

selfbuilder & homemaker

August/September 2012

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Garage Doors
Glass & Glazing
Landscaping & Ground Reinforcement
Stonework & Masonry
Fires & Fireplaces Showcase
The National Home Improvement Show Preview
Eco & Green Supplement



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Cover image supplied by
Westbury Garden Rooms
See page 51 for more information



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news

Home extensions can add significant value to the average home

Adding an extension or a loft conversion to your home could increase its value by almost a quarter, according to research by Nationwide*. In addition, the Society has changed its mortgage proposition for further advances, putting borrowers into an excellent position to take advantage of the new relaxed planning laws announced by the Government today.

Nationwide's House Price Index Special Report looked at the value of improvements made to an average three-bedroom house. Nationwide found:

- Creating an extra bathroom could add 6% to the value
- Adding another double bedroom can push up the value by 12%¹
- Building an extension or loft-conversion to create a double bedroom and en-suite bathroom could add 23%² to the value
- Increasing floor space by 10% can add 5% to the average value
- The price for building an extension can cost, on average, around £1,000 per m² or £23,000³ for a single storey and £76,000⁴ for a double storey.

For people living in more expensive parts of the UK, such as London, where moving from a three-bedroom to a four-bedroom property carries a £90,000 premium on average, extending may well be the only solution for the growing family.

Commenting on the Special Report, Robert Gardner, Nationwide's chief economist, said: "With housing market

demand still very weak, increasing numbers of homeowners may opt to improve rather than move. Our research assesses the factors that affect the value of homes, and the potential to add value.

"Having more useable space is generally thought to be consistent with better quality accommodation and people are prepared to pay for it. A 10% increase in floor space, other things equal, adds 5% to the price of a typical house, while adding space equivalent to the size of a double bedroom to a two bedroom house can add around 12% to its value.

"A second bathroom is also a favourite with homeowners and our research shows that creating an additional bathroom can add 6% to the value of the average house. Homeowners that add a loft conversion or extension incorporating a double bedroom and a bathroom can add about 23% to the value of an existing three bedroom, one bathroom house."

* Nationwide's House Price Index Special Report October 2011

¹ Each additional bedroom is assumed to have a floor area of approximately 13m²

² The extension/loft conversion is assumed to add approximately 30m²

³ Cost of an average single storey extension. Sourced from www.whatprice.co.uk.

⁴ Cost of an average double storey extension. Sourced from www.whatprice.co.uk.

Enq. 101

aspect.co.uk ride to the rescue in 'Cowboy Builders' exposé

It's every homeowners worst nightmare: having the builders in. But wait, it gets even worse; you think you've found tradesmen you can trust but they gut your house and scarper with £40K of your money.

That particular nightmare befell Karen and Tristan Crook but luckily for them aspect.co.uk were on hand to put their house back together.

"The *Cowboy Builders* programme approached us to ask if we would be willing to donate time and materials in sorting out Karen and Tristan's problems," said Nathan Majumdar, business development director at aspect.co.uk.

"When we saw the dire situation they had been left in we were only too willing

to lend a hand," he said.

Karen and Tristan were married last year and decided to buy out the rest of their family and move into Karen's grandmothers' 1920s semi in Worcester Park, Surrey.

The Cook's planned a loft conversion, a rear extension and updates to all the rooms in the house and were convinced by Karen's ex-boyfriend that he could complete the works for £68,000. The trouble was that he gutted the house but then did a runner with £41,000 of the Cook's money. Leaving them gutted.

"We are just so grateful to aspect.co.uk for all their help and everybody on the *Cowboy Builders* team," said Karen.

Enq. 102

The National Home Improvement Show

Olympia, London 28 - 30 September

An exhibition for home improvers brings together high quality suppliers, designers and experts in one place – perfect for anyone planning a home improvement project to source ideas and inspiration.

See page 58 for more information.

Renewables Roadshow

London & South East
(Wembley Stadium) 3 October

Visiting the Renewables Roadshow will give you access to an exhibition that showcases thousands of energy efficient products including air source, controls, insulation, low-energy lighting, micro CHP, smart metering, solar as well as many more technologies.

www.renewables-roadshow.co.uk

Grand Designs Live

12 - 14 October

Visitors will be able to come and explore over six different sections of home wares, interiors, furnishings, kitchens, bathrooms, building products and services as well as the latest gadgets and innovations for home renovations and improvements. Aspiring selfbuilders will once again be able to book free consultations with a wide range of planning, financial and design experts to discuss your own Grand Design ideas.

www.granddesignslive.com

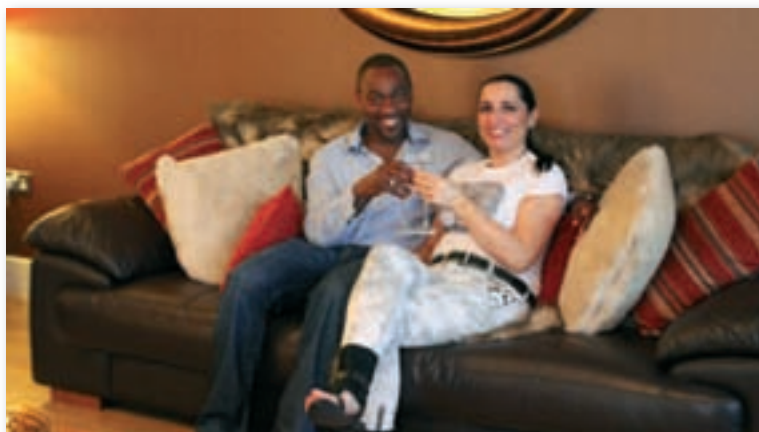
Homebuilding & Renovating Show

Northern, Harrogate International Centre, 2 - 4 November

You can find free specialist advice, products and services at the Homebuilding & Renovating Show no matter what stage of your project you're at.

The last show this year will be south-west at Bath & West Showground, Somerset on 17 - 18 November.

www.homebuildingshow.co.uk



A self build investment in Hampton that was just too good to miss...

Designing and building your own home from scratch is possibly one of the most challenging projects any couple could undertake. But Clifton and Louise Gordon have never been ones to turn down an opportunity and when attractive plots of land became available in Hampton, on the outskirts of Peterborough, they decided the investment potential was too good to ignore.

The couple bought a plot just over a quarter of an acre in size in picturesque Hampton Vale, a thriving new community and one of the most sought-after locations in East Anglia.

Five of the 13 self build plots provided in Winsor Crescent by land owner O&H Hampton have been sold.

'Magnificent', 'sumptuous' and 'palatial' are just some of the comments people use to describe the five-bedroom home which has been skillfully designed, created and furnished to spectacular effect by the couple themselves.

Their home has many eye-catching, stand-out qualities. They include an impressive range of eco-friendly installations with innovative architectural designs, which save energy, reduce running costs and improve efficiency throughout the building.

Louise is an operations director with a company based in Huntingdon and Clifton is national business development manager at Redring Xpelair Group, a company which pushes the boundaries of efficiency and sustainable products in delivering quality solutions for ventilation and water management.

Clifton's knowledge of energy-saving, environmentally-efficient product solutions was a major advantage. Sustainable, eco-friendly features throughout the house include solar photovoltaic roof panels, underfloor heating and a heat recovery ventilation system – all to improve energy

use and reduce running costs. The energy and financial savings they will achieve should cover the investment cost of the various installations within five years.

They already knew a good deal about house building having renovated their previous home, a new four-bedroom property in nearby Yaxley, after they married in 2005 and then realised it wasn't large enough for their extended family.

"We extended what was an almost-new home, but it still didn't suit our family needs with regards to living space," says Clifton. "With three teenagers to please, we decided the only way to ensure we have all the things that are important to us and our family was to start from scratch and self-build. We saw the plots in Winsor Crescent and thought it was a great opportunity."

Clifton managed the entire design and build project while Louise used her interior design skills to introduce colour-coordinated décor and stylish furnishings throughout their home.

The plots earmarked for self build purchase overlook a nature reserve on the northern edge of Hampton Vale West. Winsor Crescent. Self build residents are part of a unique community which enjoys impressive views of a peaceful countryside landscape from almost every angle.

More than 100,000 people in the UK search online each year for available plots to self build. The Winsor Crescent plots are available for around £160,000 and are sold with outline planning permission.

Plot purchasers in Winsor Crescent are required to meet a design code drawn up by O&H Hampton and Peterborough City Council. This allows buyers and designers ample scope to create a unique style together with the freedom to express their personalities in every aspect of their self build projects.

Sarah Beeny's new Channel 4 property show feature Rust-Oleum

Double Your House for Half the Money is a new series on Channel 4 (Tuesdays 8pm) where Sarah Beeny helps people achieve their property dreams without breaking the bank in these recession-hit times. By extending, converting, facelifting or drilling down, even the most modest property can become a sensational home. By following Sarah's rules people can double their space for half the cost of trading up to that big new house beyond their means.

In episode 2, Sarah helps Edward and Louise in Buckinghamshire to double the size of their home by building a huge two-storey extension at the side. While undertaking this project, Edward was keen to update some

of their existing furniture, and in keeping with the theme of the show, wanted to do so in an affordable manner. Rust-Oleum provided spray paint to makeover several pieces of furniture including wardrobes and drawers in his children's bedrooms and a large dresser in their playroom. Edward explains: "The spray paints were excellent – so much easier and smoother than using a brush!"

Not only are spray paints great fun to use, it is amazing how quickly furniture can be transformed. Objects that may have suffered knocks and scratches over the years and that may be heading to a skip or rubbish dump can be given a whole new lease of life.

Enq. 103

City Plumbing Supplies go extra mile for Teenage Cancer Trust

Employees from City Plumbing Supplies have hiked, canoed and cycled to new lengths to raise money for Teenage Cancer Trust as they took part in the Brave the Brecon Beacons challenge. The two day event took place on one of the largest mountain ranges in South Wales, Brecon Beacons, on September 6. Twelve members of staff faced the gruelling task of canoe rafting along the reservoir, a 30km bike ride and strategic orienteering to



the top of the mountains. City Plumbing Supplies began its two year partnership with Teenage Cancer Trust in January and the team is hoping to raise over £10,000.

Enq. 104

A cautious welcome for government's housing sector boost

The Construction Products Association has cautiously welcomed the Prime Minister and Deputy Prime Ministers' announcement to boost the housing sector.

Commenting on these figures, Noble Francis, economics director, Construction Products Association said: "Any change in policy that helps the ailing housing sector to recover must be considered positive, especially given that private housing starts in Q2 were 17 per cent lower than one year ago. The announcement stated that government will help unlock 75,000 homes but there are no details of how this will be achieved – hardly reassuring if you take into account that government failed to unlock the 100,000 homes announced last year in its Housing Strategy.

"The government also stated they will be freeing up planning rules on extensions and improvements for a limited

period. There will be a positive impact on a small number of households who wish to do extensions and loft conversions, but it is a relatively small market and there are questions to be asked on whether this will have a negative impact upon housing transactions.

"The large house builders will benefit from the removal of S106 agreements from stalled housing sites and the additional £280 million for FirstBuy. We shall see if this leads to a considerable increase in new houses being built over and above what is happening already, but sadly it will do nothing to address the shortage of affordable housing.

"Overall, these measures may help stimulate the housing market and are, therefore, welcome. However, this is unlikely to alleviate the fundamental problem, which is mortgage availability."

Deregulation of planning must be matched with better consumer advice, warns TrustMark

TrustMark, the government endorsed quality mark for tradesmen, has welcomed the government's plans to boost the building industry and simplify the planning regime, but is urging government and planning departments to signpost homeowners to reputable tradesmen if they are considering taking advantage of the proposed relaxation of planning rules for home extensions.

Liz Male, chairman of TrustMark said: "There has been much talk of how this new housing plan could help fuel the economy, and there's no doubt that anything that gets Britain building again is a very good move. But our concern is that relaxing the planning laws on home extensions and other major building projects could end up fuelling the black economy.

"On any building project of this size, homeowners must be particularly well informed and well advised. Through initiatives like this and the forthcoming Green Deal, the risk is that we leave too many people at the mercy of rogue traders and cowboy builders, which they find via telephone directories, leaflets posted through doors or 'findanyoldbuilder' websites. If government wishes to deregulate this sector, even for a short period, then it must also help by signposting people to reputable firms and good sources of advice.

TrustMark helps people find local trustworthy firms as it has more than 21,000 licenced trades on its database. Each firm is on-site inspected and independently checked by experienced specialist inspectors. For example, if you were to search for a builder, you could expect to find one within a few miles of your home, giving homeowners a better-informed choice of local tradesman. Advice is provided online, by telephone and via TrustMark's new 'talk to your tradesman' app.

Liz Male adds: "We would always advise anyone considering building an extension, conservatory, loft conversion or other major building work to use a contract with their tradesmen. The free TrustMark app is a particularly important tool that can help with that, prompting you to ask all the right questions."

Enq. 105

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ALAN AND SUE REDINGTON
RELAXING WITH THEIR DOG TILLY



Never too old!

By Carol Burns.

Photography by Ewen MacDonald

Little Tregullas is built into naturally sloping land just minutes outside of Cornwall's bustling capital of Truro

Retirement is a time when many of us are downsizing homes and simplifying our lives – but for Cornish GP Alan Redington and his wife Sue, retirement marked the start of their biggest adventure yet – a £1 million self build.

Now at 67, the couple have finally moved into Little Tregullas, a split-level multi award-winning eco house set in three-quarters of an acre and boasting unrivalled views across Cornwall.

Sue, herself a retired architect, admitted that they weren't looking to self-build when they

began looking for a new house three years ago. Instead they were newly retiring and looking for somewhere less isolated and closer to family in which to spend their later years. "But we just couldn't find something we liked," she admitted. In June 2009, she came across a plot of land for sale, while Alan was on holiday in Spain. By the time he had returned, she had put in an offer and the land was theirs.

The couple weren't completely new to self builds, having carried out a barn conversion at



their previous home, but it was the first time they faced an empty plot of land – and all its possibilities (planners notwithstanding). The couple mortgaged their existing home to pay for the building works, which began 15 months later.

The result, Little Tregullas, is built into naturally sloping land just minutes outside of Cornwall's bustling capital of Truro. It has manmade banks created out of excavated soil, making its three-story structure nearly invisible from the road.

The land came with approved plans by Cornwall-based architects ARCO₂ Architecture Ltd. Sue had one clear ambition: to make the most of the land's southern aspects, and began redesigning the plans. "The complicated corners added cost," admitted Sue. "But it was done to keep the views and make as much use of the sun as possible. We kept the above ground part more or less the same as the original plan. We wanted to step the roofs so that the flow of the building fit in with the site. We didn't want it to stick up too much – and that was a plus for the planners."

As a keen gardener, Sue wanted to bring the outside in – and this is achieved through triple glazed German-designed windows. Ecologically, this helped to make the best use of passive solar heating – and the house's geographical position in the sunniest place in the UK.

"I must admit that working for a retired architect was unusual and could have been a difficult relationship," adds Ian Armstrong, director at ARCO₂ Architecture Ltd. "However, I think that the combination worked exceptionally well. Sue's landscape background was really important and it will be interesting to see how the landscaping evolves and grows. Landscaping for this project was very important and has really helped how the house responded to the landscape and site context."

The multi-award winning practice has been shortlisted for several categories in the LABC (local authority building control) SW Awards, and the house has already won a Green Apple Award for its ecological design.

Ian explained: "The mechanical ventilation

heat recovery system [MVHR] provides fresh filtered, pre-warmed air in the majority of the rooms. Heat is extracted primarily from wet areas such as bathrooms and kitchen, which helps to reduce the moisture content and recovers the heat, transferring some of it to the incoming fresh air. This system, in combination with a breathable construction, results in a very healthy and fresh environment with low levels of humidity.

"The ecological aspects of the project were fundamental and core to the design concept, siting, layout, as well as the building fabric," he continued. "The underground rooms and green roofs help to moderate the buildings temperature." For Alan and Sue, the MVHR – combined with solar panels, which can generate 2kw an hour – it means very, very low energy bills. "The heating system is set to kick in below 20 degrees," said Alan. "And even throughout the winter, it rarely came on."

But the ecological aspects had their cost: "The main reason the building went over time was that nobody realised how much time it

Continued on page 11...

Q. When is a bi-fold door not a bi-fold door?



A. When it's a folding sliding door
(When it has more than two panels)

Why do so called Specialist bi-fold companies sell doors with more than two panels?

Q. If you have three shoes is it still a pair?

Bi-fold door (noun) An interior door (a door that closes off rooms within a building)

Meronyms (parts of "bi-fold door"): flexible joint; hinge
(a joint that holds two parts together so that one can swing relative to the other)

bifold /bīfōld/ (adjective) 1. Twofold

bi /bī-/ or sometimes before a vowel (prefix) Two, twice, double

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VIEW OF THE PATIO FROM
THE EVENING ROOM

We have natural gas here, so extra heating is supplied by a gas boiler

– Sue Redington



would take to do the air-tightness,” said Sue. Where heating is required, they use more conventional energy – gas. “We have natural gas here, so extra heating is supplied by a gas boiler, though we find that our passive solar heating (from the sun space and south and west facing windows) is very effective. A ground source heat pump is not cost-effective if you have natural gas and it would have been very difficult to install on our sloping site.”

Other clever uses of available heat include feeding the uncovered flue of the woodburning stove in the evening room into the study on the mezzanine floor above. “We tend to use the study in the morning and have a fire in the evening so it works quite well,” added Sue. The house also has a sealed pantry. The interior door is sealed to preserve the integrity of the rest of

the building, but the pantry has vents to the outside, which keeps it at an ambient temperature.

The above ground structure is clad in Canadian cedar – said to last longer than British cedar – and external walls utilise old newspapers for insulation. A single slate pitched roof above the main living space creates a high ceiling, while the flat roofs are sedum – living roofs of low growing, tightly knit carpet-like plants, designed to help moderate temperature. Sue is planting up her own version above the garage, creating a sloping daisy lawn.

When tendering the contract for the build, the couple purposely kept several areas they wanted to do themselves. This included the kitchen, the light fittings and the sanitary wear. This, said Alan, is important to agree at the beginning as changing the contract later down

Continued on page 13...



THE KITCHEN FEATURES ONE OF SUE'S FAVOURITE
FEATURES - TWO SEPARATE SINK UNITS

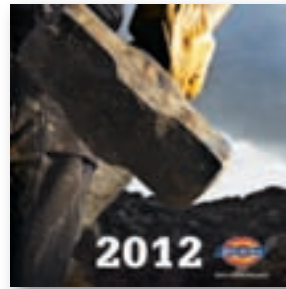
COMPAC



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Enq. 108

Dickies Workwear



The new Dickies 2012 catalogue with nearly 200 pages is packed with the latest clothing and product ranges as well as old favourites for on-the-job comfort, protection and functionality, all underpinned by Dickies quality, service and value. With over 90 years' experience in workwear manufacturing, generations of workers have found Dickies to be a brand they can trust. Employing the latest developments in fabric technology and manufacturing techniques, Dickies high performance workwear is suited for even the harshest working environments. Quality workwear in both traditional and modern styles that delivers performance, comfort and protection at an affordable price.

Enq. 109



Copper Development Association

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Enq. 110

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Enq. 111

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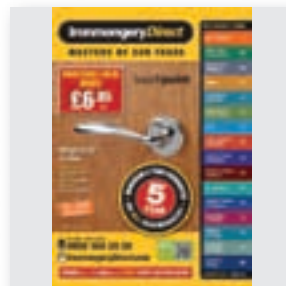
ARCO₂ Architecture Ltd is a RIBA Chartered Practice with core sustainable principles. They provide a full range of architectural works from sustainable and ethical design & specifications to procurement and project management. Their service includes: new build; renovation and restoration of existing buildings; change of use and conversions; planning applications and building regulations; complete design & build service. Their design for Little

Tregullas reflects contemporary sustainable design while being sympathetic to the landscape.

Tel: 01208 721000 www.arco2.co.uk

Enq. 112

IronmongeryDirect



IronmongeryDirect has launched its latest catalogue (issue 84), including brand new ranges and massive savings of up to 50 per cent on a number of product lines. All ironmongery items now come with a minimum five year guarantee as standard, including Project, a no-nonsense stainless steel door furniture range, designed specifically for low traffic areas such as small office suites and economy housing projects, or for smaller budgets. The latest catalogue is packed full of unbeatable value for the tradesman. Orders can be placed as late as 7.30pm and still be eligible for next day delivery.

Tel: 0808 168 28 28 www.ironmongerydirect.com

Enq. 113



The top floor houses a study and studio, accessed by an elegant spiral staircase in the corner of the evening room

the line can incur hidden costs. They also found that where they sourced themselves – the price was lower. It also allowed them to source locally where possible.

The front door opens to the ground floor hall, with a large living area and kitchen through to a south-east facing sunroom. The top floor houses a study and studio, accessed by an elegant spiral staircase in the corner of the evening room. The clever spiral stairs were designed as part of the structure, holding up the floor above. "It was exciting to see the spiral staircase go in," admitted Alan.

Heading downstairs from the hall, the lower ground floor corridor sits below ground, using two sun tunnels for its natural light. Off the corridor, three en-suite bedrooms look out at ground level on a lower bank.

The house is filled with personal design quirks; the kitchen features two sinks – a necessary addition, said Sue, to preserve 'conjugal felicity'. "We have always fought over doing something with the kitchen sink," she said.

The kitchen area also leads to a deck across a bridge, while a feature wall in the kitchen uses reclaimed tiles saved from the skip by one of their daughters at a local hotel undergoing refurbishment.

When it comes to advice for would-be selfbuilders they agree: be visible and manage the site – don't assume all is going well. "We were down here every day," said Alan. "If anything starts to go awry – you have got to nip it in the bud. You have to check everything and make sure it's as you want it – however many professionals you employ; it's down to you to

Continued overleaf...

THE SOUTH-EAST FACING SUN ROOM;
THE SPIRAL STAIRCASE IN THE EVENING ROOM IS
ONE OF ALAN'S FAVOURITE FEATURES





A WOODEN BRIDGE LEADS FROM
THE PATIO TO THE KITCHEN



SOUTH EAST VIEW OF THE HOUSE. THE BEDROOMS ARE ON THE GROUND FLOOR ON THIS SIDE OF THE HOUSE WITH ACCESS TO THE GARDENS

project costs

Overall cost of land: £375,000

Overall cost of project: £614,000

Value of property now: Unvalued

What was the high point of the project?

"The builders were all lovely," said Alan. "But seeing the back of them was probably the best bit."

The low point was: When half of the windows were sent back because they didn't match the specification.

Contacts

- Architects: ARCO₂ Architecture Ltd
www.arco2.co.uk
- Windows: Nordan
www.nordan.co.uk
- Heat recovery ventilator: Villavent
www.villavent.co.uk
- Sedum roof: Contec
www.conteclandscape.com
- Limestone flooring: Mandarin Stone
www.mandarinstone.com
- Oak flooring: JF Joinery
www.jfjoinery.co.uk
- Bathroom: Bathroom Studio
www.bathroomstudio.net
- Woodburning stove: Wendron
www.wendronstoves.com
- Kitchen: Treyone
www.treyone.co.uk
- Solar panels: Independent Energy
www.solarpanelcornwall.com
- Sun tunnels: Velux
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- Insulation: Warmcell
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get it right."

"Also get your boundaries up early," added Sue. "Our hedges and bamboo are now two-and-a-half years ahead of what they would be."

The all-important windows proved to be the low point of the build for both Sue and Alan. Half were sent back because they didn't match the specification, while they had to accept gray painted, instead of aluminium clad to avoid long delays in re-ordering.

"The excavation was also a nightmare," remembered Sue. The contractors took away 1,000 tonnes of soil – while the tennis court surface was given to a local farmer to create tracks.

"We were lucky though, the excavation was carried out during the winter – and we had one of the driest winters for 100 years," added Alan.

Despite their vigilance, there were a few unexpected results: a supporting buttress was needed across the ceiling of the sunroom, which has now become a useful plant support. "You have to make an advantage out of a necessity," said Sue.

The couple moved in to the house in September 2011, but the contractors finally finished in time for Christmas – six months after the initial completion date – allowing them an extended family Christmas in their new home. Not people to rest on their laurels, the couple have now turned their attention the view. "The gardens are our priority now," admitted Sue. "We are outside an awful lot of the time, one way or another."



Mark urges all would-be converters to engage a top-quality structural engineer before proceeding with any purchase

CONVERTED WATER TOWER AND BALCONY

Busman's holiday

When a 19th century water tower came on to the market, Mark Williamson took up the challenge to convert it to his dream home. As a professional builder, he now has some sound advice for would-be converters. Words and pictures by Mark Williams

Mark Williamson pointed upwards at what was once the base of the massive cast-iron water tank above our heads and grimaced.

"I cut through that with a disc cutter," he said. "It nearly killed me. Even the smallest pieces were really heavy." It was a necessary job and, like much of the work Mark did, it was sometimes more graft than craft. Without the hole, the water tank could not have become the main bedroom of this impressive conversion.

The building had come up for sale with half an acre when a boarding school in rural Suffolk finally got a direct mains water supply. Until that point, the water tower had originally drawn its own supply from nearby wells and, latterly, had been a vast storage tank with water pumped from the mains. Indeed, that final phase of use

made the conversion possible, since it meant the tower had a mains electricity supply.

Culford Independent School, which owned the water tower, had already shrewdly obtained planning permission for the conversion to increase the site's value but it still represented a lot of work and had plans rather different from Mark's own aspiration for the building. But the hammer went down at £280,000 and the challenges began in earnest. Cue Mark's first piece of advice.

"From the outset, you have got to have all the money you need ready or you will spend ages chasing a pipe dream," he said. And Mark would know how that plays out, having made this mistake himself 20 years ago with another planned water tower conversion. Thankfully, the

deal fell through so Mark wasn't faced with a white elephant project.

Mark also urges all would-be converters to engage a top-quality structural engineer before proceeding with any purchase: "We got ours on board early, and he quickly identified a serious problem, which, had it been missed, might have cost me £10,000 to £20,000.

"The problem was that the water tower was designed to have 175 tonnes of water in the tank and open space between the four corner pillars. With the water gone and the spaces filled, there was nothing holding it down and more wind resistance. In a gale, it could have blown over," he said. Steel reinforcement was costed into the plans.

"Things had been going well at our company,
Continued on page 19...



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MARK AND HIS PARTNER PAULA



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If you have no practical experience of building or project management skills, appoint a project manager

– Mark Williamson



FROM TOP: LIVING ROOM SHOWING DRAMATIC STATEMENT SWIVEL BURNER; THE WATER TANK CEILING WITH CONTRASTING LIGHT FITTING

Norson Construction, and we had sold our house, so we had all the finance in place for the site and the build. But just because we had the money didn't mean I didn't treat it like any other project. We spent four months planning, with the help of my daughter who not only happens to be an accountant but works for the family firm," said Mark.

With their own house sold, Mark and partner Paula had to live on-site but this would have been his first option anyway: "It would be easy to spend £10,000 renting a home as the build progresses. We bought a big caravan, spruced it up and lived on-site for the 10 months of the build. We even got a decent price when we sold the caravan," he said.

Living on-site is essential if you are going to

manage the project yourself, Mark said, but he warns against amateur project management: "If you have no practical experience of building or project management skills, appoint a project manager, and one who is used to the kind of build you are proposing," he said. "Even then, you should still plan to live on-site."

The reason, he explained, is two-fold. Firstly, it provides an incentive to keep the build progressing but also it ensures you will be doing some of the labouring yourself: "There's always something to do that doesn't involve building skill. In this build, we had huge numbers of Celotex insulation boards to cart up stairs. Don't pay a tradesman to do a labourer's job."

It was during the build that Mark's building company experienced a rare lull in work so Mark was able to leave the day-to-day running of Norson Construction to his business partner Peter Wilson while Mark and Paula managed and laboured on the conversion: "We were lucky that this all fell right. Paula works part-time so she pitched in, as did family and friends," said Mark. Mark's daughter, Carly, insisted on a fortnightly budget tracking meeting to ensure the project was living within its means. Mark said that is highly dependent on how you engage your tradesmen.

"The first thing is to make sure you hire reliable tradesmen. If you already know them, fine but if not spend some time asking at your local builder's merchants. When you have contacted them, ask if you can see some of their previous work and talk to their past customers," he strongly advised.

Continued on page 21...

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FROM TOP: VIEW OF THE MAGNIFICANT WATER TOWER CONVERSION FROM THE GARDEN; THE KITCHEN

The house is entirely heated by a 'wet' underfloor system from the boiler, with the exception of the living room



"It's very easy to end up with a site full of nice people and have a bad job done. Good tradesmen work hard and may be a bit 'sharp', but that's because they want to do their job."

Mark also insists all good tradesmen will price the complete job: "Don't agree to be charged by the hour because you will never be sure how much the job will cost. And shop around if you can find enough tradesmen, then decide who is going to get the work."

So what did Mark and Paula get for their money? They got a beautiful home, certainly: "This was never going to be a 'green' home," says Mark. The origins of the building see to that. But the installation of large amounts of insulation ensures it is as efficient as it can be. Power is a mixture of mains electricity and LPG, the gas stored in an underground tank out of sight.

So the house is entirely heated by a 'wet' underfloor system from the boiler, with the exception of the living room.

The water tower itself would never have had the floor space for a house, so the original planning included the red-brick extension – the bricks carefully matched to the originals, made from local clay. Downstairs in the tower section, there's an impressive kitchen diner big enough to hold a substantial family gathering, and in the extension, a double bedroom, wet room and another bedroom currently being used as a study.

Continued overleaf...



With money, planning, some sweat and a lot of determination, anyone can make a similar job of providing the past with a new future

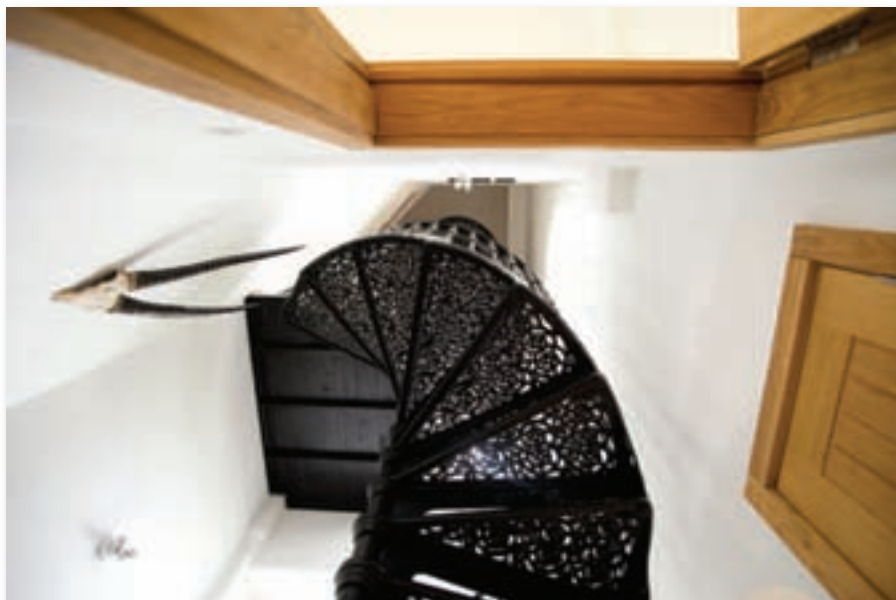
A cast aluminium spiral staircase ties the house together, reaching 50-plus steps upwards through the three floors of the tower. In itself, the staircase is impressive – black and industrial, so it matches the building’s original purpose. Staring upwards you realise going to bed is a major commitment.

Mark and Paula have two huge en-suite double bedrooms on the first floor, one open plan with a lovely roll-top bath. Above it, there’s another masterpiece – the living room, with a fascinating and efficient revolving Ergofocus log burner suspended from the high ceiling: “I had that imported,” said Mark. “I saw others but they weren’t as well engineered.”

The second floor might not seem the best place for a living room but in point of fact, it’s

perfect. From the outset, Mark and Paula wanted to take advantage of the water tower building’s height, and up here, through the specially-made, massive windows, you get a tremendous view across open countryside to woodlands beyond. Mark spends inordinate amounts of time gazing out; endeared as he was from the beginning by the abundant roe deer and other wildlife that calls Culford home.

One, final climb takes you through the base of the water tank and into the couple’s master bedroom with its en-suite wetroom. It’s not exactly as they wanted – they had hoped planning would allow them some porthole windows, but Mark was spared more work with the disc-cutter when they turned him down. The room is brightly lit by high rooflights, which



VIEW LOOKING UP AT THE SPIRAL STAIRCASE;
LEFT: FIRST FLOOR BEDROOM IN THE TOWER

also offer privacy.

Throughout their home, Mark and Paula have gone for natural materials, from timber flooring to stone floor tiles, marble sills to glorious glass blocks used as walls. Mark's empathy with the craftsmen who built this structure is evident; he's brought the water tank itself shining brightly into this century with layers of paint, and highlighted the makers' marks.

Exposed ironwork and timber rafters hint at the building's origins, but the water tower now feels like a home. And, yes, the remarkably-fast, ten-month build has been made possible by Mark's day job but he's adamant that, with money, planning, some sweat and a lot of determination, anyone can make a similar job of providing the past with a new future.

project costs

Overall cost of land: £280,000

Overall cost of project: £260,000 (approx.)

Value of property now:

Upwards of £750,000

What was the high point of the project?

"Literally the high point; standing on top of the scaffold realising that we'd be able to see the view every day."

The low point was: "Willing the steel of the tank floor to give up as I cut away at it."

Contacts

- Architects: Poole & Pattle Architects
www.pooleandpattle.co.uk
- Lime putty: Anglia Lime
www.angli lime.com
- Redcare alarm installation: Anglian Burglar Alarms
www.angliansecurity.com
- Sprinkler system installation: Anglian Energy Services
- Bathroom suites: Bath Store
www.bathstore.com
- Septic tank: Binders Ltd
www.binder.co.uk
- Sand blasting: Buckenham Blast Cleaning
www.buckenhamblastcleaning.co.uk
- Bradstone slate slabs: Collier & Catchpole Ltd
www.colliercatchpole.co.uk
- Spiral stairs: Cottage Craft Spiral Stairs
www.castspiralsstairs.com

- Tiles, grout etc: Ceramic Tile Distributors
- Topsoil: Culford Waste Ltd
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- Fire: Diligence International Ltd
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- Granite worktops and cills: Marble Works
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- Engineering and building control: MLM Consulting Engineers Ltd
- Steel frame and balustrades: Mr Stainless Ltd
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www.ndwessex.co.uk
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Enq. 116

Everbuild Building Products



As the building products industry is becoming more aware of its online profile Everbuild Building Products Ltd has been hard at work on the launch of their newly overhauled website! The new website has bright block colouring to separate the different product categories and a clean, white background to ensure that the packaging is easily visible and stands out. This is more than just a face lift, though; the whole makeup of the website is different offering far more information and options that haven't previously been available before. Everbuild's aim is to help customers become immersed in, and feel part of, the Everbuild world.

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Enq. 117

Internorm



Internorm has announced its latest promotional offer. The offer will allow Internorm customers free upgrades on orders until 30th November. Home-owners will receive a free upgrade from double glazing to triple SOLAR+ glazing on almost all Internorm UPVC, UPVC/aluminium and timber aluminium window systems. SOLAR+, which can minimise heating demands by up to 16 per cent, reduces heating costs for no additional cost. With triple glazing SOLAR+ the overall energy transmission is 20 per cent higher than with standard triple glazing. Furthermore, the promotion will also offer customers free aluminium cladding for almost all Internorm UPVC/aluminium and timber/aluminium windows.

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Garador

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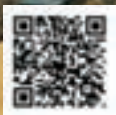
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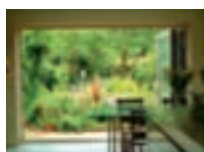
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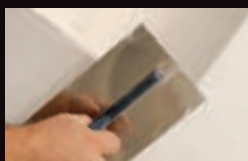
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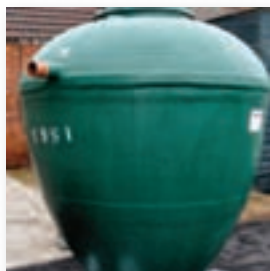
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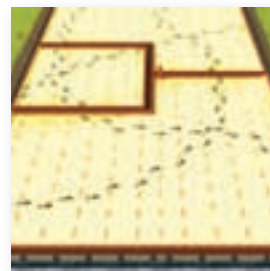
Safeguarding the world has always been at the heart of the **Baufritz** philosophy. Using only timber, installing thermally efficient windows and because the construction process is so energy efficient, has ensured the homes have earned the accolade 'carbon positive': they lock away more CO₂ than is emitted during their manufacture, transportation and construction. The ecological vision is all-encompassing; it includes the choice of sustainable timber and all building materials, the component design, the manufacturing process, packaging and transportation, waste management and site operations. But it doesn't end there, for the lifespan of the home, it will continue to run in an energy efficient manner and be truly environmentally friendly.

Enq. 321



Burnham Environmental is pleased to announce the launch of the Biodigester T9 sewage treatment plant, which is suitable for nine people. This product adds to the very successful 'T' range and is ideal for large houses with four - seven bedrooms where mains drainage is not available. The Biodigester 'T' range has a two year warranty and is the only product on the UK market with a no-smell guarantee. Independent testing of the Biodigester in the USA left the Americans saying 'As good as anything ever tested'. The aeration process that breaks down all the solids and has no septic sludge has the further advantage of long intervals between emptying and consequently the operating costs of a Biodigester are also class leading. The company is also expanding into overseas markets.

Enq. 319



TETRIS® structural flooring, by **Cellecta**, is a revolutionary alternative to beam and concrete block floors and has been short-listed for the Housebuilder 2012 product innovation award. TETRIS® manager Ben Banks said: "A lot of effort has been put into raising awareness of the products' key benefits over the last year and it is great to receive the nomination to re-enforce this message." The achievement follows the successful selection of TETRIS® as the structural flooring for Barratt Homes first Code 6 Sustainable Homes development. TETRIS® was specified for the super low U-values it could achieve, the systems A+ Green Guide rated accreditation and its lightweight, versatile and easy to install blocks, which will help speed up the build time of the 170 unit development.

Enq. 315

Can a heat pump reduce costs and help meet planning legislation?



The Renewable Solutions Provider
Making a World of Difference

The Code for Sustainable Homes is just one of the challenges that new technologies need to overcome.

The Ecodan air source heat pump helps you to achieve your environmental, legal and economic targets.

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MITSUBISHI ELECTRIC
LIVING ENVIRONMENTAL SYSTEMS

Air Conditioning | Heating
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Enq. 303

If the idea of being a
"hands-on" self builder appeals,
but you are not quite sure of what is involved.....

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take part in the
Polarwall Online
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at 8pm.

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free...and all
are welcome.*

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Enq. 304

KILL BILLS

CREATING A LOW ENERGY HIGHLY EFFICIENT HOME?

**DON'T KNOW HOW MUCH HEATING YOUR PROJECT
WILL REQUIRE?**

**DON'T WANT TO MAKE HOLES IN YOUR HIGHLY
INSULATED AND SEALED BUILDING TO FULFIL
THE BUILDING REGULATIONS REQUIREMENT?**

Our team will talk you through the options and how the different technologies can be integrated into your home.

Our heating engineers can help with a
room by room heat loss calculation.
We can then inform you how best to
integrate your ideas into the project
to fulfil your heating requirements.

Our team will assist you in considering
the choices and how to include heat
recovery ventilation into your home.

Our 3DCAD design service will then help make it all fit.



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environment**

Enq. 305

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Enq. 306



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- ✓ PV cell & green roof solutions
- ✓ Full technical support

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Enq. 307



Good ventilation is as important for the premises we live and work in, as fresh air is a necessity for good health.

Eco Fresh from **Dealec** improves air quality and maintains the level of humidity below 70 per cent, helping to prevent the formation of mould and mildew.

Fresh air entering from the outside passes through double filtration. It is then heated to room temperature and ionized.

Eco Fresh not only works silently, but absorbs noise, which can penetrate from the outside, while fresh air enters at room temperature even with an outside temperature of -25°C.

Quiet and discrete the unit features a totally reliable double insulated electric motor with special capsulated ball bearings guaranteeing 30,000 hours flawless operation.

Enq. 306



To harvest free geothermal heat available from depths below 1.5m a heat pump is employed to raise the temperature of the heat and deliver it into the building. To achieve this groundwater is abstracted at 10/14°C, and underfloor heating is installed, which is more efficient than radiators, and which heats the building using water at temperatures of 30°C. This means 6 kilowatts of heat is delivered at the required temperature by a heat pump using 1 kilowatt of electricity.

Earthtest Energy ensure the system is correctly integrated into the building's design and construction and that interfaces with other systems are properly managed. Correctly installed a geothermal heat pump and underfloor heating system requires no maintenance and lasts the life of the building.

Enq. 311



Fermacell is a leading manufacturer of an innovative dry lining board which has the versatility to provide outstanding results for a wide range of self build projects. It is suitable for walls, floors and ceilings due to its high resistance to sound, fire, impact and moisture, allowing selfbuilders to create homes that stand up to the rigors of modern life. In addition, Fermacell's board has a high weight-hanging capability and can carry up to 30kg from a single screw and up to 50kg from a cavity plug fitting, which practically eliminates the need for noggins. Made from 93 per cent recycled materials, it is produced using ordinary materials in an extraordinary way. By combining recycled gypsum, cellulose fibres from post-consumer waste paper and recycled water, Fermacell produces board that's sustainable and strong.

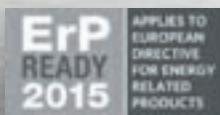
Enq. 302



Accounting for more than 55 per cent of the market for external cavity wall insulation, full-fill glass mineral wool can deliver comparable thermal performance as like for like partial fill solutions, such as rigid foam boards, but at a significantly lower cost. All of **Knauf Insulation's** glass mineral wool products deliver exceptional environmental performance and are manufactured using the innovative ECOSE® Technology; a revolutionary, bio-based, formaldehyde-free binder technology that is based on rapidly renewable materials, rather than petro-based chemicals. Containing a high proportion of recycled glass and fully recyclable at the end of a building's life, glass mineral wool also requires less overall energy to manufacture it than some alternative materials, and achieves a generic A+ BRE Green Guide rating.

Enq. 309

High Efficiency is the new standard.



The new Wilo – Yonos PICO.

This is because from 2013 onwards, the European Eco-Design directive (EC ordinance 641/2009) for "energy-related products", ErP for short, will impose increasingly stricter requirements EU-wide for the energy efficiency of glandless pumps. Due to the ErP Directive, only extremely power-saving, high efficiency pumps may be used, such as the new standard high efficiency Wilo-Yonos PICO. Not only does the environment profit from this, but also the building owner receives a lower electricity bill. The change to this new, efficient pump generation is future-proof and therefore even in the short term would be a worthwhile investment.

For more opportunities to succeed go to www.wilo.com/he

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Pumpen Intelligenz.

Enq. 308

By choosing to install a **Full-Fill** solution rather than a Partial Fill solution, you could be saving yourself...

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KINE1170ADV-V0712



KNAUF INSULATION
it's time to save energy

with **ECOSE**® TECHNOLOGY

Enq. 309



Enq. 310



Eng. 311



Enq. 312



Bicycle storage has become essential for all new build projects, whether for homes, schools or public places, and supports the increasing demand for cycling throughout the UK. Not only has bicycle storage got to be affordable and visually pleasing but also secure and highly durable.

This is why **McArthur Group** manufactures all Scheme Green cycle storage solutions to ensure each product is made to the highest standards and quality.

McArthur Group, the company behind Scheme Green, continues to offer an expanding range of products that conform to the national code for the building of sustainable homes.

View the entire range, which also includes recycling bins, sheds, nesting boxes and composters, online today.

Enq. 312



For 'hands-on' selfbuilders (and those unsure about whether they have the skills to undertake structural work themselves), **Polarwall** are offering a free online builder training programme. Polarwall is a leading insulated concrete formwork system, which is ideal for low energy house building and also for building basements. Training manager Alex Hansen says: "We would never say this is child's play – it is concrete formwork. But if a person has basic carpentry skills then we can show him how to build the nearest thing to structural perfection; incredibly warm, exceptionally strong, and with great sound insulation. Our clients do not have any build disasters as we always have one of the Polarwall technical team on site for the concrete pour, who checks it all out beforehand and stays for the day."

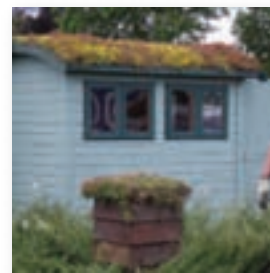
Enq. 304



Polyroof roofing systems have been independently certified by the British Board of Agrément (BBA) with durability ratings of up to 30 years, which confers NHBC and Zurich approvals. The systems are installed by a national network of highly trained and fully monitored approved contractors.

A major advantage of Polyroof roofing systems is the versatility and complete design flexibility. Irrespective of the size, condition or complexity of your roof, Polyroof have a waterproofing solution that satisfies any demand. They provide a full and completely free project support service, from initial consultation to final installation and throughout the lifespan of the roofing system. To discuss your self-build project or to arrange a survey with a no-obligation quotation from your local Polyroof approved contractor.

Enq. 307



Biodiversity in the UK is suffering from a lack of green plants.

Off-street parking, a trend towards more low maintenance gardens, and a lack of gardening knowledge among householders is taking its toll on our wildlife.

Help **Q Lawns** overcome this problem using Enviromat sedum matting to create a living green roof.

It takes little maintenance and provides valuable resources for wildlife.

Green roofs in cities can be used to create wildlife corridors to help creatures travel between colonies.

Green roofs also insulate buildings, saving on energy usage.

Enq. 310

Vectaire Ltd



Vectaire's two new residential fans are part of a continuing commitment to the development of low carbon, low energy, high performance products, reducing both energy consumption and cost. The 'Elegance' (axial) and the 'Elix' (centrifugal) are continuous running, three speed fans, stylishly designed to allow air extraction around the whole perimeter. They were designed using the latest computer technology and incorporate EC motors for operation with energy saving high efficiency.

The trickle speed of the fan is set from a choice of two, depending where sited) at installation, and almost silently ensures continuing extraction for the removal of odours and moisture.

Enq. 313

Balcony Systems



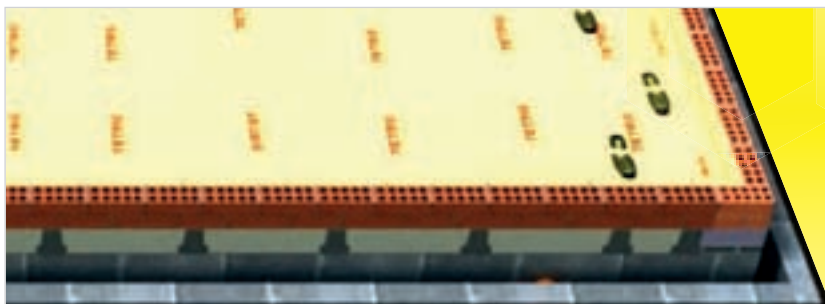
The BalcoNano® innovative self-cleaning glass coating on Balcony Systems' clear glass balconies has three major advantages; it gives glass added impact resistance, protection from the elements and dramatically reduces regular cleaning.

Factory-applied to both sides of the glass, the patented coating creates a super-smooth surface that repels water, dirt and grime more quickly to reduce the cleaning cycle by around 90 per cent. Instead of harsh chemicals, a

wipe down with a wet cloth is all that's needed to restore the sparkle, making it an eco-friendly balustrading choice.

Tel: 01342 410411 www.balconano.com

Enq. 314



The **eco-friendly**, structural flooring alternative to beam & block floors.



- ✓ Faster floor construction than concrete blocks
- ✓ BRE Green Guide **A+** rated system
- ✓ 3x more **Code** credits available
- ✓ 100% recyclable
- ✓ Super Low **U-values**

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Enq. 315

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TIMBEREXPO Stand Z33

The importance of maintaining your rainwater harvesting system

Prevention really is better than cure...

As we are realising the benefits of rainwater harvesting systems, it is becoming increasingly important that these systems are inspected and maintained at regular intervals. Through regular servicing, users can ensure that their system is operating as efficiently as possible while maximising its lifespan.

Rain Maintain® are specialists for the service and maintenance of all types of rainwater harvesting systems. Lisa Farnsworth, sales director, is keen to highlight: "It is very important that those who wish to invest in a system also recognise the importance of good aftercare. An effective regime of cleaning the filters, servicing the pumps within the storage tank alongside calibration of the rainwater management equipment are crucial to ensuring clean, clear and odourless rainwater flowing through your harvesting system."

Lack of regular maintenance can result in debris blocking the filters in the system, dirty or discoloured water and reduced water savings. By having a system maintained at regular intervals it would help to ensure that the system is as productive and efficient as possible creating maximum savings for the owners.

While the storage tanks themselves are generally maintenance free, the filters and pumps within the

tank are not. The pre-tank filter will need regular removal of debris to prevent blockages and the floating suction filter will also need cleaning to maintain water quality. Header tanks will need checking to ensure that solenoid valves and mains water top up features are functioning correctly. The control panel will need a regular check and may contact a third filter that needs backwashing.

"The consequences of poorly maintaining a system can be profound for the owner. An over reliance on mains water, increased utility bills and potential water contamination can all be prevented with a good maintenance provider such as Rain Maintain®," concludes Lisa. "We have taken many phone calls from people in desperation over system issues from lack of maintenance. These could have been prevented had a bi-annual check been carried out. By getting the right service package, customers can prevent hefty repair bills and can continue to reap the benefits of their system."

As rainwater harvesting systems become more popular, the need for sound aftercare and maintenance will increase. By using a service such as Rain Maintain®, owners can have peace of mind that they are protected and that their system is efficient as possible.



Mitsubishi Electric is using the Big Green Home Show (26 - 28 October) to highlight the benefits of incorporating advanced renewable air source heating systems into new build properties and renovations. Mitsubishi Electric's Ecodan, which is the only air source heat pump awarded the official Quiet Mark from the Noise Abatement Society, can help a house achieve Level's 3 and 4 of the Code for Sustainable Homes. "Heating accounts for over half the energy used in the average home, so anyone looking to improve or build their own home can make real savings in energy consumption if they use an Ecodan," explains Graham Temple, marketing communications manager for the company's heating systems division. Mitsubishi Electric monitors and publishes real world performance data.

Enq. 316

Enq. 303



domestic pump stations

At Total Waste Water Systems (UK) Ltd, our goal is not only to help you with your drainage needs but to make the process easy and problem free for you. We stock, supply and manufacture a wide range of pumping stations for both foul and storm water to suit a variety of budgets and tastes. Let's discuss your ideas! Your free consultation is just a phone call away.



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info@totalwastewatersystemsuk.co.uk
www.totalwastewatersystemsuk.co.uk

Enq. 317

IBD Distribution



To provide a new and highly effective approach to heating a room with a timber suspended floor, IBD has launched the Gyvlon/Thermoplane combined screed and pipe solution. It is the first combination system of its type, bringing together Gyvlon/Thermoplane micro-screed technology with integrated underfloor heating and comfort cooling. Gyvlon/Thermoplane is an ultra responsive system designed to suit today's building technology requirements. The use of the system can optimise the efficiencies of renewable technologies, providing fuel savings of up to 30 per cent when combined with many renewable energy sources, with underfloor heating systems.

Enq. 318

Connect with Selfbuilder & Homemaker online

The digital issue of Selfbuilder & Homemaker provides all the same content as the print issue with the added advantage of being instantly available whenever and wherever you have access to the internet.

In addition to its ease of access, the digital issue of Selfbuilder & Homemaker gives direct links to advertisers, allowing you to visit a potential supplier's website with the simple click of a mouse.



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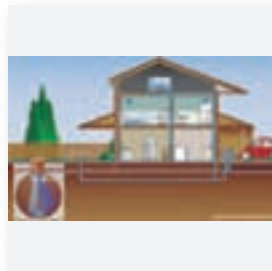
Rockwool® has developed an exterior load bearing wall system that gives selfbuilders a cost effective and efficient solution to the zero carbon challenge. Passivhaus certified, Rockshell® integrates high levels of insulation into its design, achieving a typical U-Value of 0.143W/m²K while keeping wall thickness to a minimum. Rockshell® is delivered to site in 'kit form' according to the specified building design. Constructed of I-shaped steel profiles encompassed in heavy Rockwool® insulation and an OSB lining on the inside, Rockshell® is quick and easy to install and requires no specialist equipment. By simplifying installation and manufacturing the system to an exact specification, Rockshell® offers increased air tightness and minimised thermal bridges, as compared with traditional building methods.

Enq. 301



Selfbuilders or renovators looking to achieve a high level of the Code for Sustainable Homes should consider the Genvex heat pump ventilation systems from **Total Home Environment**. The Premium range combines heat recovery ventilation with heat pump technology to harness free energy from outgoing air. Heating, ventilation and cooling (on hot summer days) is provided. All from one appliance, compact enough for a loft space. The efficiency is outstanding; the appliance generates as much as six times the heat energy, as the power it consumes. It can take outside air of -1°C and convert this to an incoming air temperature of 34°C. Why not have 185 litres of hot water as well with the Passivhaus certified Combi? Contact for more information.

Enq. 305



These high quality units from **Total Waste Water Systems (UK) Ltd.** are designed for environmental compliance for planning requirements. This system is very competitively priced. The MR2 home system-designed for internal use, utilising the rainwater for washing machines, toilet flushing and external use including car washing, garden watering and irrigation. The range includes the following 3P Technik components including: Automatic Top Up Controller, Tundish, Stainless Steel Pump, Inline Filter, Overflow Floating Intake, Calmed Inlet. The GRP tank with 500mm access shaft is manufactured in 2800L & 3800L sizes. The tank is fitted with Forsheda seals, lifting eyes and manhole cover. The Tundish acts as an air gap to prevent the backflow into the mains supply, thus meeting the requirements of BS EN 13076.

Enq. 317



Wilo UK has introduced the latest in its family of energy efficient small circulator pumps; the Wilo-Yonos PICO.

The European Eco-Design Directive (the ErP Directive) will impose strict requirements across the EU on the energy efficiency of glandless pumps starting in 2013.

The Wilo-Yonos PICO consumes significantly less energy than required by the best 'A' rated heating pump.

Compared to an uncontrolled old pump, it is possible to achieve up to 90 per cent reductions in electricity consumption – that's an energy cost saving of around £85 a year.

Visit the website for full details of Wilo's high efficiency pump range.

Enq. 308

BIODIGESTER
SEWAGE TREATMENT
PLANTS FOR PROPERTIES
WITHOUT MAINS DRAINAGE

- Simple process
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Burnham Environmental Services Ltd.

Enq. 319

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CENTRAL HEATING BOILER STOVES

- 50% quicker to raise water to operating temperature
- Discretely positioned thermostat fitted as standard
- Produces 50% more heat to water than boiler stoves of similar sizes
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MADE IN ENGLAND

Enq. 320

LUXURY FOR LIFE

Baufritz is passionate about creating a luxurious living environment that's designed just for you. All our homes use an abundance of high quality, natural materials that are completely free of toxins, creating a harmonious atmosphere that looks beautiful, protects the environment and makes you feel good.

To find out more about Baufriz or to make an appointment, please contact Baufriz in Cambridge: enquiries@baufritz-sh.co.uk 01223 235632

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*The Pioneer
of eco-homes*



editor's focus

1 THE OAK DESIGNS CO.

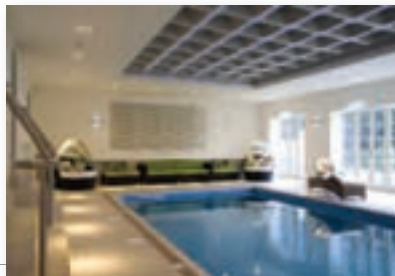
The Oak Designs Co. are specialists in manufacturing a range of timber kit oak frame garages. With over 480 designs in their Acorn Budget Range they offer unbeatable value without compromising on quality. The attention to detail such as 150mm width oak posts and special ODC facing 150mm bricks to fit flush to the posts, plus being handcrafted by our skilled carpenters, means that your building will not only add value but will endure and be admired for many years. The kits include oak posts, eaves and tie beams, braces, softwood soleplates, rafters, weatherboarding and saddle stones. They come with detailed drawings, assembly instructions and stainless steel pins.

Enq. 130

3 POLYPOOL

Polypool swimming pool panels have one of the highest levels of insulation on the market. This reduces the energy loss in the swimming pool and results in lower running costs for the client as well as being environmentally friendly. Following changes to the Part L Building Regulations in 2010, insulation is now required for all indoor swimming pools in the UK. The Polypool panels meet, and in fact exceed, these requirements and have been manufactured to this standard for 20 years. The panels are easy to install with a cam-locking system and have smaller backfill requirements in comparison to conventional pools making them perfect for a DIY project.

Enq. 132



2 MARSHALL TOOLS

An obsession to build perfect walls has driven inventor Noel Marshall to take wall building to a new level with his latest invention. Marshall Profiles are simple to setup and enable you to build with speed, ease and mm precision. Marshall Tools Ltd was established in 2001 by Noel Marshall to manufacture and market his inventions and other innovative building tools. Through continued innovation and hard work Marshall Tools are emerging as a global leader in the development of innovative building tools.

Enq. 131



4 GAIA

Mirrors are an essential feature of any bathroom but they can be rendered useless as soon as the shower is turned on and any reflection is lost behind a screen of mist. Luxury hotels have long embraced the heated mirror concept, which keeps mirrors crystal clear no matter how steamy the shower. Now it's possible for homeowners to enjoy the luxury of heated mirrors at home with the clever Deviclear™ mirror mat concept from Gaia. Installing the mirror mat is a simple process; a slimline mat with heated coils sits behind the mirror and can be wired into the existing light circuit so that it is activated as soon as the bathroom light is switched on. Consuming no more energy than a standard 60W light bulb, the mirror mat is also low cost to run, enabling clear mist-free comfort without huge costs.

Enq. 133



5 CLIMATE ENERGY HOMES

The ecoTECH build system delivers a house per day, meeting the requirements of the Code for Sustainable Homes 4 at a cost comparable to traditional build. Benefits include a house per day, street per week; lower build costs; reduced energy bills; system warranty; zero stamp duty; lower lifetime ownership costs; green mortgage compliant; CfSH 4, 5 & 6; zero carbon and Passivehaus standards; and 12-16 week lead time. To find out how Climate Energy Homes can help you develop a cleaner sustainable housing stock on time and on budget, please contact one of their advisors today.

Enq. 134

6

THE RADIATOR & BATHROOM GALLERY

The launch of the new Bathroom Gallery is an exciting addition to the existing Radiator Gallery where you can view the latest flexible and comprehensive range for all your bathroom needs, whether it be furniture or bathroom accessories, or simply wet rooms including mobility needs. The Radiator & Bathroom Gallery offer ranges such as Vitra, Peli-pal, Keramag, Utopia and many more. Delivery is free to mainland UK and excellent discounted prices are offered.

Enq. 135

FOLDING DOORS SLIDING DOORS GLAZED ROOFS

 **SUNPARADISE**
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WINTER GARDENS DOORS & WINDOWS CONSERVATORIES CURTAIN WALLING FRAMELESS SYSTEMS

➤ Sunparadise specialise in the supply and installation of a wide range of quality aluminium glazing systems including:

Folding doors a versatile way of creating open plan living
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Our unique **Monoslide** system which offers the best of both worlds and can uniquely turn round corners

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Fires & fireplaces showcase

1 BESPOKE FIREPLACES DESIGNS

With over 25 years experience in the fireplace industry, Bespoke Fireplace Designs specialise in designing and creating fireplaces to customers' individual requirements – fireplaces to complement the theme and ambiance of your room. Fireplaces made exclusively for you – any size, any shape, any colour. They offer the complete design, manufacture and installation service and can even design and install a flue system. All products are manufactured to the highest CE European standards and their highly trained installers are Gas Safe and HETAS approved.

Enq. 138



2 CAMELOT REAL FIRES

Camelot woodburning open fires offer a premium alternative to stoves for customers who want something different, or value the genuine period style fire – whether its for a cottage, farm or town house or a modern new build project.

Five times more efficient than a traditional fire grate, Camelot's Thermovent fires are made to order for less than you might expect and as an open fire, can assist with building ventilation. Book your design survey with Camelot to start creating your open fire.

Enq. 150

3 CLEARVIEW STOVES

Now is the time to ensure your warmest winter ever by installing a Clearview Woodburning Stove. It takes around six to eight weeks from choosing a stove to its installation, so plan ahead and beat the rush. Clearview's stoves combine style and exceptional quality. Designed and manufactured in Shropshire to the highest possible specifications, in a range of sizes to suit most installations. A Clearview woodburning stove will save you money and bring you great pleasure, not only lifting the temperature but also lifting your spirits. Come home to the benefits of a Clearview Stove.

Enq. 137



Continued overleaf...

CLEARVIEW STOVES

Britain's leading manufacturer of clean burning wood stoves

The complete solution for Selfbuilder's and Homemaker's

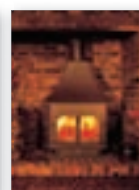


We are the UK's largest dedicated manufacturer of clean burning wood stoves, designing, manufacturing and distributing from our ten acre site in Shropshire.

With installation and product knowledge unequalled in the industry, we can provide all that is necessary for a trouble free installation.

Some of our benefits include:

- Money saving.
- Certified for use in smokeless zones. We were the first ever company to achieve this.
- A heat source that is 70% efficient, most open fires are only 10%.
- Very easy to light and maintain. They burn for long periods unattended and the ashtray only needs to be emptied every two to three weeks.
- You are in control of your fuel supply, no longer dependent on the big energy companies.
- A satisfying and pleasurable way to heat your home.
- Reduced dependence on fossil fuels.
- Thousands of accessories and flue components in stock.



STOCKISTS THROUGHOUT THE UK

www.clearviewstoves.com Brochure Line: 01588 650 123

Dinham House, Ludlow, Shropshire, SY8 1EJ. Tel: 01584 878 100

Enq. 137

Fires & fireplaces showcase



4

CVO FIRE

CVO Fire has added the ITALKERO range balanced flue gas fires to its range of contemporary fireplaces. These glass fronted fireplaces have excellent SAP ratings and are room sealed. Models are available from 400mm to 1300mm wide in either front view or see through styles. All fires have efficiency ratings of 80 per cent or greater. Choose from either natural gas or LPG and either logs or pebbles. Installation is straightforward as the fires are supplied as a self contained cartridge to be built around. Balanced flue appliances can use flue runs of up to 10m.

Enq.140

5

DUNSLEY HEAT

The Dunsley Highlander 7 Enviroburn Solo is a free standing stove approved to burn wood logs in a smoke controlled area. The appliance is constructed from 4 and 10mm steel and cast iron. It incorporates both a rear and top flue outlet. The firebox is lined at the sides, back and top with extra high density refractory boards and comes with a black metallic finish.

The Highlander 7 Enviroburn Solo has two combustion controls. Using the correct rate of burning efficiencies of up to 79.9 per cent burning wood logs can be achieved.

Enq. 144



6

JETMASTER FIRES

Jetmaster Fires have just introduced their stunning new range of inset stoves.

The large window offers a wonderful view of the flames and at the same time stays clean with the innovative PUREBURN technology that ensures that the stove burns at the very highest level of cleanliness and efficiency.

Primarily a wood burner, the stoves can be converted to burn multi fuel too.

They are currently available in three sizes to suit most homes, with heat outputs ranging from 4,9kw to 10kw.

Enq. 143

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Enq. 138

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Enq. 139

7 LANDY VENT

Eccostove is an innovative new concept in woodburning technology using silicon carbide to create energy-efficient combustion providing whole house, supplementary heat. The Eccostove is 100 per cent British-made and can be used as a slow heat release appliance or a traditional appliance. The construction of the appliance is designed to absorb heat readily then release it slowly. The Eccostove emits heat evenly over a much larger area than traditional stoves. With an 85.3 per cent efficiency rating, it continues to emit stored heat up to 12 hours after firing.

Enq. 139



8 STOVAX

The Gazco Riva2 1050 is a stunning fire. Iconic in both name and nature, this majestic gas fire produces attractive, highly realistic flames on a glowing ember effect bed. Its clean lines and highly reflective black glass create an inspiring focal point to enrich both contemporary and classically styled homes. Designed to make an impact, this sleek, chic and shining gas fire not only is the largest in the Gazco Riva2 range, but is also extremely efficient. With a heat output of up to 7.38kW, this gas fire will add sparkle and warmth to your living room.

Enq. 141

9 MORSO

Morso has been a leader in quality, design and innovation, manufacturing cast iron solid fuel and gas stoves for more than 150 years. Morso woodburning stoves fuse tradition with contemporary design, and it is this discerning ability to produce classic looking stoves that reflect modern trends that make them so popular. The S11 range is the new range of steel stoves, which can be mixed and matched using a total of five different base and wall options. This convection stove has exceptionally low emission values and a high heating efficiency.

Enq. 151



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Enq. 141

Turn up the heat with a wood burning stove

The benefits of installing a wood burning stove as secondary heating

When faced with a myriad of heating options for the typical British home, choosing the most environmentally friendly and financially viable is a quandary for many homeowners. However, when the outside temperatures don't justify the use of central heating, a secondary heating system can provide a reliable and efficient source of warmth.

Until now, the most popular forms of secondary heating have been open or gas effect fires – however neither heating method is particularly efficient. And in the face of rising energy prices and a greater focus on carbon reduction, consumers are recognising the benefits of wood burning stoves as a secondary heating system. Phil Wood, Stove Industry Alliance chairman, explains: "Although the regulations do not require secondary heating to be specified, many people choose to have a room heater to provide heating when the central heating system isn't required or to create a focal point.

"And across the country, there has been a sharp rise in the number of homeowners choos-

ing wood burning stoves as both a practical way to cut fuel bills and an environmentally-friendly answer to heating their homes. When compared with alternative fuels, wood offers significantly reduced costs – a wood burning stove is 25 per cent cheaper per kWh to run than a gas effect fire, 43 per cent cheaper than an oil fire, and an impressive 76 per cent cheaper than an electric fire.

"The benefits of installing a wood burning stove in an existing house are considerable. Statistics from Kiwa GASTEC at CRE, the energy management and low carbon consultancy, training and product testing facility, confirm that replacing a decorative gas fire with a wood burning stove will reduce the carbon footprint of the house by 22 per cent, a figure that rises to 36 per cent when replacing an LPG decorative gas fire with a wood burning stove. The reduction in carbon, when replacing an open fire is 14 per cent.

"An electric fire is the most carbon intensive option. Nearly 200kg of carbon can be saved

Replacing a decorative gas fire with a wood burning stove will reduce the carbon footprint of the house by 22%

per year simply by switching from an electric fire to a wood burning stove.

"The increased efficiency of a wood burning stove with 70 per cent efficiency (and more efficient models achieving per cent) compared to an open fire at 32 per cent, and a room open gas effect fire ranging from 20 to 55 per cent efficiency will make a noticeable difference to fuel economy and warmth in the house.

"Existing properties with chimneys can benefit from the reduction in the air loss rate, by reducing the chimney diameter from 200mm to a flue of 150mm internal diameter suitable for most stoves. This will also eliminate the drafts caused by an open fire drawing air from the room.

"Wood is one of the most environmentally friendly fuels that can be used. An efficient wood burning stove can provide both economic and environmental advantages for homeowners. So for those looking to boost their green credentials, and enjoy the advantages of an efficient secondary heating source, a wood burning stove could be the answer."

Enq. 142

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Enq. 143



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Enq. 144

Connect with Selfbuilder & Homemaker online

The newly redesigned Selfbuilder & Homemaker website is an online provider of past and present products and news items for selfbuilders.

Regularly updated with hundreds of press releases, sbhonline.eu is a one-stop source for all the latest self build information.

It is also a gateway to our other online assets, from our archives of digital issues and newsletters to our social media outlets on Facebook, Twitter and Pinterest.

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Viessmann



Installation time and expense are reduced by Viessmann's new range of domestic gas-fired boilers. 19 metre maximum flue length and matched output for hot water and heating make the Vitodens 100-W WB1C ideal for British homes. Viessmann has launched a new range of Vitodens 100-W gas fired condensing boilers. The system and combination boilers can be installed in a greater number of locations around the home due to a maximum flue length of 19 metres (19 kW model), making them ideally suited for social housing projects and homes where available space is at a premium.

Tel: 01952 675000 www.viessmann.co.uk

Enq. 145

Moduleo



Luxury vinyl flooring giant Moduleo is proud to announce that it has received planning permission to build a dedicated wind-farm at its eco-production site in Avelgem, Belgium. After setting out his company's green credentials earlier this year with the launch of the innovative new production plant, David Bigland, MD of the UK and Eire is thrilled to have been given the green light to progress to the next stage of his mission. Designed to reflect the unique patterns and textures found in nature,

Moduleo flooring combines the authenticity and beauty of natural products with the rugged durability of vinyl technology. Moduleo is proud to be working towards being entirely carbon neutral in the future.

Enq. 146

Electrorad



Electrorad supply an innovative range of electric radiators. There is no need for any pipework or plumbing; each radiator just needs a 13 amp power supply. The radiators look just like regular central heating radiators and supply the same quality of heat. No maintenance or inspections are required. Each radiator has its own room thermostat and programming system ensuring that energy usage is always kept to a minimum and every room is exactly the temperature required. The radiators are rated 100 per cent energy efficient. Being electric, this heating system is fully compatible with all micro-generation and renewable technologies.

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Enq. 149

Selecting a finish that ties in with the architecture and style of your project should be a priority



How to ensure new garage doors are stylish and secure

Simon Hipgrave, managing director of Garador advises on the importance of selecting a stylish and secure solution for your new garage

When building or renovating your dream home, choosing a garage door can seem like an insignificant part of the overall project. However, selecting the right garage door is paramount; especially when you consider that a garage door forms a vital part of the security and overall finish of your property.

Securing your property

In modern homes, garages are often used for several purposes, including car safety, storage, additional living space, laundry room, playroom, workshop, or as a home office. In a recent survey of home owners with garage doors, 35 per cent of respondents indicated that they use their garage as an extra living space of some kind, and nearly 50 per cent of respondents have up to £3,000 worth of goods stored in their garage. Thus, having a secure garage door is vital when planning your project.

Many people focus on the front door and windows when considering the security of their new or renovated home, overlooking the access that can be gained through their garage door.

It is not only the goods within a garage that are put at risk through a lack of security. A poorly-designed or security-deficient door pro-

vides criminals with easy access to your property. Finding the right garage door is therefore of utmost importance when building your dream home or securing your property against theft. With around 40 per cent of those surveyed saying that they had been the victim of a crime at some point in their lives, home security should be a top priority when it comes to building a new home.

Secured by Design

When selecting materials for a new project, it may be worth considering the latest initiative from the UK police, Secured by Design.

Secured by Design offers home owners helpful advice on how to make their property more secure, and is dedicated to 'designing out crime' in homes across the UK.

Jon Cole from Secured by Design comments: "Secured by Design focuses on crime prevention of homes and commercial premises, and promotes the use of security standards for a wide range of applications and products."

Membership in the UK currently includes over 400 companies, which have been awarded 'Police Preferred Specification'. Listed products include everything from bicycles and mobile

phones, through to roofing products and perimeter fencing. So far Secured by Design products have been very successful in reducing crime.

Jon Cole notes: "The scheme has achieved a reduction of crime risk by up to 60 per cent, by combining standards of physical security and well-tested principles of natural surveillance and defensible space."

Style and substance

The curb-side appeal of a home is important for both home owners and potential future buyers.

With more and more house hunters looking at photos of potential properties online, it is more important than ever for the exterior of your home to look its best. With garage doors making up around 30 per cent of the facade of an average house, it is not something that should be forgotten about when planning your next project.

Garage doors have evolved a lot over recent years, and as well as coming in lots of shapes and sizes there are a number of choices to be made in terms of space requirements, security and ease of operation.

Metallic doors with a smooth reflective surface have witnessed real longevity in the market and more recently wooden doors have also



been growing in popularity.

Selecting a finish that ties in with the architecture and style of your project should be a priority, as a garage door can help to complete the look of any property.

Making the 'right' choice

With any building project environmental considerations now loom large and eco-friendly choices also abound when it comes to selecting the right garage door.

Choosing an insulated garage door can help to lower CO₂ emissions, thereby reducing heat loss and keeping energy costs down. Furthermore, as around a third of us use our garage as extra living space, creating a warm and liveable environment is worthwhile as it allows for flexibility of use.

Insulated garage doors are manufactured using a twin walled construction method, which gives added strength to the garage door panels. It also provides the added benefit of increased security, as the door is more robust and therefore more difficult to break through.

Consider convenience

The development of increasingly sophisticated and user friendly remote operators, has spurred more consumers to purchase automated garage doors.

Remotes are now available, which indicate whether your garage door is open or closed, without it being in view: an attractive feature for many people returning home on a wet winter's night.

There is much more to choosing the right garage door for your next project than first meets the eye. When completing any renovation project and choosing a garage door, don't forget the importance of a stylish, convenient and secure solution.

Enq. 152



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Enq. 153

Fakro



Product developments in the roof window sector continue to influence style and functionality in equal measure. In addition to setting new standards of thermal efficiency and airtightness, however, Fakro has launched the FTP-V P2 Secure roof window to provide a previously unseen level of burglary protection. It not only utilises the company's unique topSafe system of hinge and lock reinforcement but Class P2A laminated anti-burglary glass, a system to prevent the glazing unit from being broken and an additional safety lock. 13 sizes are available in both standard and conservation style.

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Enq. 154

Quickslide



Since Quickslide last appeared at the National Home Improvement Show the company has been awarded the 'Fabricator of the Year' title by glazing industry peers. Never resting, Quickslide has now launched a stylish, great looking new web site that allows customers to design and order vertical sliding windows at their leisure. The site, www.quickslide.co.uk, also answers a host of questions on casement windows, casement doors, composite doors; and bi-folding doors manufactured by the company. The human touch is never far away as all orders are checked and validated before production.

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Enq. 155

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Enq. 156



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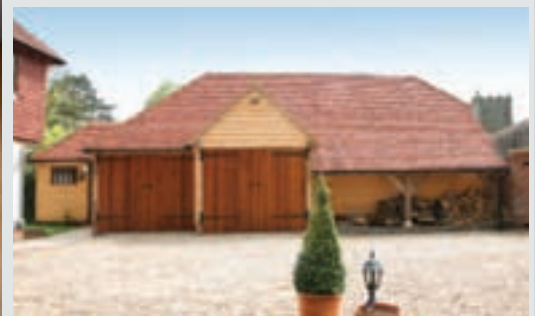


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Enq. 157



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Glazed timber extensions – a versatile addition to your home

Jonathan Hey, managing director of Westbury Garden Rooms discusses how you can transform your property and your life with a timber glazed extension

When imagining a residential garden extension, many homeowners' perception is of a conservatory, often a 'box standard' uPVC building slapped on to the rear of the house with little consideration for integration, aesthetics and architecture, or for the longevity of its design and the long term investment. However, as design evolves, property owners are looking for alternative extension styles that can blend and add to the style of their unique homes.

Timber glazed extensions, such as garden rooms, orangeries and conservatories are a chic addition to any property whether traditionally styled or ultra-modern. When designed sympathetically to the property and built with precision and modern manufacturing techniques a timber-glazed extension will outlast, outperform and be far more attractive than any 'off the shelf' uPVC conservatory.

These extensions can be integrated into the existing room structure and will give a natural flow out into the garden for all to enjoy all year round, as well as being properly insulated and ventilated, these types of extension can also be as physically secure as any other part of the home.

What is the difference between garden rooms, orangeries and conservatories?

While all these styles of extension are typically connected to a property, the differences in design and style can be considerable.

The roof design is perhaps the most noticeable difference between the different extension styles, with a conservatory being the only extension style to feature a fully glazed roof. This may feature lanterns, gables, eaves and coloured glass, but will always be entirely glazed providing the maximum amount of light and heat to the room below.

In contrast, both orangeries and garden rooms will feature a semi-glazed roof. Typically, a garden room will feature a tiled roof to blend with the existing lines and style of the property to which it is attached. This design can create amazing vaulted ceilings, which can also feature roof glazing to the gables, increasing the amount of natural light to the room. An orangery roof will be flat, usually finished with lead or a modern alternative such as single ply polymeric roof membrane, and features a striking roof lantern providing natural light to the room below.

All extension types typically feature brickwork bases to different extents, with conservatories often using a brickwork base to support the main timber structure. There is usually more variation with garden rooms and orangeries as these can be predominantly made from brickwork, or a combination of brick and timber framing.

All are multi-purpose rooms by design, their uses are endless whether a kitchen, games room, sitting room, TV rooms, formal or informal

dining rooms and offices.

A conservatory can be a great room during Spring, Autumn and Winter, but the high density of glass can mean that it can become very warm during the summer months. In fact, during the recent hot spell in May 2012, many people were complaining about 'unbearable conservatory temperatures' using the social networking website Twitter.

As a result, if installing a conservatory, it can be worth investing in a solar reflective coating to help keep the glare of the sun and the inevitable solar gain at a minimum during the warmer months and to also reduce UV rays by as much as 98 per cent. This will also help to ensure that any furniture within the extension is protected from fading due to sun exposure and make sure that the room is functional for users. Solar reflective as an option will reduce glare and minimise UV light by up to 98 per cent during warmer summer months.

Regardless of the style of extension, it is also important to ensure that there is adequate ventilation and heating to cope with the very seasonal weather that we experience in the UK.

There are now a variety of solutions on offer, from traditional radiators to modern underfloor heating solutions, which are available as either "wet" meaning piped water, or electric. One of the key advantages of this type of heating over and above alternative solutions is that it is completely invisible within the room, leaving a

Continued on page 53...

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These extensions can be integrated into the existing room structure and will give a natural flow out into the garden

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cleaner and clearer look to the finished interior.

The appropriate ventilation options depend on the style and size of the extension, as well as where it is located, as southern facing extensions will often require more ventilation. However, as well as window and door openings there is often the option for motorised ventilation windows fitted with rain and temperature sensors, automatically opening to suit the environment outside.

Detached extensions

Detached garden room style extensions that sit away from the main property have also become increasingly popular in the self-build market. These extensions can offer a sanctuary away from the main property and are ideal for growing-children that may want their own space or for homeworkers that want a physical divide between work and home.

To a certain extent, these types of extension also allow more flexibility with styling as both complementary and opposing architecture juxtaposed against the main property can work well. As a result, many choose to create a unique room that reflects their tastes and values, such as an environmentally friendly eco room, made from timber.

Planning permission requirements

Gaining the appropriate consent requires careful planning and adherence to the rules put in place to protect our building heritage, conservation areas, or to simply respect the light and space of neighbouring properties. Of course not all properties require planning permission subject to fulfilling certain criteria:

- Ensure the glazed extension does not cover more than half of the land surrounding the original house
- The extension should be less than a maximum depth of three metres for an attached

house, and four metres for a detached house, and has a maximum height of four metres for a single-storey rear extension

- The extension does not front a highway
- Side of house extensions must be less than half the length of the original building
- The maximum eaves height should be no higher than the eaves of the existing house.

However, while the majority of homeowners are aware of the need for planning permission, many are unaware that they can also apply for a 'Certificate of Lawful Development' either before or during the project. This document is proof that the correct legal steps have been taken and is evidence that the project is lawful. This can save an awful lot of heartache and anxiety if potential buyers and their solicitors ask probing questions during any future sale of the property.

Materials

There are a vast number of companies offering uPVC conservatories that promote the material as long lasting. However uPVC will simply not last as long as a well manufactured timber garden extension, nor will it perform as well as wood in preventing heat loss. Wood is a natural insulator so should always be the first choice for anyone considering a garden room extension.

Another great advantage of wood is that it can be painted to suit the exact style and design of the existing home, whereas uPVC cannot be painted and will, over time, lose its colour.

Considerate manufacturers will only source their timber from FSC accredited suppliers, preferably from the European continent rather than the rainforests of Africa & South East Asia (even if they have FSC status). This is a positive move because European timber companies waste less wood than their overseas counterparts, by utilising a higher percentage of off cuts



for engineered timbers. For any UK homeowner, an additional benefit of sourcing more locally grown timber, is that the carbon footprint of delivery is also lower.

Glazing

With any glazed extension careful glass choice is important. High performance double-glazing provide the ample UV value, ensuring windows, doors and glazed roofs perform all year round. If energy efficiency is of paramount importance then Argon gas filled units with a Low E (low emissivity) coating will keep the room warm during winter.

For roof lanterns self-cleaning glass is recommended simply due to lack of easy access.

Whichever timber glazed extension you choose, whether garden room, orangery or conservatory, if well designed, manufactured and installed it has the potential to completely transform the way the property is used and therefore the lives of the owners.

Enq. 162

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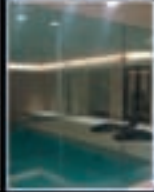
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Enq. 163

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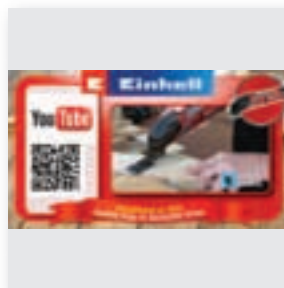
The National Self Build & Renovation Centre in Swindon is a unique, permanent visitor centre, designed specifically to meet the needs of selfbuilders, renovators and home improvers.

Their aim is to inspire, educate and provide impartial advice for their visitors, as well as offering services and products from a wide range of selected partners to help you all the way through your project.

To book your free tickets to the centre visit the website and don't forget the Big Green Home Show 26th – 28th October!

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In recent years their use has also significantly extended to architectural applications such as cladding, rain screens and freestanding walls



Using gabions for gravity retaining walls

David Haines, brand director for Burdens, discusses how gabions are an economical and versatile soil retention system with a desirable aesthetic

Although they have been around for many years, gabions do not often feature in the self-builder's armoury. For that reason, a definition may be useful. Derived from the Italian word 'gabbione' meaning big cage, gabions are wire mesh manufactured boxes filled predominantly with 100-150mm aggregate (typically rock, stone, crushed concrete or cast concrete blocks) that are used for mass gravity retaining walls. Gabion walls are usually battered (angled back towards the slope), or stepped back with the slope rather than stacked vertically. In recent years their use has also significantly extended to architectural applications such as cladding, rain screens and freestanding walls.

Today, there are dozens of manufacturers and an even greater number of designs to choose from. For example, one popular system consists of units that are subdivided into cells along the length of the cage, and construction is such that the base of the gabion forms the lid of the unit below. On one face, the base is extended by fixed dimensions to allow for a predetermined stepping arrangement at each course. On the other face, the base is flush, allowing for the construction of a flush faced wall or coursing

with a combination of flush and stepped faces. As welded steel will naturally rust when exposed to the weathers, some manufacturers offer wire with additional protection such as galvanising alone or, for greater durability, galvanising plus a bonded covering of sinter-coated PVC.

At the same time, the range of bespoke concrete block fills on offer is also increasing. In one case, the cast block connects to the exterior of a gabion structure to create the appearance of a modular block wall, further increasing the appeal and acceptability of the system. These blocks are not structural but simply add an aesthetic extra to an exposed retaining wall. The gabions are lined with the blocks, braced accordingly, and then filled with compacted granular site-won material (if available) as opposed to large aggregate, so reducing the need to import materials or to remove goods from site. Furthermore, they are inherently versatile and applications encompass gravity retaining walls, erosion control structures on water courses, acoustic barriers, free-standing perimeter walls and architectural gabion claddings to buildings.

In the natural course of things, most self build

projects will not require a gravity retaining wall. But, when the need does arise, gabions offer a straightforward solution. In one recent project – in Risley, Warrington – two three-storey houses were to be built, set back around 30m from a main road, with ground levels dropping moderately away from the road itself. Most properties in the area are bungalows and so planning permission for the properties was granted on condition that they did not project any higher than the bungalows in the immediate area when viewed from the main road. To comply with this condition, and to overcome the problem of constructing three-storey family homes in the area, the most appropriate option was to adopt an earth-retention system to cut back into the sloping land to a level where the roof of the proposed houses was no higher than surrounding properties when viewed from the road. After considering various soil-retention systems in detail, gabions were selected as they provided the most economical solution while achieving a desirable aesthetic finish.

As already mentioned, gabions can be filled with a variety of stone types, shapes and colours: at Risley, a light and symmetrical filling pattern

Continued overleaf...

PREVIOUS: CONSTRUCTION OF GABIONS
FROM LEFT: COMPLETED GABIONS ON GRAVITY
RETAINING WALL; CLOSE UP VIEW



Gabions can be filled with a variety of stone types, shapes and colours

was chosen. The maximum height of the walls – which border three sides of the properties – is around 4m: thanks to their modular nature, they were easily able to follow the profile of the ground. Full layout drawings of the walls were provided before construction to facilitate the most accurate possible quotation and to make construction as easy as possible. By building in this way, it was also possible to create a ramp between the two houses, allowing vehicular access to both properties.

Gabion retaining walls on this project were designed to accommodate the anticipated overturning and sliding forces calculated for the surrounding soils: the bearing pressures at both

the toe and heel of the wall were also calculated. Each of these three criteria were then calculated to satisfy the required safety factors for retaining-wall design and construction based on current UK design standards. These retaining walls can offer an economical design because, unlike other soil retention systems, they do not have to consider water pressure (hydrostatic forces) building up behind the wall. Gabion retaining walls are also inherently flexible, which allows them to accommodate some ground movement after construction has been completed, whereas rigid retention systems might crack and ultimately fail if not serviced.

Enq. 168

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Enq. 172



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Enq. 173



The ultimate home improvement show returns for the fourth year to a new venue – Olympia, London

Get inspired for any project, from extensions to refurbishment and renovation with the help of the show's home improvement experts

The National Home Improvement Show is returning for its fourth consecutive year to a new home, Olympia, London from 28-30 September 2012. Aimed at the serious home improver, the show brings visitors an unrivalled selection of ideas, inspiration and expert advice to help them take the next step with their home improvement project. The show has grown significantly and boasts a number of brand new features, including free interior design classes at The Design School, one to one advice at the Renewable Energy Advice Clinic and real life case studies at The Inspirational Interactive Café. There are hundreds of exhibitors and experts for you to meet and thousands of innovative products for you to see – all packed into three days under the one roof!

Oliver Heath, star of BBC's Changing Rooms specialises in environmentally sustainable architecture and eco interiors and will be joining the celebrated line up of experts this year. He brings his years of experience to the show to provide new inspiration for visitors and to help solve people's design problems.

For the first time, The National Home Improvement Show has teamed up with Susan Llewellyn, founder of The Susan Llewellyn Academy of Interior Design to bring you The Design School, which is also sponsored by Muralto furniture. This area will offer a packed programme of insightful seminars and workshops on how to create your perfect home. A dedicated Interiors Village that brings together products and services to provide those important finishing touches, which will complete your

project and provide that wow factor, supports The Design School.

With increasing consumer interest in renewable energies such as heat pumps, water harvesting and solar energy, this year, the show has a dedicated feature – The Renewable Energy Advice Clinic. Visitors can talk to specialist exhibitors, obtain advice from the experts and see hundreds of products first hand.

The Inspirational Interactive Café is a new hands-on feature offering specialist top tips and real life case studies from award winning homes, easily accessible via touch screens. Hear first hand from successful renovators about their experiences, discover fantastic home designs and understand extension, conversion or home improvement processes.

Due to popular demand, returning features to the show this year include the Smart Advice Clinic sponsored by CEDIA, the Kitchen and Bathroom Inspiration Zone brought to you by Kitchen Bedroom & Bathroom magazine, The Gardening and Landscaping Zone sponsored by Alec White Garden Design, live demonstrations of traditional lime plastering presented by Mike Wye & Associates, Tricks of the Trade by resident DIY doctor, Real Homes Live Advice Centre and the Masterclass Theatre.

Get inspired for any project, from extensions to refurbishment and renovation with the help of the show's home improvement experts on hand throughout the show in The Advice Centre. For one on one guidance, bring your plans along to see how simple improvements can help create your dream home.

There will also be two Real Homes Live! Theatres offering daily in-depth seminars.

This year, the experts include Michael Holmes (Real Homes editor in chief, formerly presenter of *I Own Britain's Best Home*) and Julia Kendell (*DIY SOS* and ITV1's *Daybreak*); Matt James (Designer and expert on ITV's *Love Your Garden*); Roger Hunt (renovation expert and co-author of *Old House Handbook*) and Douglas Kent (Expert in period properties, renovations and home improvements).

If it's specialist advice you are looking for, daily Masterclass sessions will be running addressing specific problems and discussing plans. Our resident DIY Doctor will also be on hand throughout the day with his incredibly popular Tricks of the Trade practical seminars, which include step-by-step tutorials on basic home improvement tasks.

The National Home Improvement show has teamed up with Centrepoint, the charity that provides emergency accommodation, support, information and training for homeless young people. For every transaction, The National Home Improvement Show will donate £1 to Centrepoint.



For more information on the show, exhibitors, seminar schedules and tickets visit www.improveyourhomeshow.co.uk or call the ticket hotline on 0844 581 0802. Tickets are £8 if booked in advance and £12 on door.

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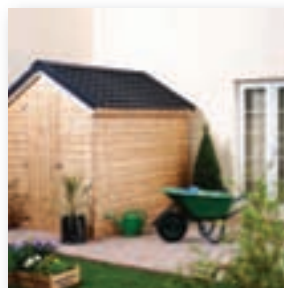
Decorative electrical wiring accessory manufacturer Hamilton Litestat is proving that the natural look can often be the best. Hamilton's woods collection is an elegantly styled range of natural wood switch plates and sockets, designed to provide a stylish finishing touch, whether in a contemporary barn conversion, rustic cottage or classic period property. Available in a selection of finishes including dark, medium and light oak, and antique mahogany, the plates are hand-finished at

Hamilton's Wiltshire headquarters, ensuring quality of manufacture at every stage. Customers also have the choice of two edging designs.

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Enq. 176

Ariel Plastics



Ariel Plastics has launched a new lightweight metal tile roof system, Corotile, which is the perfect solution for a wide range of outdoor applications. Suitable for any small building project, from chalets, playhouses and sheds, to garages, garden offices and workshops, Corotile is quick and easy to install on any sized roof without the need for cutting. Corotile tile sheets simply overlap and screw together, requiring nothing more than a power screwdriver and shear to install a strong, attractive and lightweight roof. Corotile is a complete roofing system incorporating tile sheets, ridges, fixings, barge boards and end caps.

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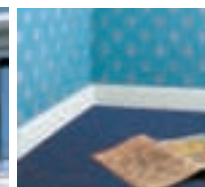
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Newly launched is the Selfbuilder & Homemaker Pinterest account; a one stop source of inspiration for adding all the elements to your build that make it your home, from essential fixtures to the final decorative touches.

One of the latest social media sensations, Pinterest allows you to browse pinboards, discover new things and get inspiration from people who share your interests, as well as create your own boards so you may organise and share all the beautiful things you find on the web.

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RainWater Harvesting



RainWater Harvesting Ltd has announced that it has been awarded by Rewatec, the German manufacturer of high quality water tanks, exclusive UK distribution rights to the Rewatec blue F-Line shallow-dig rainwater tank for sale via rainwater harvesting equipment providers, installers, contractors, developers and home owners. The F-Line tank is one of the highest quality rotationally moulded one-piece tanks, so strong that it can be installed without the need for concrete, thereby minimising installation costs. The tank carries a 25 year guarantee and has a design life of 50-75 years. Its design is perfect for rainwater use and is optimised for use with the HydroForce rainwater pump.

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Enq. 182

Despite its composition, it would be a mistake to think that cast stone has much to do with everyday concrete



Stand out with cast stone

Cast stone dressings can add value and distinction to a self build, out of all proportion to the cost, says Andy Cotton, chair of the UK Cast Stone Association (UKCSA).

Cast stone is finding a growing market among selfbuilders who want their properties to stand out.

There's a simple reason why. Cast stone offers class at an affordable price. It stands alongside expensive quarried stone in appearance and performance; it can also outclass it in all the areas that count.

Cast stone is part of the great tradition of British house building, a pedigree that stretches back to Georgian times. Since then, it has been extensively used for mouldings, columns and their entablatures, cornices, balustrading and keystones. These days, of course, the range is far wider and the product far better made.

In housing, cast stone details such as string courses, window heads and cills, porticos and quoins are a tried and tested solution. Made off-site, they can transform something plain into something truly special – something that more and more selfbuilders are tapping into.

Cast stone is ideal for any purpose that calls for fine detail at an affordable price. It can be

used for new build and refurbishment, for period and contemporary styles, on stone buildings and to complement brick, render and timber. It is regularly used in areas of sensitive planning constraints or where natural stone is a predominant material.

So what is cast stone? The UK Cast Stone Association (UKCSA) defines it as any product made with cement and cementitious binder that is intended to resemble and be used in a similar way to natural stone.

Despite its composition, it would be a mistake to think that cast stone has much to do with everyday concrete. It's the difference between rough carpentry and the precise hand-crafted joinery of a Thomas Chippendale. Often its colour is the result of choosing an aggregate with the appropriate inherent colour, making it possible to simulate the look of Portland or Bath stone for instance. So the final product can mirror the way quarried stones are coloured. Yet in many ways it's far better. It can beat quarried

stone on strength, moisture penetration, colour and textural consistency. Stratification is never a problem and it's free from imperfections. In fact, cast stone weathers like natural stone and it looks much the same.

The units come ready-made or bespoke, tailored exactly to your specification. Many manufacturers have built up big 'libraries' of moulds of standard details, so you rarely have to reinvent the wheel to get the look you want. And since they are based on centuries-tested stone details, they work first time.

There are many variations in the precise way in which cast stone manufacturers go about their craft. But there are three main manufacturing methods.

The first is the semi-dry process. This involves compacting a semi-dry mix into moulds and releasing the finished product almost immediately. The approach enables many repetitive elements to be cast quickly. Their surface tends to have an open texture, like sawn natural stone.



As with any building material, it's important you can trust the manufacturer

The second uses the wet cast process, which is similar to casting in plaster. This allows precise rendering of fine detail and, for structural elements, the use of complex reinforcements. It has a close-grained surface. Acid etching, grit blasting, hand or mechanical tooling, and polishing are typical finishing techniques.

The third is fibre-reinforced cast stone. It has a similar close-faced texture to wet cast but is often produced in thin sections, making it lighter to handle and possible to retrofit to the structure.

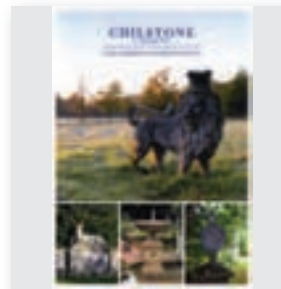
As with any building material, it's important you can trust the manufacturer. When it comes to cast stone, the UKCSA is the guardian of quality. The Association sets high performance standards and members must go through a strict vetting process. Their levels of quality controlled production ensure the strongest cast stone available. That means outstanding durability, better site handling and better buildability.

The National House-Building Council says the starting point in specifying cast stone is to ensure it complies with the latest version of BS1217 or, better still, the higher standard adopted by UKCSA members. The message is clear. Whatever the product, make sure it complies to the appropriate standard – and the higher the standard the better.

UKCSA members take service to selfbuilders seriously: design and technical advice, proper packaging and reliable delivery tailored to your building programme. The Associations' free technical manual explains how best to use and handle cast stone and it provides a sound basis for specifying the material. It can be downloaded at www.ukcsa.co.uk along with other useful information including where to buy the material. The manufacturing members of UKCSA are: Bradstone, Broadmead Renaissance Cast Stone, Forticrete, Haddonstone, PD Edenhall, Plean Precast, Procter Cast Stone and Woodside Cast Stone.

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Chilstone of Tunbridge Wells

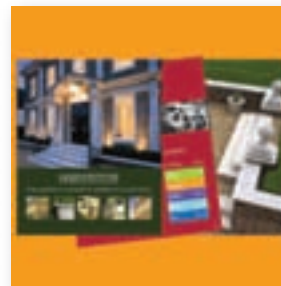


Garden ornament and architectural stone makers Chilstone of Tunbridge Wells has launched a new free catalogue, featuring its huge range of garden ornaments and architectural stonework such as temples, balustrading and fountains. The catalogue is a completely new production featuring more information about the ornaments, their history and potential uses and tips. Chilstone is a long established English company that still makes all its products by hand and that has an enviable list of clients. Chilstone can be seen by the public at Kensington Palace, Hever and Warwick Castles and Kew Gardens.

Tel: 01892 740866 www.chilstone.com

Enq. 184

Haddonstone



Haddonstone has launched an inspirational 204 page catalogue.

Colour coded for ease of use, it contains expanded architectural sections including porticos, copings and capings, lightweight Teclite featuring a new classical door surround and many new landscape ornaments.

New sections include information on the unique manufacturing process and a specialist services section featuring restoration projects as well as Technistone flooring.

All Haddonstone products are made in the UK.

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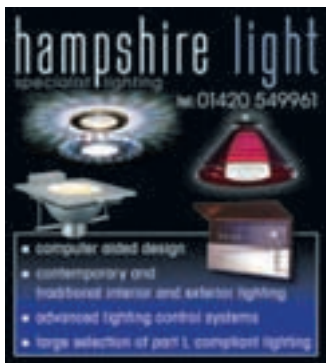
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