonework was cleaned and re-pointed using lime mortar, with the 70s barn strengthened and clad in Cotswold stone and chestnut.



and clad externally in Cotswold stone and chestnut cladding. "I was obsessive about recycling during the build, which meant we didn't have any skips on site until the very end," says Anne. "A local farmer took all the stone and rubble to a nearby quarry, and I used one of the barns to store separate bays of wood, metal and rubbish, which eventually filled just two skips."

Internal walls and the front façade were demolished in the old stone workshop, which has a steel frame, and this part of the property is now roofed with industrial steel sheets to meet planning requirements.

"We had to have metal roofing, and originally got a quote for zinc, but then I found a Kingspan product online, which was far less expensive and looks fantastic," says Anne. "There were some real craftsmen on site, carpenters and masons, who coped brilliantly with the various building methods and materials."



Ground floor

Floorplan

The majority of living accommodation is located on the ground floor, with single-storey stables creating three en suite guest bedrooms, and family bedrooms located upstairs in two of the barns.

Anne's TOP TIP

"Invest in a planning consultant if gaining planning permission is likely to be tricky, and choose a knowledgeable local architect."

Suppliers

PROJECT

Architect Tyack Architects Ltd: tyackarchitects.com
Builders Sporn Construction: spornconstruction.com
Planning consultant Mark Chadwick, Hunter Page Planning: hunterpage.net
Structural engineer Caudle Construction: caudleconstruction.co.uk

STRUCTURE

Glazing Apropos: aproposconservatories.co.uk
Barn roof Kingspan: kingspan.com
Oak doors and windows Conifer Joinery Ltd: coniferjoinery.co.uk
Plumber and underfloor heating Day Wellington Ltd: daywellington.co.uk
Timber cladding and party barn kitchen Pearce Carpentry: 07446 191573

FIXTURES AND FITTINGS

Kitchen Barry Green of W H Green Furniture: 01451 861864
Peacock slate flooring Mandarin Stone: mandarinstone.com
Industrial lighting Trainspotters: trainspotters.co.uk
Sanitaryware Bourton Bathrooms and Kitchens: bourtonbathroomsandkitchens.co.uk
Showers Matki: matki.co.uk
Old White paint Farrow and Ball: farrow-ball.com
Staircase Armstrong Vinton Furniture Ltd: armstrongvintonfurniture.co.uk
Oak flooring, skirting and architraves Broadleaf Timber: broadleaftimber.com
Flooring and tiling SWC Flooring: 07970 285473
Soft Furnishings Lucy Lane Fox: 01285 720954



First floor



SPORN
CONSTRUCTION LTD

"Excellence is never an accident. It is always the result of high intention, sincere effort, and intelligent execution."

Aristotle

www.spornconstruction.com

Sporn Construction Limited is an award winning construction company specialising in the renovation, conversion and extension of historic buildings. Masters at seamlessly combining the historic soul of the property with a contemporary and innovative twist.

Master Builder of the Year 2015

National Federation of Master Builder Awards



Outstanding customer service coupled with master craftsman supported by a professional management team ensures that the construction journey.... is an enjoyable one...Bringing dream homes to life.



Silver

RIBA



PlotBrowser

The UK's 100% FREE online plot finding service!

PlotBrowser lists thousands of self build plots, renovations, conversions and improvement opportunities

Let us help you find your perfect plot or renovation opportunity

Start searching for your ideal plot today with thousands of plots listed throughout the UK and abroad.



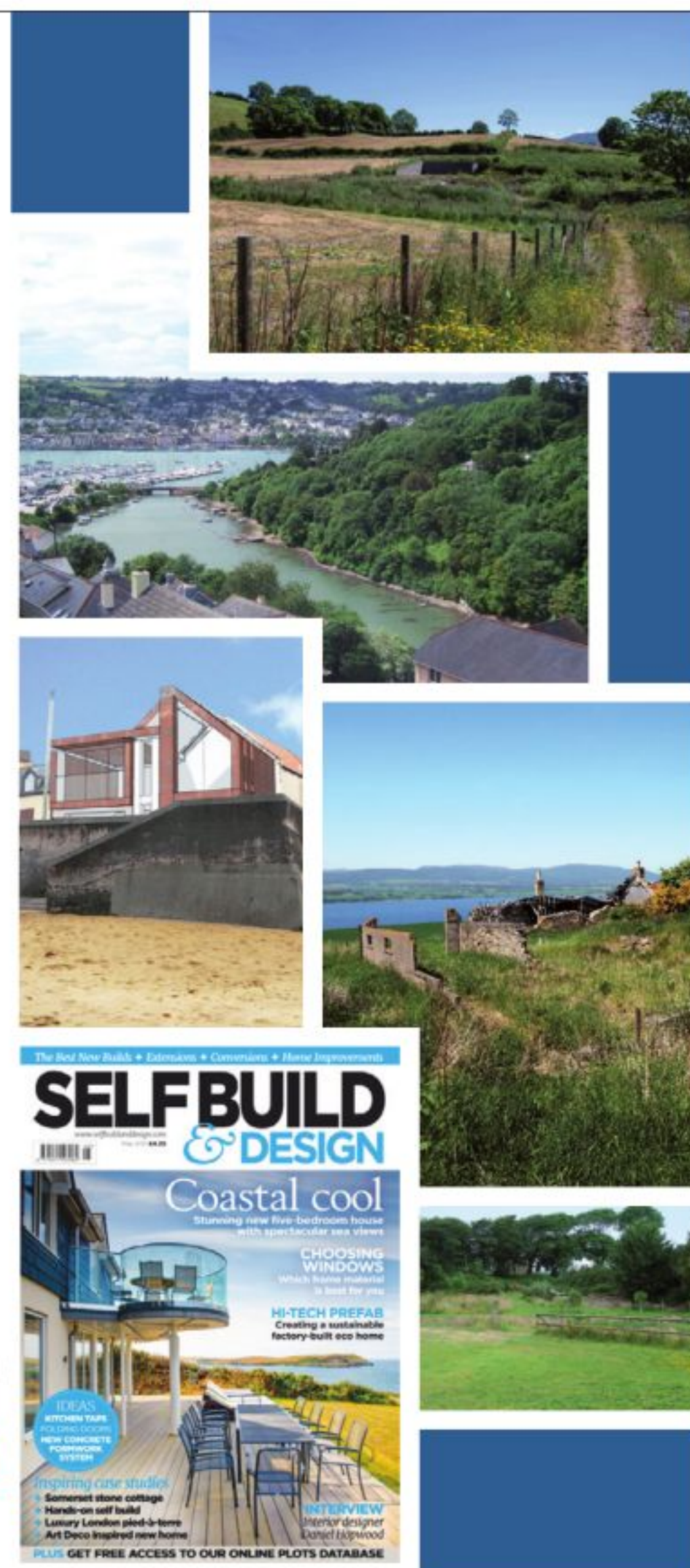
facebook.com/plotbrowserSBD

twitter.com/PlotBrowser



- Free to register – **NO** subscription or membership fees
- Access full plot details including plot photos and seller's contact information
- Receive email alerts when new plots are added so you don't miss out
- 1000s of nationwide plots to view
- Free Beginner's Guide to Building Your Own Home when you register

BROUGHT TO YOU BY
SELF BUILD & DESIGN



Visit **PlotBrowser.com**
find your perfect plot for **FREE**



After a year, the main section of the property had been completed and the builders moved on to convert the two single-storey stable wings, which took a further eight months to finish and are roofed in zinc. Samples of materials had previously been approved by the conservation officer, who was regularly updated with progress pictures of the work.

Anne brought in companies who had been recommended to her for some of the second fix interiors, including flooring and decorating, and took charge of sourcing items such as the glazing, internal doors and sanitaryware. The striking grey and aubergine kitchen was made by a local company and is a particular feature - incorporating a sculptural curved breakfast bar, with granite and circular maple counters.

Anne buys yearlings and breaks them to sell or compete, stabling her 11 horses in a restored timber stable block on the property. Converting the old stables and barns into a home has made life infinitely simpler, as she is now able to live and work in the same place. "We did take a risk buying the stables before planning permission had been granted, but the gamble definitely paid off," she says. "Breathing life back into the old buildings without sacrificing their original character has given us a home we could never otherwise have afforded, and has been hugely rewarding."

BEDROOMS

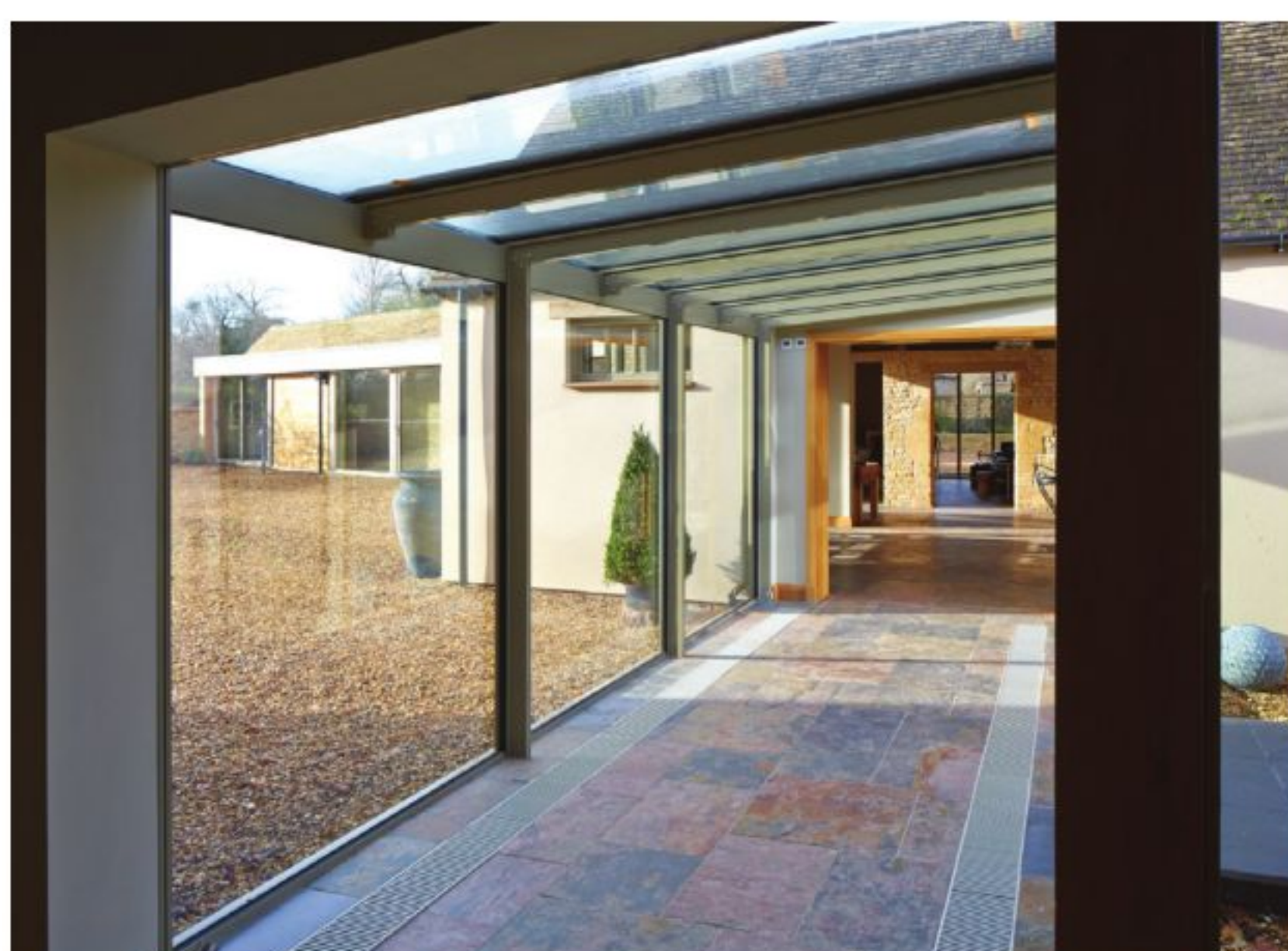
The house has five bedrooms, with old exposed timber ceiling beams adding character. First-floor rooms are heated by radiators, which are rarely used due to the newly installed insulation and energy efficient glazing.





GLAZED WALKWAYS

A single-storey glazed walkway leads into the 1970s foaling barn, which accommodates the vaulted kitchen. From here a glazed corridor connects to the two-storey stone barn, where a sitting room and various utility areas are located downstairs, and a master suite has been created above.



Q&A

What was the high point?

Seeing the huge panels of glass being craned into place was exciting. It was also satisfying finding solutions to problems, such as researching the best type of insulation to meet Building Regulations.

...and the low point?

Waiting so long for planning permission was the most traumatic part of the whole project. Later the builders knocked down a barn wall down by accident, but it was quickly rebuilt.



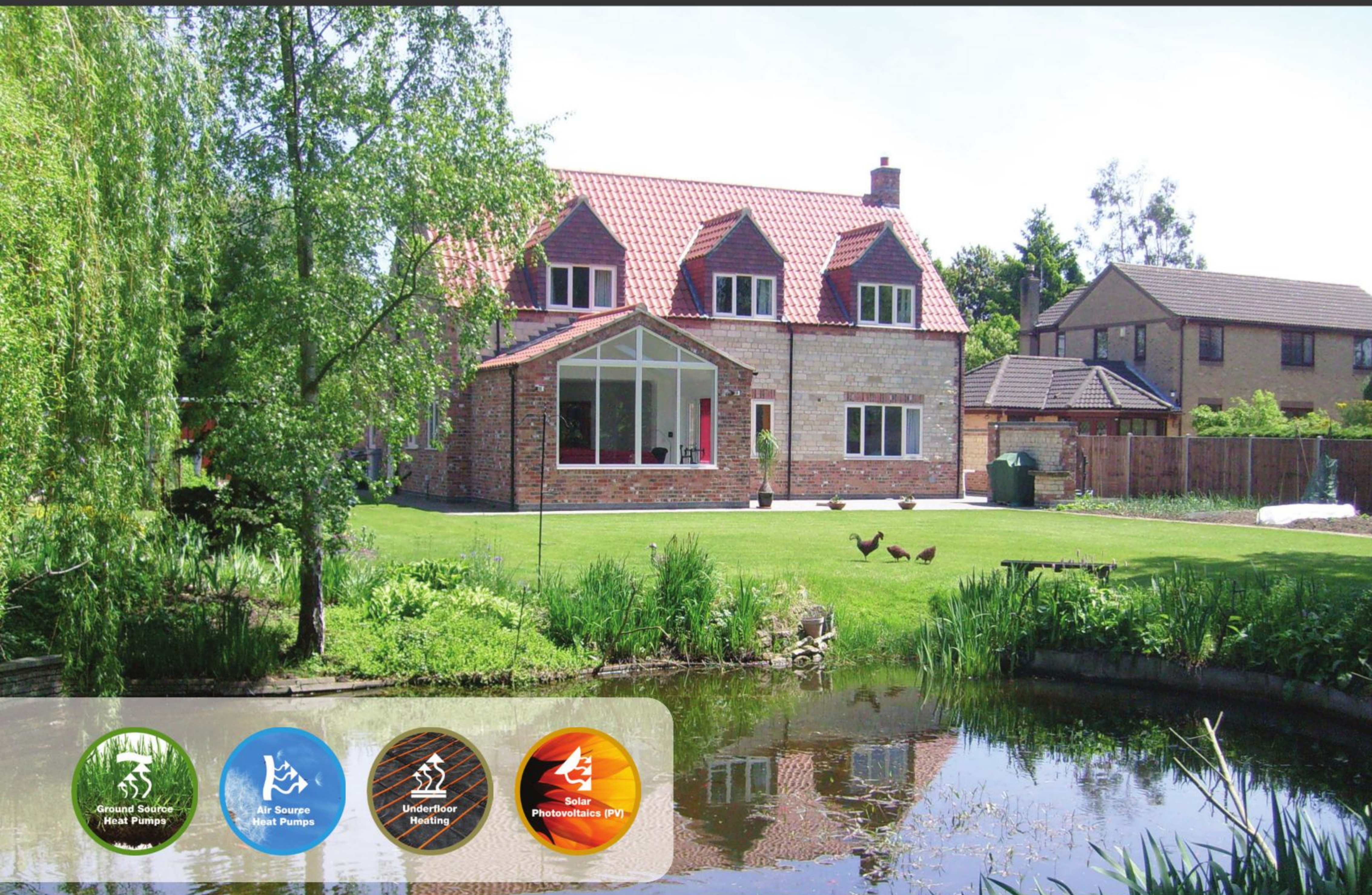
Your best buy?

The Kingspan barn roof was less than a tenth of the price of zinc.

...and the biggest extravagance?

It's an indulgence to have the party barn, with its pizza oven, but we've held some fantastic gatherings in there and also have a big screen TV for watching films.

SUPERIOR PROPERTIES DESERVE SUPERIOR HEATING SYSTEMS



If you're looking for a heating solution which delivers constant heat and hot water, great savings AND an ongoing revenue stream, then a **Heat Pump** from **Ice Energy Technologies** is exactly what you need.

By harnessing stored solar energy in the ground or the air around us, you can avoid volatile energy prices and be rewarded for it thanks to tax-free, index-linked payments which are guaranteed for seven years.

Efficient, reliable and suitable for both new build or renovation projects, our award-winning range of ground and air source heat pumps are also the ideal partner for underfloor heating systems, delivering greater efficiency and a level of comfort you've never experienced before.

To find out how you could enjoy lower heating bills and generate ongoing income, simply call our dedicated sales team on **0808 145 2340**



www.iceenergy.co.uk

0808 145 2340



Bespoke handmade timber kitchen from the Main Company.

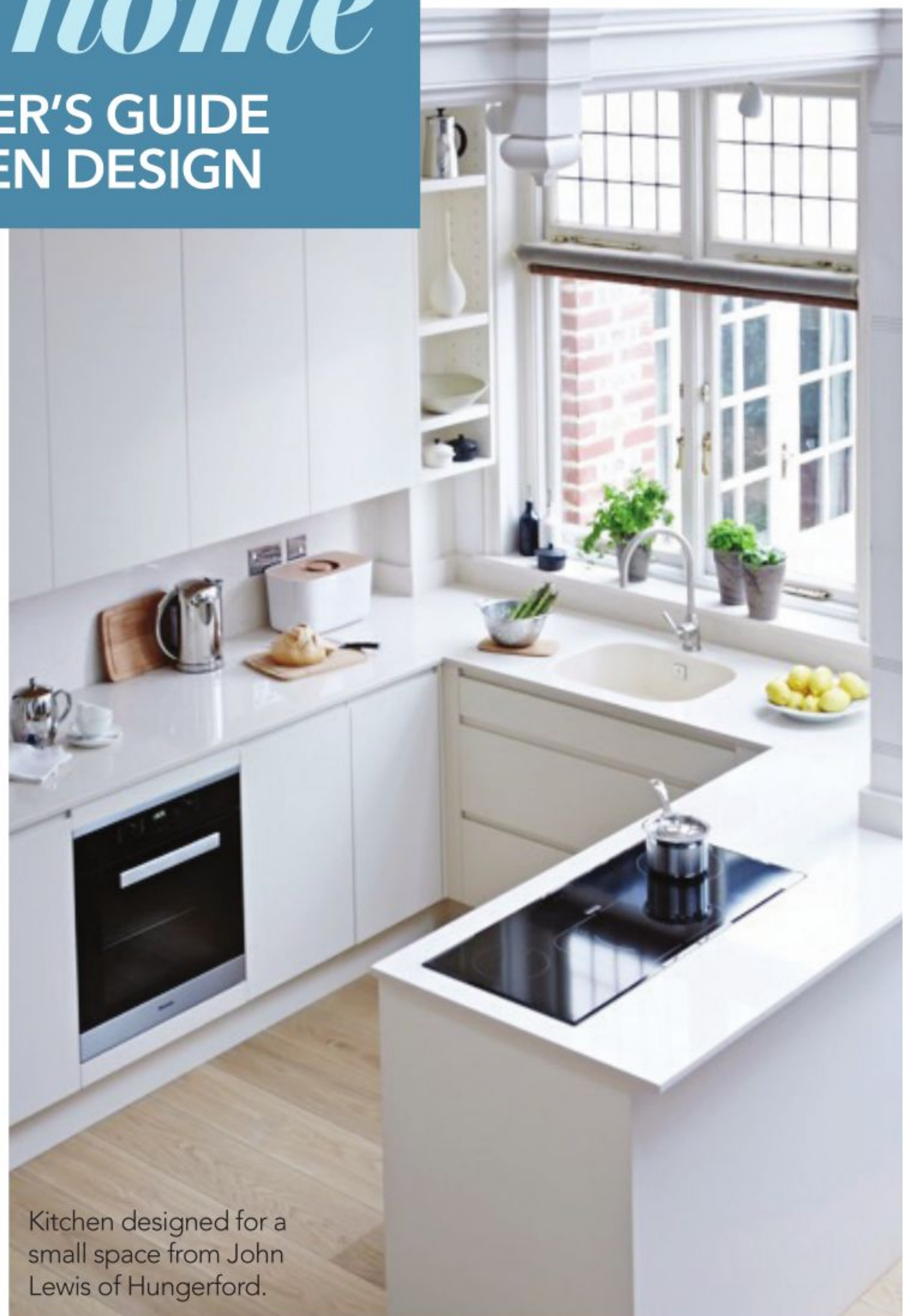


Italian style and practicality combine in the Bijou from Aran Cucine.

THE HUB *of the home* A BEGINNER'S GUIDE TO KITCHEN DESIGN



Classic Shaker-style kitchen from Second Nature.



Kitchen designed for a small space from John Lewis of Hungerford.



Warwick kitchen in ivory from Benchmark.



Pull-out larder from Second Nature.

Baking has become a national obsession, if TV viewing figures are anything to go by - a trend which is currently reflected in the houses we build, as well as our increasing waistlines. But even for those who don't cook, the kitchen has become the hub of the home. No longer the cramped galley room tucked at the back of the house, the kitchen is now claiming centre stage and growing to encompass dining and family rooms too.

In some respects this preference for sociable, open-plan living is reminiscent of medieval hall houses, when the main hall was a place to eat, sleep and party as well as cook on the open fire. The hall was long enough to accommodate a formal table for feasting as far from the entrance as possible in order to impress visitors.

Times changed and the kitchen shrank, or was positioned out of sight below stairs and staffed with servants. Now the kitchen is once again venerated as the most important - and expensive - room in the house and demands some serious consideration at the design stage.



FMB WINNER

The brief for this FMB award-winning extension was to add a bold kitchen to a 1950s ex-council house, opening onto a decked area. The scheme entailed demolishing the back wall and doubling the kitchen length to eight metres. The design included a large larder, breakfast bar and family living space. Bifold doors, provide plenty of natural light, transforming the formerly dark kitchen into a light, bright area.



Rustic country kitchen for a mill renovation, from DeVol.



Planning

Planning a new kitchen carefully is vital, and what better opportunity to get the room you want than by self-building or extending and designing it completely from scratch? Assess your needs: do you enjoy cooking? What shape will the kitchen have, how big is the family that will use it and how often will the room be used? Will you have an informal eating area in your kitchen? The kitchen of a single person who enjoys eating out on a regular basis will look completely different from one belonging to a family who eat their evening meals together. Plan how much storage space you need for your groceries, cutlery and crockery, which equipment you want to accommodate and how much seating you require. Take time to focus on what you dislike about your current kitchen, such as a lack of workspace, and try to eradicate these problems in the new design.

An efficient layout is paramount, and it can be helpful to mock up the room using graph paper to represent the fixtures and furniture. Alternatively, online virtual kitchen planners, such as kitchenplanneronline.com and magnet.co.uk, allow you to plan the room layout and position cabinets and appliances, often in 3D. Most kitchen companies offer a free, no-obligation planning service and will be happy to visit your home and discuss your requirements - usually producing a computer-generated design which will help you envisage the overall effect.

This is the one room which will be overflowing with appliances and gadgets so allocating enough space is vital. Utility rooms are ideal for containing much of this clutter, so consider building a separate room with a second sink, where all the behind the scenes tasks such as laundry can take place.

The dining room has become a casualty of modern living, with many of us far happier to congregate in a large kitchen to cook, eat, talk and watch television. Unless you hold regular formal dinner parties or will use a separate dining room for other activities, such as a music room or study, it may make sense to dispense with it all together and use the space to enlarge your multi-purpose kitchen.



WALL OF TECHNOLOGY

With so many appliances and gadgets to be found in kitchens now, a 'wall of technology' has become a popular concept. "It not only looks amazing, but ticks all the boxes for practicality and avoiding kitchen clutter," says Harrogate kitchen designer Michael Wright. "It can seamlessly incorporating everything from a fridge freezer to a wine cooler, oven, grill, microwave, coffee machine, steam oven and warmer drawer. Yes, some kitchens will have all of those!" The wall of technology approach ensures all the wiring is concentrated in one area, which makes for an easier job for the electrician and delivers a cleaner, smarter looking room. More importantly, though, for the busy cook, everything is in one place. There is less running backwards and forwards between appliances spread around a room. michaelwrightfurniture.co.uk



This modern kitchen from Leicht merges outside and inside living.



Part of the Broadoak kitchen range from Second Nature.

Layout

When it comes to the shape of the kitchen few self-builders choose to build a galley: they are simply too impractical, with little circulation space and, although all of the important areas are close together, storage is often a problem.

Double galleys provide a more practical solution and offer more storage below the worktops. The most important factor is to leave enough space between the two lines of units so that you can bend over to look into your oven without bumping into the cupboards behind you.

The L-shaped kitchen provides adequate work space and storage below the worktop, while walking distances between the main zones will be minimised. Another big advantage of the L-shaped kitchen is that one section of the room will be free to use as a dining area. The main problem with this layout is often the space under the worktop in the corner, with solutions including a rotating carousel unit, diagonal sink or hob.

A U-shaped design will provide plenty of work surface and storage space. It can, however, become a little enclosed if the wall cupboards run all around the room. If this layout is chosen for a bigger room then one of the legs of the U may be used as a breakfast bar, or shortened to open up the circulation space. Place the dishwasher and hob to the centre of a run so that they do not obstruct other units when opened.

Islands are hugely popular, providing a free-standing unit with access on all sides, which can accommodate appliances and even the sink and cooker while also creating an informal seating area. If you position your island hob facing into the room you will be able to cook and talk to guests at the same time.

Decide which part of the kitchen area you want to commit to seating and organise your units around it, taking into account views out of the windows. If you spend hours at the kitchen sink then positioning it beneath a window is a sensible - and traditional - consideration.

When it comes to kitchens, efficiency rules. There is no room for error when working with hot pots and pans, so practicality should be at the top of the list. This means that food preparation, sink and cooking areas must not be too far apart. A rule of thumb is that there must be a piece of worktop between the sink and hob where the food can be prepared.

The proverbial 'working triangle' actually works. Plan the activity areas of cooker/hob, fridge and sink close to one another in a triangle for the perfect working kitchen, and avoid placing the fridge next to the oven as the difference in temperature will affect their efficiency.



WORKING TOGETHER

Choosing a designer that will fit as well as supply the kitchen usually means an easier passage for the home owner. However in cases where the client already has their own builders some can work closely with them to ensure the kitchen installation runs smoothly. It is important to contact the builders early on in the design process so that the supplier doesn't have to work within the constraints of the existing room or final plans. It's also worth choosing tradespeople who have an industry recognised accreditation.

Above and above right: Two kitchens supplied by Kitchens International.

Right: Mia Kitchen from Aran Cucine.

Below: Elton Light kitchen from Benchmark.





A TOUCH OF GLASS

Left: Kitchen items can be proudly displayed for a cottage look as shown here with these shelves attached to gyproc plasterboard.

Far left: This fitted kitchen cupboard from Second Nature provides a more discreet storage solution.



Design

Gone are the days when the age of your house dictated what style of kitchen you should fit. Nowadays you are just as likely to see a high tech stainless steel creation in a Victorian semi as you are to admire a bespoke traditional kitchen in a modern home.

One of your first decisions will be choosing between fitted units or a free-standing kitchen. Both have their advantages and disadvantages. If you choose a fitted kitchen it will make the most of available space, as all the difficult corners can be used for storage. You can choose between flat-packed, rigid or custom built to suit your needs and budget. A fitted kitchen will add value to your home, but you can't take it with you when you move.

A free-standing or unfitted kitchen offers an individual and informal look which can be mixed with dressers and other furniture to create the ambience you prefer. When you move, you can take your furniture with you and use it again.

The problems of awkward corners and unusual window positions can be eliminated with the help of a good designer, although you will usually pay a premium for a bespoke kitchen.

Solid wood, veneers, laminates and vinyl-wrapped or painted MDF are all popular materials for kitchens, and technological advances mean that durability is no longer a problem. Factory-applied lacquers are also recognised for their hard-wearing advantages, and have a shiny finish that is both easy to clean and light-reflective. The lighter species of timbers such as maple and birch work very well but so, conversely, do darker walnut and deep cherry.

Glass is also a current trend, and work surfaces, splash-backs and opaque glass doors with integrated lighting can brighten the whole area and add to the contemporary feel, which can be particularly useful in smaller rooms.



PERFECT SYNERGY

Above: These two free-standing islands add a sense of style and rhythm to this kitchen. Leicht. Prices start from £15,000.



ISLAND DREAM

Above: The Fitzroy kitchen island from Second Nature.

COTTAGE LOOK

Above right: This country kitchen was handcrafted in keeping with its rustic setting by Dewol.

RUSTIC OAK

Right: An oak-framed kitchen extension built by Arboreta. A typical oak extension costs from around £35,000.





Worktops

Granite and marble are still well liked in the kitchen as hard wearing and beautiful worktops, but they are also some of the most expensive options and should be fitted by a specialist. Steel is popular for sleek, contemporary designs, but is costly and will scratch. Corian and synthetic stone worktops are also at the top end of the price range, and can be moulded to any shape - including sinks - while tiles add colour to a kitchen but are difficult to keep clean and can be high maintenance as a work surface. Timber worktops are beautiful but can scratch. The bonus is that, although wood will need regular maintenance - including a yearly coat of oil - it can be sanded down and re-finished to conceal burn marks or marks.

Fitting

If you possess a plan for your new kitchen obtaining a first fix preparation layout will help you to determine the position of all electrical and plumbing services to the nearest millimetre. As well as reducing installation time, arranging your own first fix should also reduce installation costs. Wall socket boxes and tails of cable for sockets below worktop height can be positioned where required. Provision should also be made for ceiling and under-cupboard lighting at this stage. Gas and water services may be positioned in readiness for installing the cabinets, as can any waste pipes or extraction holes. If you are planning to fit the kitchen yourself then you'll need to become familiar with the laws relating to working with gas appliances or fittings (hse.gov.uk/gas/index.htm). In domestic properties this must be carried out by someone on the Gas Safe Register who is qualified to work on gas appliances. It is illegal for an unregistered person to carry out work on any domestic gas appliance.

WOW FACTOR

Above: More familiar as a rough outdoor surface than a kitchen material, this concrete integrated dining table and island from Leicht adds character and practicality.

Right: Create an instant wow factor with this kitchen from Pogennpohl.



Sinks and taps

The choice of sinks is huge: hygienic stainless steel, traditional ceramic and integral models made from the same material as the worktop in single, double or half bowls with various configurations of drainers. Make sure your chosen sink can comfortably accommodate your largest roasting tray, and consider incorporating accessories such as strainer bowls, chopping boards and drainage baskets. When choosing taps confirm that they match other fixtures and are easy to operate, particularly by young children and the elderly. Check that the taps you want are compatible with the pressure flow of water, and consult a plumber before choosing antique fittings. Pull-out taps with sprays are popular in kitchens, and are flexible when washing up or preparing food. The latest must-have gadget is an instant boiling/chilled water tap such as Zip and Quooker, which saves time and eliminates the need for a kettle.



Extraction

Kitchen ventilation is essential under the Building Regulations, and combats the damaging effects of grease and water vapour upon the fabric of a room. There are basically two types of hood — extractors and recirculating options. Extractor hoods take air through a grease filter and extract it to the outside via ducting. This removes virtually all steam and cooking odours, while disposable or washable filters trap airborne grease. Recirculating hoods are not as effective as extractors but may be used when ducting out is impractical.

Integrated cooker hoods are only used in fitted kitchens, are always fitted between wall units and have a door on the front which matches the other kitchen furniture and effectively hides the appliance except when viewed from below. Built-in and canopy hoods are fitted into the base plate of wooden or metal canopies. Chimney hoods and those designed to be situated over an island workstation are usually the most expensive option, but act as a visual centrepiece to the room, while retractable kitchen extractors are available which slide out of sight when not in use.

Multiply the volume of your kitchen (length by width by height in metres) by 10 (the minimum number of times per hour the extractor will filter the air) and you will arrive at a figure which gives the minimum extraction rate, expressed as cubic metres per hour (m³/h).

Charlton & Jenrick^{LTD}

Best of British fires, fireplaces & stoves



*A range of traditional and contemporary fires, fireplaces and stoves,
designed in Great Britain - exclusively from Charlton & Jenrick.*

**CREATE A WARM AMBIENCE IN YOUR HOME WITH AN EXCLUSIVE
QUALITY PRODUCT FROM CHARLTON AND JENRICK.**

If you require further information, please contact us we would be happy to help.
You can contact us on **0845 519 5991**, email marketing@charltonandjenrick.co.uk
or our website www.charltonandjenrick.co.uk

Charlton & Jenrick brands: **PUREVISION**

fireline

INFINITY

PARAGON
A World of heat you can rely on

MATCHLESS
PERFORMANCE FIRES

Katell

BEAUTIFUL *bathrooms*

*Ideas to make your smallest room
a haven of style and elegance.*

Swiss **STYLE**

The Kartell collection, designed in Switzerland by Ludovica and Roberto Palomba, includes washbasin bowl (£566), washbasin disc mixer tap (£663) and an All Saints Mirror (£241). (laufen.co.uk)

On the **WALL**

Named after a cloud and available in gloss white, gloss dark clay and fineline grey (pictured), Cirrus wall-mounted furniture is curvaceous and finished in a real wood veneer. The cabinet is topped with a sweeping Isocast basin, with chrome-plated handles on the drawer and a curved cupboard door. The unit is £600 and the basin, £299. (roperrhodes.co.uk)



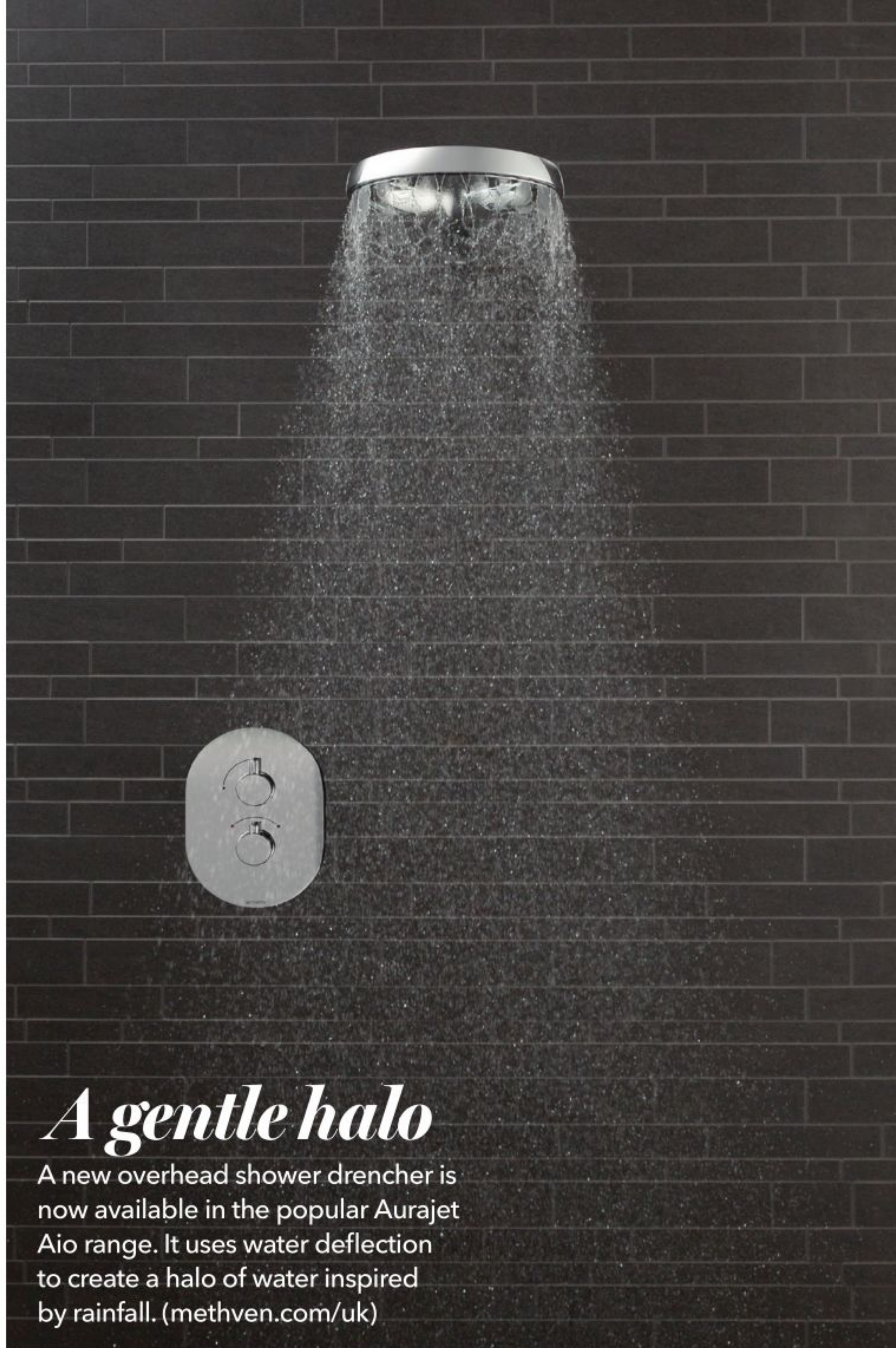
On the pier

The Pier basin tap is available in a new white finish. The tap's signature curves and contemporary shape have been updated with a white coating, manufactured from chrome-plated brass, some of which is left exposed. (crosswater.co.uk)

Setting the **STANDARD**

Tesi, a collection of bathroom ceramics, baths and fittings, is a slender, elegant collection featuring more than 30 products including WC, furniture, brassware and bathing options. Available from Ideal Standard, all of the toilet bowls are fitted with AquaBlade flushing technology offering superior hygiene, less splashing and noise reduction. The toilet flushes from the top of the bowl, washing the entire inner surface with no tricky to clean overhanging rim. (ideal-standard.co.uk)





A gentle halo

A new overhead shower drencher is now available in the popular Aurajet Aio range. It uses water deflection to create a halo of water inspired by rainfall. (methven.com/uk)

Soft as stone

The stone-effect surface of this shower tray belies a cushioned texture, with a striking chrome grill contrasting with a slate-black finish. It's waterproof, anti-bacterial and anti-slip, and at just 30mm deep can fit seamlessly with the bathroom floor. Prices start at £581, which includes the full installation kit and chrome grill. (purebathroomcollection.co.uk)



SMOOTH OPERATOR

Lissé is French for 'smoothed', and is the name of the new brassware collection from Dornbracht, in reference to the smooth operation of the lever, and the L-shape of the body. Available in matt platinum and polished chrome finishes, the Lissé range includes 25 products for basin, bidet, shower and bath, all at competitive prices. (dornbracht.com)



Volcanic depths

The Pescadero bath has sea-inspired, sculptured detailing on the inside and outside, and two ends to enable sharing. It's made using Quarrycast, a blend of volcanic limestone and high performance resins, meaning it's warm to the touch and it keeps the water warm for longer. It's also very durable and scratch resistant. Price for basic white: £2,976. (vandabaths.com)



ARCHITECT

Justin SMITH

Describe the house you grew up in.

We lived in a new build house on an estate, but my parents were never really happy with that, so when I was nine they moved to a Victorian town house with more character, where we lived for eight years. Mum was a midwife at the local hospital and my dad was a builder, so he was always renovating and doing up properties. Then when I was 17 we moved again – this time to a 1930s Arts and Crafts house – which meant that I experienced various types of architecture growing up.

What inspired you to become an architect?

I wanted to follow in my dad's footsteps, but didn't like the idea of manual work outside in the cold and rain, so from the age of 14 I thought about becoming an architect. I enjoyed art, maths and technical drawing at school, spent every summer holiday doing work experience, and then studied architecture at Hull School of Architecture until 1996. Once I qualified I immediately got a job with a Derby-based practice, where I stayed for four years, before moving on to work at another large architecture firm for two years. At that time I was dealing mainly with large-scale commercial projects including hotels, offices and retail parks.

How did Justin Smith Architects come to be?

When I was training to be an architect I always knew that I wanted to work for myself – it was just a question of when. Then in 2002 I'd just turned 30 and thought I knew everything! I decided to set up on my own, and realised just how little I did actually know at that time. After working in the commercial sector for so long I had very little experience of residential projects, so I needed to learn very quickly. Previously I might have been working on six or seven projects each year, but in that first year alone I was involved in around 35 smaller residential projects. For almost five years I worked out of my bedroom

at home, and found that most of the work was residential, which I really enjoyed as I was dealing directly with the end-user.

In 2007 I felt the time was right to start attempting to grow a practice, so I rented a small commercial office in Derby and hired a team. This progressed quite well for the first couple of years, and then the recession hit. We took an unconventional route by focusing on high value residential schemes rather than reducing prices and chasing high volumes of work, and our reputation in the residential market grew.

How has the practice evolved?

Over the years our office has expanded, we have some lovely clients and we've just purchased commercial premises so we'll be moving to our own building, with a view to expand again in the future. One of my goals was to run a very streamlined business model, and we've invested a lot of time and effort in becoming paperless and cordless. Our digital processes have been totally cloud based since 2012 and we use a suite of leading internet-based software products, which means our design team and clients can access discussions, notes and files from any device, anywhere, with all the information protected by banking grade security. We're also currently developing some web applications and IT products to make our office lives even easier. The majority of our projects are now designed in 3D, which quickly gives us and our clients a clear picture of the project in true perspective. It's also a powerful tool to use when presenting more daring schemes to planning officers.

Describe your style

Since I started employing a team it has been fantastic to collaborate with creative people in the office and bounce ideas around. Our style is always evolving, and whereas before our work could have been described as 'traditional with a contemporary twist' it's now definitely becoming increasingly contemporary, and we're looking to push the



"I wanted to follow in my dad's footsteps, but didn't like the idea of manual work outside in the cold and rain."



Justin Smith trained at the Hull School of Architecture, and gained industry experience working in the commercial sector for leading architectural practices. In 2002 he founded his own practice, Justin Smith Architects, which specialises in designing exciting contemporary homes. In 2012 Justin launched PC Certificates, an affordable alternative to a structural warranty, which is now the UK's leading professional consultant certificate service, with regional surveyors throughout the UK.





Above: A contemporary-style farmhouse with a zinc roof designed to Passivhaus Plus standard.
Top left: A new home on the banks of the River Severn.
Left: An Edwardian villa was completely overhauled inside and out to soak up the view.

Left & right: Newton Park 'will set a benchmark' according to the planning case officers and councillors who voted unanimously in favour of the design.



Above & left: A home on a considerable plot which makes the most of its floor space. The dramatic central staircase is something of a JSA trademark.

boundaries as much as we can. I suppose interesting feature staircases could be considered a particular trademark.

Why did you launch PC certificates?

One of the services I used to offer as an architect was professional consultant certificates, which provided a good income stream, but during the recession the banks were getting much tighter with their lending. I realised that things had changed for the long term, and banks wouldn't lend against newly-built properties unless they had a suitable mortgage indemnity scheme in place. I decided to set up an independent company, which is now the UK's leading supplier, covering around 600 sites every year. Our systems are online and automatically generated, which means quotes, receipts and certificates are issued instantly.

Describe your current home

I'm not currently living in the dream home, although I have extended and modernised all of my previous properties quite significantly. My current property is quite a pragmatic development, based on



layout, function and interaction with the garden, taking into account how our children use the house and our future needs. Hopefully it's a stepping stone to building a new house in the future, ideally to Passivhaus standard. I'd love a modern, minimalist home with open-plan living spaces, lots of light and low running costs.

Do you have a top tip for homeowners?

Most properties can be adapted, remodelled or creatively extended beyond recognition, and we have many examples of these homes in our portfolio. However, sometimes it makes sense to demolish and re-build from scratch to achieve your aspirations.

Occasionally the original house doesn't lend itself to a client's brief, or planning policy for the area would limit the size of an extension, whereas new build homes are subject to different policies and can sometimes be scaled to neighbouring buildings. Development constraints, the existing structure and costs all need to be carefully assessed before deciding whether to remodel or self build.

A key factor is that extensions and alterations to properties attract full rate VAT whereas new builds are generally exempt for materials and labour – although not professional fees. Depending on the size of the proposal it may become more cost-effective to rebuild due to the VAT savings.

What do you do in your spare time?

One of the big things in my life is travelling, and when I finished uni I went abroad for the best part of a year – scaling Uluru in Australia, visiting the Taj Mahal and spending five months in South East Asia. I'd love to go to South America in the future.

justinsmitharchitects.co.uk
professionalconsultantscertificate.com



Top: Brailsforth; a modernist dwelling in a woodland setting.

Middle: The modernisation of a traditional home with an extension clad in copper.

Above & right: A traditional-style home with a two-storey contemporary adaptation.

Left: A large family home with a contemporary twist.



Contura 556 Style

New!

Created for your
lifestyle

CONTURA 556 in gloss, white painted metal, generous glass door and large side lights is actually an attractive piece of furniture that you can light a fire in. Choose a stove that gives both heat and light at the same time as it gives your home a really modern style. Choose a top in cast iron or glass.

Whichever you choose, you get fantastic heat and the cosy feeling of a lot of fire for a long, long time.



Part of **NIBE**

www.contura.eu



Contura
Stoves for every home



Our dream becomes a reality

Ray Vince continues the story of his two-phase project to build a mortgage-free, low maintenance eco house that will serve him and his wife Liz into old age.

PHOTOGRAPHY RAY VINCE

Right from the outset we knew we wanted to downsize to a low maintenance, sustainable home that would serve us into old age. But we had no exact concept of what form it should take. We liked the idea of a detached two or three-bedroom cottage, with enough room for our family and friends to stay over, as well as space for Tilly, our Norwegian forest cat, and Blue, our black labrador. We also wanted to link the inside and outside, and to make the most of our fantastic westerly views across the open fields.

Our building plot – released by demolishing an existing brick barn and subdividing our previous property next door (see last month's article) – comprises a third of an acre, situated on the western flank of the Meon valley, in the South Downs Country Park.

The Local Plan dictated that the small local dwellings characteristic of the area could only be replaced by new homes of the same size up to a maximum of 120 sqm. As we had been living in a 200 sqm, three-bedroom semi, our main concern was how we would cram all our belongings into such a small footprint.

Another planning constraint dictated that our new house needed to be lower than the one next door,



IN BRIEF

PROJECT New eco build
PAID Plot from previous property (worth £150,000)
SPENT £385,000
NOW WORTH £600,000+



Liz and Ray Vince outside their new eco home The Granary.





while our proposed garage workshop, further up the sloping plot, had to be subservient to the new build.

Initially we discussed our ideas with our architect, and spoke specifically about how we liked to live. A few weeks later we were invited to sit down to a presentation. Rather than the traditional-style flint cottage we had anticipated, we were shown a cedar-clad, timber-frame cube. The design was a shock. But then we realised it met our spec in every other way, including the budget. We could also see that it was in keeping with the building next door, and that the cedar cladding would weather to silver-grey over time, making the buildings look like they belonged there. And so The Granary was born.

Like many before us, we had watched Grand Designs for years. From the programmes we concluded that projects usually went wrong because people lost control, failed to plan and design well or changed their minds. This message was repeated in my well-thumbed copy of Mark Brinkley's *The Housebuilder's Bible*.

So our mantra from the start was to get the design right, stick to a plan, minimise changes, avoid unnecessary costs and stay on top of things by monitoring progress. It's a good trick if you can pull it off. But as we soon discovered, real life has a habit of turning up the unexpected. Tony Peterson, our chartered surveyor, suddenly took ill and sadly died. With our architect based in Exeter, I had taken on the contract management role for both phases of the project – renovating and extending the existing cottage, followed by the new build – working full time on site. A small local building firm, Willson McCowen Construction Ltd, had been contracted to complete both phases on a 'cost plus' arrangement. This meant we could get a quality build for a reasonable price. Here the builder's margin

EXTERIOR

The Granary is sunken, so it feels private even though it shares a main access. The streetscene of the finished building shows how good design makes sure it is 'in keeping' and in harmony with next door. The bridge and deck to the front door provides a cosy retreat during the day, and a real wow factor when lit up at night.



is less than on a price, but the risk for additional costs due to changes of plan passed to us.

Although they had experience in both traditional and timber-frame construction, including the installation of heat pumps and various other eco elements via subcontractors, Gerard Willson and his team were not specialist eco builders. Taking on a full 'eco' design and build package would be a stretch and therefore cost us more. So we went in search of specialist advisors to project manage the eco element of the build. This search proved fruitless and in the end, we decided to do it ourselves. With only three months to the scheduled start date, Liz and I had to embark on a rapid learning process. We visited other self-build projects and eco shows, and soon found our way back to the National Self Build & Renovation Centre in Swindon. No longer 'tyre kickers' aimlessly wandering round, we were now more focused, seeking specific advice and assistance. Exhibitors David Hilton and Sue Dewhurst helped us to better understand the concept of an eco home.

Sue challenged us to consider applying Passivhaus standards to both the design and the build. We liked the challenge, and our thinking shifted from a simple idea of what an eco home might be, towards achieving the best energy performance we possibly could, with the money we had available.

As a result, we now focused on airtightness as well as insulation, and made the big decision to change from timber-frame, on-site construction to using offsite-manufactured SIPs panels instead. Our doors and windows would be triple-glazed, and an air source heat pump seemed a better



option for us than a ground source heat pump. We also added mechanical ventilation and heat recovery to our spec, along with solar PV panels.

The benefit of originally engaging our chartered surveyor was his insight into the planning process. His strategy was to make a single planning application despite our project running over two phases. With the completion and sale of Crofters Cottage, which we had renovated and extended, planning for The Granary went into perpetuity without the need to put in foundations to trigger the consent.

Throughout the whole process we had worked on developing a good relationship with the planners and paid particular attention to landscaping along with ensuring our design was in keeping with the area. We also consulted our neighbours to make sure they were on side. We even offered the Parish Council a full presentation via a planning consultant. This thorough approach must have helped our cause because our plans were approved first time.

Over the next three months I worked up the contract, and a Specification To Build Cost Plan, agreeing terms with Gerard as it developed. This helped us to clearly define roles. As the builder, Gerard would be in control of overall project management, health and safety,



Site Plan showing the orientation of the house to get the most from solar energy.



The spec

Our aim was to not only achieve the demanding requirements of the design, but to raise them even higher by embracing Passivhaus standards. This meant:

1: The carbon dioxide emissions from the dwelling should be minimised through the most effective use of energy and energy efficiency of the fabric of the building.

2: The performance of the building fabric, heating, water and fixed lighting systems should be as effective and efficient as possible in reducing heat loss.

3: The dwelling should have appropriate passive control measures to limit solar gain and prevent overheating.

Floor: Block & beam

Walls & roof: Structural Insulated Panel building system (SIPs)

Windows and doors: Aluclad triple-glazed windows and doors

Insulation used to fit

windows: Expanding tape

Ventilation: Mechanical Ventilation & Heat Recovery System (MVHR)

Lighting: 100 per cent low energy

Heating: 8kW air source heat pump (ASHP) split system

Hot water cylinder: 200-litre tank and buffer

Zoned underfloor heating system:

with central heating programmer and room thermostats

Carbon & renewable technology:

Secondary heating: log burning stove (Passivhaus standard)

Electricity generation: 4kW solar photovoltaic (PV) array

Solar gain: Building orientation, appropriate window size and location on each face

Internal flooring: Solid wood, ceramic and stone to gain, retain and transmit heat slowly

External materials: Low maintenance, long-lasting cedar cladding, Aluminium-clad timber frame windows and doors, clay tile roofing, zinc rainwater goods, recycled plastic and bamboo decking.

The contractor was fastidious in terms of controlling the quality of the construction throughout. I championed out the Accredited Construction Detail (ACD) self assessments. The net effect, as illustrated in the Energy Performance Certificate (EPC), was that the 'as built' construction surpassed even the expected performance levels of the building as specified at the design stage.

co-ordination of plant, materials and sub contractors necessary to deliver the project. My responsibility as the client was to coordinate the design, build and engineering aspects, deal with planning and Building Control, arrange site insurances, structural warranties, organise eco suppliers and site management.

So on January 1, 2015, we found ourselves moving into rented accommodation a mile away in anticipation of the start of work on our new home. Three weeks later the groundworks team arrived on site, complete with plant. When we took delivery of the portaloo two days later we knew it was game on.

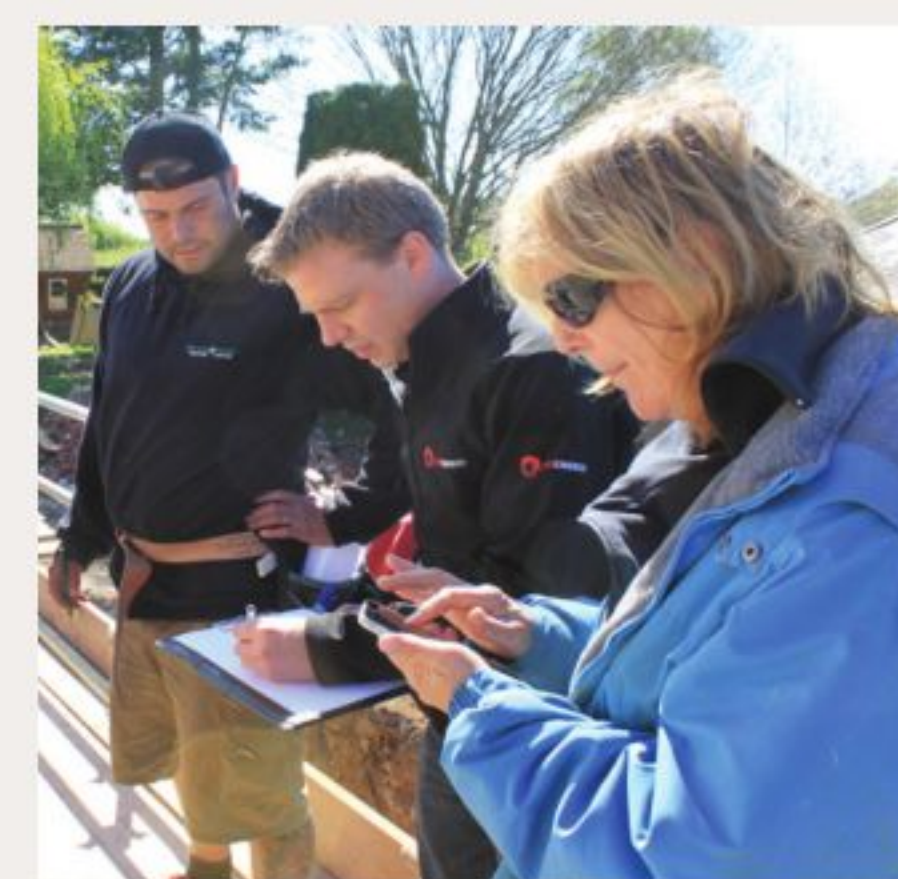
The accuracy of Simon Grant, our groundwork manager, was impressive. He had to work out the various levels of the site, accounting for the 2,000 cubic metres of spoil required to be excavated from the sloping site. Together Simon and his labourer, Craig, prepared the foundations within the finest of margins, ready to receive the engineered SIPs frame which had a tolerance of only 5mm.





Managing an eco build

Our experience revealed the importance of getting the right technical input and support, not only at the front end of the project, but to see it through to the end. There are so many parts of the process, from design through to supply and installation, that can go wrong. There is always margin for error with the practical interpretation and implementation of the design on a building site, often in challenging conditions.



There is real value in being able to employ someone to see the whole eco package through and to take care of every detail. As I found out, this work is not to be undertaken lightly. I kept a daily log of my activities and can account for over 230 hours of my time focused entirely on coordinating the eco elements of the contract. I worked with various suppliers to create a bespoke package, then coordinated and managed it. I had the time, inclination and appropriate management skills, which had the added benefit of taking the pressure off the builder and saved both time and money.

ON SITE

Simon and Craig setting out from a marker two metres down. The entire build relied on skilled survey work from day one. More than 2,000m³ of spoil was removed to meet a planning condition. One of the keys to a successful build is to have a good working environment, as shown below: good builders, good food, good atmosphere.

Like many selfbuilders before me, over the next few months, I personally became totally focused on the build. Each day I would walk our dog, Blue, the mile through the apple orchards and across the fields to open up before the builders and deliveries arrived. Later, when everyone had left for the day, I'd clean and tidy up, lock up the container and close the site, not leaving till after dark. We started in January, so working daylight hours, time on site inevitably got longer and longer as we progressed through spring and into the summer months. I know Liz felt she lost me to the job.

Meanwhile I relied totally on her for everything else – finances, food, washing, shopping, and cleaning. A lot of time was also spent packing, unpacking, and sorting out our arrangements, as on top of everything else, every weekend from March onwards we were constantly on the move, due to our unusual rental arrangement.

Initially we had investigated living on site in a static caravan and found one for sale. A family had been living in it while they built their own house. We noted the dehumidifier and the panelling underneath to reduce the wind chill. We reckoned it would cost £5k to buy, transport and plug in. Then came the realisation – we would be living in a static, on a muddy exposed field over winter knowing that our beautiful old cottage with log-burner was being enjoyed by our neighbours. It was too much to handle.

Determined to explore alternatives I popped a mile across the field and orchards to some neighbours, a

young couple who run a farm, orchard and wedding venue. They had a fleet of static caravans, used by their fruit pickers in the autumn. This secure serviced site seemed more appealing to us so I asked if we could rent one. They insisted there was no way we would be staying in a cold static over winter, when there was a perfectly serviceable one-bedroom apartment available at the wedding venue. No further discussion was required! We did the deal and rented for the amount the static would have cost on site. Happy days. Dogs welcome. Bedroom, kitchen, bathroom, heating, lighting available and the commute to site was a regular one-mile dog walk each way. The one compromise was to leave our cat on site in the greenhouse for the duration!

Some flexibility was required, however. From March the apartment was let every weekend for wedding accommodation. As weddings rolled in and out, so did we. We tried to stay local, 'house sitting' for friends, exploring new local places staying in a farm B&B and 'glamping' in a shepherds hut. Of course this was a logistical headache for Liz who sorted it all out whilst I concentrated on the build. But it worked. It had the added benefit of allowing us to creatively swipe interior design ideas, as we moved around. Something we had originally decided to postpone until we moved in.

An open book, 'cost plus' building arrangement requires an open, honest and trust-based relationship. Being hands-on and 'client on site'





meant developing a good understanding with our main contractor. So inevitably, but perhaps unusually, the day-to-day control of the build developed into a joint responsibility based on trust, mutual respect and the ability to check and challenge.

As clients, Liz and I controlled the budget, and could – and did – make the final decisions. It was important to know what we wanted, how much it would cost and whether it was delivered as expected. Managing expectations was an essential ingredient. This applied equally to us as clients and Gerard and his team as contractors. It was important to be as clear as we could, firm but fair, and to compromise where it made sense. Best of all, during times requiring critical problems to be solved or decision making, we would always aim to reach consensus. We all tried not to let egos get in the way, and to show some humility.

There was a pervading sense of humour and we were able to maintain a fun atmosphere amid the inevitable logistical chaos of the build. It was often the glue that kept up morale, particularly on harsh weather days or during times of tough arduous unforgiving labour when tensions can get high.

As the build progressed, we learned that a good builder looks for creative ways to solve difficult and challenging problems and is not afraid to try new and challenging ways of doing things. One of our first dilemmas was to find the best way to prevent a potential damp problem with the sunken plant room, which would act as the nerve centre of the house, containing the hydro box (boiler), hot water tank, solar PV inverter, mains switchboard, AV box, telephone point, underfloor heating manifold, white goods and storage units.

The plans suggested this underground element needed to be built first, and the contractor raised concerns about how it could be totally waterproofed. He didn't like the



CLADDING

Over time the external timber cladding will age to a silver grey. Its natural oils means it doesn't require treatment. The Aluclad windows and doors don't require painting either.

idea that any potential moisture ingress could undermine the single-skin timber frame above it. The proposed solution required two metres of reinforced concrete and a tanking system, costing £15,000 and delaying the project by at least eight weeks while the concrete went off.

We worked with our local Building Control and eventually settled on a simple but innovative solution. The plant room would also be built above ground, preventing the possibility of leakage, speeding up the build process and allowing the money to be invested instead in decking and a dramatic bridge above to the main entrance. This has now become a real wow factor, especially when lit at night.

A major hiccup came on the final leg of the build. The main entrance door, located on the first floor, requires disabled access. The ramped bridge complied with the entrance hall and the WC was designed to allow wheelchair access. Although the original

Phase Two Suppliers

PROJECT

Chartered Surveyor Anthony Peterson

Land surveyor Bill Preston, BHP Surveys

Evaluation Mark Farrell: bishopsestate.co.uk

Rented apartment Hill Place: hillplace.co.uk

Groundwork and landscaping SDG Plant Services Ltd, Simon Grant: sdgpsi.co.uk

Planning consultant Ian Donoghue, Southern Planning Practice: southernplanning.co.uk

Architect Martin Davies: mdarchitecture.co.uk

STRUCTURE

Builder Willson McCowen Construction Ltd, Gerard Willson: wm-construction.co.uk

Consulting Engineers (retaining walls) David Routledge Ltd: 01626 863717

Timber frame Engineering Design & Manufacture: glosfordsips.co.uk (Supplier: kingspantek.co.uk)

Roofing Britton and Jones: brittonandjones.co.uk

Clay tiles Brickmongers Wessex Ltd: brickmongers.co.uk

Builders merchant Covers: covers.biz

Air test Build Energy: buildenergy.co.uk

FIXTURES & FITTINGS

Photovoltaics Evoenergy: evoenergy.co.uk

Rational windows and doors Landmark Window Solutions Ltd: doubleglazinginportsmouth.com

Underfloor heating The Underfloor Heating Store: theunderfloorheatingstore.com

ASHP, water tank and MVHR Total Home: totalhome.co.uk

Ceramic floor tiles Topps Tiles: toppstiles.co.uk

Limestone kitchen tiles Panoramics: panoramics.co.uk

Solid wood flooring (internal) and recycled plastic decking (external) Havwoods: havwoods.co.uk

Fitted kitchen/diner Silverbrow: silverbrowkitchens.co.uk

Bespoke fitted storage units, cupboards, wardrobes, units and seat benches

MW Carpentry: mwcarpentry.co.uk

Plinth stone for stove Granite Kitchens: graniteservices.co.uk

Contura log burning stove Fires and Fireplaces: firesandfireplaces.co.uk

Bathroom fittings Botley Bathroom Centre: baths-etc.co.uk

Bespoke oak staircase White Gates Joinery: whitegatesjoinery.wordpress.com

Bespoke stair treads and hallway rugs

Mat Finish: matfinish.co.uk

Interior design, blinds, wallpapers, soft furnishings

John Charles Interiors: johncharlesinteriors.co.uk

French polishing Hicks French Polishing Services Ltd: 023 8023 1662

Glass balustrade SWR Handrails: swr-handrails.co.uk

Zinc rainwater GSL metal roofing: gslsouthern.com

Landscape design Vicki Jordan:

vicki@landscape-answers.co.uk

Wholesale plant supplier: aeroberts.co.uk

Manure, compost and wood chip: DJ Garden Services: d.j.garden.services4u@gmail.com



INTERIOR

The lower floor is used for cooking, eating, washing and sleeping, while upstairs provides an area for chilling out. Liz says its like living in a ship with an outer top deck.

off the week before Christmas, 11 months after work began. Overall we have achieved what we set out to do – to own a more affordable and sustainable home and become debt free. We love living here – and we often receive favourable comments from locals passing by, which also makes us feel good.

But it is the assessment of the energy performance of the building together with independent recognition for the quality of the build that have taken us pleasantly by surprise. The Energy Performance Certificate rating of A92 puts us in the top one per cent of all houses assessed in England and Wales since they were introduced in 2008. The air pressure test score of 1.47m3 air changes per hour is just outside the Passivhaus standard. The certificate predicts the home will produce net 0.4 tonnes of CO2 per annum, compared with six tonnes by the average home.

Annual energy costs are predicted to be around £650 – a fifth of the cost of our previous, albeit larger, oil-burning home. It will be interesting to see how accurate these assessments turn out to be.

The project has also been listed as a South East regional finalist in the LABC building excellence awards, under the category of Best New Individual Home 2016. From a personal perspective, I have enjoyed the whole self-build experience and would love to do it all again. In the meantime, it has given me that taste to develop a new career option as a self build client advisor. I now want to put everything I have learned to good use (see page 75).

door opening measurements did comply, we had subsequently chosen Aluclad triple-glazed windows and doors, which had an extra wide body and frame. Gerard spotted that the fitted door did not comply with Building Regs. This really was my low point. SIPs engineered panels are not easy to alter and I feared this could jeopardise our completion certificate.

We reviewed all options with Gerard and our building inspector once again and concluded that the door had to be changed. Fortunately there was just enough space to one side of the opening to allow the necessary modification. The relationship with our window supplier was good and a fast turnaround was organised to reorder, saving months. It was an expensive error and avoidable but mistakes happen – sometimes you simply have to roll with it.

We moved into The Granary on August 28, six weeks later than planned, and the build was signed





IN DETAIL

The dining area has bespoke benches and integrated storage areas to maximise every bit of space. The south-facing elevation catches the sun, and the windows are laid out to get maximum solar gain. The handsome bespoke oak staircase was hand fitted with only a 5mm tolerance. A practical design solution for pets with claws was to design a template and make stair tread carpet pieces.



Our TOP TIPS

- Research well.
- Plan well.
- Manage out the risk.
- Know what you can afford and what you are prepared to spend before you start.
- Choose the right build route for you.
- Commit.
- Invest in design up front.
- Find the right builder for you.
- Get the right advice and get to know what you are talking about; don't get taken for a ride.
- Build relationships.
- Establish effective communication channels with the contractor and key personnel.
- More talking can mean less working, but banter is good and hard labouring requires rest periods.
- Stay in control, monitor progress.
- Manage expectations from the start.
- Be a good client and pay on time.
- Find a good builder. It's the ultimate network business so through research you will find out.
- Expect what is promised to be delivered and if it's not, ask for a sound explanation.
- Stay focused.
- Be prepared to make more decisions than you have ever made before.
- Learn to trust.
- Good or bad times – give feedback, receive feedback, listen and/or act.
- Remember you hold the purse strings but use your relative power wisely.
- It's fine not to have all the answers and remember there is always someone who can help.
- Do the best you can, treat people as you would like to be treated.
- Respect is earned – and that cuts both ways.
- Not everyone likes tea!
- Don't forget your building site and work vans are the trades office and quiet rooms.
- Don't forget to have fun.
- Bespoke, unusual, special, luxurious, individual are all words that could mean more money but not necessarily, 'extras' does mean more!



Helping others to make it **HAPPEN**

Liz and I would be the first to admit we did not really understand what eco building meant when we started out. We felt familiar with terms such as solar panels, heat pumps, air tightness, timber frames, and insulation, but had no real idea of how things worked, let alone came together in a building. We worried about reliability, costs, acoustics, aesthetics, controls and so on. But circumstances forced us to get a grip of it all and take action. We had to learn about it and wanted to do it to the best possible standard. So we sought advice, learned fast and made our choices.

We also came to realise that there are only a few builders out there who really understand eco. The industry has an inertia based on years of traditional construction. Even for those who try, some struggle to justify their time and effort to find the right solutions, relying instead on not entirely impartial advice from individual suppliers. And, of course, they are all different. Fully designed, integrated packages seem to be a rarity.

Our experience revealed to us how valuable it is to get technical input and support, not only at the front end of the project, but to see it through to the end. So many parts of the process, from design to installation can go wrong, often in the interpretation and implementation of the design. There is real value in relying on someone you know and trust, and can see the whole eco package through. That means being on top of things at every critical stage, on and off site and paying careful attention to every detail.

This work is not to be undertaken lightly. I kept a daily log of my activities on and off site. I can account for over 230 hours focused entirely on coordinating the eco elements of the contract. Because I had the time I was able to create a bespoke package and successfully manage its delivery by coordinating between manufacturer, suppliers and contractor on site. This had the additional benefit of alleviating the pressure on the builder and significantly saved both time and money from design to installation.

I think our home can speak for itself and I feel confident in knowing that we have something

to offer aspiring selfbuilders who have eco dreams of their own. Of course this experience is limited to timber frame panel build, but the key elements to the building process remain the same. So we would like to offer useful support to help other selfbuilders realise their own unique and challenging projects. These include:

Step 1: Come and visit our home

Clients will be able to experience a lived-in SIPs building. Find out how the air source heat pump looks, sounds and functions. Feel and hear the mechanical ventilation system in action. View the solar photovoltaic panels and watch the generation meter tick over on a sunny day. Learn about how to live in an airtight house and realise it's ok to open the windows and light log-burners safely. Experience what solar gain feels like through triple-glazed windows. Find out how good design saves space, creates light, reduces maintenance and much more. If you like what you see and feel that we could help we can talk further. Less complex projects can be pointed in the right direction. More complex ones may need further support.

Step 2: Arrange a detailed project appraisal

For the more complex projects, a detailed technical appraisal and guidance may be necessary. A separate indepth meeting can be arranged. The intention is that this guidance and advice will help clients consider suitable products that best meet the stated outcomes of their project. Consultation with architects or contractors is also an option.

Step 3: Coordination service - to make it happen

This service is for those who cannot get a guarantee of 'end to end' service and need someone to make the eco elements of the build happen.

PLANT ROOM

The plant room, where the magic happens. This carefully planned small room houses it all: heat exchanger, electricity inverter, water tank, underfloor heating manifold, mechanical ventilation heat recovery unit, TV/Audio/phone/AV control box and consumer units. The 'in roof' solar panels are the rainwater protection on the roof. The zinc rainwater goods were chosen to blend in with the cladding. The split system, 8Kw ASHP is sheltered behind the garage 10m from the house. It links via the bridge to the hydrobox in the plant room.

For further information: www.rayvince.co.uk

Our experience revealed how valuable it is to get technical input and support, not only at the start of the project, but to see it through to the end.

PANORAMICS
CELEBRATING 30 YEARS

1986-2016

15%
off all orders
placed before
the end of
July

Panoramics

Vintage Stone Flooring

◆ ADVICE ◆ DESIGN ◆ INSTALLATION ◆
◆ PRODUCTS & AFTERCARE ◆

T: 01962 888 444 • www.panoramics.co.uk •

mvhr



'the-ultimate-ventilation-system'

definition

One air change every two hours with less than 10% heat lost; dust, pollen, diesel PM2.5 & NO2 filtration; auto summer bypass with cooling facility for summer; auto frost protection to -20C with 2.5kW room heater for winter; ultra-quiet, easy to fit ducting with silent night time operation; ultra-low running cost with extra long-life brushless motors; customer service, bespoke (free) system design, new build & retrofit install rated 'Excellent' by home owners, developers & architects alike; 5-year mechanical warranty & 10-year insurance-backed installer guarantee; complete peace of mind.

"awesome, amazing, couldn't be without it"

That's our definition. What's yours?

Tell us: 01625 423020
www.solarcrest.co.uk/mvhr



Solarcrest
COMPLETE ECO-RETROFIT



A Better Way to Build

SIPS - Structural Insulated Panel System



Glosford Timber has teamed up with Kingspan to offer you:

- A home with a lower carbon footprint
- Reduced energy costs
- High residual value
- Flexibility in design and appearance

For a complete package from a detailed quotation to bespoke design, supply, project management and installation, contact us today

01432 842999

www.glosford.co.uk



Build It
AWARDS
2015
WINNER
BEST SIPS HOME



Glosford Timber Solutions
Holmer Rd, Hereford, HR4 9BP



Heat pumps EXPLAINED

Designing a heat pump system for your home can be a complex process, warns energy expert David Hilton.

Heat pumps may have become a popular option for central heating and domestic hot water in recent years but the technology is far from new. They use the same refrigerant vapour compression cycle as fridges and freezers, albeit in reverse.

How a heat pump works

Heat pumps do not create heat like a boiler, but simply move it from one place to another and change its form. They are also not a true renewable as electricity is required to power the pumps and compressor.

The heat pump uses a refrigerant circuit to collect low grade heat from either the air, ground or water and a compressor increases the pressure, and therefore the temperature, before it transfers it as useful heat to the home heating circuit.

The efficiency of the heat pump is known as the Coefficient of Performance (COP) and is expressed as the amount of units of heat generated using one unit of electricity at specified test conditions. For example, a COP of 3, means that three units of heat are generated for every unit of electricity used.

If a higher flow temperature is required, or a lower source temperature is used, then the heat pump needs to work harder and therefore the efficiency is less. Due to this fluctuation an air source heat pump is usually rated at specific set points and an air temperature of 7C (0C) and an output water flow temperature of 35C (designated as A7W35) is the standard set point. Different set points can be used to determine the COP in order to get a better understanding of the average efficiency of the heat pump under varying operating conditions.

Not all heat pumps are the same. Many use different types of refrigerant that changes from a liquid to a gas at different temperatures. Some units have fixed speed compressors while others have variable speeds, known as inverter compressors. Some units use multiple compressors in order to ramp up their power or cascade between two refrigerant types in order to produce higher flow temperatures.

These variations allow us to specify appropriate heat pumps for different tasks. Underfloor heating requires low flow temperatures but domestic hot water requires higher temperatures. Depending on the ratio between them, and the estimated flow temperatures, we would expect to specify different equipment, or at least manage the system design to optimise the heat pump operation.

Sourcing heat pumps

Current heat pump installation guidance is regulated by the Microgeneration Certification Scheme (MCS) and it is a condition that heat pumps must be installed in accordance with MIS3005 by an MCS registered installer and the heat



Above: Air-source heat pumps like these Ecodan units from Mitsubishi Electric typically have one fan on models from 4kW up to around 9kW and two fans on models up to around 16kW.

David Hilton is a specialist in sustainable building and energy efficiency services. He contributes to national newspapers and magazines and is a regular speaker at Grand Designs Live and the National Self Build & Renovation Centre.

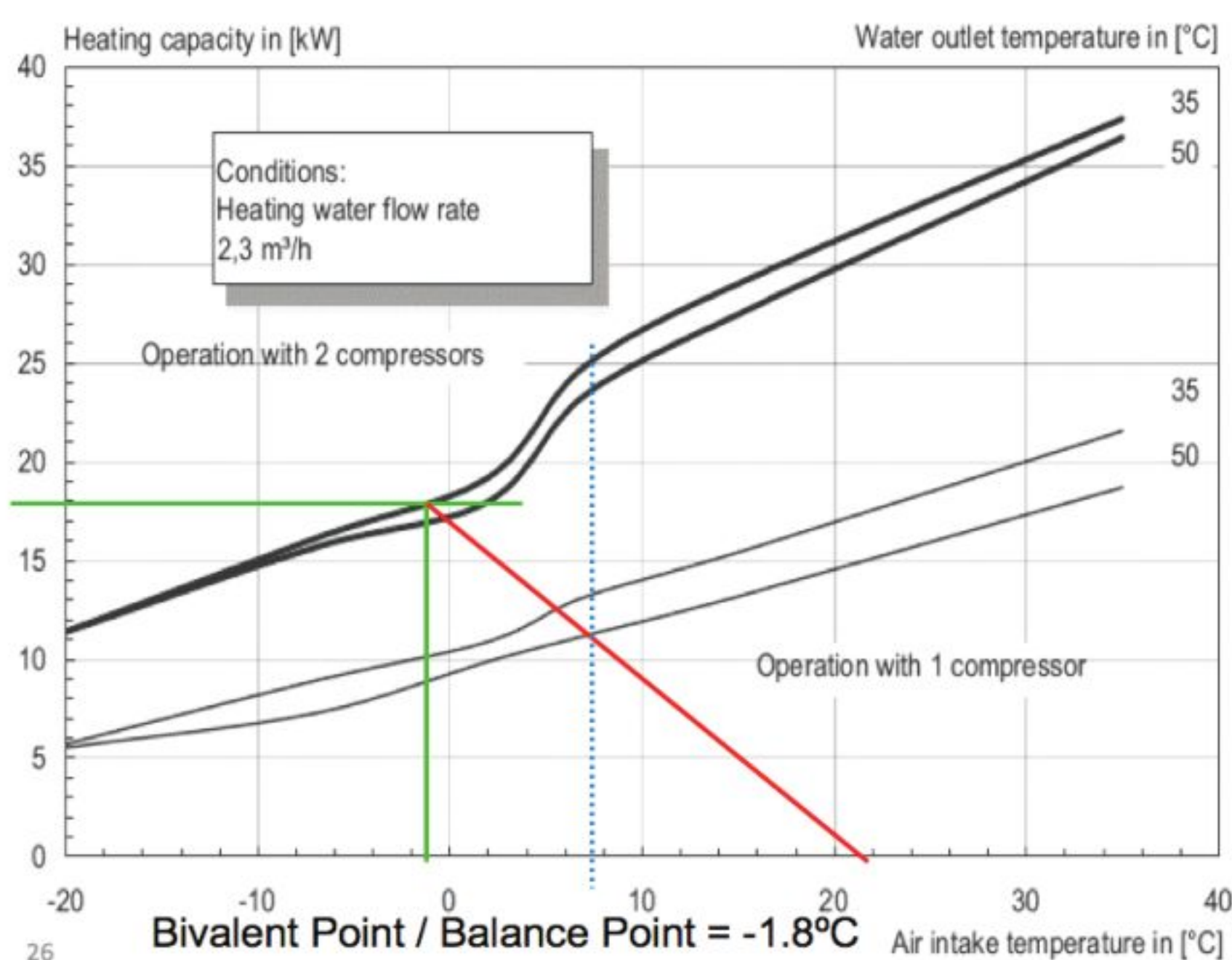
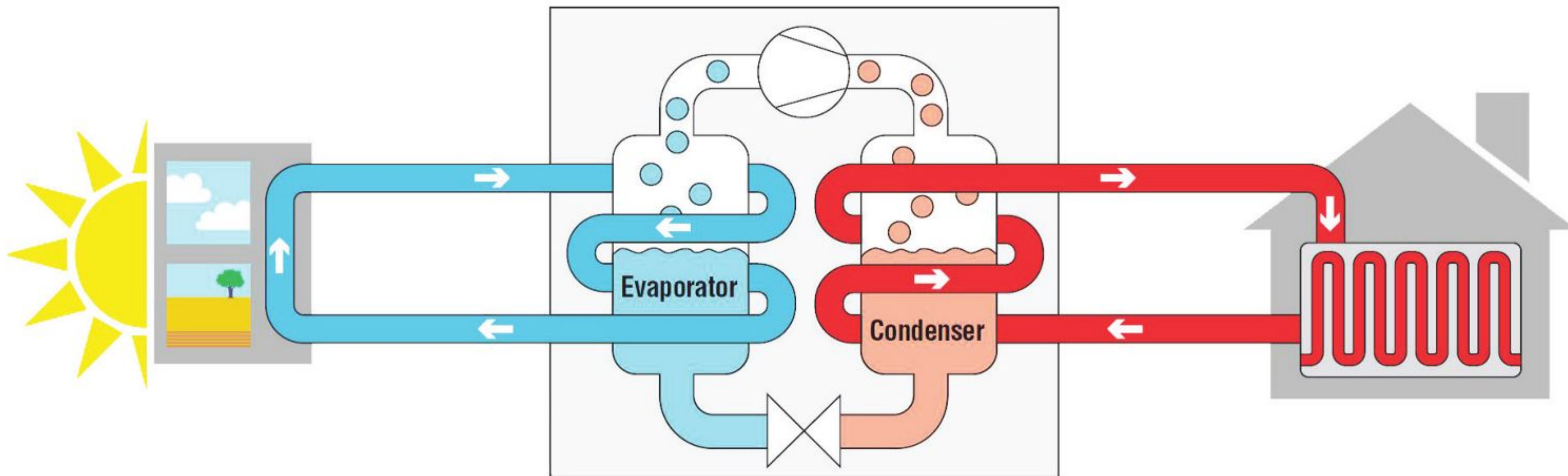


pump must also be MCS registered. Compliance is required to qualify for any government incentive schemes and many Building Control officers look for it too. Heat pumps can be purchased from a merchant or direct from the installer but before rushing out and buying the cheapest option it may be worth taking VAT advice on your procurement method if you are doing a self build, and also looking at where the guarantee liability lies in the event of a breakdown.

Payback times

To determine the payback time on the investment in a heat pump we need to first determine what we are comparing it with, as it will depend on the cost of the fuel that the heat pump is displacing. This is very seldom direct electric at around 13p/kWh because if natural gas is available it works out to around 4p/kWh, compared with oil (between 3p/kWh and 6p/kWh) or LPG (between 5p/kWh and 9p/kWh). On older systems you may also have to allow for inefficient boilers that do not use all of the heat produced. You then determine the size and efficiency of the heat pump system and compare it with the running costs of the displaced fuel.

Currently heat pumps qualify for the Renewable Heat Incentive (RHI), which is a financial incentive paid out for the generation of heat from renewable sources according



Above: The diagram shows the typical vapour compression cycle in an air source heat pump. The lower the difference between the source and the home, the more efficient the heat pump will be.

Left: Graph showing the output curve of an air source heat pump as the ambient temperature drops, and the heat load of the building. The bivalent point is where the heat pump can no longer supply enough heat to cover the heat load.

to the heat load of the property and the efficiency of the heat pump system, including the emitters. The RHI is intended to pay back the cost of installing a heat pump over a conventional heating system over a seven year period but as these payments are based on design calculations they have no reference to the actual installation costs. It is not intended to generate income like the Feed in Tariff available on electricity producing products.

Your installer/designer will calculate the expected RHI payments as part of the requirements under MCS guidance but this calculation is only guidance as the Incentive can vary and the amount you receive is the rate that is valid on the day the system is commissioned, not the day the calculation is done or even the day the system is purchased or installed.

Which heat pump?

The first task when specifying a system is to complete a room-by-room heat loss calculation. This is usually done by the installer as part of the installation process and is a more detailed calculation than the simple cost sizing exercise provided with a heat pump quote. To complete the calculation the designer will require floorplans, including elevations, and the U-values for all the elements including roof, floor, walls, windows and doors. It is also useful to know the target air-tightness (draught-proofing) figure.

Once this initial calculation is completed, the average heat requirement for each room can then be estimated in watts per square metre (W/m²). This figure needs to be the same for each room due to the constant flow temperature. At this point, it may be decided that the insulation needs to be improved in rooms with more external wall area. Alternatively the emitter circuit design may need to be altered by adjusting the pipe centres, or the floor finish over the underfloor heating changed or beefing up the radiator output to match the heat loss. If the heat pump is producing hot water as well then it is prudent to add around 200W per person to the capacity requirement of the heat pump.

Once the heat loss and hot water requirement is known the best heat pump option can then be decided: An air source heat pump will often drop in power output as the ambient air temperature falls. This is due to the compressor needing to work harder at low temperatures



Left: A typical horizontal ground loop for a ground source heat pump with a slinky collector.

Power supply (Phase, Voltage, Frequency)			1 ϕ , 230V, 50Hz
Nominal water flow rate (Heating mode)		L/min	14.3
Heating (A7/W35)	Capacity	kW	(Min.1.50~) 5.00
	COP		4.10
	Power input	kW	1.22
Heating (A2/W35)	Capacity	kW	(Min.1.50~) 5.00
	COP		3.13
	Power input	kW	1.60
Pressure difference (water circuit)		kPa	12
Heating pump input (based on EN14511)		kW	0.01

and the unit also needing to periodically go into reverse to defrost any frozen condensation on the heat exchanger.

A 9kW air-source heat pump will deliver 9kW at A7W35 but at A2W45 the output may only be around 6kW. For this reason the lower figure is normally used to size the heat pump to cover 99 per cent of the heat loss according to the specific design temperature in the locality.

A ground or water source heat pump does not suffer the power drop in the same way because the source temperature is more consistent and there is no condensation defrost cycle. Therefore if your heat load is 9kW then you can usually specify a 9kW heat pump. A ground source heat pump ultimately gets its energy from the sun, which has heated the ground, so it needs to have some collector pipework buried in the ground in either a horizontal ground loop or a vertical borehole. The size of the ground loop needs to be carefully calculated to make sure that there is enough energy in the ground to meet the design requirements. In damp cohesive soil a horizontal ground loop of around 50 sqm per kW is required. The pipes are buried about a metre deep and a metre apart if using a straight pipe or at three metre centres if using a coil type ground loop. Therefore a 10kW heat pump would need around 500 sqm of ground available for the horizontal ground loop. A vertical borehole collector can extract around 10kW per metre so the hole would need to be 100m deep for the same heat pump. Although a borehole collector can be more efficient than a horizontal collector it is much more expensive to install.

Do I need a back-up boiler?

A heat pump can cover a home's entire heating requirements, including the hot water, subject to the building meeting Building Regulations and not being too large. A single-phase electricity supply with many standard air source heat pumps will limit the heat load to around 12kW and a ground source could cover around 16kW. You should still however have a maximum heat loss of 50W/m² and a maximum emitter flow temperature of 45C to maintain system efficiency. If the building performance is not up to standard or the property is large, a back-up boiler can be designed into the system. This is commonly known as a 'hybrid' or 'bivalent' system. Usually, this system would have a heat pump backed up by an oil or LPG boiler for the hot water with the heat pump delivering the space heating requirement down to a set point (say an ambient temperature of 2C) at which point the system hands over to the boiler to lift the flow temperature.

What can go wrong?

As with any product there are things that can go wrong. Heat pump technology is proven and sound so if the components have been robustly manufactured then the margin for error is usually down to inappropriate specification, bad installation or user error. Simple errors can lead to radical drops in efficiency. If the heat pump is undersized the direct electric immersion can be engaged for extended periods. This can also happen if the floor finish is too well insulated. The general rule of thumb for floor finishes is: the harder the finish the better the efficiency of the underfloor heating system. Tiles are therefore a good finish, wood is ok, but make sure you use engineered flooring that is diametrically sound and will not shrink or warp. Carpets are best avoided, not only for the obvious health reasons of having a constant heat source that could be a great breeding ground for house and dust mites, but also because if the heat cannot get released into the room it will return to the heat pump and cause potential short cycling of the heat pump and the resultant lower efficiency of the system. If carpets are a must, then look for one that has a tog value of 2.5 or less, including the underlay. To avoid these issues make sure your installer fully understands your requirements and expectations and that they have the relevant experience and expertise to design, specify and install an optimised system.

At a glance

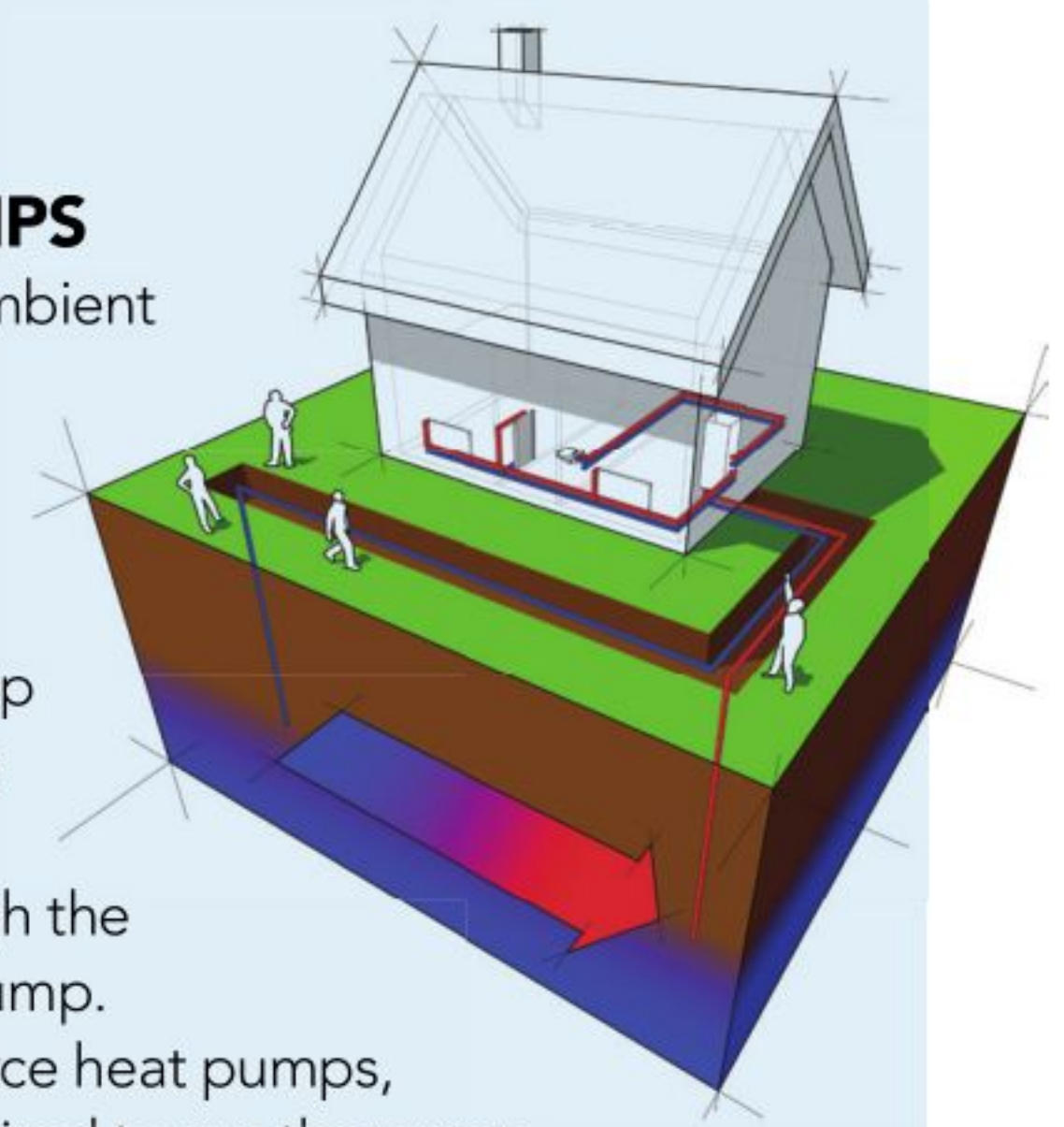
GROUND SOURCE HEAT PUMPS

GSHPs take advantage of the stable ambient ground temperatures to generate heat. The pipework can either be laid horizontally in trenches over a large area or vertically, in deep boreholes. Most GSHPs use closed loop systems where no outside liquid enters the high density polythene pipework at any point. The fluid circulates through the pipework returning back to the heat pump.

BENEFITS: More efficient than air source heat pumps, converting each unit of electricity (required to run the pump and compressor) into 3.5 - 4.5 units of useful heat. This compares with an energy efficient boiler, that converts each unit of gas into 0.9 units of useful heat. GSHPs require little maintenance and no fuel storage space.

LIMITATIONS: Messy to install (best for new builds) and requires a reasonable amount of land to submerge the pipework. Vertical closed loop systems can be difficult to access in the rare event of a leak.

COST: From £20k



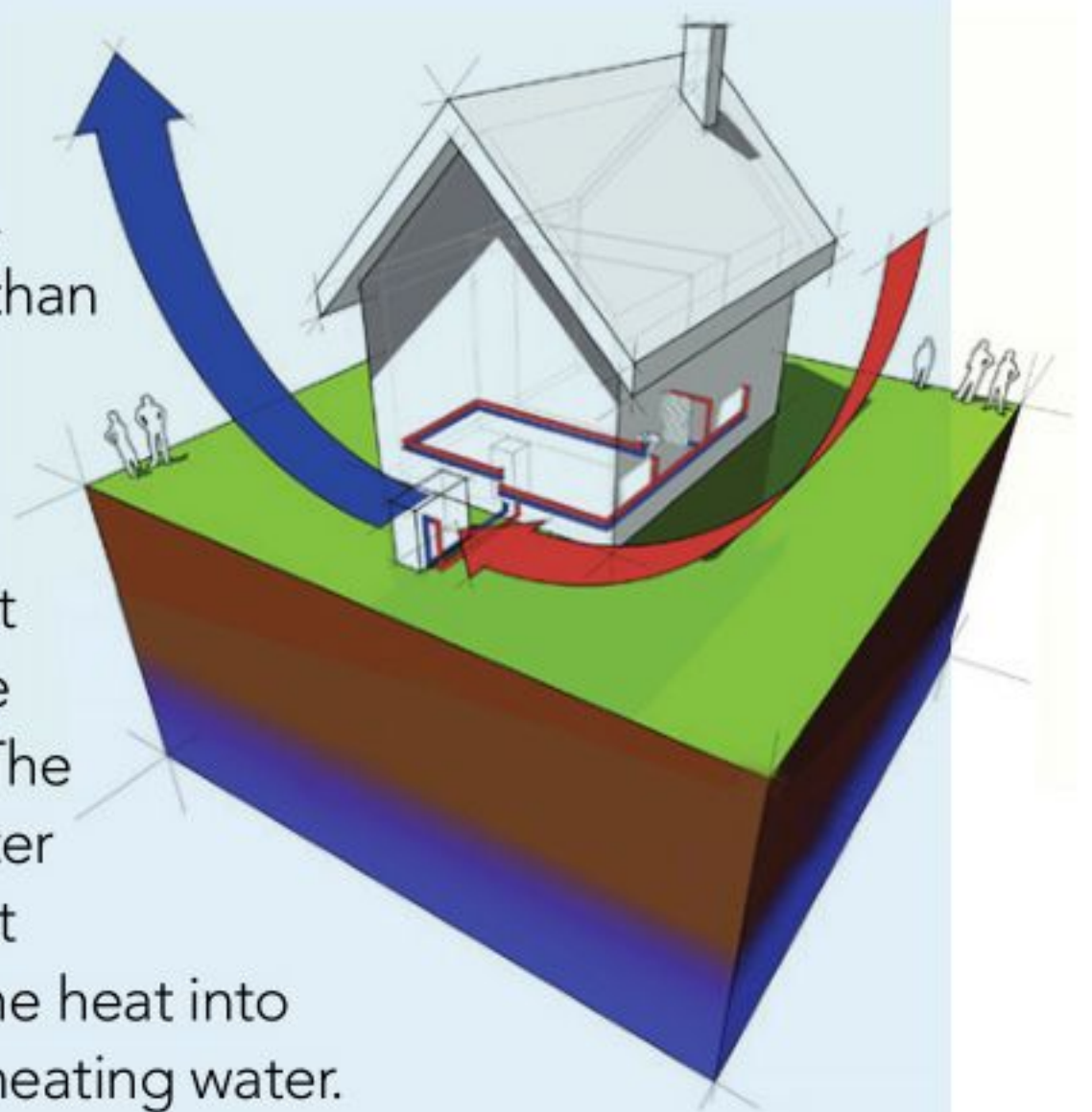
AIR SOURCE HEAT PUMPS

Air source heat pumps rely on the air temperature as a primitive heat source, and therefore are slightly less efficient than GSHPs with a COP of around 3. The pump needs to be located outside to extract air which then flows over a heat exchanger containing a refrigerant liquid. There are two types of air source heat pump: air-to-water and air-to-air. The former are the most popular as the water can be used for space heating or as hot water. The latter system simply feeds the heat into the home via fans. It can't be used for heating water.

BENEFITS: Easy to install into an existing house and the cheapest form of heat pump. Can be placed on or near an outside wall, though it requires plenty of space, with good airflow. Fewer restrictions from local authorities in England and Scotland with noise being the main consideration.

LIMITATIONS: Noise can be an issue, as both a fan and a compressor will generate 40-60 decibels from a distance of one metre. Able to operate at -20C, though efficiency decreases as the outside temperature drops. Supplementary heating from a boiler may be required. Planning permission required in Wales and Northern Ireland.

COST: From £7k.



WATER SOURCE HEAT PUMPS

Instead of taking heat from the air or ground, this type of heat pump takes advantage of the relatively consistent temperatures found in large bodies of water such as lakes, rivers and streams. Fluid is pumped through flexible pipework submerged underwater which absorbs heat as it goes.

BENEFITS: The heat transfer rate from water is higher than from the ground, making them more effective than ground source heat pumps. In addition, with a moving body of water, the heat is constantly replaced, as new warmer water replaces the cooler water that has had its heat extracted by the working fluid. COPs of 4-5 can be achieved. Despite being cooler in the winter, a body of water will still possess sufficient heat to enable the heat pump to operate in the winter unless the water completely freezes. Unlike ground source heat pumps, where bore holes or trenches need to be dug, the pipework for a water source heat pump is relatively simple to install; it just needs to be situated within a body of water.

LIMITATIONS Reliant on presence of water at your property.

COST: Anywhere from £10k.



A green and affordable solar solution

Self build provides the answer to housing needs for wheelchair user.



SOLAR PANELS

The 1.86kWp array comprises of nine 4mm solar laminates sourced from GB-Sol in South Wales. GB Sol also provided the 'RIS' aluminium framework onto which the laminates are mounted. The nine laminates comprise of six 250W laminates and three smaller 125W laminates. The zinc roofed was supplied and installed by BT Roofing.



Like many before them, Lara and Dieter Smidt found that a self build provided the answer to their specific housing needs at an affordable cost.

Lara, a wheelchair user with a degenerative spinal disorder, needed a house that could provide her with improved accessibility. Unable to make the necessary changes in her existing property and not able to find a new house that could be easily adapted Lara, along with her husband, decided to build a bespoke new home in their own back garden.

Their design brief was to ensure the new build was as sustainable and energy efficient as possible. Specific requirements included a flush 'in roof' solar PV system, mechanical ventilation with heat recovery (MVHR) system and underfloor heating.

Dieter, a chartered accountant, quit his job to build the house himself after receiving expensive estimates from contractors. He engaged the help of two labourers whilst Lara project managed the build and sourced all the suppliers.

Lara and Dieter met Ben Saunders, owner of SogoSolar, at a self build show where he was exhibiting. After several discussions and meetings Saunders designed and installed a unique solar PV system which complements the contemporary style of the property. The innovative flush 'in roof' system uses 4mm thin solar PV laminates rather than conventional framed modules.

The installation is one of the first in the UK to combine a GB Sol Roof Integrated System (RIS) with a zinc roof. The PV system forms the actual weatherproofed, south-facing roof.

Underfloor heating has been installed in the property and is run off the solar panels. Dieter and Lara also installed an MVHR system which supplies and extracts air throughout the property. It provides a balanced low energy ventilation solution and re-uses up to 95 per cent of the heat.

"We love the way the finished roof looks with the integrated solar PV system. Ben has helped us to build our energy efficient dream home," says Lara.

A Solaredge system, which uses a web-based monitoring portal, enables the performance of the panels to be monitored remotely. The projected annual yield for the solar system is estimated to be 1,600kWh. The finished property has achieved an EPC Level B with a rating of 88.

SogoSolar: sogosolar.co.uk

GB-Sol Ltd: gb-sol.co.uk



CLEAN AND *green*

For those living in modest-sized homes who like the idea of a real fire but don't have access to a flue or chimney, a bio-ethanol stove may be the answer. The fires are also likely to appeal to those who don't like burning fossil fuels.

Unlike oil, gas and coal, bioethanol is a renewable clean-burning liquid made from certain crops and food waste. It doesn't produce smoke so there is no need for a chimney.

The manufacturers claim that the fires can warm a 25 sqm room as a secondary heat source. This means it would be effective on typical autumn and winter days. And in the right weather ie (not too windy) some models can even be used outside.

OUR VERDICT

Our test fire got the thumbs up from recent dinner party guests, who had braved the early spring weather to eat in an unheated sun room.

Although not belting out heat like a log burner, the warmth was clearly noticeable, and just took the edge off an early March evening. Our Stow model had the output of an average electric heater.

Aesthetically, the Stow also got nods of approval. Undoubtedly over-engineered for its heat output, the fire was designed to look like a typical log-burner, albeit with white artificial coals.

There was a slight but noticeable aroma from the fuel which wasn't unpleasant and probably added to the charm of having a fire in the room.

A litre of biofuel lasted just under three hours with the control fully



open in the steel fuel box. This was perfectly long enough for our meal before retiring into the house.

All things considered, what had the potential to be naff or just plain useless turned out to be well received and appreciated, given the time of year.

It is in no danger of replacing our Clearview for winter warmth in our living room but I can see the Stow adding a cosy glow to modern well insulated rooms. (imaginefires.co.uk)

Accoya rooflight

Lumen has developed what it is claiming is the world's most environmentally friendly roof light, the Planus Accoya, made entirely from accoya timber. Accoya is renowned for its durability, stability and sustainability. Available as a fixed casement design or with electric actuation for ventilation, the roof light is designed for use on a flat or low pitch roof and can be supplied with Lumen's



insulated kerb system. The Planus Accoya incorporates argon triple-glazed Pilkington Activ self clean glass. (lumenrooflight.co.uk)

Construction

The latest building products and ideas



BELT AND BRACES KIT FOR ROOFTILING

The Redland Mortar Bedded Fixing Kit is designed to comply with the latest code of practice which requires mechanically fixed ridges and hips when a traditional look mortar roof is required. The kit complies with BS 5534 and the NHBC Guidelines regarding mechanical fixings.

The kit provides everything required to mechanically fix ridges and hips in accordance with BS 5534 and is fully compatible with all types of Redland tiles. While dry-fix solutions are preferred, mortar bedding may still be an aesthetic requirement in Conservation Areas. The mortar bedded fixing kit is simple to use, with batten straps supplied for the installation of the timber ridge batten, required as the base into which the screws are fixed. If batten straps are not used, a mortar failure could result in tiles sliding off the roof. The kit comes with enough clips to cover five metres.

Super wall tie

Fixing specialist Ancon has launched a new super-bond, ultra-low thermal conductivity wall tie. Based on the company's TeploTie with a conductivity of 00.7W/mK, the new Teplo-BF basalt fibre wall tie features specially moulded safety ends that improve buildability and enhance mortar bond strength by up to 80 per cent. The new design has exceptional mortar grabbing capability, making Teplo-BF particularly suitable for use with lime and other slow-drying mortars. The new tie, like the original TeploTie which has been used on a number of Passivhaus and zero-carbon buildings, is created by the setting of innovative pultruded basalt fibres in a resin matrix. This composite material provides a combination of high strength and outstanding thermal efficiency.



SWIGA GUARANTEE

The Solid Wall Insulation Guarantee Agency is advising anyone in Scotland considering solid wall insulation to ensure they use a SWIGA member. This follows the launch of the Scottish Government's HEEPS Loan Scheme for energy efficiency measures. The HEEPS Loan scheme is open to Scottish owner occupiers, private tenants and registered private sector landlords. They can apply for an interest free loan of up to £15,000 for installing a variety of measures and the repayment period varies based on the amount borrowed but higher value loans for solid wall insulation will be able to be paid back over 10 years.



Custom fireplaces

J. Rotherham, a leading stonemason and supplier of natural stone and composite surfaces, was chosen to design, manufacture and fit two custom-made fireplace surrounds for a traditional Yorkshire farmhouse.

Owner Steve Ball bought the Provence (above) along with a more modern Marlborough fireplace (below) as a good balance between his traditional tastes, and those of his wife Linda. "We either wanted to go for a cottage feel with a touch of elegance which is what we saw in the Marlborough, or a very rustic and medieval feel that we think we have in the Provence. It's fantastic that we were able to fit both ideas using the same company" says Steve.

The Provence creton limestone fireplace surround has been installed in the main living room, and delivers formidable strength and form typical of its French styling.

Created from raw block, Provence's prominent architectural design allowed Steve and Linda to up-size the design, opting for a deeper mantel which was created in three parts. J. Rotherham hand carved and finished every detail, from top shelf trim to crown moulding, through to complementary plinths and leg surrounds.

J. Rotherham makes 70 different contemporary and traditional fireplaces at its 17 acre site in Yorkshire in choices of limestone, wood, marble and new cutting edge sintered stone.





AVOIDING ASBESTOS HAZARDS

In the light of several cases where asbestos has been incorrectly removed, or improperly disposed of, the UK Asbestos Training Association has issued a warning on how to handle asbestos.

It says a plan should be in place and for licensed work properly trained individuals must be engaged to safely remove the substance. Accidents mostly occur in cases of accidental exposure when asbestos is not revealed in a survey. In this situation staff should make the necessary assessment and, if trained to do so, clean-up correctly to minimise the risk to themselves and others.

"Knowing about how to clear up after an accident is nearly as important as correctly removing asbestos in the first place" said Craig Evans, general manager of UKATA.

In the case of an accident:

- Those not licensed to work with asbestos should evacuate the area.
- If there is dust or debris on your clothes, if practicable, remove clothing or remove the top layer and place in a plastic bag.
- Put on a pair of disposable overalls if available, alternatively wipe down any contaminated clothing with wet wipes or a damp rag. In this instance it is essential to put on a respirator with a protection factor of at least 20.
- Afterwards, all clothing must be disposed of, and anyone affected should shower as soon as possible. The area where the asbestos is found should be cordoned off to prevent further exposure.

If you are concerned that you may have been exposed to asbestos consult your GP.

Disposal of asbestos is relatively simple. Waste must be packed in UN-approved packaging with a Carriage of Dangerous Goods (CDG) hazard sign and asbestos code information visible. It should always be double wrapped.

Any waste with more than 0.1 per cent asbestos is classified as being 'hazardous'. Most importantly, asbestos should always be disposed of at a licensed disposal site. (ukata.org.uk)

Extension with steel windows

Marcelle and Robert Schogger were determined that steel windows should be the key architectural feature of their extension to their 1920s London property. Robert designed the 300 sq ft extension and project-managed the build, appointing Steel Window Service & Supplies to supply and install a large window and door screen for their new kitchen and living area. The couple wanted a classic look for their period property and

steel windows also maximised light. The Steel Window Service & Supplies team helped design the windows and came up with ideas that included creating a threshold that allows the wooden floor of the interior and the external paving to run together virtually flush. Manufactured from W20 sections, the door screen is over 3.2m wide, more than 2.3m high, and contains full-height double doors. The window screen includes two horizontal pivoted lights and is just under 3m wide and over 1.3m high.

ADDED SLIDING DOOR SECURITY

Schueco reports an increase in the number of its sliding doors that meet the PAS 24, police-approved standard. Newly qualifying systems include Schueco ASS 70.HI lift/slide double track, bi-parting and triple track doors, as well as the slide-only versions. Schueco ASS 70 FD and ASS 80 FD.HI sliding/folding doors have also been successfully tested. With the recently introduced



Building Regulation AD Q and the continuing demand for improved security, this

announcement will be welcome news for both specifiers and fabricators.

Roofing panels

Norbord's Roofdek, made from tongue-and-grooved OSB board and sanded to give a smooth surface, is designed specifically for flat roof decking and pitched roof applications. The tongue-and-grooved edging ensures structural rigidity and removes the need for noggins or dwangs to provide support along the edges.

It also prolongs the life of the roofing felt by removing wear and tear caused by movement between adjacent boards. Roofdek is made from SterlingOSB3, a strong moisture-resistant board made by bonding softwood fibres with a special resin under high heat and pressure.

By orientating the strands in numerous layers, the resulting board is stiff and strong



in all directions. And unlike softwood ply there is no risk of knots, splits or voids being included in the finished panel. SterlingOSB Roofdek is made in Scotland entirely from wood grown in sustainably-managed British forests. It is FSC-certified and BBA approved for structural roofing applications.



Mind the GAP

Care should be taken to deal with differential movement in timber frame structures, advises **Peter Thompson**.

With timber frame expected to account for 27 per cent of new housing by 2017 according to a report from the Structural Timber Association (STA), it's increasingly important for those with specification responsibility to consider the requirements of differential movement surrounding timber frame installations.

In traditional brick and block dwellings there is no real movement between the internal and external walls, allowing the initial position of installations to be reasonably constant. However, timber-frame construction produces a set of unique requirements that are caused by the differential movement between the internal timber and external masonry walls.

The height of the internal timber wall will shrink due to a combination of load and moisture loss factors, while the external brick will increase in height in the face of swelling caused by moisture absorption. As the windows and doors are generally fixed to the internal timber wall this can lead to a large amount of downward movement within the aperture of the masonry wall – a common problem experienced on many building sites.

Indeed, the STA's Differential Movement Calculator indicates that even on a two-storey dwelling the first-floor windows may move by upwards of 14mm while those on the second floor of a three-storey house can shift upwards of 27mm.

This clearly has implications for the fenestration industry. For manufacturers, any problems surrounding the quality of an installation are invariably laid at their door as an apparent product fault, while for installers a poor seal can damage their reputation.

Just as the requirements for producing an aperture in the external wall have changed for timber-framed buildings compared to brick and block, then the same applies for window installations. Rather than installing the window centrally in the external aperture, windows in timber-frame structures need to be set unevenly higher in the aperture to allow for downward movement. The amount of movement at each floor should be readily available from the housebuilder or timber-frame supplier, some of whom already supply standard drawings indicating this information.

It also means that using a traditional silicone seal, which gives a MAF (Movement Accommodation Factor) of 15-50 per cent to accommodate the timber frame movement, will largely be ineffective, unless ridiculously large gaps around the window are required to accommodate movement.

Foam sealing tapes such as ISO-Chemie's Isobloco T-Max tape can accommodate up to 36mm of movement, with a single size tape, while remaining weatherproof to Storm Force 10.

When sealing the windows in timber-frame houses the gap at the head increases as settlement occurs, while the gap at the cill decreases with most of the movement occurring in the first 12-18 months (movement can also continue afterwards for many years). The window should initially be located higher in the aperture than the expected final position, which

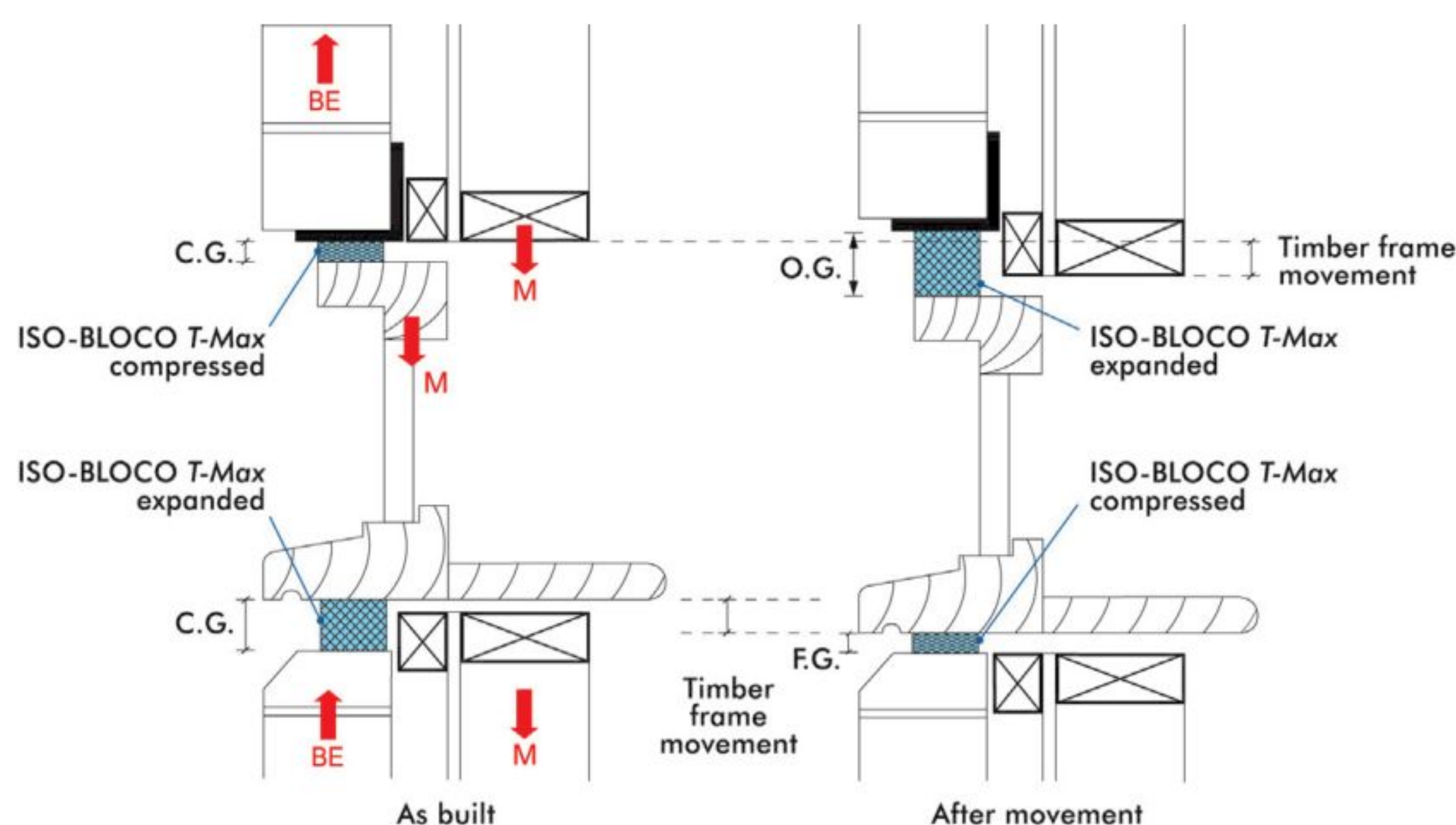


Diagram showing the effects of differential movement in timber frame construction.

means that the head tape will be in a more compressed state when initially installed, while the cill tape will initially be in a more expanded state. This will equalise or reverse following the settlement movement, but the tape will remain intact and weather tight.

Sealing the vertical sides also becomes problematical due to sheer movement which is equal to the vertical movement in size but again this can be resolved with tapes. The Iso-Bloco 600, for instance, will adhere to the window frame only, allowing it to accommodate the vertical movement to the point of 45 degrees. After this point the non-adhesive side of the tape will simply creep down the brickwork during the settlement period, accommodating the substantial sheer movement that can tear a silicone seal apart. At all stages the tape remains intact and weatherproof with a constant flat surface finish.

Failure to allow for the unique movement requirements on timber-frame structures can lead to serious problems. If insufficient allowance is made the window will over compress the seal under the cill and come up against an unmovable force as it rests on the external brick wall. This could lead to the window becoming deformed and not opening or closing properly, or could put sufficient strain on the fixings to the internal timber wall that it damages the internal wall finish.

If a seal with insufficient MAF is used this will simply lead to the failure of the seal with the probable need to return to site to remove the defective material. This was common practice for some housebuilders in Scotland prior to the use of foam sealing tapes. Issues around moisture resistance, airtightness and thermal insulation for timber-framed buildings can also be addressed by a tape such as ISO-Connect HB Band which provides an effective, durable and easy-to-install permanent horizontal seal to prevent moisture transfer (rising damp) between wall sole plates and foundation walls or floor slabs in timber-framed buildings. At the same time the integral foam strips accommodate the unevenness between foundation and wall to give an airtight seal, without the need for additional materials.

Installation is quick and simple with sufficient compression to provide a weatherproof seal.

Peter Thompson
is general manager
UK of sealant
tape manufacturer
ISO-Chemie
(iso-chemie.eu)

Whitegates Joinery

Whitegates provides creative, handcrafted joinery solutions to its clients, using traditional woodworking methods. Roger brings over 35 years of experience and knowhow to all projects, seeing them through conception and design to completion.

We specialise in a number of aspects of joinery; building renovation, maintenance and construction as well as smaller, creative projects using traditional woodworking method.

Whitegates guarantee a tailored, one of a kind design every time with Roger putting a unique, professional finish on all work.



*Bespoke, Creative & Handcrafted Joinery in
Hampshire & Devon*

tel: **07887 731197** email: **whitegates05@yahoo.com**
whitegatesjoinery.wordpress.com



Award winning installers of
highly efficient renewable
energy heating systems

Ground Source Heat Pumps

Water Source Heat Pumps

Air Source Heat Pumps

Solar thermal

Ventilation & Heat Recovery/MVHR

Rainwater harvesting

Underfloor heating/low temperature radiators

01780 490095 **www.orangehouse.co.uk**

Unit 7, Meadow View, Uffington Road, Stamford PE9 2EX



Timber Frame

Design • Manufacture • Install

www.timberinnovations.co.uk

Timber Innovations are specialist Self Build Timber Frame manufacturers, providing the design, manufacture and installation of Timber Frame, SIPs and Oak Frame dwellings, bespoke timber features, roof trusses/panels and engineered floors.



" Building someone's home is a privilege™ "

**"We are pleased to launch
Innovations Plus**

**– the wrap-around support
service for selfbuilders"**



**Contact us today with your
requirements.**

Call: 0121 314 7735

or email

selfbuild@timberinnovations.co.uk

WB Timber Innovations Ltd

Units 18 & 19
Monkspath Business Park
Highlands Road | Solihull
West Midlands | B90 4NZ

Fitting OUT

Bob Matthews continues his candid conversation with first-time selfbuilder John Hardiment who has built a tiny eco home on the Isle of Wight.

Let's talk about fitting out. Who made the stairs?

My carpenter, John, made them on site. I went out to tender all over the place for the timber. In the end we sourced American ash from Lallow's, the shipwrights in Cowes, who machined it and put on the nosings. John wanted to make a stair with a U-bend, with separate newel posts for the two strings. But I wanted a dog-leg stair, with one newel post taking both strings. He was anxious about that, but he asked a friend who makes a lot of staircases to come on site, and the friend said it would be no problem. It's a very neat, simple solution. It's also given us wider stairs.

Did the internal walls come with the frame?

Yes, though the internal walls upstairs came as loose timber. These walls incorporated two timber props to help support the ridge beam – the props extend down to the concrete floor slab.

And the floor joists too?

Yes. We went for posi-joists (floor trusses, often used instead of solid timber joists) because we were going to have mechanical ventilation with heat recovery. The posi-joists provide the space for the ducting. Getting all that in was quite something. The posi-joists are immensely strong. The only thing about them is that the floor boarding (tongue and groove Caberdek chipboard) is glued and screwed down, so you can't get access from the top. I had to use plasterboard underneath for fire resistance. But I wanted a match-boarded finish for the ceiling, into which we have incorporated some access trap doors. There are no pipe joints within the ceiling void except for the waste pipes. But all the wiring is in there, of course. I'm not happy about the poor access to the floor void but I don't see what else I could have done. I have photographed the services in the floor void, and made them into a record drawing. The chimney (for a log stove) is unusual, the upper part being made of pumice, and the lower part being a stainless steel flue.



HEATING

Underfloor heating has been laid downstairs onto the oversite slab.

TILES

The terracotta tiles in the new kitchen have been laid upside down as John and Nicole preferred the look of the under surface.

LOG BURNER

A log burner has been installed downstairs. It has a stainless steel flue with a pumice Isokern chimney. Note the grey plastic pipe which supplies air from outside.



THE PROJECT

John Hardiment and his wife, Nicole, originally purchased a shack by the seaside at Gurnard on the Isle of Wight to get onto the property ladder but when it became clear that it was beyond repair they decided to replace it with a small, very energy efficient chalet bungalow, measuring just 50sqm.

How did you support the upper part?

I wanted this chimney, though Nicole and the carpenter wanted a steel flue right the way through. But I found that in the sea air we couldn't expect a life of more than 7 – 10 years for a steel flue exposed outside. And I thought there might be problems getting it airtight where it passed through the roof. Furthermore, it would have to have metal stays to support it at ridge height, and that involved all sorts of problems. I had given Gibbs (who supplied the timber frame) the wrong weight for the chimney, so they didn't design the floor to take the full weight. I reluctantly went back to the idea of the twin-wall, steel flue. But then I would have the problem of making it airtight where it passes through the ceiling/roof of the upper storey – the Building Regs don't allow the structure to touch the flue. So the only resolution was to install a pumice flue. In the ceiling of the ground floor there's a steel wind frame that goes across from the front wall to the back wall to provide lateral stability, and it happens to be under one side of the chimney. On the other side we boxed in the posi-joist with plywood. The structural engineer said these two beams would then be strong enough to support the chimney. We cast a slab onto the floor boarding, and that supports the pumice chimney. On one side underneath, where the steel flue goes through the floor void into the chimney, there is not the required 60mm air gap. I overcame that by putting in a shield of vermiculite boarding. This can withstand a temperature of 1,200°C. (The outside of the steel flue reaches a temperature of 70°C.) The Isokern flue system uses pumice to insulate the flue, and it has vertical stainless steel rods at each corner that can be tightened. The blocks are stuck together with epoxy glue. Its free-standing height is enough to reach up to the ridge. It's a good system. The wood-burner is room sealed. I had the groundworkers cast a 100mm plastic pipe into the oversite concrete slab, and I later extended this to terminate on the rear of the wood-burner to supply combustion air (see Footnote).

What company supplied your MVHR system?

I went out to tender, and AllergyPlus came up with the best offer. They've since ceased trading. They supplied Airflow equipment. I have an Airflow unit, and I think most of the materials are Airflow, as well. AllergyPlus did a good job in that they designed it

**KITCHEN**

Iroko from old school chemistry lab benches has been reclaimed and used for joinery throughout the house, including the kitchen worktop and cupboards.

well, and they were very helpful at the design stage. But they were terrible to deal with in getting the rest of the materials – at one stage impossible. They wanted payment up front, and I stupidly did so – only for part of the materials, and I nearly got caught.

So that's a warning for other people!

That's right. Don't pay up front. But if you do have to, negotiate for a certificate of vesting, or for stage payments made by BACS the day before delivery.

Is the ventilation system working now?

We're having problems with the controller on the Airflow unit. Airflow have been very, very helpful. It seems there's a problem with the connection to the humidistats. We've had problems with our electrician who was on a fixed price contract, which is now out of date. He's a nice chap, but we're having trouble getting him back. I think he's fed up with it really.

Who installed the MVHR system?

I did the installation of the ducting, the air valves, and the supply and extract plenum boxes. A friend helped me over the difficult bits. The carpenter mounted the Airflow unit.

You've got underfloor heating on the ground floor?

Yes. We didn't want it on the upper floor – I thought this building is insulated well enough. Nicole was worried about it being cold in the bathroom, and insisted on some towel rail radiators. But we haven't had the boiler on since February. The boiler, heating controls, electricity consumer unit, and the inverter for the solar PV are all in the under-stairs cupboard – that's a real Ali Baba's cave. I used to install underfloor heating, but that was 25 years ago. In those days, you had to run hot water through the pipework to make it flexible enough to lay. I got a fixed price for the electrical and mechanical works (heating, plumbing, and rainwater harvesting).

Was the UFH pipework laid directly onto the concrete floor slab?

No. We put the insulation (100mm polyurethane sheeting) onto the oversite slab, then a damp proof membrane to stop the moisture in the screed going down. The pipework is all pressure tested. And it should be kept under pressure while they're screeding. We laid a 65mm screed. It wasn't a pumped screed – they mixed it up outside from sand and cement, with plasticiser. They put polythene sheeting on top to allow the screed to dry evenly, without cracking.

The floor covering on the ground floor is an engineered timber laminate that was on offer at B&Q. We bought it and stored it over winter until needed. Upstairs, in the bathroom we put down plywood and

then cork; everywhere else it's timber laminate on an underlay. Downstairs we laid a special underlay for UFH; upstairs it's a thicker material. It was quite a business getting all the finished floor levels sorted out.

What about the sanitaryware?

The WC in the bathroom is wall hung. I'd always wanted a Laufen WC that I'd come across in Switzerland in a mountain hut, but in the UK it was beyond our budget. We bought some sanitaryware (Cersanit) which is made in Poland. It's not very satisfactory (cheap and cheerful). We sourced it on the internet, which I wouldn't recommend. If you want to return anything, they don't want to know. The WC pans (wall hung) are marketed with a frame that is more expensive than the sanitaryware, so I asked my carpenter to build a strong frame instead. But there were some modifications necessary to the WC pans.

How did you design the kitchen layout?

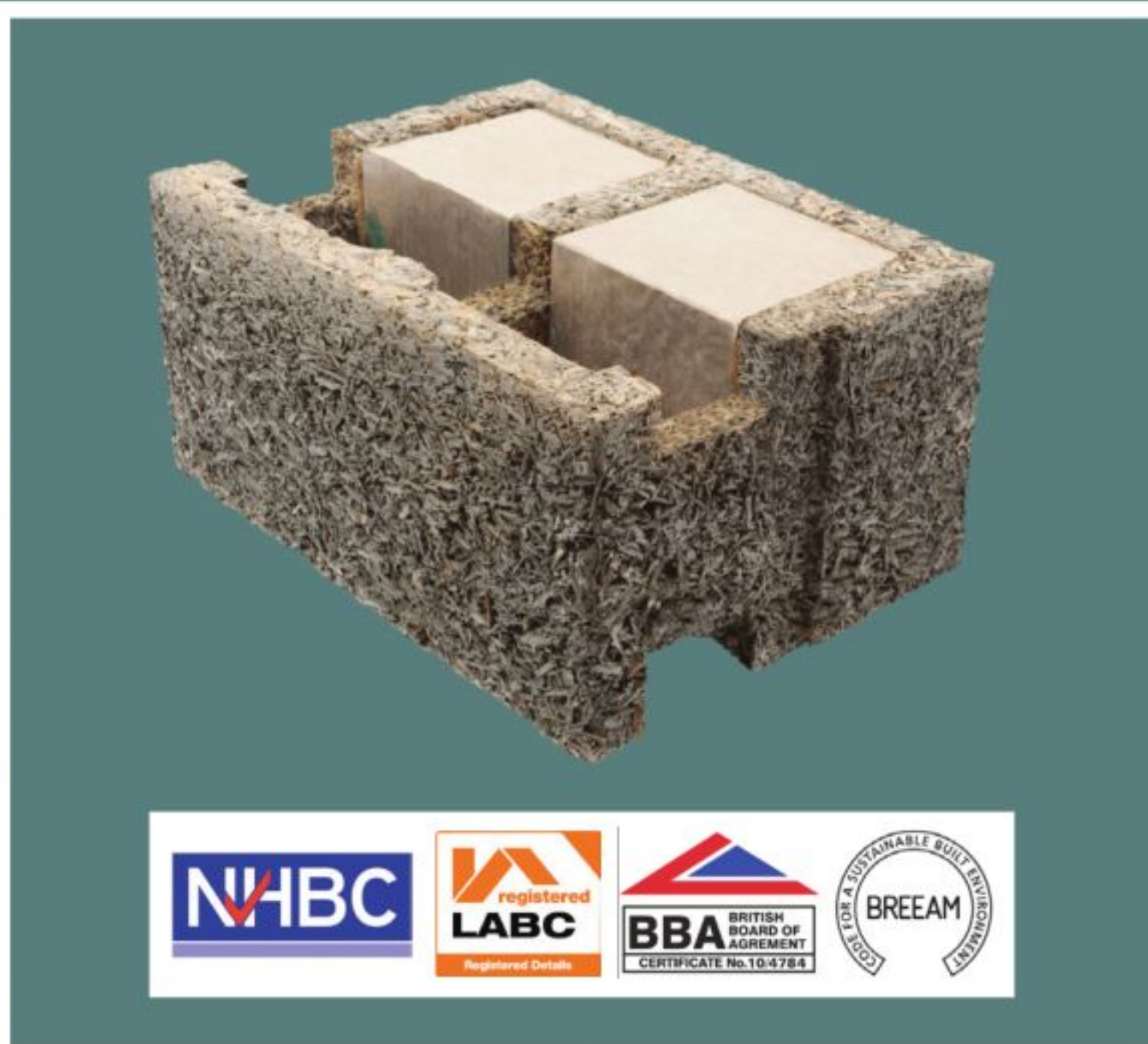
By negotiation with my wife! We eventually came to a compromise. The best storage is in the broom cupboard, which uses an IKEA Utrusta gadget which is brilliant. I drew up a plan for the kitchen, and then we set it out on the floor. We laid the terracotta floor ourselves. John the carpenter made all the kitchen units. For the worktops, we wanted some old school chemistry lab benches. None of the salvage yards had any, but in the car one day we noticed a school being demolished. I looked in and saw there were some chemistry benches there, and I found out who was the demolition contractor. Eventually, I went to the school with my carpenter, and we took the bench tops out ourselves to limit any damage during their removal. We had seven tops at £50 each. They're iroko, 35mm thick. They've been used for the kitchen worktops, all the external and internal window sills, the little kitchen staircase, all the bathroom tops, and lots of edging. I spent a lot of time drawing it all out, and planning how to get as much as possible out of the boards without wasting any.

Footnote**OUTDOOR SUPPLY TO A WOOD-STOVE**

There is some controversy about supplying a wood-stove with outside air for combustion. See the Canadian webpage: The Outdoor Air Myth Exposed. Outdoor combustion air was a good idea . . . until it was studied. (woodheat.org)

For a counter argument, see the USA site: Why burn outside combustion air? (chimneysweepsonline.com)

My own view is that, for a modern build with a MVHR system and good airtightness, getting in the combustion air via a pipe from outside is the prudent option.



Durisol is a simple, sustainable alternative to traditional brick, block and timber-frame construction. Made from recycled timber and cement, this ecofriendly building system can save you both time and money.

To find out how you can build with Durisol ICF system, please contact our office:
■ T: 01495 249400 ■ E: enquiries@durisoluk.com ■ W: www.durisoluk.com
Durisol UK Ltd, Unit 4, Parkway, Pen-y-fan Industrial Estate, Crumlin NP11 3EF



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

www.buildstore.co.uk

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 Building Society (Accelerator)	85% (OPP)	80%	Six	DPP & Building Regs granted	4.99%	England/Wales	0345 223 4647
Hanley Economic (Accelerator)	85% (OPP)	80%	Six	DPP & Building Regs granted	5.79%	England/Wales	0345 223 4647
Hanley Economic (Accelerator)	85% (OPP)	60%	Six	DPP & Building Regs granted	4.69%	England/Wales	0345 223 4647
Penrith Building Society (Accelerator)	85% (OPP)	75%	Six	DPP & Building Regs granted	5.50%	England/Wales	0345 223 4647
Melton Mowbray (Accelerator)	85% (OPP)	75%	Six	DPP & Building Regs granted	4.89%	England/Wales	0345 223 4647
ARREAR STAGE PAYMENT MORTGAGES							
Chorley Building Society*	85% (OPP)	80%	Six	Foundations	4.99%	England/Wales/ Mainland Scotland	0345 223 4647
Mansfield Building Society*	80% (OPP)	80%	Six	Foundations	4.99%	England/Wales	0345 223 4647
Darlington Building Society*	80% (OPP)	80%	Six	Foundations	4.99%	England/Wales	0345 223 4647
Loughborough BS*	75% (OPP)	75%	Six	Foundations	4.99%	Central England	0345 223 4647
Ipswich Building Society*	75% (OPP)	75%	Six	Foundations	4.89%	England/Wales	0345 223 4647
Newcastle Building Society*	80% (OPP)	80%	Six	Foundations	4.99%	England/Wales/ Mainland Scotland	0345 223 4647
Newcastle Building Society*	80% (OPP)	80%	Six	Foundations	5.19%	England/Wales/ Mainland Scotland	0345 223 4647
Furness Building Society*	75% (OPP)	80%	Six	Wind and watertight	4.99%	England/Wales	0345 223 4647
Furness Building Society*	75% (OPP)	80%	Six	Foundations	5.20%	England/Wales	0345 223 4647
Furness Building Society*	75% (OPP)	75%	Six	Wind and watertight	4.99%	Mainland Scotland	0345 223 4647
Furness Building Society*	75% (OPP)	75%	Six	Foundations	5.20%	Mainland Scotland	0345 223 4647
Holmesdale Building Society*	85% (OPP)	85%	Six	Foundations	5.29%	England/Wales	0345 223 4647
Buckinghamshire BS *	75% (OPP)	75%	Six	Foundations	4.89%	England/Wales	0345 223 4647
Dudley Building Society*	50% (OPP)	75%	Six	Foundations	5.49%	England/Wales	0345 223 4647
Ecology Building Society	85% (OPP)	85%	Flexible	Flexible	4.90%	National	0845 674 5566
Furness Building Society	66% (DPP)	80%	Eight	Excavation	5.99%	Local	0800 781 4311
Cumberland Building Society	75% (DPP)	75%	Flexible	Flexible	Call branch	Branch area only	01228 403141
Hinckley & Rugby Building Society	No	80%	Four	Footings	5.64%	England/Wales	01455 894083
Loughborough Building Society	75% (OPP)	75%	Six	Foundations	4.69%	Central England	01509 631950
Scottish Building Society	80% (DPP)	80%	Flexible	Foundations	5.99%	Scotland	0131 313 7700
Newbury Building Society	66% (DPP)	75%	Flexible	Foundations	4.95%	Postcode Restricted	Contact branch
Progressive Building Society	No	75%	Four	Wall plate	Depends on scheme	Northern Ireland	Contact branch
Vernon Building Society	75% (DPP)	80%	Four	Wall plate	4.95%	England/Wales	0161 429 6262

* exclusive from Buildstore

Funding a **SELF BUILD**

Self-build mortgages are paid out on the completion of various stages of the build, typically four or five.

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.

SELF BUILD & DESIGN

IN ASSOCIATION WITH

SOUTH WEST Exeter



10-11 September 2016 **Westpoint, Exeter**



THE SOUTH WEST'S
LEADING SELF BUILD SHOW

TURN A DREAM *into reality*

The ideal **SHOW** for anyone contemplating a new build, renovation, conversion or major extension

- ◆ Seminars and masterclasses
- ◆ Expert advice including one-to-one consultations in the Ask an Expert area
- ◆ 100s of products & services
- ◆ Demonstrations



selfbuildanddesignshow.com/southwest



Legal

HOW DO I MAKE A COMPLAINT ABOUT MY SOLICITOR?

Our specialist in construction law, **Guy Elyahou** answers your legal questions.

Q Several months ago we instructed a local solicitor in relation to a plot purchase. He was also tasked, together with the architect, to obtain the planning consent for the development of the plot. This matter has dragged on for several months and has been somewhat traumatic.

The solicitor began to avoid our phone calls, failed to respond to our letters and more recently sent us an interim invoice for his work, which was not carried out to an acceptable standard. As a result of the poor progress we had little choice but to instruct another solicitor who was recommended to us. This was not our preferred course of action as we were reluctant to change solicitors half way through the transaction. The first solicitor refused to send our file to him as his fees were outstanding. When we reluctantly paid the bill he was disingenuous; he told us and the new solicitor that he had sent the paperwork when he clearly had not. Fortunately the second solicitor has been efficient, courteous and reasonable with his invoices. However, we do feel that we need to challenge the first lawyer's bills and also to make a complaint about his general behavior. What do you suggest we do about this?

There are two points that need to be dealt with here. The first is to address the issue of instructing a solicitor. This may seem a little academic, but it could prevent other readers from finding themselves in a similar situation. The second issue is how to deal with the complaint to reach a satisfactory conclusion.

Before instructing a solicitor it pays to shop around. Solicitors are either jack-of-all-trades or specialists. The nature of your transaction or dispute will govern which you use.

I strongly suggest instructing a lawyer through a recommendation from family or

friends. Alternatively try the Law Society of England and Wales (lawsociety.org.uk), or your local Citizens Advice Bureau.

Once you have found a lawyer/s that you feel comfortable with the next step is to contact them and obtain a fee quote. If the matter is relatively straightforward a phone call should suffice.

It is usual for a partner to 'front' the transaction. A competent assistant usually does the work (under the partner's supervision).

Law firms normally bill on an hourly basis; however, you may prefer a lump sum arrangement. Some law firms may also offer to carry out work on a "no-win no-fee" basis.

VAT is additional with all lawyers; however costs for disbursements such as faxes, telephone calls, photocopying, and courier fees are not necessarily built into the original quote.

If you are involved in litigation, your lawyer should have advised you about the increased costs that may be incurred through instructing experts and employing barristers. In the unlikely event of you losing your case there is the risk that you will have to pay a proportion of the winning party's legal costs.

The second issue is how to complain about your solicitor. The first step is to complain in writing to the law firm at fault. The firm should have a complaints procedure and a specific partner to whom the complaints letter should be addressed. Every law firm must set this procedure out to their clients in their appointment letter or terms of business – if they don't they are in breach of the Law Society's guidelines.

If your complaint is about a bill then again, in the first instance, take this up with the law firm. It may be that some amicable arrangement can be reached.

The Law Society regulates the professional conduct of solicitors; the Legal Services Ombudsmen regulates poor services. What this means is that a solicitor's failure to act in your best interests, is dishonest, or fails to

keep matters confidential then this is best dealt with by the Law Society.

Where the law firm has simply provided a poor service then this is dealt with by the Legal Services Ombudsmen. There will clearly be some overlap between the two in which case the Legal Service Ombudsmen will be able to assist.

The Legal Ombudsman deals with all aspects of poor service, such as

- delayed or unclear communication,
- problems with your fees, or
- loss of documents.

The Legal Ombudsman can

- order the lawyer or firm to apologise,
- order the lawyer or firm to refund all or part of your fees,
- order the lawyer or firm to return your documents, and
- pay compensation if you have lost out due to poor service.

The Legal Ombudsman's investigators aim to resolve cases quickly and informally by helping you and the firm or lawyer to come to an agreement. If they are unable to do that, an ombudsman will be asked to make a decision. Those decisions are legally binding and they can enforce them through the courts if necessary.

For major mistakes that cost a client several thousand pounds you may need to bring a claim against the law firm for professional negligence. Unfortunately this generally means that unless you can obtain this on a no-win no-fee basis from another law firm then you will have to spend money suing the law firm that cost you money in the first case. All law firms should be insured, and if the insurance is insufficient (the current minimum level of insurance is £2m) then it is likely that the partners are personally liable.

In summary, careful selection of a solicitor should help prevent any distress and inconvenience brought about by unprofessional work. If you are unfortunate enough to suffer loss, distress or inconvenience then contact the law firm to try to resolve matters. Failing that, contact the Law Society or Legal Ombudsmen who have provisions in place to deal with professional malpractice together with a compensation fund.

Need Guy's help?

You can email your legal queries to: ross.stokes@sbdonline.co.uk.

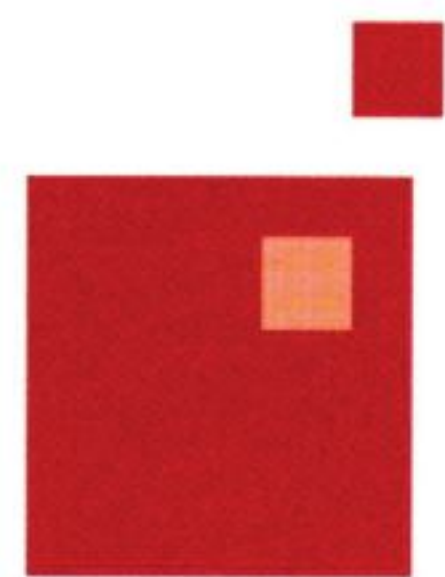
“Once you have found a lawyer/s that you feel comfortable with the next step is to contact them and obtain a fee quote. If the matter is relatively straightforward a phone call should suffice.”

VISIT OUR
NEW WEBSITE



Anything is possible...

With just a little imagination and a friendly team of people on-hand to help, creating your own bespoke home no longer needs to be something that you only dream of



Design & Materials
CREATING BESPOKE HOMES

Freephone 0333 001 5128

www.designandmaterials.uk.com



Planning clinic

Our Plot Doctor **Roy Speer** answers your planning questions.

Lifting agricultural ties

Q We are looking to retire to the country and have found two properties. Both have agricultural occupancy conditions which may explain why they are still available. One has footings in place for which planning was granted in 1981. These were put in while planning was still current. The other is a house in a plot of about an acre. It has been empty for a year and prior to that had a tenant. I gave up farming about five years ago, and had previously built a house with an occupancy condition so I do know a little about them. Do you think there would be any hope of getting either lifted? If so, how should I go about it?

It probably would be difficult to get the agricultural tie lifted from the plot at this

juncture, unless the planning policies now allow an unrestricted house in that location.

There would be no need to complete it if there isn't demand for an agricultural dwelling. If the house has been on the market for a year without any takers who could comply with the condition, at a price that reflected the tie, that could be sufficient evidence to show there's no longer a need for a tied house. If you retired from farming and haven't worked since, you might satisfy the condition which could confuse things.

The way to get a tie lifted is to make a planning application, accompanied by a case demonstrating an absence of need. This would largely be a statement from the selling agent detailing marketing efforts, asking price, unrestricted value and the response.

Farm new build refusal

Q We've been given land within a farm to knock down two existing farm buildings not worthy of retention and then self build on the existing footprint and re-develop the current plot which is continuing to deteriorate.

Our application was refused because our project was deemed an isolated new build in countryside, despite being surrounded by three other dwellings and two cob barns. I can't see how, in its current state, planners can't perceive we are improving this land. Although not connected directly to the local village (0.3 miles), it's on the very outskirts and isn't in reality isolated as the property is within a farm complex and very concealed.

Local planning policies and government policy generally aim to concentrate new house building in and immediately around towns and villages. There are some exceptions, including for conversions, but your scheme is for new build. I presume the existing buildings are not fit for conversion, otherwise there could be permitted development or planning permission potential. Some councils are allowing replacement of agricultural buildings with new houses, although many – including yours, it seems – stick to the traditional



line. The problem here is planning principle rather than practicality. Unless there's any sympathy from councillors, I doubt you'll change the council's mind and suspect your main chance would be at appeal. Get a professional opinion on your appeal prospects.

Need Roy's help?

You can email your questions to: ross.stokes@sbdonline.co.uk or write to: Planning Clinic, SelfBuild & Design, 151 Station Street, Burton-on-Trent DE14 1BG.

Eco-housing project for over 50s

Q I am part of a group of green-minded over-50s who plan to set up their own small, eco-friendly co-housing development, with each household either self-building, using an eco-builder or installing a 'Tiny House.' Since the project would incorporate its own healthcare facilities for residents so that they can age in place and offer group space and educational/recreational opportunities to the local community, we believe this to be a 'council-friendly' proposal. Our three questions are:

- 1: Can we take advantage of affordable housing/right to build legislation?;
- 2: How easy is it to sub-divide a couple of acres into, say, 10 small self-build plots, bearing in mind that many resources, such as gardens, laundry facilities and outbuildings will all be shared and the group will have only two or three vehicles between 10 households and;
- 3: How can we find out which of the 40 local councils might be likely to respond favourably to our project?

An Interesting project. At first sight, I'm not sure standard affordable housing policies would help as such units generally go to people on council waiting lists. Right to build is evolving and it's a bit soon to tell how effective this is. It would certainly be worth putting your names on the new self build registers. Finding the right site is likely to be a key factor. Planning policies dictate where permission is likely to be given and, as with any other form of development, a field in the countryside is unlikely to get permission.

A location within or on the edge of a town or village would stand most chance. Promoting such a scheme through a neighbourhood plan is a route to consider. Ten houses on two acres would be very low density. Finding a sympathetic council would be a case of contacting planning departments and perhaps councillors. This would be a herculean task and even more so, if you try the neighbourhood plan route. I suggest you target some areas. This is the sort of scheme which ought to be encouraged but, as things stand, it doesn't fit neatly into standard planning boxes.

Diary *dates*

To advertise your course, seminar or exhibition for free, contact Sue Stelfox on 01283 742960 or email at sue.stelfox@wwonline.co.uk.

Potton Self Build Academy

Jun 4: Creating the look

Jun 17: Introduction to self build

Jun 18: Networking for selfbuilders

Jun 30: Appraising a plot

Jul 1: The design process explained

Jul 2: Design your perfect kitchen

Jul 9: Green build day

Jul 15: Making the most of your plot

Jul 22: Introduction to self build

Jul 23: My energy-efficient home

Jul 29: How to plan and start your build

Jul 30: How to find land

Aug 19: Introduction to self build

Aug 20: How to find land

Aug 26: How to manage, control and complete your build

Aug 27: Selfbuilder networking

Venue: Potton Show Centre, Little Paxton

Dates subject to change – please check website:

selfbuildacademy.co.uk/courses-events

Courses

Abbonny Project Management Self Build Project Management

July 29; £395

St Neots, Cambridgeshire

You might not have the skills necessary for the actual build, but there's nothing stopping you from managing your own project. This course shows you how to go about budgeting, tendering and getting quotes as well as managing your site, sorting contracts and arranging a trade account. (abbonny.com)

Brighton Permaculture Trust Selfbuilding an Earthship

June 10-12 & July 15-17; income-based fee £175-£340

Brighton

This course is for anyone thinking about building their own home or interested in learning about earthships and includes practical workshops. An earthship is a low-impact building that makes use of recycled materials in its construction, including over 1,000 car tyres. It has passive solar heating and cooling and uses only renewable technologies. All the water used is harvested from rainwater and recycled with waste water management on site. (brightonpermaculture.org.uk)

Build a Dream Self Build Association House construction update – Mike Mapston & Paul Long (tribushomes.co.uk)

June 5

Dolphin Inn, Bath

This series of talks by industry experts and experienced homebuilders provides valuable information and advice, acting as an avenue for meeting like-minded self-build enthusiasts to form strong alliances. Please check website for events in London.

Oxford branch:

Organised group visit to a self-build project

June 1

Meet at the Bystander OX13 6DN
(badsba.co.uk)

Centre for Alternative Technology Cladding, Shingles and Boarding for Walls

July 3; £650

Machynlleth, Wales

This course will equip you with the knowledge and skills to complete the walls of your self-made home. Designed for those who have already embarked upon their own build, you'll gain the knowledge and

skills to complete the walls of your home and finish off a timber-framed building, be it a house or garden shed. The essentials of insulation and boarding the interior walls, and how to clad and shingle the exterior will be demonstrated. (cat.org.uk)

KLC School of Design Interior Design: The Essentials

July 18-22; £925

Chelsea Harbour, London

This course is an intensive introduction for students wanting an overview of the subject for their own home projects or for students considering a career in this area. During the week you will be given a fascinating insight into the whole process of interior design and will gain confidence to make decisions on your personal projects. The approach is practical with a combination of inspirational lectures and workshops, advice on how to plan a room layout and how to create a cohesive interior scheme by developing ideas from a basic concept to a finished presentation board. There will be talks on colour and texture, decorative lighting and accessories. Emphasis will be placed on how to achieve a successful decorative scheme with effective use of colour and texture to a given brief. (klc.co.uk)

Mike Wye & Associates Polished Plaster Course (Venetian)

July 1; £144 including lunch

Buckland Filleigh, Devon

The polished plaster course teaches you how to achieve beautiful finishes using Venetian plasters and the associated soaps, waxes, lustres and micas. This is a relaxed environment where you will enjoy learning, with ample opportunity for discussion throughout the day and during breaks. For each session there is a step-by-step demonstration by one of their experienced specialist plasterers. You will have a range of sample boards with which to practise, with guidance at hand throughout, and these can be taken home at the end of the day. (mikewye.co.uk)

National Self Build & Renovation Centre Heat and Energy

June 25; £150

NSBRC, Swindon

This brand new course has been designed specifically for selfbuilders and renovators, and explores the latest options in heat and energy sources – both renewable and conventional systems. This jargon-busting one-day session is packed full of useful tips and advice. It will allow you to make key decisions during your project

TRAINING ACADEMIES

These organisations run regular courses aimed at hands-on selfbuilders.

Able Skills Dartford, Kent

Five-day courses in plumbing, plastering, bricklaying, tiling, dry-lining, electrical and kitchen fitting. (0808 100 3245, ableskills.co.uk)

Access Training Academies

Cardiff, Bristol, London & Edenbridge

A large variety of accredited training courses for beginners and seasoned professionals alike – whether you want to become a professional electrician, earn your Gas Safe certificate, or simply learn some basic DIY skills. (0800 345 7492, accesstraininguk.co.uk)

Building Skills Academy Newbury, Berkshire

Courses held here are tailored either to people searching for a new career, or those wishing to brush up on DIY skills. Learn the basics of plumbing, plastering, tiling or fitting a kitchen. (01635 522007, buildingskillsacademy.co.uk)

Builder Training Farnham, Surrey

Courses covered include tiling, carpentry, basic plumbing, bathroom installation, bricklaying and blocklaying. Dates are arranged depending on demand and there are never more than three or four people on each course. They also teach one-on-one and can customise courses to suit your needs. (basicplumbingcourse.com)

Builder Training Centre Croydon, Surrey

Run over five days, or two weekends, learn bricklaying (mixing mortar, building walls and damp-proofing), plastering, tiling, plumbing and carpentry. (0800 389 2775, buildertrainingcentre.co.uk)

Tradeskills4U Crawley, West Sussex

Plastering, tiling, electrics, plumbing and bricklaying are taught here with courses of varying lengths, including a DIY course specifically for women. (0800 856 4448, tradeskills4u.co.uk)

Talks & exhibitions

London Festival of Architecture

June 1-30 London

The 2016 London Festival of Architecture aims to connect with as many people as possible, in ways that demonstrate architecture's relevance to London and its diverse communities. The community theme will explore how Londoners and visitors to the city can be active participants in its growth and evolution – from reinterpreting or redesigning familiar places and spaces through installations and animations, to testing interactive forms of consultation and planning for future development. This annual public celebration of architecture will return to venues across the capital throughout June. The festival programme will feature exhibitions and events organised by London's leading architectural, cultural and academic institutions alongside practising architects, designers, curators and community groups from around the UK. (londonfestivalofarchitecture.org)

Vision

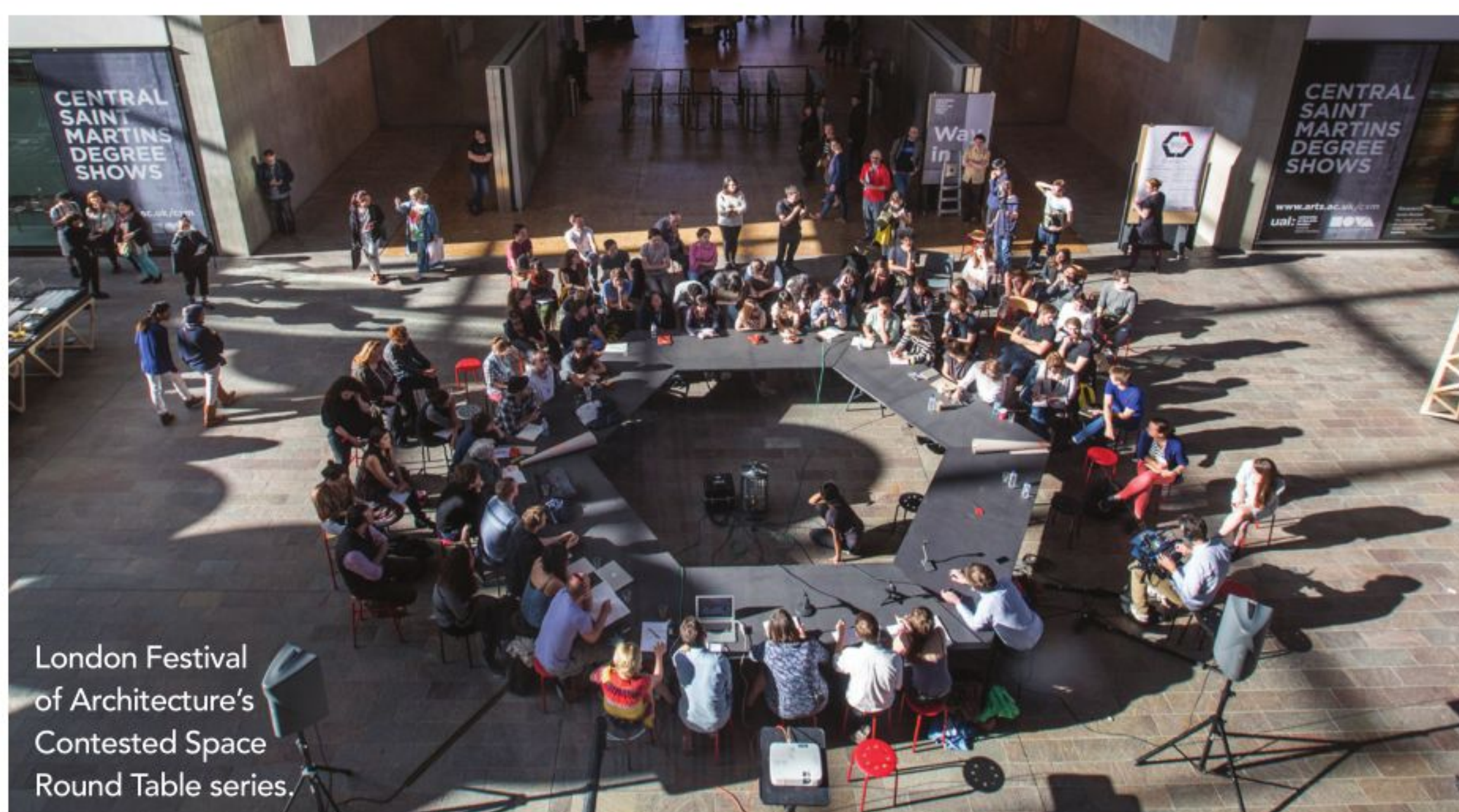
June 7-8 Olympia, London

Held annually, Vision is the place where architects, suppliers and clients come together to discuss, debate and showcase the latest innovations and developments in architecture, design and the built environment. Vision focuses on innovative building products, materials and technology and provides ideas for new and inventive ways to achieve better building design and comply with changing legislation. The educational programme is free to attend and features a series of seminars, live debates, technology talks and interactive show features alongside a carefully curated exhibition of cutting-edge products. (visionlondon.com)

Eco Technology Show

June 9-10 Brighton

This show provides to meet the experts and find the products and services they need to deliver genuine benefits. Choose from over 70 keynotes, panels and talks providing practical ideas for funding, incentives and the major discussion points on energy management, build, water and waste, transport, technology and resource efficiency. Visit the Innovation Zone where you



London Festival of Architecture's Contested Space Round Table series.

can learn about the brightest and newest ideas from up and coming businesses in the low-carbon sector. (ecotechnologyshow.co.uk)

BBC Gardeners World Live

June 16-19 NEC, Birmingham

It's the ultimate destination for hands-on gardeners, spilling over with your favourite experts, practical advice, inspiration, shopping and entertainment. Browse and buy from the impressive Floral Marquee packed with impressive displays, new varieties and an abundance of plants. See Monty Don, Joe Swift and Carol Klein sharing their expertise live on stage, plus Alan Titchmarsh on Friday. Get great design and beautiful planting ideas from the show gardens. (bbcgardenersworldlive.com)

The National Self Build & Renovation Show

June 17-19 NSBRC, Swindon

Based at the home of self build, custom build and renovation, this is an event not to be missed by anyone serious about building their own house or planning to do major renovations. With over 200 exhibitors, live demonstrations and free seminars, there are also opportunities to meet architects and designers. (nsbr.co.uk)

Homebuilding & Renovating Show

June 25-26 Sandown, Surrey

Discover the latest products, understand how to maximise your budget or seek an architect's opinion. From small plots to big builds, this show is the place to pick up tools and tips from the brightest and best in the business. (surrey.homebuildingshow.co.uk)

The Building Regulations Challenge

July 12 Bristol

Organised by RIBA, this seminar looks at achieving compliance with the latest rules and guidance and asks the question: with the apparently ever-increasing complexity of regulations, do established principles still apply? This will test and explore some of the key issues in relation to thermal efficiency and fire safety. (architecture.com)

Antiques for Everyone

July 21-24 NEC, Birmingham

This is the largest vetted art, antiques and interiors fair outside of London, bringing together more than 230 specialist dealers offering a huge variety of desirable and unusual items. The fair is known for its diversity, with dealers exhibiting pieces ranging from ceramics, glass, paintings, jewellery and British and Continental furniture, to 20th century design, art deco items, silver, decorative collectables and contemporary pieces. (antiquesforeveryone.co.uk)

and allow you to engage with trades from an informed and confident position. You will discuss the most common processes for ordering new heating systems and what might be the typical costs. (nsbr.co.uk)

Poppy Green's Home An Introduction to Chalk Paints and Techniques

June 18; £65

Advanced Paint Techniques

June 18; £75

Wells, Somerset

Taking place over one day, these two courses are designed to teach you the basic skills required to paint furniture, and to give you the confidence to start work on your own projects. You will learn how to apply the paints and waxes, two-colour paint layering, adding

texture, ageing and distressing. The course then delivers a wide range of advanced decorative techniques including gilding, stencilling, decoupage, craquelure and crackle glazing. (poppygreenhome.co.uk)

Society for the Protection of Ancient Buildings Walking on a Work of Art: Mosaic Laying Workshop

June 9; £55

Canterbury Cathedral, Kent

Mosaic floors have been used since ancient times and were a common decorative feature in Greek and Roman temples and basilica. In the UK, early medieval mosaic pavements were laid at Canterbury Cathedral and Westminster Abbey and a revival during the Victorian period saw new pavements laid in churches

throughout the country. In order to explore this ancient tradition, SPAB is offering a half-day workshop on mosaic floor laying. Students will be introduced to cutting and laying stone and glass tesserae in the Cosmati tradition. (spab.org.uk)

Ty-Mawr Introduction to Lime and Lime Plastering

June 23-24; £216.67

Powys

This two-day course covers the same ground as the one-day courses Introduction to Lime and Lime Plastering, but has a smaller group size and offers more flexibility. It has the added benefit of being able to return to your work the following day and seeing how the materials react over a longer period of time.

It is ideal for those who want more time for hands-on practical work, and also to absorb the information and ask questions. (lime.org.uk)

Weald & Downland Open Air Museum Modern Services in Period Buildings

June 15; £110

Chichester

Installing new services, such as heating, plumbing and electrics, into historic buildings can pose considerable complications and challenges with conservation of the historic fabric. This lecture day will use case studies to illustrate options that can be considered when undertaking this type of work. There will be ample time for discussion about specific issues. (wealddown.co.uk)

INTRODUCTORY FIRST-YEAR SUBSCRIPTION OFFER

SELF BUILD & DESIGN

YOUR FIRST 12 ISSUES FOR £12

*Your invaluable source of information for new builds, extensions
and renovations, at any stage of your project*



Why subscribe?

- ◆ Each issue delivered directly to your door
- ◆ 2 FREE tickets to each **SelfBuild & Design Show** for every subscriber*
- ◆ Plus exclusive access to 100 case studies at www.selfbuildanddesign.com



Call: **01283 742970**

Visit: **www.wmagazines.com/sb/12HA14**

*Please apply for your FREE tickets by calling 01283 742970. 75% off the cover price of £4.25. UK Direct Debit offer only. Continues at £36 every 12 months thereafter. New subscribers only.

mrsstonestore
beautiful stone for your home

We offer a wide selection of Brazilian slate and limestone tiles at highly competitive prices direct from our website.

mrsstonestore

Unit 19H, Hilton Business Park, The Mease, Hilton, Derbyshire DE65 5FJ

01283 730388 www.mrs-stone-store.com



econekt
THE INTELLIGENT BUILDING SYSTEM



The low energy and Passivhaus building system from Econekt

With over four decades of experience and through partnerships with industry leaders, Econekt are delivering a solution that provides sustainable structural elements to build durable, environmentally friendly properties, exceeding all building regulations but not costing the earth.

'Build faster, more affordable housing with Econekt's unique system.'

The development of Econekt's structural system offers a building solution that is virtually air tight, thermally efficient and reduces not only living and building costs but carbon emissions too.

For more information please visit us at econekt.co.uk



@econekt



Econekt

T +44 (0)844 225 1680 / info@econekt.co.uk / econekt.co.uk



NEATWOOD HOMES LTD

www.neatwoodhomes.co.uk

The Ultimate Choice In Timber Frame Construction

A company with a knowledge base exceeding 40 years of experience in the designing and manufacturing of Timber Frame Packages for the Domestic, Commercial and Leisure markets.

Our Dedicated Team are ready and waiting to help you with your build now !!!

Flexibility, quality and personal attention at all times.



Services :

At Neatwood Homes Sales office
Introduction & Guide to building your Dream Home

Computer Aided Designs (CAD) service available

Free quotation provided with detailed breakdown of costs

Supply only or supply & Erect

Extensive range of products available including PVC External Joinery

All designs individually certified by a qualified Structural Engineer

All components supplied to NHBC Requirements

Delivery Program to suit your Build



Timber Frame Homes
& Much Much More



UK Timber Frame Association

Unit 6, Westwood Industrial Estate, Pontrilas, Herefordshire, HR2 0EL
Tel: 01981 240860 | Fax: 01981 240255 | sales@neatwoodhomes.co.uk



CAN I BUILD IN EX-PONY *paddock?*

Site & Setting

The property is on the outskirts of a village near Crediton in Devon. The M5 is 15 miles to the east. Exeter is 10 miles to the south-east and Barnstaple is 25 miles to the north-west. There are two national parks within striking distance: Dartmoor six miles to the south, and Exmoor 17 miles to the north.

The village is a relatively recent settlement as English villages go. Its population is currently around 1,300 and it has a primary school, mini-supermarket, pub and church.

The village has a station on the Tarka Line, which runs between Exeter and Barnstaple.

James' property is about a 15-minute walk from the village centre and lies on a lane which runs from the middle of the village out into the countryside. Once outside the village, the lane quickly becomes single track.

The drive to the property, off the north side of the lane, is even narrower and James' house is about 500 yards along it. At the end of the drive, the house is off to the right and the former paddock is on the left.

The two-storey, four-bedroom house – originally a barn converted in the 1980s – is stone and cob with a slate roof. The main part dates from 1722, a later part

was built in 1904 and James added his own extension six years ago. The total area is around 1.75 acres, about half is a long narrow strip comprising the grounds of the house and the other half is the roughly rectangular paddock.

The paddock slopes steeply to the north-east where there are two ponds. Hedges mark three boundaries and there's a post and rail fence along the north-western boundary of the paddock with the access drive.

A public footpath runs outside the paddock along its western boundary. There is just a Grade II listed house nearby. The two houses are surrounded by fields.

When James and Sally Gush bought their family house in an idyllic spot, it came with a pony paddock. Now, many years later, they are thinking it could be the perfect site on which to build their next home.

James and Sally Gush have lived in their current house for the past 13 years. Their paddock was originally used for keeping a pony but now a local farmer cuts the grass once a year. The children have grown up and left home and the couple would like to downsize into a house more suited to their needs.

They started looking around but didn't find anything they liked but did see some plots in the process, which caused James to begin thinking about the potential of the paddock. Neighbours down the lane converted a barn with an element of new build. Sally's parents built a house in Peterborough 12 years ago. James' mother got planning permission for a house in her garden in Cornwall a couple of years ago and sold the plot.

James not only did his own drawings when he extended his house but designed a two-bedroom property for his mum's application. This all combined to sow the self-build seed. Thus far, he has taken no action to pursue the idea so doesn't know what the council might think of it.

PROPOSAL

James' initial thought was to go for an Art Deco inspired design but then moved on to a Dutch barn conversion style-house which he thought would be more in keeping with buildings in the vicinity. He's thinking of a three or four-bedroom property, designed to be versatile to cater for guests and for activities. While James and Sally like their existing house, as a 30-year-old conversion of a stone barn, it is, they tell me, cold and drafty. Consequently, they would want ultra-high specification insulation in a new house. James is keen on renewables and would consider including solar and a ground source heat pump. Ideally, the house would have south-facing windows to maximise solar gain with one large door opening in the rear elevation. The best view from the paddock is to the east so James would like to orientate the building to take advantage of that.

PLANNING CONTEXT

I look up the planning history on the district council's website. This shows two planning permissions from the mid-1980s for the conversion of the barn into a house and two applications for extensions from eight and nine years ago, one of which had been withdrawn and the other was permitted.

The location plan for the approved extension scheme shows the paddock within the red line of the application site. The council's planning history also shows constraints and no relevant ones appear there. A while before planning permission was granted for James'



extension, a neighbour was granted planning permission to convert part of their house into a granny annexe.

Along the lane, back towards the village, some farm buildings were converted into six dwellings. In the other direction, a couple of barn conversions were approved in the 1980s and again more recently.

The Local Plan proposals map shows settlement limits drawn around the village. In common with most places, the boundary is drawn tight around the built-up area of the village. James' property is some way beyond this boundary. In the village, a site has been allocated for affordable housing.

The village has been subject to considerable recent development and further significant expansion isn't proposed. Instead, development in the district is concentrated in the three or four largest towns, including Crediton.

The village is, however, included in a list of designated villages which have some local facilities, employment and access to public transport. In these places, new building is limited to minor proposals within the defined settlement limits. Outside settlements, the policies say development will be strictly controlled, with a short list of proposals being permitted including affordable housing and appropriate tourism-related development.

Detailed Local Plan policies encourage sustainable development and make provision in the countryside for rural workers' dwellings, conversion of rural buildings and replacements. Tourism development is supported within or adjacent to defined settlements or where it can justify a countryside location, where possible involve conversion or replacement buildings and prove there's a need not being met by existing facilities.

PRACTICALITIES

The existing houses here are served by mains water and underground electricity supply. In the absence of any particular limit in capacity, these should be able to service a new house. James' house has septic tank drainage and a new house could have a private treatment package, subject to Environment Agency approval. The access drive is a private road, part of which is owned by next door, and James' property has a right of way over that length. The ownership of part of the drive is unknown. It's not maintained by the council and residents club together to pay for repairs as necessary. An additional house should be able to proceed on the same basis. The Environment Agency website doesn't show any flood risk on or near the property.





OPTIONS

The planning policies aim to concentrate new houses in defined settlements, including the nearby village, but James' paddock is well outside the boundary and somewhat remote. The local policies are consistent with government policy which supports sustainable development and discourages new isolated homes in the countryside.

On the face of it then, there's likely to be a conflict with official local planning policy, making the principle of building a new house, in a countryside location like this, difficult. A new house wouldn't fall into one of the standard policy exceptions. A house isn't required to meet the needs of a rural business. There are no buildings on the paddock to convert. A new home wouldn't be for affordable housing and, in any event, this wouldn't be the right sort of location for that type of project.

Even where planning policy is against building houses, there can still be circumstances where it's possible to secure planning permission. In this case, though, there are no large unsightly structures on the site to bargain away in return for planning permission.

Despite the red line of James' extension planning application including the paddock, I expect the official use would likely be considered agricultural. If it were deemed to be residential garden, that wouldn't alter the chances significantly.

Had there been any other use established, which was considered environmentally undesirable, again, there could be prospects for trading that away in return for planning permission.

The planning records didn't show any outstanding planning permission to carry out any development on the paddock and, of course, James would be aware if there had been. Swapping one planning permission for another can be a possibility, especially where a house would have less impact than whatever had been permitted before.

I did wonder whether the council's tourism policies might allow the

VERDICT *Doctor's diagnosis*

No doubt about it - it's a wonderful

location. A house in the south-west corner would look down on the ponds and across the valley. Whilst James' favoured Dutch barn-style house could work perfectly well, there would be scope to take advantage of the steep slope and build something into the hillside. That could make a spectacular yet low-landscape-impact house. One hitch with that is the slope faces north-east, which would not make the most of passive solar gain.

Before getting too carried away with design, there's the matter of planning permission and, fundamental to that, the

principle of building in this countryside location. It's not that far from the village and its facilities – closer, in fact, than many suburban locations are from the town centre – but it's all open fields in between and walking or cycling along the lane and drive on a rainy winter's evening wouldn't be a pleasant prospect.

What with that, and the objective to protect the appearance of the countryside, I can't see the proposal being considered sustainable. I can understand entirely James' wish to build here and the practicality of that but, regrettably, I can't see there's much to hang his hat on planning-wise.

construction of a holiday home. If they did, there could be potential to propose making the existing house into the holiday let and building a new house to replace it.

Unfortunately, the tourism policies appear to favour such development in or near settlements, except, perhaps, where conversions are concerned. Some research could be undertaken to see whether holiday homes have actually been permitted in remote locations.

Also, the finances of this sort of arrangement would need to be considered carefully. It might well be that the sale of the existing houses as a holiday home wouldn't raise sufficient funds to make such a scheme viable or worthwhile.

The final route to consider is the prospects for an outstanding house as an exception to the usual limitation to building out in the countryside. This exception comes from government policy set out in the National Planning Policy Framework. This allows for houses of an exceptional quality or innovative nature of design.

The criterion to qualify for such designs are that it should be truly outstanding, helping to raise standards of design in rural areas, reflect the highest standards in architecture, significantly enhance its

immediate setting and be sensitive to the defining characteristics of the area.

As far as I know, there are no national statistics kept on the number of exceptional design houses approved each year but I expect it's not more than a handful.

In some cases which get permission at appeal, there's something on the site already. Planning permission for these isn't given easily and the requirement for innovation means to say that something new is constantly required.

There's no reason why an exceptional house couldn't be designed for this site; however, it might be difficult to enhance the setting significantly. Planning applications for these schemes tend to be very expensive and, with the very uncertain outcome, they are a big gamble.

Need Roy's help?

Roy Speer is a planning consultant and co-author of *How to Get Planning Permission* and *How to Find and Buy a Building Plot*. If you would like Roy to visit your site email in the first instance: ross.stokes@sbdonline.co.uk or write to: PlotDoc, SelfBuild & Design, 151 Station Street, Burton-on-Trent DE14 1BG.

CONTEMPORARY AND INNOVATIVE DESIGNS.

Bring a touch of luxury to any home with SanCeram. We offer a range of stylish and durable products at surprisingly competitive prices. With a variety of premium WC & basin options you are sure to find the perfect match for your requirements.

ULTIMATE LUXURY



SanCeram

Visit www.theswc.co.uk | 01474 338300 | sales@theswc.co.uk

PlotBrowser

The UK's 100% FREE online plot finding service!

- Free to register and get e-mail alerts based on your search criteria
- Full access to plot details, photos and sellers' contact information
- 1000s of nationwide plots to view
- Free *Beginner's Guide To Building Your Own Home* when you register
- Let us help you find your perfect plot or renovation opportunity

Brought to you by the publishers of

SELF BUILD
& DESIGN

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**.



INSCH, ABERDEENSHIRE

Prime building plot in a quiet picturesque location adjacent to 4 Commercial Road. Full planning permission for the erection of a three-bedroom house with parking area for two cars. Aberdeenshire Council website Ref APP/2015/1767. Price band: £50,000-£99,999. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

ABERDEENSHIRE

AULTMORE, KEITH

Auchair, 1,958 sq. m. house site in country location. Planning permission in principle with superb views over the surrounding countryside. The site is to the east of Auchair off Followsters, Aultmore, Keith. The sub base for the access road will be supplied by the seller and included in the price. Price band: £50,000-£99,999. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

ALFORD

Cauldhame Keig, steading and mill with full planning permission for conversion to form two separate two-bedroom properties. Offers over £95,000. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

CRAIGELLACHIE

Bridge of Fiddich. Full planning

permission and architect drawings to erect a four-bedroom executive dwelling with internal swimming pool and gym. Offers around £155,000. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

INVERURIE

Prime building plot of 0.057 ha in a picturesque location in the hamlet of Chapel of Garioch with full planning permission for a three-bedroom dwelling with parking area for two cars. Aberdeenshire Council website. Ref G/APP/2014/4144 Price band: £50,000-£99,999. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

KEITH

Little Forgie. House site with planning permission in principle, Ref 13/01866/PPP, to erect a dwelling of a one-and-half or single-storey construction on a dismantled railway track with space on site for vehicle parking. Additional land available. Price band: under £50,000. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

KEITH

House site at Upper Lynemore, Drummur, with planning permission in principle. This site has magnificent views over the surrounding countryside. Fixed price £45,000. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

KEITH

House site with full planning permission for the erection of a three-bedroom bungalow with two car parking spaces close to the Seaford Park. Moray Council Planning ref. 08/02740/FUL. Offers around £60,000 are invited for the house site only. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

KINGSWELLS, ABERDEEN

The Mill, Littlemill of Clinterty – delightful former mill offers a rare opportunity to

create a superb four-bedroom family home. Planning permission obtained for conversion and extension of the existing building within the generous 0.38-acre plot to provide generous accommodation on two floors. Price band: £150,000-£199,999. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

NEWMILL, KEITH

Deerhill Croft – site of approx. 0.1 ha with outline planning permission for change of use of agricultural land to residential site and erection of a dwelling. Additional land adjoining may be available by separate negotiation. Prices over £40,000. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

NEWMILL, KEITH

House site of 517sqm at South Greycairns with outline planning permission. This site has magnificent views over the surrounding countryside. This is an ideal opportunity to purchase substantial country site within 3 to 4 miles of Keith. Offers over £55,000. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

OYNE, INSCH

Berryhill View. A plot in a small exclusive development of three plots on the edge of the Village of Oyne with outline planning permission and planning gain paid. Planning Ref. APP/2015/3521. A pavement from the Village will continue to the plot. Additional land available by separate negotiation. Price band: £50,000-£99,999. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

ROTHIENORMAN, INVERURIE

Detached steading at Backhill of Smiddyburn in a picturesque location. Full planning permission for conversion to a five-bedroom detached family home with detached double garage

GOT A PLOT TO SELL?

Want to be considered for a FREE advert in Plotbrowser?

Email plotbrowser@sbdonline.co.uk with a brief description of your plot (no more than 150 words), high resolution photos and your contact details.

(floor area of house approx. 305 sq. m.). Aberdeenshire Council Ref APP/2015/0760. Price band: £100,000-£149,999. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

RUTHVEN, HUNTLY

House site with full planning permission for conversion of the steading and demolition of agricultural shed to form a dwelling including change of use of agricultural land to domestic garden ground at bothy to the south of Horntowie. Aberdeenshire Council Ref. APP/2015/2646. Prices around £75,000. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

TARVES, ELLON

A plot zoned for residential use suitable for the erection of a three to four-bedroom detached house. The building site extends to 502 sq. m. All services are installed adjacent to the site. Offers around £90,000. [Peterkins Property Centre, 01466 799352, maildesk@peterkins.com](mailto:maildesk@peterkins.com)

WARDHOUSE, INSCH

Wardhouse Estate, Cottage 1. First phase regeneration of important John Adam Palladian mansion (1757) with garden and shared grounds. Spectacular views. Original stone structure for renovation. Planning for five-bedroom cottage house with four bathrooms. Garden and

shared grounds of approx. 20 acres. Options available for layout: number of bedrooms, unique kitchen, dining, sitting room, bathrooms. Up to three floors. Price band: £50,000-£99,999. Peterkins Property Centre, 01466 799352, maildesk@peterkins.com

BERKSHIRE

NEWBURY

Wendan Road building plot. A rarely available development opportunity to acquire land with planning permission for a two-bedroom end-terrace home in highly regarded location to the south of the town centre. Planning permission (14/02834/FULD) for demolition of the existing utility room and cloakroom to create town house of approx. 680 sq. ft. Price band: £100,000-£149,999. Jones Robinson, 01635 581991, sales@jonesrobinson.co.uk

NEWBURY, WASH COMMON

There is planning permission for a brand new, two-storey, two-bedroom house on the end of a modern terrace in Lewis Walk. The planning permission (15/02205/FULD) details are available from Jones Robinson or directly from www.westberks.gov.uk. Price band: £100,000-£149,999. Jones Robinson, 01635 35010, sales@jonesrobinson.co.uk

READING, WHISTLEY GREEN

A unique opportunity to acquire a lakeside 2.7-acre site on the edge of Hurst, one of the area's most sought-after villages, with outline planning consent to replace the existing dwelling with a new home of approx. 5,100 sq. ft. Planning application number O/2013/1135. Price: £1,300,000. Hamptons International, 01628 622 131, maidenhead@hamptons-int.com

WICKHAM, NEWBURY

A 1959 detached steel framed (Trusteel) bungalow that requiring updating in a generous garden and a lovely location. Considerable potential for improvement and extension (subject to planning). The accommodation comprises entrance hall, living room, kitchen which opens to a dining room, two bedrooms and a bathroom. Oil fired central heating. Price band: £250,000-£299,999. Jones Robinson, 01635 35 010, sales@jonesrobinson.co.uk

WOKINGHAM

A site with outline planning permission for two four-bedroom detached houses with detached double garages. Wokingham Council Application No 150040. Community Infrastructure Levy (CIL) payable but not by a self-builder who lives in a property for three years after completion. Offers in excess of £650,000 for the site. Private advertiser, 07919 826487, sdaughters@btconnect.com

BUCKINGHAMSHIRE

MILTON KEYNES

Single plot in the established residential Crown Hill area with outline planning permission for a detached single-

storey dwelling. Price band: £50,000-£99,999. Countrywide Land and New Homes, 07885 270412, rex.elliott@landandnewhomes.co.uk

CAERPHILLY

CAERPHILLY

Full detailed planning permission for one detached house with two-and-a-half bathrooms, utility, etc. Price band: under £50,000. Private advertiser, 07946 079774, derekbryant27@yahoo.com

CAMBRIDGESHIRE

CAMBRIDGE

A south-facing garden plot with full planning permission for a two-bed, two-bath, detached contemporary house with parking just minutes from Addenbrookes Hospital. Ready to build from August 2016. Price band: £250,000-£299,999. Private advertiser, 01223 474046, lynda.burchell@ntlworld.com

MARCH

Two plots available. Private but central to March town. Plots are the end of a large garden with a period house to the front that faces the main road and access is via the side driveway past the house. Price band: (per plot) £100,000-£149,999. Private advertiser, 07545 681680, Pottylyn@hotmail.co.uk

MARCH

Two plots with outline planning permission for a four-bedroom detached house with 'hovel' (open-sided car port) and generous turning area. The plots are very private but central to March town. They constitute the end of a large garden with a period house to the front that faces the main road and access is via the side driveway past the house. The plots are offered without services so this would be the responsibility of the buyer but services are in easy reach. An offer for both plots would be considered. Price band: £100,000-£149,999. Private advertiser, 07545 681680, Pottylyn@hotmail.co.uk



LLANGYNIN, ST. CLEARS, CARMARTHENSHIRE

Exceptional plot in small village 3 miles from St. Clears with easy access to A40. Full planning permission for large family house with sun lounge and double garage. Farmland to rear of plot. Lovely views. Plenty of room for garden/play area or to keep small livestock. Planning permission and architect drawings available at viewing. Price band: £50,000-£99,999. Private advertiser, 01994 230 930, alicat51@hotmail.co.uk

CARMARTHENSHIRE

LAUGHARNE

Easthill Barn – a double-fronted two-storey stone barn, with detailed planning consent for conversion to three-bedroom (1 en suite), two-reception living accommodation. Off-street parking to rear for two cars. Enclosed rear garden. Price band: £100,000-£149,999. Terry Thomas & Co, 01267 235865, sales@terrythomas.co.uk

LLANDOVERY

Four-bedroom farmhouse, with three stone barns, two of which have detailed planning permission. In a courtyard setting and set in 10 acres. Price: £500,000. Further 18 acres available. Will sell separately if interested parties. Private advertiser, 01938 811700, admin@vamplew.plus.com

CEREDIGION

ABERYSTWYTH

Adjacent to Maesafallen, Llanbadarn Road, freehold south-facing building plot of approx. 114ft x 47ft (34.7m x 14.3m) with full planning permission for two semi-detached dwellings. Price band: £200,000-£249,999. Morris Marshall & Poole, 01970 625 020, aberystwyth@morrismarshall.co.uk

CHESHIRE

STOCKPORT, OFFERTON

Land adjacent to 15 Stream Terrace, Offerton, with outline planning permission for the erection of two, three-bedroom semi-detached dwellings. Ref DC/051997. Price band: £50,000-£99,999. Private advertiser, 07926 514436, adamchayward@gmail.com

STOCKPORT

Two-bedroom semi-detached house with adjoining land with planning permission for the erection of a pair of three-bedroom semi-detached properties. Land also available to buy separately. Price band: £150,000-£199,999. Private advertiser, 07926 514436, adamchayward@gmail.com

WILLASTON, NR. NANTWICH

Building plot with permission for three-bedroom detached house at the corner of Hollybush Crescent and Park Road and forms part of the large garden to No. 1 Hollybush Crescent. The proposed dwelling would be sited to the side of the existing dwelling. Application no. 15/1016N, May 2015. Guide price: £80,000-£100,000. Wright Marshall, 01270 625410, nantwichsales2@wrightmarshall.co.uk

CORNWALL

BOSCASTLE

A generous piece of garden, enclosed and sheltered in an elevated position with views to the cliffs and sea. Stone built detached garage/workshop with access onto the road, offering great potential as a plot with room for a detached bungalow (subject to planning).

Price band: £50,000-£99,999. Parkway Estate Agents, 01840 212121, marina@parkwaycornwall.co.uk

TREWARMETT

A beautifully presented coastal residence, with magnificent views across the Trewarmett Valley to Gull Rock and the sea beyond with attached building plot with planning permission to build a two-storey dwelling to side (PA13/08166) with two to three bedrooms, bathroom kitchen and lounge with balcony, integral garage. Price: £325,000. Jackie Stanley, 01208 862424, sales@jackie-stanley.co.uk

COUNTY DURHAM

EVENWOOD

Three plots with all matters reserved, in village location close to Bishop Auckland and Barnard Castle. Price: £65,000-£75,000 each. Private advertiser, 07731 985837, 16cse@gmail.com

CUMBRIA

CLEATOR MOOR

2-acre field with outline planning for four detached properties with outstanding views. Price band: £300,000-£449,999. Private advertiser, 07740 028340, jacquescumbria@yahoo.co.uk

DERBYSHIRE

ASHOVER, CHESTERFIELD

Greenhouse Farm - a smallholding with a traditional farmhouse together with planning permission for the conversion of three stone outbuildings into residential properties. North East Derbyshire planning ref. 15/00768/CUPDMB. There is a range of agricultural buildings and grassland all set within 13.42 acres (5.43 ha). The farmhouse requires modernisation but offers great potential to upgrade and extend subject to the necessary consents. Price band: Over £750,000. Bagshaws, 01629 812777, bakewell@bagshaws.com

BUXTON

House and land off Leek Road, Buxton with residential development potential comprising 2.57 acres. The property comprises a detached residential property that is in a state of disrepair, together with two grass fields and outbuildings. Price band: £200,000-£249,999. Bagshaws, 01629 812777, bakewell@bagshaws.com

FOSTON

The Old Dairy, Malthouse Farm. A traditional brick barn in a semi-rural location on the edge of Hatton village with permitted development rights for conversion to a three-bedroom residential dwelling. Additional adjoining land available by separate negotiation. Price band: £150,000-£199,999. Bagshaws, 01889 562811, utttoxeter@bagshaws.com

WHESTON, TIDESWELL

A Grade II Listed country property in a sought-after location within the Peak District National Park, comprising a two-bedroom farmhouse, with planning



COLYTON, DEVON

A rare development opportunity to acquire a former reservoir tank on Ridgeway Lane, which has consent to be converted into a most individual dwelling of approx. 1,464 sq. ft. Planning consent was granted by East Devon District Council in June 2014 ref. 13/0505/FUL. Freehold. Guide price: £200,000. *Symonds & Sampson, 01297 33122, axminster@symondssandsampson.co.uk*

permission to extend creating two further bedrooms together with planning permission to convert the attached outbuilding into a large holiday let. Planning consent for conversion of the barns Derbyshire Dales District Council, ref. NP/DDD/0110/0075, amended by NP/DIS/0611/0589. Price band: £300,000-£449,999. Bagshaws, 01629 812777, bakewell@bagshaws.com

DEVON

BUDLEIGH SALTERTON

A single building plot with detailed planning granted for a contemporary three-bedroom detached house of approx. 1,480 sq. ft. The plot is mainly level and is approx. 367sqm. Guide price: £225,000. The Land Bank Partnership, 07976 104751, enquiries@thelandbankpartnership.co.uk

CADELEIGH, TIVERTON

An opportunity to create an individual detached dwelling extending to 166 sq. m (1,786.81 sq. ft.). The building comprises a U-shaped courtyard of traditional stone barns with current planning permission for a two-bedroom barn conversion with open plan living, dining and kitchen accommodation with further open inner courtyard and office/workshop. Price band: £100,000-£149,999. Greenslade Taylor Hunt, 01884 243000, residential.tiverton@gth.net

IPPLEPEN, NEWTON ABBOT

An extensive rural plot with a large garden. It currently has planning for a five-bedroom detached new build property including three bathrooms, garage, double-aspect lounge and spacious open-plan kitchen/dinner. The current plans detail an approx. 2,000 sq. ft. house. Price band: £150,000-£199,999. Private advertiser, 07971 090280, beverleystoneparker@gmail.com

DORSET

BEAMINSTER

Lower Chapel Marsh Farm. An attractive

block of pasture land with an excellent range of versatile livestock buildings with the benefit of planning consent for the development of a three-bedroom farmhouse (subject to AOC). In total extending to 54.26 acres (21.96ha) or thereabouts. Available for sale as a whole by private treaty. Price band: over £750,000. Greenslade Taylor Hunt, 01935 415300, residential.yeovil@gth.net

EAST YORKSHIRE

BEMPTON, NR BRIDLINGTON

Plot of approx. 0.25 acres with detailed planning permission granted until 2017 for two detached properties on High Street, Bampton, each with four bedrooms (two en suite), lounge, dining room, kitchen/diner, study and garden room. There is a three-bedroom detached farm house on the plot, with possibility for renovation and therefore mains water, gas, electricity, drains already available. Price band: £150,000-



OTTERY ST MARY, DEVON

Barn with full planning permission for conversion to a dwelling (East Devon District Council, application 15/2542/FUL). This will create a two-storey house with large living area, study, cloakroom, utility and a large single-storey kitchen/dining/living area. On the first floor will be three bedrooms, all en suite. The gently sloping area with the barn has pleasant open views across the town to the west and stands on a plot and paddock amounting to approx. half an acre in all. Guide price: £325,000. *Redferns Estate Agents, 01404 814306, sales@redfernsproperty.co.uk*

£199,999. Private advertiser, 01793 741277, melaniebrough2@gmail.com

GLAMORGAN

LISVANE, CARDIFF

For sale by informal tender by 12 noon on Thursday 9 June 2016. Lozelles, Church Road – an early 20th century detached residence in private mature grounds of 0.89 acre (0.35 hectare) with outline planning permission for three detached plots to be constructed within the grounds whilst retaining the original residence in a reduced plot of approx. 0.22 acre (0.08 hectare). Planning Ref. 15/02618/MNR – outline planning permission for two detached houses in a plot of approx. 0.49 acres (0.2ha) and Planning Ref. 15/02583/MNR – outline planning permission for single detached house on a plot of approx. 0.18 acres (0.07ha). Price band: over £750,000. Rawlins & Madley, 029 2064 0055, property@rawlinsmadley.com

GLOUCESTERSHIRE

DRYBROOK

A building plot with planning permission granted for a substantial four-bedroom detached house. Forest of Dean District Council – Planning ref. P1565/15/FUL Price band: £100,000-£149,999. KJT Residential, 01594 841 650 or 01594 844 444, lydney@kjttoombs.co.uk

GRETTON

For sale by public auction on Thursday, 30th June 2016 at the Hilton Puckrup Hall Hotel, Tewkesbury, Gloucestershire, at 6.30pm, unless previously sold or withdrawn. A Grade II Listed Cotswold gem in need of total refurbishment. Externally, the house requires considerable remedial works to both the elevations and the roof. Internally, it also requires modernisation but retains wonderful period features. As it stands, the property sits in just over a quarter of an acre. Guide price: £325,000. Knight Frank LLP, 01242 8 02679, annie.bishton@knightfrank.com

GWYNEDD

DINAS MAWDDWY, NR MACHYNLLETH

Opportunity to acquire a large detached building plot with non restricted planning consent for a two-bedroom bungalow. Application no. NP5/74 PLA 441. Guide price: £75,000. Price band: £50,000-£99,999. Morris Marshall & Poole, 01654 702472, machynlleth@morrismarshall.co.uk

HAMPSHIRE

SOUTHSEA

To be sold by public auction Thursday 9th June 2016 – a detached three (formerly four) bedroom family house in central Southsea that requires general refurbishment. Enormous potential. Off-street parking, en suite, and gas c/h, Guide price: £400,000-£425,000. D M Nesbit & Company, 023 9286 4321, kimevans@nesbits.co.uk

SOUTHSEA

To be sold by public auction Thursday 9th June 2016 – a very substantial character family residence with five double bedrooms, three reception rooms, en suite facilities, equipped kitchen, and gas c/h at a sought-after central Southsea Conservation Area address. The subject of some refurbishment, the property requires further attention and has much potential. Guide price: £540,000 -£560,000. D M Nesbit & Company, 023 9286 4321, kimevans@nesbits.co.uk

HERTFORDSHIRE

CHILTERN

A 0.46-acre plot between a row of houses. Services and existing road access. Price band: £150,000-£199,999. Private advertiser, 07464 423977, Wiltshers@gmail.com

HIGHLAND

BEDERSAIG, ISLE OF HARRIS

Sea front site in Area of Outstanding Natural Beauty with uninterrupted panoramic sea views 1 mile from Hushinish Bay. This is a previous house site with services close by and planners will agree to a maximum three-bedroom 1 to 1.5-storey house with two car spaces. Price band: under £50,000. Private advertiser, 07487 675058, rarebirdhandbags@yahoo.co.uk

ISLE OF ANGLESEY

AMLWCH

An L-shaped parcel of partly wooded land with a range of stone outbuildings (former cottages) on the edge of Amlwch Town with fields to two sides. Whilst the site has no current planning permission for development it falls within the development boundaries and in the agent's opinion should be capable of providing a site for a new dwelling or conversion of cottages. A large steel-framed garage workshop is erected on site and the seller intends to dismantle the structure prior to a completion of a sale although the buyer can negotiate



AFFETSID, BURY, LANCASHIRE

Unit 2 – a residential building plot with planning permission (granted 12/10/15, No 58950 (Bury)) for a 3,078 sq. ft. / 286sqm, five-bedroom, two-bathroom detached house. Adjacent to Howarth's Farmhouse this property will be one of only four homes with panoramic views. This particular plot has additional planning permission for a stable block (potential to amend to garage, subject to application). The adjacent ménage and paddock may be available to rental or for purchase (terms subject to negotiation). Guide price: £325,000.

Weale & Hitchen Limited, 01204 309930, David.Morris@weale-hitchen.co.uk

an agreed price it is preferred that the structure be included. Price: £110,000. Mon Properties, 01407 832772, amlwch@monproperties.co.uk

PENYSARN

On the edge of the village, currently the gardens of Ardwyn Cottage a plot with an outline planning permission for one new single-storey dwelling with access. Price: £59,950. Mon Properties, 01407 832772, amlwch@monproperties.co.uk

KENT

WORTH

Plot in favourable village position. Price band: £250,000-£299,999. Private advertiser, 07976 440975, jennyledwith@btconnect.com



WHITEGATE HILL, CAISTOR, LINCOLNSHIRE

Eight custom build plots available in a pleasant position on the outskirts of the Market Town of Caistor and enjoying delightful, elevated views over the Lincolnshire Wolds. Designed to meet your needs, tailored for your lifestyle and budget. A Potton custom-build home enables you to live in your perfect home, rather than one designed by a developer. Price band: £150,000-£199,999. Potton, 07469 402861, rebecca.cousins@kingspan.com

LANCASHIRE

AFFETSID, BURY

Unit 1 – a residential building plot with planning permission (granted 12/10/15, No 58950 (Bury)) for a 3,078 sq. ft. / 286sqm, five-bedroom, two-bathroom detached house. Additional land/ garden may be available by separate negotiation. Guideprice: £300,000. Weale & Hitchen Limited, 01204 309930, David.Morris@weale-hitchen.co.uk

LINCOLNSHIRE

BARROWBY, GRANTHAM

A prime residential building plot with outline planning permission for a detached two-storey dwelling of approx. 2,100 sq. ft. granted July 2014 (South Kesteven District Council ref. S14/1563). The plot has been extended from that of the original planning application allowing potential for further development subject to approval. Price band: £200,000-£249,999. Winkworth, 01476 578888, kbottorill@winkworth.co.uk

MIDLOTHIAN

ROSLIN, EDINBURGH

The Old Manse Plot. The plot is 0.062 ha (0.153 acres). It has full planning permission to build a 1.5-storey, three-bedroom house with garden and parking. Own vehicular access and services on site. Price band: £150,000-£199,999. Private advertiser, 07481 910796, smita.grant@gmail.com

NORFOLK

CLENCHWARTON

Residential development site for four dwellings. For sale individually or as a whole. Rural edge of village location. Outline planning consent. Private road access. Price: £90,000 per plot. Maxey Grounds & Co, 01945 583123, wisbech@maxeygrounds.co.uk

SWAFFHAM

Available after auction – former

school gymnasium (listed building) suitable for a wide range of uses including residential conversion. www.auctionhouse.uk.net/eastanglia – Lot 20. Price band: £300,000-£449,999. Auction House, 01603 505100, norwich@auctionhouse.uk.net

TERRINGTON ST CLEMENT

Barn and redundant farm buildings with permission for change of use to provide four dwellings (development started to preserve consent). Current proposed plans are for one four-bedroom dwelling, one three-bedroom dwelling and two two-bedroom dwellings. Overall site in excess of 1.50 acres (0.60Ha) (stms). Offers in the region of £295,000. Maxey Grounds & Co, 01945 583123, wisbech@maxeygrounds.co.uk

THETFORD

Available after auction – detached country bungalow requiring modernisation. Benefits from sealed unit double glazing, central heating and private gardens with off-road parking and range of outbuildings. www.auctionhouse.uk.net/eastanglia – Lot 42. Price band: £150,000-£199,999. Auction House, 01553 77 77 73, norwich@auctionhouse.uk.net

ORKNEY

ST OLA

Quoydandy Loan. Two separate plots on the outskirts of Kirkwall and offering exceptional views. The site extends to approx. 1,060 sq. m (0.26 acres). Planning consent (O.I.C. ref 15/094/PIP) for a dwelling with footprint not exceeding 65 sq. m. Price: offers over £60,000 per plot. Price band: £50,000-£99,999. Lows Orkney, 01856 873151, enquiries@lowsorkney.co.uk

ST. OLA

A large area of land that may especially appeal to those wishing to erect a new dwelling and have a very large garden or a paddock for a horse or other livestock. The ground lies within 2 miles of the town centre and enjoys views over the neighbouring farmland. The purchaser

will take ownership of the access road which extends from the public road to the area of ground. The sellers will consider offers that are subject to planning consent. Price band: £50,000-£99,999. Lows Orkney, 01856 873 151, enquiries@lowsorkney.co.uk

PERTH AND KINROSS

BOLFRACKS, BY ABERFELDY

A substantial residential plot of approx. 0.5 acres with full planning permission for a contemporary four-bedroom villa and detached garage designed by the award-winning architect the Denholm Partnership. Building warrant already in place. Documentation relating to planning permission can be accessed via the Perth & Kinross planning portal. Guide price: £125,000. Irving Geddes, 01764 653771 / 01764 670325, property@irvinggeddes.co.uk

CRIEFF

Located in residential area on edge of town, a south-facing plot extending to approx. 0.073 hectares with full planning permission. Price band: £50,000-£99,999. Private advertiser, 07777 652986, stevedonnachie@yahoo.co.uk

POWYS

KERRY, NEWTOWN

Barn E, Lower Brynllwarch. Detached Victorian stable in a courtyard setting formerly part of the Brynllwarch Estate. Brick built, two-storey building with full planning permission for conversion to four-bedroom dwelling. Price band: £200,000-£249,999. Morris Marshall & Poole, 01686 626160, newtown@morrismarshall.co.uk

KERRY, NEWTOWN

Barns A, B and C, Lower Brynllwarch. A range of Victorian barns in courtyard setting which extend to 630.32 sq. m (6,782 sq. ft.). with full planning permission for conversion. Three proposed four-bedroom dwellings. Brick-built, two-storey building with original features, an old turbine and mill stone. Price: £400,000. Morris Marshall & Poole, 01686 626160, newtown@morrismarshall.co.uk



LLANDYSSIL, MONTGOMERY, POWYS

Attractive building plot within former walled garden adjacent to The Coach House. Full planning permission for four-bedroom detached house with gross external area of 160 sq. m, occupying level garden plot, with double garage. Within Llandyssil Conservation Area. Price band: £100,000-£149,999. Morris Marshall & Poole, 01686 626160, newtown@morrismarshall.co.uk



BESSACARR, DONCASTER, SOUTH YORKSHIRE

An opportunity to make a lovely home in the first-class residential Bessacarr Conservation Area, just to the south of Doncaster Racecourse. Full planning permission for a four-bedroom executive home, the plot is private, clear and set in mature grounds of 0.06 hectare. Price band: £150,000-£199,999. *Private advertiser, 07770 870710, me@stuartjames.me*

LLANIDLOES

The Old Sawmills, Chapel Street with planning permission (April 2015 Application No: P/2014/0646) to convert to a dwelling of contemporary design internally while retaining some of the traditional facade. To comprise large lounge/diner, kitchen, utility, master suite, hall/gallery, three further bedrooms, en suite and bathroom, study. Garage and parking. Front terrace overlooking the weir and River Severn. Price band: £100,000-£149,999. Morris Marshall & Poole, 01686 412567, llanidloes@morrismarshall.co.uk

LLANIDLOES, Y FAN

Bidffald. Detached barn for conversion. Proposed accommodation living/dining room, kitchen, utility, lounge, two bedrooms, bathroom, shower room. Homestead with buildings and field at rear extending in all to 2.10 acres (0.84 hectares) Price band: £200,000-£249,999. Morris Marshall & Poole, 01686 412567, llanidloes@morrismarshall.co.uk

SCOTTISH BORDERS

HAWICK

Two half-acre plots in a truly stunning location close to Hawick, with planning permission for a single house on each plot. Can also be sold as one lot. Please visit the website for more details. Price band: £50,000-£99,999. Private advertiser, 07904 120180, johnmattwardmail@gmail.com

SHROPSHIRE

RUYTON-XI-TOWNS

Prime residential development site with outline planning permission for the construction of two detached dwellings on approx. 0.44 acres. Shropshire Council Planning Ref. 14/04168/OUT (PP-03661902). The land leads down to the River Perry and has views over farmland beyond. Price: offers over £150,000. Price band: Morris Marshall & Poole, 01691 679595, oswestry@morrismarshall.co.uk

SOMERSET

CLAPTON, MIDSOMER NORTON

A two-storey stone barn with planning

permission to convert into holiday accommodation that will comprise a hallway, sitting room, kitchen/dining room, two bedrooms and a bathroom. Planning permission granted December 2013. Mendip District Council Ref: 2013/1104. Price band: £100,000-£149,999. Greenslade Taylor Hunt, 01749 605605, residential.wells@gth.net

SOMERTON

Plots 1 & 2 – detailed planning permission for the construction of two dwellings close to the centre of town. Fully serviced sites available for immediate development. For sale by private treaty. Plot 1 comprises a detached two-bedroom, 1.5-storey property with integral double car port. Plot 2 comprises a detached three-bedroom, 2-storey cottage-style residence offering three-bedroom, two-bathroom accommodation. Price band: £150,000-£199,999. Greenslade Taylor Hunt – Land and Planning, 01823 334466, landplanning.taunton@gth.net

STAFFORDSHIRE

BLITHBURY

Westwood, Blithbury Road. Register your interest now – 19 self build plots with planning permission to be applied for Summer 2016. Approx. 6 acres in total. Plots range from approx. 0.13 acres (0.05 ha) to 0.30 acres (0.12 ha). Detached houses from approx. 2,800 sq. ft. (260 sq. m.) to 3,500 sq. ft. (325 sq. m.). Services provided to edge of plot. To register and for more information e-mail: michael.carr@paulcarrlandandnewhomes.co.uk. Plot guide price: £160,000-£200,000 per plot (subject to planning). Individual plot prices to be confirmed. Please note: buyers to pay selling agents fees, 2% of the purchase price, plus vat, payable upon completion. Paul Carr Estate Agents – Land & New Homes, 0121 353 9200.

SURREY

CHEAM

Building plot with planning consent for 100 sq. m. detached bungalow. Close to transport links. Price band: £250,000-£299,999. Private advertiser, 07523 661631, john642011@hotmail.co.uk

KNAPHILL, WOKING

Plot approx. 600 sq. m. with lapsed planning for two detached houses. Price band: £600,000-£749,999. Private advertiser, 07855 064131, jimogrady@ntlworld.com

SHEPPERTON

Freehold land in beautiful location in Shepperton. Area 300 sq. m. The Shepperton Lot site is on the River Thames in North East Surrey Lot # SNC232 Shepperton. In 2005 planning consent was granted in respect of part of the land for the erection of a six-bedroom detached bungalow with a detached garage. Price band: £250,000-£299,999. Private advertiser, sama.sabagh@live.com

WARWICKSHIRE

BROAD MARSTON

Priory Farm Buildings, four former agricultural buildings of varying style which each lend themselves to conversion into residential dwellings. Planning consent has been granted for the conversion of two of the existing barns, with permitted development rights confirmed for the remaining two barns Wychavon planning application numbers: W/14/02347/CU, W/15/00367/CUGPMB/14/01394/GPMB Price band: £600,000-£749,999. Knight Frank LLP, 01789 297735, stratford@knightfrank.com

SUTTON CHENEY

Four-bedroom extended semi-detached house with garage and drive. Ground for one or two houses. Rural location.

Price band: £300,000-£449,999. Private advertiser, 01455 291556, amandajjenkins@live.com

WEST MIDLANDS

BROWNHILLS

Lichfield Road – a spacious, extended four-bedroom detached bungalow with full planning permission for conversion of the existing garage/workshop at the rear into a two-bedroom bungalow and erection of an additional two-bedroom bungalow. Walsall planning ref: 15/0571/FL. Please note: purchasers to be responsible for payment of the selling agent's fees, 2% of the purchase price, plus VAT. Payable upon completion. Guide price for the whole: £320,000. Paul Carr Estate Agents – Land & New Homes, 0121 353 9200, land@paulcarrestateagents.co.uk

FOUR OAKS PARK

An opportunity to purchase a property in highly sought-after Four Oaks Park, with full planning permission, subject to conditions, to demolish the existing bungalow and build a 5,000 sq. ft. luxury, gated family residence. Birmingham planning ref: 2015/04320/PA. This impressive, detached luxury home will offer five bedrooms, five bath/shower rooms, four reception rooms and breakfast kitchen with family area. Guide price: £700,000. Paul Carr Estate Agents – Land & New Homes, 0121 353 9200, land@paulcarrestateagents.co.uk

WEST SUSSEX

PULBOROUGH

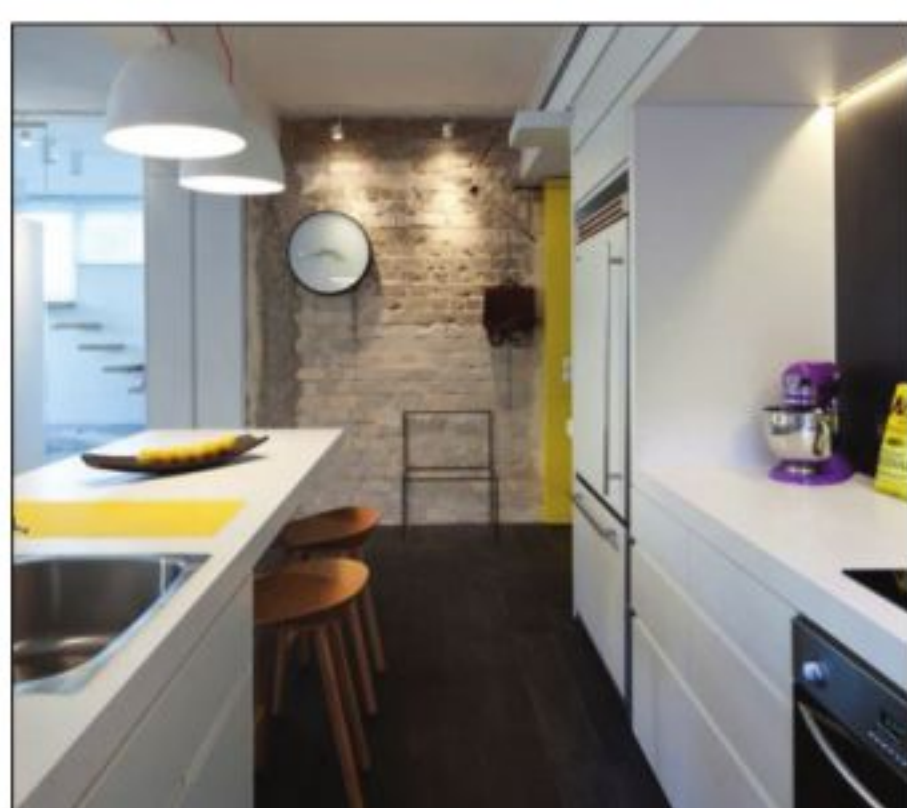
Building plot measuring over 2 acres, with full planning permission to demolish and replace existing dwelling with a premier five-bedroom property of 3,000 sq. ft. (SDNP/15/06298/FUL). Price band: £600,000-£749,999. Guy Leonard & Co, 0800 093 3305, katiemacfie@guyleonard.co.uk



CAULDON, STAFFORDSHIRE

Quarry Cottage. For sale by informal tender. Closing date for offers - Friday 17th June 2016 at 12 noon. A detached stone cottage occupying a corner position set in grounds extending to approx. 0.6 acre. Requires complete refurbishment but offers great potential and provides accommodation across three floors along with a good range of outbuildings. Guide price: £175,000-£225,000. *Bagshaws, 01335 3422 01, jilly.giddings@bagshaws.com*

ECORA



UK's leading flooring experts **ECORA** make choosing wood flooring simple and at their London showroom you will find one of the UK's most inspiring collection of natural wood floors. Sales Director Jeandr  du Toit explains, "Manufacturing techniques within the wood flooring industry have improved dramatically and to reflect this we have increased the variety of wood floors, textures, styles and shades... We often mix and match finishing techniques to achieve a bespoke look such as fuming and brushing which add depth and texture to a wood floor accentuating the natural beauty of the grain."

For further information please contact:
0207 148 5265 | www.ecora.co.uk

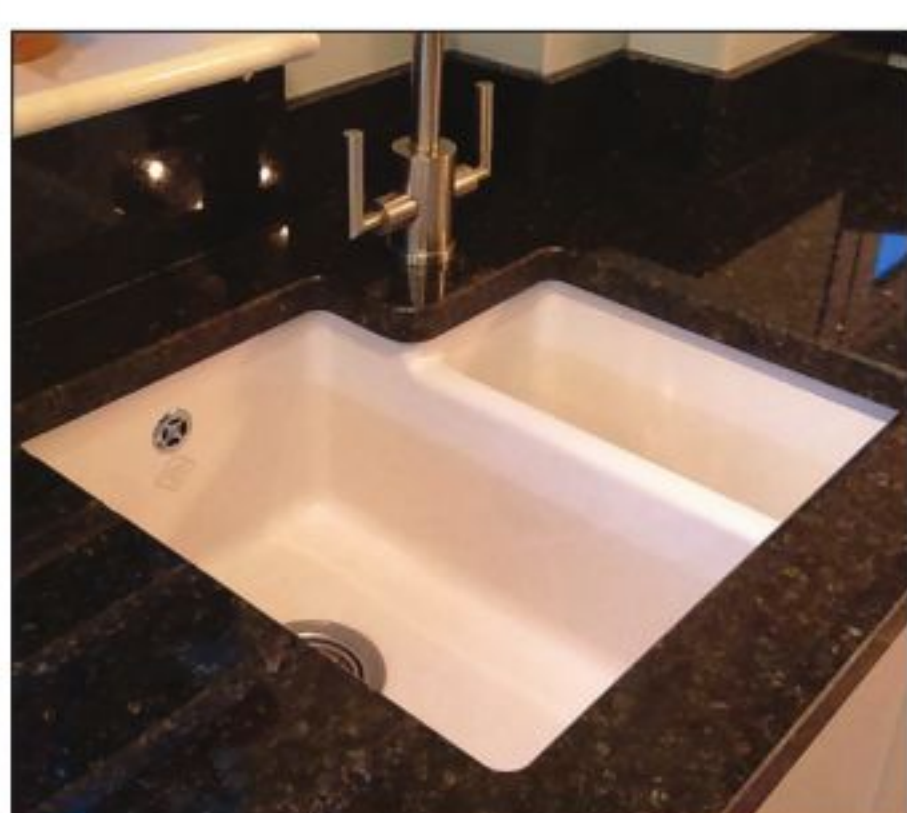
GACOLI



Extend those lazy summer evenings with the stunning new Solar Powered Outdoor Lighting range by Dutch designer **GACOLI**! Perfect for when you don't want the night to end, Gacoli's reliable and eco-friendly outdoor lighting is an essential addition to any garden. Powered entirely by sunlight, this innovative new range has been designed to emulate the appearance and power of indoor lighting, with no electricity or cables required. Models available include full-length floor lamps, table lights and wall-mounted designs.

For further information please contact:
0547 769 022 | www.gacoli.com

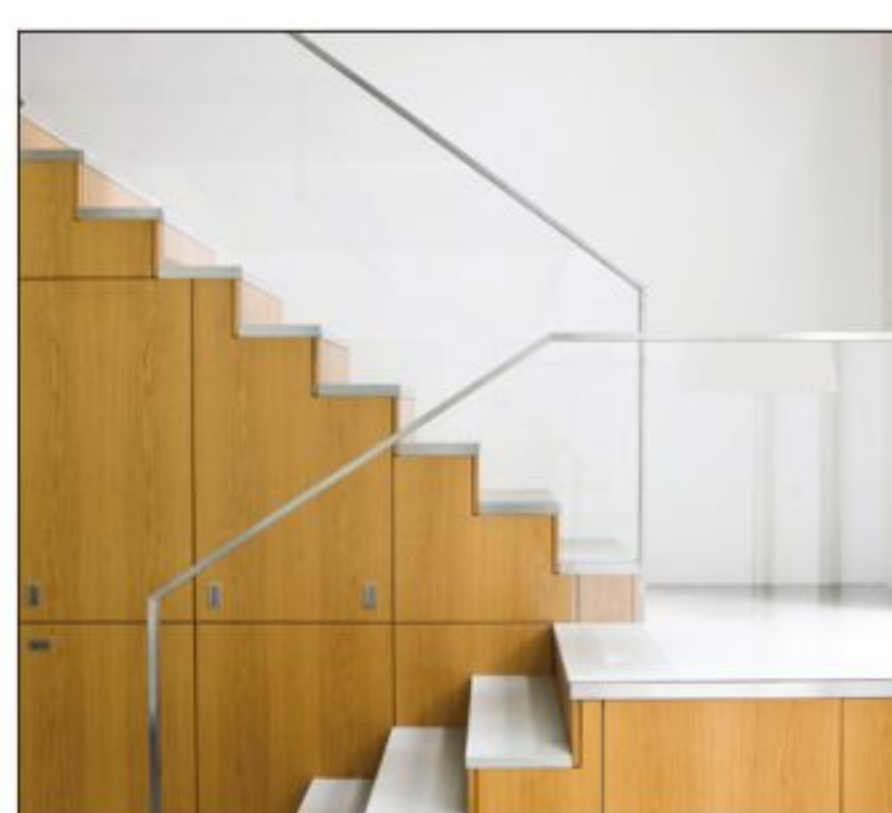
SHAWS OF DARWEN



The new British made Brindle 800 from **SHAWS OF DARWEN** is a practical, yet stylish, 1.5 bowl ceramic sink. Brindle is a very practical, stylish sink with a true half bowl of full depth. This beautiful new model can be inset or undermounted with granite, wood or quartz worktops. The sink comes with a 3½" waste outlet and is manufactured with a durable glaze designed for years of usage.

For further information please contact:
01254 775111 | www.shawsofdarwen.com

BISCA



BISCA design and manufacture bespoke staircases and balustrades for self-builders and those wishing to replace or restore an existing staircase. Intelligent design, quality materials and skilled Craftsmen guarantee a flawless finish; Bisca's approach to restoration projects ensures a seamless cohesion between old and new. Contact us for a free design consultation and ask about our Concept Design Service.

For further information please contact:
01439 771 702 | www.bisca.co.uk

REED HARRIS



Leading tile specialist **REED HARRIS** is going from strength to strength as it prepares to launch a brand new London design studio and office. The beautiful new space, which is set to open adjacent to Chelsea Harbour in June, follows the successful launch of the company's new tiles, paper and paint boutique at 586 King's Road in Chelsea Design Quarter, London's interior design hub, in December 2015. The new Bagley's Lane studio is aimed towards architects and specifiers and will house a versatile selection of porcelain, stone, ceramic and mosaic tiles, as well as offering advice on ancillary products. It will replace Reed Harris' Carnwath Road site.

For further information please contact:
020 7736 7511 | www.reedharris.co.uk

VILLEROY & BOCH



VILLEROY & BOCH have expanded the Artis range for 2016 in collaboration with esteemed German-Danish Designer Gesa Hansen, including the blue colour concept for Artis sinks. Perfect for a coastal environment, Gesa developed three shades of blue – Fog, Frost and Ocean – bicoloured with White Alpine inner glaze to complete Gesa's vision of 'an atmosphere of freshness and purity'. The Artis Blue is available in four shapes –round, oval, square and rectangular – and the basins are made from the novel TitanCeram material which allows for precision walls and high quality designs.

For further information please contact:
0207 257 6470 | www.villeroy-boch.co.uk

SMITHS BRITEN



Bang on trend for summer 2016's pared-back look, leading distributor **SMITHS BRITEN** have launched two beautifully simple bathroom suites – perfect for either a small cloakroom or a larger en suite. Part of the Pure Bathroom Collection from Smiths Briten, the Vico and Varese bathroom suites, both from £395, are simple yet stylish and seemingly effortlessly combine form and functionality. Both are sleek and streamlined in style. The sanitaryware basins feature smoothly curving edges and the WCs are ergonomic and practical in design to optimise available space.

For further information please contact:
0845 634 4321 | www.purebathroomcollection.co.uk

LAURA ASHLEY



Taking the trend for curved bathroom products to the next level, **LAURA ASHLEY BATHROOM COLLECTION** has introduced two stunning new curvaceous freestanding basin units into its popular Marlborough bathroom furniture range. Helen Shaw, Laura Ashley Bathroom Collection's marketing manager, says: "Our beautiful, new curved Marlborough basin units provide a real focal point in the bathroom and embrace the trend for organic curved designs. As well as adding a softer, more natural look and feel to the bathroom, our curved Marlborough basin units provide a practical storage solution."

For further information please contact:
01225 303929 | www.lauraashleybathroomcollection.com

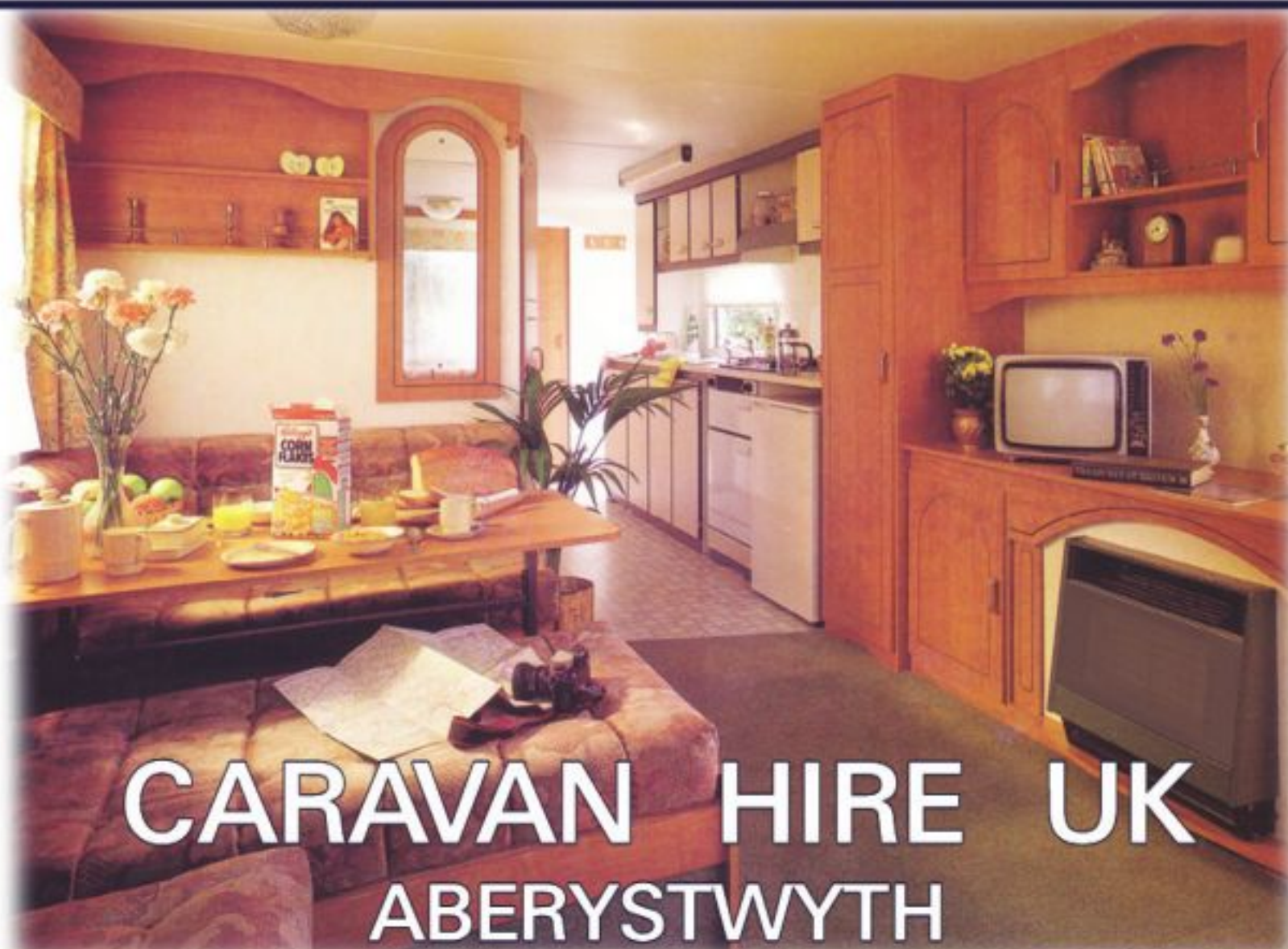
CARAVANS

Promoting your business
to selfbuilders doesn't cost
as much as you'd think!

To find out more about
advertising in SelfBuild & Design
Classifieds contact
David Olver on

01283 742952

OFFERING THE SELF-BUILDER NEW CHOICE



CARAVAN HIRE UK
ABERYSTWYTH

BUILDING YOUR OWN HOME? WHERE ARE YOU GOING TO LIVE?

CARAVAN HIRE UK SPECIALISES IN THE HIRE
OF CARAVANS FOR TEMPORARY ACCOMMODATION
AT AN AFFORDABLE PRICE.

1, 2, and 3 BEDROOM LAYOUTS,
UTILITY ROOM OPTION.
NATIONWIDE SERVICE.

PHONE FOR INFORMATION PACK.

CARAVAN HIRE UK, ABERYSTWYTH
Tel: 01970 626920

150 Used Static Caravans For Sale

Ideal for Temporary Accommodation



Worcestershire
Caravan Sales

Looking for temporary accommodation
whilst undertaking a building project?
Perhaps you require accommodation for
security or farm workers?

Worcestershire Caravan Sales has over 30 years experience
in the caravan industry and has over 150 caravans to view at
their sales yard in Stourport on Severn. With prices starting
from £500 there is something to suit every budget.

We are open 7 days a week
9.00am to 5.00pm Monday to Friday
10.00 to 4.00pm Saturday & Sunday

Worcestershire Caravan Sales, Sandy Lane Industrial Estate,
Stourport on Severn, Worcestershire DY13 9QB

Tel: 01299 878872



View all of the stock currently available on our website:
www.worcestershirecaravansales.com

SELF BUILD & DESIGN

IN ASSOCIATION WITH

SOUTH WEST Exeter **RGB Building Supplies**

10-11 September 2016 **Westpoint, Exeter**

For more show information please visit
selfbuildanddesignshow.com/southwest

POSTAL SUBSCRIPTION OFFER

SELF BUILD & DESIGN

Call: **01283 742970**

Visit: www.wmagazines.com



Making a start
on your
dream home?

You'll find
everything
you need
right here!

FLOORING • GARAGES • INSULATION • KITCHENS • LIGHTING

Call us
01296 481220

osmo[®]

Learn more
osmouk.com

ATTRACTIVE MODERN EFFECTS



NATURAL OIL WOODSTAIN EFFECT: Silver colour and exterior wood protection

✓ MICROPOROUS | ✓ NATURAL | ✓ UV-RESISTANT | ✓ OIL-BASED | ✓ HIGH COVERAGE



deVOL Kitchens
Leicestershire - London

DISCOUNT Est 1989

GARAGE DOORS

Top Brands • Big Discounts • Nationwide



Trade & Retail

Supply Only or Supply and Installation

Suppliers of: Hormann, Garador, Cardale, Cardeck, Wessex, Cedar Door, Woodrite, Aluroll, Gliderol, Alutech and Ryterna

ISO 9001 REGISTERED FIRM

01691 670394 www.arridgegaragedoors.co.uk

THE FELL PARTNERSHIP LTD Call 01822 890251

NUDURA[®]



South West Suppliers of Nudura ICF
Super Insulated Concrete Walls
Build yourself a cost effective home
Fast; Simple construction in any weather
Eco Friendly; Forever reduced energy bills
Sound Resistant; Effective sound barrier
Safe; Fire, Flood, Wind Resistant
Healthy; Does not support mould growth
Long Lasting; Over 500 Years!

www.thefellpartnership.co.uk Visit our website, or call us today

Terence Ball Kitchens
A name you can trust

- High Quality Complete Rigid Kitchens
- The Best of British Manufacturing
- Delivered direct to site throughout the UK
- Over 300 doors & 50 carcass colours.
- Blum Drawers and Softclose Hinges
- Keenly priced & impressive brochures.



PROUDLY MADE IN BRITAIN

www.terenceballkitchens.co.uk
sales@terenceballkitchens.co.uk
01984 624640

Starscape Fibre Optic Lighting

Innovation, ideas, help and advice.



See the website for over 100 fibre optic lighting project reports.

Home cinema star ceiling specialists.

www.starscape.co.uk
01289 332900

For more online visit
www.selfbuildanddesign.com

PlotBrowser



Plotbrowser is FREE to join and gives you access to thousands of plots in the UK

www.PlotBrowser.com

Now available at the SelfBuild & Design Online Shop:

- Essential books for self builders
- Latest magazine subscription offers
- Back issues of SelfBuild & Design

www.selfbuildanddesign.com

OAK BEAMS

Ancient Oak Beams, Bricks,
Roof Tiles, Floorboards,
Inglenook Beams, Ceiling Joists,
Whole Barn Frames
Immense Stock

01483 200477

Antique Buildings Ltd
www.antiquebuildings.com

Search thousands of
plots online for free
www.plotbrowser.com

Central Vacuum Systems from CVC Direct Ltd



A comprehensive range of central vacuum systems from Elek Trends, Europe's leading manufacturer of built-in vacuum systems, with a choice of 14 vacuum units from the compact to the commercial. Starting with a realistic basic system which includes a vacuum unit with a 3 stage turbine from around £607.01 plus carriage & VAT

CVC Direct also supply an extensive choice of vacuum sockets, hoses and accessories suitable for all central vacuum systems.

Send your plans to Unit B, The Croft, Whitely Road, Wallingford, OX10 9RG for a quote

Tel: 01491 836 666

www.cvcdirect.co.uk

Whole House Ventilation from CVC Direct Ltd



Choose from:

Central Extract unit - just one motor & wall/roof outlet to extract from kitchen, utility & bathrooms - prices from £197.50

Heat Recovery unit - as above but 2 motors with up to 95% of the heat from the extracted air recovered by a heat exchanger and used to pre-heat the incoming air which is then fed into the living areas & bedrooms - complete systems from £880 for 70% heat recovery, and from £1940 for 95% heat recovery

Prices exclude delivery & VAT

Send your plans to Unit B, The Croft, Whitely Road, Wallingford, OX10 9RG for a quote

Tel: 01491 836 666

www.cvcdirect.co.uk

urbanfront

our feature bronze door

steel reinforced
natural hardwood doors
entrance doors
internal feature doors
garage doors
oversized doors
passive house
certified doors
made and designed in UK

10 YEARS IN THE MAKING
2005-2015
CERTIFIED COMPONENT
Passive House Institute

urbanfront.com
01494 778787

Croxford's - Joinery Manufacturers & Woodturners

Our patio doors and windows are made to measure and feature:

- Easy Maintenance • Dual Draught Seals
- High Tech Specification • High Security
- Expert Craftsmanship • Ideal Fire Escape
- Timber Fold & Slide • Tilt & Slide
- Lift & Slide Patio Doors • Casement Sliding Sash • Tilt & Turn Windows

T 01484 850892 E info@croxfords.co.uk
www.croxfords.co.uk



WANT TO REACH SELFBUILDERS?

Advertising in SelfBuild & Design
could help your company grow

Call David Olver on
01283 742952



SELF BUILD & DESIGN

FIND
OUT MORE
ON PAGE
96

Introductory subscription offer

Your first
12 ISSUES FOR £12

Call: **01283 742970**
Visit: www.wmagazines.com/sb/12HA14

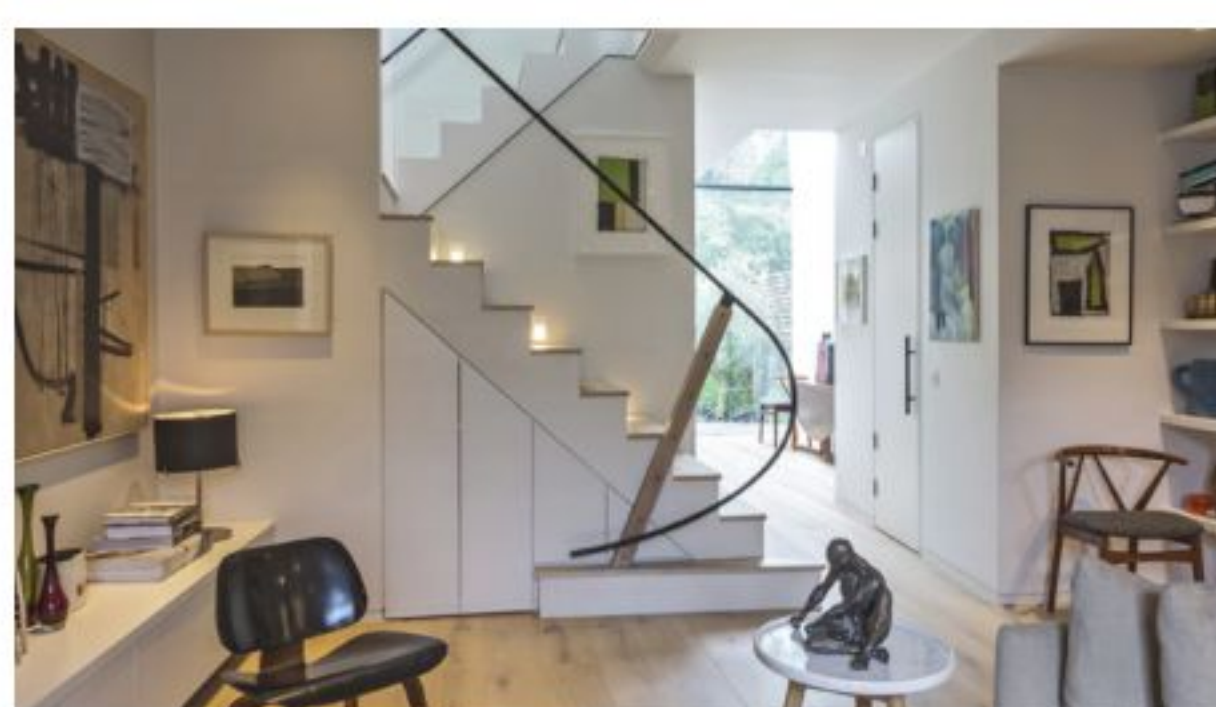
Next month

August issue on sale 24th June 2016



Extraordinary makeover of 80S BRICK HOME

An ordinary 1980s brick house was built next to a 19th century sawmill barn. A large two-storey extension has been added, and the whole property remodelled, with green oak cladding and large expanses of glass to enjoy the river views.



Railway cottage

A simple two-up two-down period terraced house has been extended by 50 per cent and completely remodelled, with the roof taken off and a new mono-pitch roof constructed.

Guide to ROOFING

What you need to know
about design, materials
and installation.





SELF BUILD TO LET

Can selfbuilding beat the new buy-to-let stamp duty rules, asks **Gerald Cole**.

Selfbuilders tend to come in two main types: couples, usually with existing homes and youngish families who want to upgrade affordably; and downsizers.

Downsizers are typically of an older generation, one lucky enough to have acquired property when it was widely affordable. Simply by living in their homes rising property values have made them asset-rich. Often it's garnered them more wealth than their day jobs ever have.

Now the kids have gone and retirement looms. They no longer need the space or costs of a family home. Time to cash in and build their dream house.

But there's a catch. Unless they belong to that fortunate fraternity with final salary pensions, or their savings and investments are truly vast, they'll need a financial boost to live in worry-free comfort.

High street saving schemes give derisory returns, barely matching inflation. The stock market promises much, but offers no safeguards. However, there remains one source of income with which downsizers are very familiar – property. After all, it's served them well for a major part of their lives.

It's time to make a second killing in the property market – just in time to house their generation's children and grandchildren who can no longer afford to make the same journey.

In other words, buy-to-let. It's not only familiar territory, it benefits from a host of unbeatable incentives: steadily rising property prices and rents, tax and mortgage benefits.

Or at least it did. So popular has buy-to-let been it's made deep inroads into what remains of the first-time buyer market. This has worried the Chancellor for political reasons and the governor of the Bank of England for economic ones.

What if recession returns – assuming it's ever gone away – and house prices plummet, mortgage rates skyrocket and buy-to-let landlords can no longer afford their mortgage payments?

So, over the past year, war has been declared on the buy-to-let sector. First,

notice was given on the tax relief available on buy-to-let mortgage interest payments.

This, admittedly, has been remarkably generous. Landlords can currently count as tax deductible the interest paid on their mortgages at the same rate at which they normally pay tax – 20, 40 or 45 per cent. But from next April the tax relief will be limited to 20 per cent, dropping year by year until it disappears altogether in 2020. Since most buy-to-let mortgages are interest-only this is likely to cut many landlords' profits dramatically.

At the same time another tax perk – a 10 per cent allowance to cover 'wear and tear' – was also cut. Now only actual expenses, such as managing agent's fees, repairs and refurbishments, can be claimed.

Stamp duty will still be payable at the same rates as an existing property, but only on the plot you buy...

Then came the hammer blow. The last budget announced a swingeing three per cent extra stamp duty on buy-to-let properties, starting this April.

Previously, buy-to-letters would pay stamp duty at the same escalating rate as everyone else: zero up to £125,000, two per cent for between £125,000 to £250,000 and five per cent for between £250,000 to £925,000.

Now, a straight three per cent is added to those figures from the start. So buying a property for £300,000 before April would have cost £5,000 in stamp duty. Today it would cost £14,000.

Finally, lenders are now required to apply the same anally rigorous criteria to buy-to-let mortgage applications as they do to other applicants. Before, landlords generally had to prove their rental income would exceed their mortgage interest payments by at least 125 per cent. They would also need to have a separate income which could cover the mortgage payments.

Now, they must prove that they can survive an interest rate rise to 5.5 per cent. And some lenders are demanding rental incomes that are 145 per cent of interest payments.

Why am I telling you all this? Well, things may be tougher, but buy-to-let is still a pretty good deal. But there's something else. There may be a way to beat the stamp duty hike – by building your own property.

Stamp duty will still be payable at the same rates as an existing property, but only on the plot you buy. This will be considerably less than for a completed house. In some parts of the UK it may even be zero.

The recent changes, however, insist that if you acquire an additional property, for whatever purpose, you must pay the extra three per cent stamp duty on the purchase.

But if you already own one or more buy-to-let properties and you replace

your main residence, no extra duty is payable. You may later choose to make one of your existing rental properties your main home and let out your self build.

Why would you do that? Well, a newer home will be more desirable and so more profitable as a rental. Its newness will also make it easier to maintain and repair, since you will be familiar with literally every aspect of it.

Later still, you may decide to replace your main residence again with another self build, financing it by selling off a rental property. You will pay capital gains tax on the sale, but the savings of self build are likely to cover that cost. And the number of properties you end up with will remain the same.

Will it work? Well, I'd seriously recommend consulting HMRC, and taking legal advice before signing any cheques. But, if it all does go pear-shaped, there are still some exemptions. The new rules don't apply to houseboats, mobile homes or caravans so, if you do buy a plot – especially one with access to a river or lake – you could always live on it, at least until the law, or other circumstances, change.

Make your
dreams
a reality

**June
17th - 19th**

Fri & Sat: 9am - 5pm, Sun: 9am - 4pm
Free Parking. Swindon M4 Junction 16



The National Self Build & Renovation Show

Pre book your
2 FREE tickets
worth £24

-  67,000 sq ft exhibition space
-  Over 200 exhibitors
-  Live demonstrations
-  Learn from experts and self builders
-  Meet architects and designers
-  Theatres with free seminars
-  **FREE** parking

WWW.NSBRC.CO.UK

The home of
Self Build
Custom Build
& Renovation

 **NSBRC**
National Self Build & Renovation Centre

ROBBENS SYSTEMS®

Underfloor Heating and Ventilation

is a part of

FRÄNKISCHE

Underfloor Heating

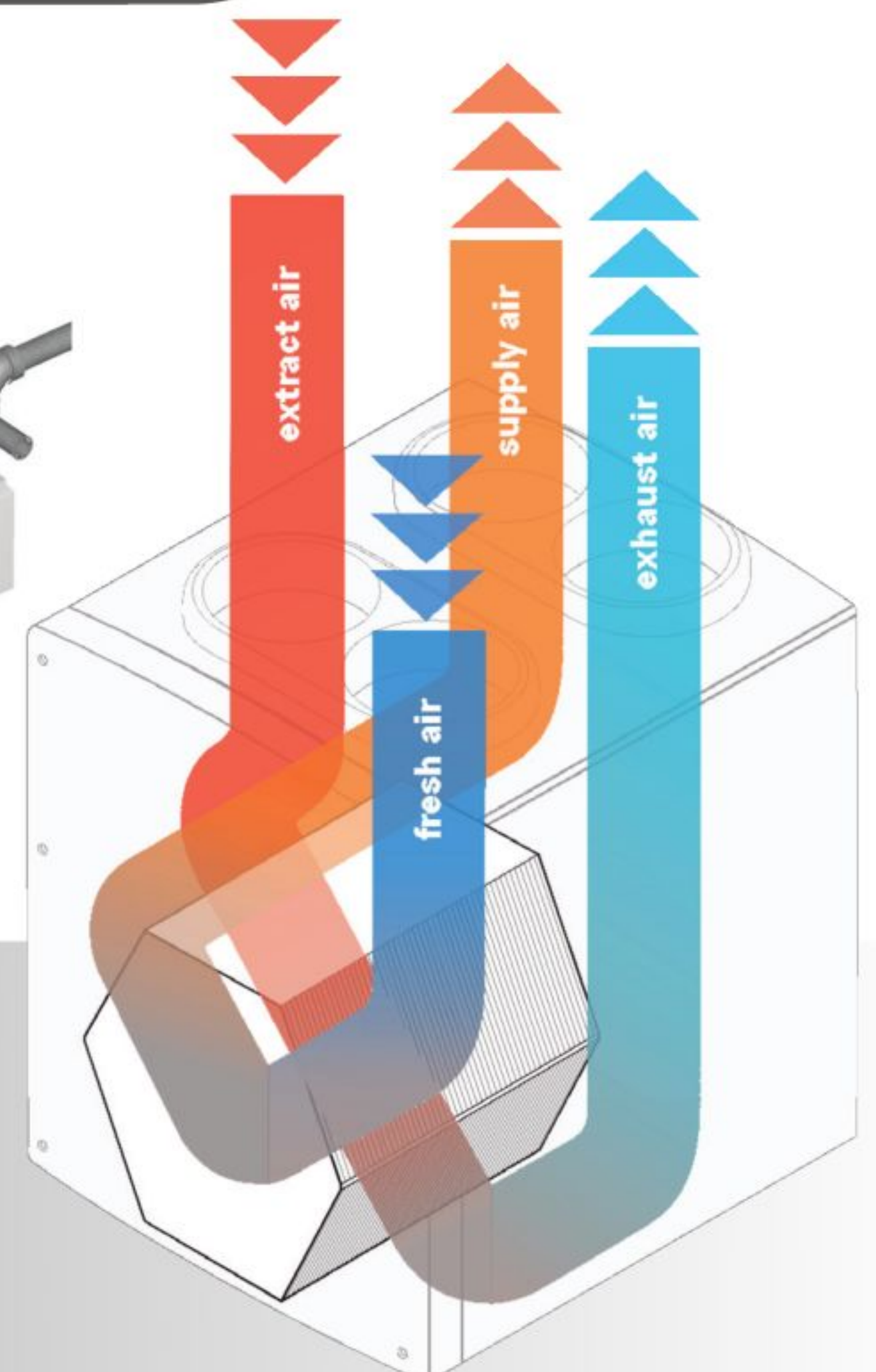
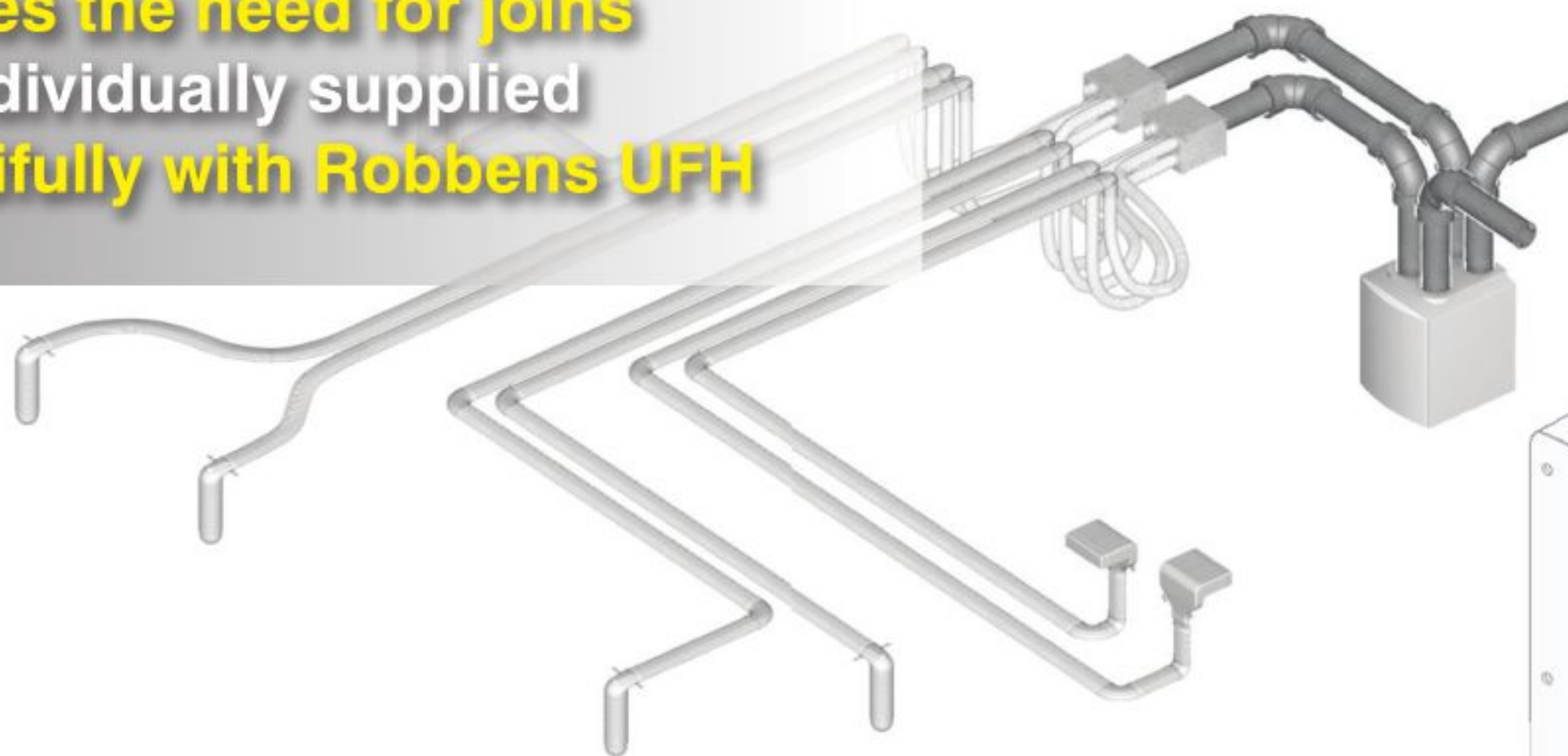
Warm feet and fresh filtered air

Enjoy discreet, luxury heat in your home whilst also reaping the benefits of even room temperatures, improved air quality, total temperature control and energy savings of up to 15%

Prices start from just £449

Controlled home ventilation with heat recovery **Profi-air®** refreshingly simple...

- Home ventilation with heat recovery
- Flexible 75mm ducting
- Vastly reduces the need for joins
- Each vent individually supplied
- Works beautifully with Robbens UFH



To get your FREE quote today visit
www.underfloorheating.co.uk or call 01424 851111
ROBBENS SYSTEMS- the name you can trust for
underfloor heating and ventilation with heat recovery