

selfbuilder & homemaker

October/November 2012

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FEATURES IN THIS ISSUE:

Cladding & External Fixtures

Doors, Windows & Conservatories

Selfbuild Finance & Insurance

Timber & Joinery (inc SIPs)

Stairs & Staircases Showcase

Heating & Renewable Energy Supplement



PLANNING • DESIGN • CONSTRUCTION • INTERIORS

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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october/november 2012

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news

First self build projects to benefit from multi-million fund

Housing Minister Mark Prisk has said he was delighted that the first applications for a slice of a new £30 million self build investment fund have been earmarked for approval.

Speaking at a special self build workshop for local authority Leaders in London, Mr Prisk said that the first projects would benefit from over £1.1 million to start work on up to 20 self build plots.

Following final checks and approvals, the applications in North East Derbyshire and Peterborough will be the first to receive the funding, which provides short-term finance to help unlock projects where groups of self build homes are built at the same time.

The Minister, along with self build industry champion, architecture specialist and presenter of Channel 4's Grand Designs, Kevin McCloud, hosted the workshop for local authority Leaders in association with the Local Government Association, to discuss how they could support prospective self-builders in their area. A specialist team from Almere in the Netherlands also attended to share their expertise. Almere, near Amsterdam, is the largest low-cost self build experiment in Europe, which has grown rapidly in recent years.

Earlier this year the former Housing Minister travelled to Almere with a delegation from the UK self build industry, and hosted an event with Dutch government officials and business leaders at the British Embassy to boost trade and links between Dutch and British businesses.

Mr Prisk said that there had been a

great surge of interest in recent years for self build, and it was now important that local authorities learnt from abroad and local projects to identify opportunities for self build development in their plans, and to give people in their area the opportunity to build their own home.

Mark Prisk said: "Across the country, more people than ever want control over the design and build of their home. But these types of projects have often been held back because of limited land availability, reluctance by lenders to provide finance and red tape. So I'm delighted that the first self build projects in Derbyshire and Peterborough have been earmarked for government cash.

"This money will be repaid as plots are sold, and I hope it will demonstrate to lenders, investors and the development industry that these types of projects are worth backing."

Kevin McCloud said: "I'm delighted to attend this event today with the new Housing Minister and welcome the first approvals for cash from the government's £30 million investment fund, which will help drive activity in the sector and give more people the opportunity to build their own home. But it is not just about cash, we need to see more support from local authorities if we're serious about making self build a mainstream housing option. And I hope we can draw inspiration from the projects like Almere, and many others, about what is achievable with strong local leadership and vision."

Department for Communities and Local Government

"Please... don't let my husband anywhere near my house when it comes to DIY work... he'll absolutely wreck it!"

These incredibly deep, worrying and heartfelt emotions come from the many women who have spoken about their woes to Staffordshire's leading expert in home improvement and building renovations – Richard Weals. It seems many men simply cannot shake off their egos when it comes to making their home, their castle. According to Weals, the disaster stories are plenty. And he's been helping mend and fix these DIY disasters for nearly 17 years.

"Most men see the many home renovation programmes on the television and think they can do a similar job on their own homes," states Weals. "Some feel their manhood is being threatened by

professional contractors so start working on a DIY home project without really having a planned timeframe in mind, which of course, causes serious relationship problems within the household because of the unfinished job that doesn't seem like it will ever end or the botched up attempts that'll never get the thumbs up from the woman of the house."

Weals has much to say on how homeowners can not only fix their homes, but how to choose a contractor that's best matched to what you want. And, he also shares his hard won advice on his website, blog, articles, special reports, newsletters and, his soon to be released, book. Visit www.richardweals.co.uk.

TrustMark welcomes a new voice for the homeowner

TrustMark, the government endorsed quality mark for tradesmen, has welcomed the launch of the HomeOwners Alliance (HOA) (www.hoa.org.uk), the new organisation which champions the interests of Britain's homeowners and those who aspire to own a home.

Liz Male, chairman of TrustMark said: "The HomeOwners Alliance is coming to the UK at

just the right time. Modelled on very successful similar organisations elsewhere in Europe, the HOA will give homeowners a stronger voice on critical issues around buying, selling, owning and maintaining a home. With UK home ownership at its lowest level for 24 years, we need to ensure there is a consistent message to government, media and the property industry about the

policies that will overcome this problem, the services and support that homeowners need, and the industry practices that need to change. TrustMark wholeheartedly supports the alliance, and particularly welcomes its work in providing guidance to homeowners on repair, maintenance and home improvements, and its signposting to TrustMark registered firms."

The HomeOwners Alliance is

the first membership organisation in Britain dedicated to serving and championing Britain's 17 million homeowners and 5 million aspiring homeowners. Its aim is to restore trust in home ownership, by providing independent advice, information and expertise, and lobbying for policies and industry practices to get a better deal for homeowners.

www.trustmark.org.uk

news

Householders go down under to get new space



A national trade body is reporting an upturn in the number of people looking to create basement conversions across UK cities.

The **Property Care Association (PCA)** says there is an increasing desire among property owners to make use of previously uninhabitable basement space.

A basement conversion can enlarge the floor space of a two-storey property by up to 50 per cent, without increasing the footprint of the building.

And according to the PCA householders, particularly those in cities with Victorian properties, which often feature underground cellars, are realising that – as an option to moving house in these uncertain times –

it pays to add value to a property with a basement conversion.

Steve Hodgson, chief executive officer of the PCA, said: "Basement conversions provide meaningful and useful space, transforming previously uninhabitable damp basements into an attractive and dry area suitable for a number of uses, such as an indoor gym, office, additional bedroom, dining area or even for storage."

Advances in technology and techniques are key to the success of basement conversions, to ensure a 'dry all the time' structure is created.

Many members of the PCA specialise in the provision of waterproofing systems that are employed to upgrade existing basement rooms, waterproof new buildings or convert damp, unused spaces below ground into dry habitable rooms.

Experts work to the British Standard BS8102, (Code of Practice for Protection of Structures Against Water From The Ground) which delivers best practice solutions to keep basements dry permanently. In line with the launch of the British Standard, the PCA developed a new register of Waterproof Design Specialists earlier this year.

This register of skilled professionals is intended to help architects and developers identify individuals that can assist in the design of new underground dwellings. By searching the waterproofing section of the PCA website www.property-care.org consumers can identify specialist contractors capable of creating and converting damp cellars into habitable rooms.

www.property-care.org

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As well as the bi-monthly magazine, Selfbuilder & Homemaker have an increasingly popular online profile to help keep you up to date with all of the latest products, innovations, inspirational ideas and projects. Newly launched is the Selfbuilder & Homemaker Pinterest page; a one stop source of inspiration. 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 can organise and share all the beautiful things you find on the web. Subscribing to our Selfbuilder & Homemaker Facebook and Twitter pages enables you to easily keep track of all of the latest products, innovations and inspirational ideas and projects.

Ecobuild announces expert speaker line-up

UBM Built Environment, organiser of Ecobuild (www.ecobuild.co.uk) has announced the line-up for its conference programme returning to London's ExCel from 5 to 7 March 2013. The Rt Hon Michael Fallon MP, Lord de Mauley; Parliamentary Under-Secretary for resource management, the local environment and environmental science and Rhian Kelly, director for business environment at the CBI are among a plethora of top industry names signed up for 2013. Ecobuild also has commitment from the Department of Energy and Climate Change (DECC).

Ministers and government officials will be joined by many expert speakers from leading organisations such as the Royal Institute of British Architects, the UK Green Building Council, Environment Agency, Arup and the Construction Industry Council, as well as academics from the leading UK universities driving the climate change debate. The first three conference streams to be released: 'Beyond Construction: Achieving a Sustainable Future', 'Making Sustainable Construction Happen' and 'Design Architecture and Sustainability', will host the below speakers and many more:

Celeste Morgan, director, sustainability, Aecom; Ken Shuttleworth, founding partner, Make Architects; Andrew Simms, founder of the climate change, energy and interdependence programmes at nef (the new economics foundation) and author of Ecological Debt: Global Warming and the Wealth of Nations; Trevor Bishop, head of water resources, Environment Agency; Peter Head CBE, director, Arup; Louise Ellison, head of sustainability, Quintain; Jack Pringle, architect and chair, Construction Industry Council; Professor Tim Beatley, University of Virginia; Bill Dunster OBE, principal, ZEDFactory; Kieran Long, architecture critic, Evening Standard; Professor Chris Gorse, professor of construction and project management and director of the Centre for Knowledge Exchange, Leeds Metropolitan University; Ant Wilson, director, Sustainability, Building Engineering, AECOM; Professor Peter Guthrie OBE, professor, University of Cambridge; Chris Goodall, journalist and consultant on energy and the environment, author, Carbon Commentary; Dr Brenda Boardman, Emeritus Fellow at Oxford University's Environmental Change Institute, and author of ECI's Achieving zero: delivering future-friendly buildings; Darren Berman, director of Energy and Sustainability, CBRE.

Enq. 601

Government proposals to ensure a better deal for energy consumers

Millions of households to be moved to better energy deals, with suppliers limited to four tariffs per fuel type, and customers moved off poor-value 'dead tariffs'

Proposals to ensure that all households are on the best deal for their gas and electricity as soon as possible were published by the government today.

Households across the country are facing a tough time with their energy bills. The government cannot control volatile world energy prices, but it is taking action to help people get their bills down. Following publication of Ofgem's Retail Market Review proposals, the government is setting out further ideas to help consumers with their energy bills, including the Prime Minister's commitment to ensure that households get the cheapest tariff.

These build on Ofgem's Retail Market Review, and seek to strike the right balance between helping consumers in a market where the majority of people currently do not engage, while maintaining consumer choice and incentives for suppliers to compete and innovate.

The government intends to include measures in the forthcoming Energy Bill. The discussion document published today seeks views on

how the detail of these proposals could operate in practice.

Energy Secretary Edward Davey said:

"I am determined to ensure all consumers get a better deal on their energy bill and get the cheapest tariff they can."

"Bill payers will no longer face the impossible choice between hundreds of tariffs; each customer will have a maximum of four tariffs for gas or electricity per supplier to consider. And households will have personalised information from their supplier on their bills about the cheapest tariff the supplier offers for their payment method and the cheapest tariff overall."

"For too long people have been stuck on the wrong type of energy tariff, paying more than they need to. Our new proposals will make things much clearer and easier to understand, so that bill payers can get the best deal and feel the benefit in their pockets."

Department of Energy and Climate Change

Government running out of time to Get Britain Building

The government is failing to get Britain building despite a year having passed since it launched its housing strategy.

That is the verdict of leading housing bodies, which have attacked the government for failing to fix Britain's broken housing market.

The Chartered Institute of Housing, Shelter and the National Housing Federation slammed the government's record on housing supply, planning and homeownership in its latest joint report on the state of the housing market. It says that halfway through the parliamentary term the government has made 'no progress'.

Despite a stream of initiatives aimed at getting the housing market moving, house building remains at historic lows, states the report.

The three organisations said that the government must now switch its focus from policy-making to delivery to ensure that more new, affordable homes are built.

Their call has been echoed by the Get Britain Building Campaign, which wants to see the government commit to building

an extra 25,000 public rented homes.

Spokesman Mike Leonard said: "Mervyn King, in his latest of a series of economic forecasts, confirms years of no growth."

"This resignation to the continued decline of economy is totally unacceptable and will cause massive systemic damage to UK PLC which we must not allow to go unchallenged."

He added: "Our 'Jobs and Growth' proposal sets out the business case to Get Britain Building."

"We need government investment now to build 25,000 additional public rented homes, cut VAT to 5 per cent for 12 months and agree with the banks to return to a sensible lending strategy for business and mortgages."

"The Autumn Statement now due in December is the last chance saloon for Mr Osborne. Failure to take decisive action will see more building material manufacturing close, more skilled jobs go, a lost generation of young people and a further worsening of our acute housing crisis."

www.jobsandgrowth.co.uk

Consumer facing businesses to be named and shamed over fake reviews

Businesses such as plumbers, tradesmen, garages, estate agents and solicitors who write their own glowing reviews are to be named and shamed, which could lead to loss of revenue and irreparable damage.

Reviews and referrals count for an average of 70 per cent of a company's new business. Traditionally, these referrals are made word of mouth, customer-to-customer. However, in today's technology-savvy world, reviews and referrals are made and found online.

Mark Hall, managing director at **GotJuice.co.uk**, an online reputation management consultancy that specialises in reviews commented: "Until recently it has been made very easy for opportunist business owners to enhance their company's online reputation by simply writing fake positive reviews and asking friends and family to do likewise without any repercussion.

"This, of course, amounts to nothing but fraudulent behaviour, but was seen as an easy route to not only enhance their own

reputation but also – for some – as a way to harm their competitors by posting fake negative reviews about them.

"That ride, however, is now over and these businesses are to be named and shamed by the major review sites and have their profile marked for all to see.

Hall said: "With advancements in technology, review platforms have started to launch new initiatives to rid their sites of fake reviews and name the guilty in the process. Yelp are the first to roll out the technology and it is expected that Tripadvisor and other major review platforms will follow suit shortly."

"Any business that publishes fake reviews or pays for reviews will have their profile(s) branded with a stamp that informs the consumer that they can't be trusted. And here at gotjuice.co.uk we welcome this move. If caught, the mud will (and should) stick to the guilty parties for a long time.

"After all, who wants to deal with a fraudulent company?"

Gotjuice.co.uk supports honesty and

openness on review websites, says Hall. "Review sites such as Yelp, Qype and Tripadvisor can be brilliant platforms to help consumers with purchase decisions. By crowd sourcing public opinions, you can build up a realistic view on whether you want to use the company or not.

"This only works if the reviewers are honest and objective. Any business that writes it's own glowing reviews or pays people to do this undermines the credibility of these sites and pulls the wool over the eyes of potential customers. This is why review platforms such as Yelp, who have already taken previous steps to keep their platform free from spam by adding filters that removed questionable reviews from the calculation of the star rating, has now gone one step further in the fight against fake reviews.

"If a review site finds evidence that an establishment [...] has added their own reviews or paid for reviews, they will have a 'mark of shame' added to their profile for the whole world to see."

Enq. 602

Will the proposed relaxation of Permitted Development rules lead to a surge in large unsightly extensions? Planning expert for the Northern Homebuilding & Renovating Show, Sally Tagg, says 'think again'



Chartered town planner and Northern Homebuilding & Renovating Show expert, Sally Tagg, has vast experience in dealing with self build planning permission. Here she provides her insight into the proposed changes to Permitted Development rights and explains why she believes strict rules on eligibility are still likely to remain.

The government has started to crack down on any 'red tape' preventing Brits from self building or renovating their homes, claiming the planning system has caused delays and is one of the reasons the economy is stalling. The coalition saw the present Permitted Development (PD) rules as insufficient, therefore proposed a three year relaxation period starting October 2012, on some of the limits of PD rights. Essentially, if you have a larger dwelling and plot then now is the time to consider that extension you have long been thinking about. What has been made clear, are the limits for extending your property:

- Single storey rear extensions will double from 4m in depth to 8m for a detached dwelling and from 3m to 6m for a semi-detached property.
- These measurements relate to the distance from the original dwelling and, as such, if you have previously built a 4m extensions you could potentially add a further 4m.
- However, it is suspected that the countless additional rules associated with PD will not be relaxed, for example, the strict rules of your extension impacting on neighbouring properties with loss of privacy and overlooking, will remain.
- The larger the dwelling and plot, the more opportunities available under PD rights.
- No more than 50 per cent of the garden/curtilage to be covered by an extension and other buildings. Extensions cannot be built in front of the principal elevation.
- If within 2m of boundary then eaves cannot exceed 3m.
- Second storey extensions (to an existing extension) cannot be within 7m of opposite boundary.
- Side extensions are governed by additional rules outside the remit of the new relaxations.
- Conservation areas, AONB and National Parks currently do not allow side extensions and two storey extensions under PD.
- PD rights are not restricted in the Greenbelt and some elements are also applicable to listed Buildings (Listed Building consent may be required).
- For full information on PD, visit planningportal.gov.uk.

This proposed relaxation of PD rights should see an improvement in timescales, freeing up more time for planning authorities to approve planning permission submissions. With a combination of increased availability of finance, the government is adamant we will see an increase in self builds and renovations across the UK.

The current Permitted Development rights situation:

Visit www.homebuildingshow.co.uk for more information on some of the biggest UK self build and renovation events. The next event will be the National Homebuilding & Renovating Show at the NEC, Birmingham, 21-24 March 2013.

Enq. 603

THE FRONT ELEVATION OF THE GARDEN HOUSE, INCLUDING THE VERANDAH AND WINDOWS THAT WILL EVENTUALLY SUPPORT LOUVERED SHUTTERS: VEGETABLES AND A HERB GARDEN, AS WELL AS APPLE TREES, GIVE THE PROPERTY A MORE RURAL FEEL



The Garden House – modern among the ancient

Nestling among the half-timbered, 'Suffolk pink' houses in the medieval village of Lavenham is a home that encompasses many modern, eco-friendly attributes. By Felicity Monckton



CARROLL AND BARBARA REEVE OUTSIDE THE FRONT DOOR OF THE GARDEN HOUSE, LAVENHAM

The Garden House, in Hall Road, is the result of three years' hard work by its owners, Carroll and Barbara Reeve. While the entire shell of the property was constructed in an impressive four weeks, the couple also encountered months of frustrating and expensive delays, largely involving battles with the local planning authority in this highly-protected conservation area.

Carroll and Barbara had already been living in the Suffolk village for 15 years, in a 15th century house in Barn Street, just off Market Place, known as The Old Grammar School. (Its former pupils included the artist, John Constable.

But once their two sons had grown up and left home, they felt it was time for something different in their retirement.

"The Old Grammar School is a beautiful, Grade One listed building. It looks fabulous from the outside, but the interior is even more impressive. However, to keep it in tip-top order involved constant maintenance. And because it was listed, there wasn't a lot we could do to improve it," said Carroll.

They needed to move somewhere more modern and efficient, and that's when they heard about a 1960s bungalow for sale in Hall Road – just off the High Street, but leading into open countryside within minutes.

"The property – also known as The Garden House – was on a south-facing plot. When it came up for sale, we were the third people in the chain, but in August 2009, we managed

We wanted a modern, eco house, but one that would also look attractive – not stark and modern, with angular lines, but more warm and cosy

– Barbara Reeve

THE OLD GRAMMAR SCHOOL IN BARN STREET, LAVENHAM, WHERE CARROLL AND BARBERA REEVE LIVED FOR 15 YEARS. KEEPING IT IN TIP-TOP ORDER INVOLVED CONSTANT, EXPENSIVE MAINTENANCE WORK



to buy it," said Barbara.

In order to buy the property, they sold their French farmhouse in Burgundy, which they had used as a holiday home for 10 years. They continued living in The Old Grammar School until they sold it in November 2010.

First they had to decide whether to convert the bungalow or demolish it and start from scratch. "It was beyond conversion, really," said Carroll. "The room sizes weren't quite right for what we wanted and weren't orientated in the way we'd have liked. There was no real charm to the place either."

"It needed new doors and windows, as well as rewiring and plumbing throughout and the level of insulation was low," added Barbara. "We lived in the bungalow for four months, during the winter of 2010-11 and it was very cold."

There was also a financial incentive behind their decision to demolish and rebuild. Carroll, who worked in finance (mostly international taxation) before retirement, explained: "With a new building, you recover all your VAT on building materials – whereas you can reclaim none of this with a conversion."

Having decided to build a new property, they produced some drawings before architect Mathew Blacoe, from Hadleigh architects Wincer Kievenaar, came on board.

"I knew Mathew from seven years ago, when he designed our million-pound village hall," said Carroll, who was heavily involved in that project too.

"Mathew persuaded us to change one fundamental thing from our original plans: to put the main door on the front, not the side of the house. And it was a wise move."

Barbara added: "We wanted a modern, eco house, but one that would also look attractive – not stark and modern, with angular lines, but more warm and cosy. Our house in France had a verandah, so we wanted one here too – and with louvered shutters on the front as well."

"We also wanted something that wasn't too pokey inside. Although neither of us is very tall, we wanted a place with high ceilings – it's what we'd been used to in our previous homes."

Then began the long and painful planning process. "We knew it wouldn't be easy, as Lavenham is in a conservation area, but we weren't trying to build anything outrageous," said Barbara.



COMPUTER GENERATED PHOTO MONTAGE OF THE PROPERTY, AS SUBMITTED TO THE PLANNING AUTHORITY

Continued on page 11...

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Carroll added: "We attended all the pre-planning meetings with Babergh District Council and came up with drawings we thought would be suitable. But just three days before the closing date, they refused our plans.

"They said it was out of keeping with other properties in the area – even though we could show them a similar, south-facing villa with a verandah, built in 1800, elsewhere in the village. There are plenty of houses with louvered shutters round here, too."

The planners then discovered the property next door was a listed building – and said their new house would be too high. This meant not only reducing the roof height by one metre, but also lowering the entire foundations of the property by another metre.

"This added a further £10,000 on to the cost in terms of earthworks," said Carroll. "The engineering costs and architects' fees began to escalate. We went through two full planning applications in the end and it took us nine months, from start to finish. In all, it cost us £30,000 before we'd even begun building work. You get to the point where you feel like pulling the plug and starting again."

However, they persevered and, in early 2011, the Reeves finally got approval for the plans. They moved into rented accommodation so the old bungalow could be demolished in April 2011 – and in June of that year, building work began.

"We had done a lot of research into modern building techniques, such as the German Huf Haus and Baufriz designs, but then the pound sank and the euro became stronger, so these became more expensive," said Carroll.

"The walls in those types of properties were

also very thick and, with the size of the plot and the footprint, it would have meant limited interior space. We didn't want to compromise this.

"We then discovered structurally insulated panels – SIPs – from Kingspan. The product is made in Germany for a UK company and consists of a 'sandwich' of insulation built into a timber frame. Basically, it is a kit house which comes in pre-fabricated panels, all accurately cut with holes to allow for windows in the walls and ceilings and so on."

The panels arrived on a series of lorries and, in just four weeks, a team of three men from SIPs@Clays, based in Skipton, North Yorkshire, had completed the main structure.

"They worked very, very hard – and it was impressive to watch them," said Carroll. So much so, local villagers apparently fetched chairs and sat outside in the street to observe progress on the site!

"The builders told us what they would need on site before they arrived, in terms of a Telehandler and so on, and we got it all for them," said Carroll.

"They turned up at 8am on the Monday morning, having driven all the way down from Yorkshire, then they stayed locally and worked right through the week until lunchtime on the Friday, before heading home to play rugby at the weekends."

Using SIPs panels not only meant fast construction, but also gave them a building with an extremely efficient insulation level. As Carroll explained, the U-value measures the way heat escapes or invades a property; the lower the number, the more efficient its insulation.

"Building regulations at the time required a U-value of 3.0," he said. "The SIPs panels gave

Continued on page 13...

Using SIPs panels not only meant fast construction, but also gave them a building with an extremely efficient insulation level

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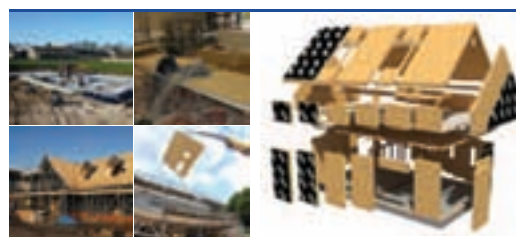
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Enq. 104

[We reached a
U-value of 0.11.
It is incredibly
eco-friendly
– Carroll Reeve]

us a U-value of 0.18 – and once we'd added a further 65mm of insulation inside, we reached a U-value of 0.11. It is incredibly eco-friendly."

With external construction work completed by early September 2011, it was time for the internal work to begin.

"Once the SIPs guys had left, the building had a roof (which just needed tiling), as well as some of the internal walls and all the floors already in place," said Carroll. "It meant the plumbers, electricians, carpenters and so on could all come along and get started in a water-proof environment."

"It was a real boost once we reached that stage," added Barbara. "The house looked like a real home – we thought we'd be able to move into it within a few weeks! All the other trades people had good weather too, which made a lot of difference."

However, at this stage, everything slowed down, with the project encountering various further delays. Having hoped to be living in their new home by Christmas 2011, Carroll and Barbara didn't actually move in until February 2012.

Their new home consists of three bedrooms (plus a fourth bedroom/study), three bathrooms, a sitting room, kitchen, day room, utility room and workshop, plus a carport and garden front and rear.

There are a few finishing touches still required – including installation of shutters on the front of the house – as well as some outstanding decorating jobs. But overall, they are delighted with their new home,

"It is lovely and comfortable – it feels very homely, secure and solid," said Barbara. "The rooms flow very well inside and the house works well – it is easy to keep clean and live in, as well as involving low upkeep and maintenance."

"The house is light and airy, as well as being very quiet and peaceful. I particularly like the large window on the staircase, which lets in lots of light, as well as the casement windows in the sitting room, guest bedroom and laundry."

"All the windows are Velfac double-glazed units and are timber on the inside, with white aluminium on the outside to reduce maintenance," said Carroll.

Continued overleaf...



THE SITTING ROOM FEATURES TWO CASEMENT WINDOWS ON ONE WALL, ALLOWING EXTRA LIGHT TO FLOOD INTO THE ROOM; ALL THE FURNITURE CAME FROM THEIR PREVIOUS 15TH CENTURY HOME IN LAVENHAM AND THEIR FRENCH FARMHOUSE IN BURGUNDY



A LOW TABLE AND COSTANZA SUSPENDED LIGHT ARE CENTRAL FEATURES OF THE KITCHEN AREA, WHICH BLENDS NEW UNITS WITH OLD FURNITURE; THE RECONDITIONED GAS AGA PROVIDES AN EXTRA SOURCE OF HEATING, WHILE CERAMIC TILES ON THE FLOOR AND WORK SURFACES GIVE A UNIFORM APPEARANCE AND DURABILITY

We tried to use local trades people and suppliers wherever possible. We worked hard to keep it within the local community

– Carroll Reeve

Barbara added: "And when we have the windows shut, it doesn't feel airless and stuffy, thanks to the Villavent ventilation system we installed, which helps circulate the air."

This system extracts air from hot, moist areas like the kitchen and bathroom and pumps it into a heat exchanger in the loft. It draws in filtered fresh air from outside, which is slightly warmed before being pumped round the house.

Carroll and Barbara have installed Raychem underfloor heating on the ground floor, but haven't yet had the need to use it. There are also photovoltaic panels on the roof of the car port/utility area to help create electricity.

"Although the downstairs of the house is fairly open plan, it retains an even temperature around the whole property," said Barbara. "It's not difficult to keep the house at a regular 21°C.

"We have no heating upstairs, apart from electric towel rails in the bathrooms, but the warm air circulates round the house from the Aga in the kitchen and woodburners in the sitting room and day room."

The kitchen, which features Italian ceramic tiles on the work surfaces and a ceramic tiled floor, has a walk-in larder, plus a wooden shelf at the right height for Barbara, who said: "The kitchen units were installed by Lavenham Joinery, who

also made me a low table to match the units, which is a good height for rolling pastry on."

Carroll added: "We tried to use local trades people and suppliers wherever possible. We worked hard to keep it within the local community, in particular Lavenham and Sudbury, or elsewhere in Suffolk."

In the kitchen and dining area, they have installed suspended Italian Costanza lights in pistachio green and red, which they tracked down to 28 Lighting in Saffron Walden.

Carroll designed their own electrical system, using CAT 5 and CAT 6, which is 'future-proofed', enabling TV and data in every room, plus a set of Sonos wi-fi boxes throughout the house for their audio system.

Wooden floors, in engineered oak, have been used throughout the ground floor of the property, helping the rooms flow into each other, while upstairs they have used double-dried, tongue and groove pine.

The furniture has all come from their old house and the French farmhouse – "We haven't bought any new furniture and feel the old things blend in well with the modern surroundings," said Barbara.

The entire property is painted white inside – Glidden matt paint on the walls, Farrow & Ball



A WOODBURNING STOVE HELPS KEEP THE DAY ROOM COSY DURING THE WINTER, WHILE THE LARGE EXPANSE OF DOORS AND WINDOWS LET IN PLENTY OF LIGHT, GIVING GREAT VIEWS OF THE COLOURFUL TERRACED GARDEN OUTSIDE
Continued overleaf...

They wanted to see how they could provide a very thermal-efficient building, using modern construction techniques, on a highly sensitive site in a conservation area

– Architect Mathew Blacoe

dead flat white on the woodwork. Outside they used a long-lasting, colour-fast STO render system in a primrose yellow.

The front garden, containing herbs, vegetables and apple trees, has a real rural feel to it, and a large water harvester tank has also been installed. The rear garden, by Lavenham designer Janey Auchincloss, features brick terracing flowing up to a summer house and grassy area. There is also a verandah area outside the day room, with a glass canopy roof.

So are they pleased they took the decision to stay in the village and build their own modern home there, despite all the upheaval and frustration it entailed?

"It was definitely worth it," said Carroll. "When it came to designing the house, the architects took on board all our points – including the bespoke staircase – and made sure it was exactly how we wanted it. And we are delighted with the end result."

Architect Mathew Blacoe added: "It was a very enjoyable project to be involved in, as Carroll and Barbara were very forward-thinking clients who wanted to produce something special.

"They wanted to see how they could provide a very thermal-efficient building, using modern construction techniques, on a highly sensitive site in a conservation area. And the end result not only met but exceeded targets before new regulations were even brought in."

project costs

Overall cost of land: £250,000

Overall cost of project: £390,000

Value of property now: Circa £650,000

What was the high point of the project?

"Watching the SIPs team at work on the site, completing the construction in just four weeks."

The low point was: "The frustrating nine-month battle with the planning authorities – costly in terms of both time and money."

Contacts

- Architects: Wincer Kievenaar, Hadleigh
www.wkparchitects.co.uk
- Demolition: Spindlers, Tollesbury
- Groundworks: Gant & Nayler, Cockfield
www.gantanayler.co.uk
- SIPs: Sips@Clays, Skipton
www.clayslip.co.uk
- Scaffolding: Cape Contract Scaffolding, Althamstone
- Roofing: Border Roofing, Acton
www.borderroofing.co.uk
- PV panels: Solarworks, Lavenham
www.solarworks.co.uk
- Interiors: Bruce Casey, Lavenham
- Insulation: Economic Insulation, Long Melford
www.economicinsulation.com
- Paints: Glidden, Farrow & Ball
www.glidden.com, www.farrow-ball.com
- Underfloor heating: Ritchie Electrical, Sudbury
- Electrical: Hadleigh Lighting, Hadleigh
www.hadleighlighting.co.uk
- White goods: Stellisons, Chelmsford
www.stellisonselectrical.co.uk
- Kitchen: Lavenham Joinery, Lavenham
www.lavenhamjoinery.co.uk
- Aga: Aga Twyford
www.twyford-cookers.com
- Woodburning stoves: Trowmans, Long Melford
www.trowmans.co.uk
- Wooden flooring: Cambridge Timbertec, Kennett;
Blocks Meadow Joinery, Lavenham
www.cambridgetimbertec.co.uk
- Bathroom: Heritage Tiles, Bury St Edmunds; Duravit; Hansgrohe
www.heritagetilesandstone.co.uk;
www.duravit.com;
www.hansgrohe.co.uk
- Plumbing: Jeff Delves, Lavenham
- Stairs: TD Joinery, Wattisham
www.tdjoinery.com
- Windows and doors: Velfac, Cambridge
www.velfac.ie
- Ventilation: Villavent, Witney
www.villavent.co.uk
- Security: Panther Security, Colchester
www.panthersecurity.co.uk
- Landscaping: Janey Auchincloss, Lavenham



THE REAR ELEVATION OF THE PROPERTY, FROM THE TOP OF THE GARDEN, SHOWING THE CANOPIED AREA, WHICH IS AWAITING ITS GLASS ROOF

Editor's focus

WUNDA HEAT

If you want the luxury of warm feet in winter, to furnish with freedom, and lower your heating bills by at least 30 per cent – consider Wunda's low cost, super-efficient, rapid response, water based floor heating. Wunda's under floor systems are the perfect way to heat your new home or extension. They have just launched their new overfloor heating panel – these panels can be laid directly onto any existing level floor making them ideal for retrofitting or laying directly onto chipboard for new-build first floors. Wunda offers a full range of underfloor heating solutions to suit every home and provides a free estimation service and on-going support before, during and after your project.

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COURTYARD DESIGNS LTD

Courtyard Designs Ltd produces fine quality, traditionally styled timber buildings, the majority of which are erected in a matter of days by our own craftsmen. Established more than 20 years ago, the company continues to thrive in an increasingly competitive market, due mainly to the unerring quality of its designs and finished products. Based in Herefordshire, an area with a long tradition in Oak frame construction, Courtyard Designs will travel throughout the UK and much of Europe to erect buildings that have been designed and manufactured to your specific requirements. Prices include all drawings and calculations required for Planning and Building Regulations submissions.

Enq. 106



TOTAL WASTE WATER SYSTEMS LTD

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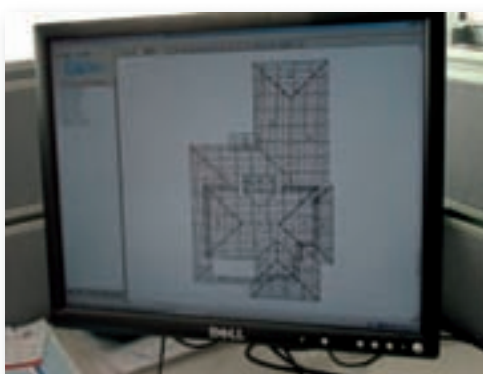
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GBS JOINERY

GBS has earned a reputation as a leading manufacturer and installer of timber windows and doors, serving the whole of the UK providing home owners, renovators and builders with a reliable and dedicated service. GBS prides itself on the quality of its products and a thorough understanding of its customers needs, whether the work is replacement, renovation or new build, GBS combines the use of traditional skills with the latest advanced technology to provide the best advice and a product of the highest quality. Using a range of timbers from around the world, all from sustainable sources, they meet their strong environmental policy.

Enq. 108



SWIFT ROOF ESTIMATING

Swift Roof Estimating Services provides a scalable estimating service to the roofing trade. This allows roofers to have an extra estimating department that can scale up or down depending on the work load coming in. As a trusted supplier to the trade, Swift works closely with the roofer to provide a complete back office estimating service that will allow them to have confidence in their pricing while keeping their overheads low. Swift provides a complete return package in whatever format you want. A price schedule, a BoQ, a letter quote or all of these, it's your choice. Complete more quotations, offer a better service to your customers or just get some extra help when you need it.

Enq. 109



1



2



3

Interior inspiration: Dining room showcase

When you're choosing furniture for your new dining room or restyling, be inspired by our choice of the latest innovations in dining room furniture to suit traditional homes or modern open plan living.

4

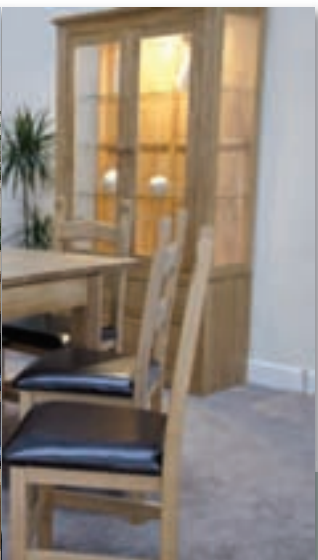
It can be a difficult job to select the right furniture when refurbishing a room or decorating your new home, especially with the different ranges and quality available. This month, Direct Interiors who have 40 years in the furniture industry, offer their expert advice. There are lots of things to consider other than design and quality, including price, size and materials. If you like any of the products in this showcase, contact Direct Interiors by visiting www.directinteriors.co.uk and enter Discount Code SBH10 for exclusive reader offers.

1. Manufactured using high quality oak, this is a super family dining table. At a little under 2m long it comfortably seats eight people, but with the two leaves stored beneath the table top, it reduces to a compact 1.3m. The table sizes are 1.3m closed, 1.650m with one leaf, 1.980m with two, and is 915mm wide. £845 exclusive reader offer see DINING SET 4

Enq. 110

2. This compact extending dining table is manufactured from 100% solid oak and is ideal for smaller dining areas. Closed it is only 1.2m x 80cm and will comfortably seat four people, but once the leaf is fitted the table extends to 1.6m, easily accommodating six diners. £675 exclusive reader offer see DINING SET 5

Enq. 111



3. The Grand Chateau Display Cabinet is quite simply stunning, commanding a genuine sense of presence in any environment. Constructed from premium grade oak it features a 70mm thick top, doors with soft close hinges and bevelled edge safety glass. Internally, the top section has adjustable glass shelves and spotlights, while the base cupboard is fitted with an adjustable solid oak shelf. It has a high quality, durable finish throughout. £699. For exclusive reader offer see Grand Chateau Display Cabinet

Enq. 112

4. The Seville rustic oak furniture range is made from solid oak throughout and features fully dovetailed drawers, traditional mortise and tenon joints to the doors and has fully adjustable shelves in all cabinets. It's subtly distressed finish creates a rustic appearance. The twin leaf extending table will comfortably seat eight people. £945. For exclusive reader offer see DINING SET 13

Enq. 113

5. The Grand Chateau furniture range is made from premium grade oak and features fully dovetailed drawers, soft close hinges and chunky 70mm tops. Designed to create a genuine sense of presence, the magnificent 12 seater table extends from 1.8m closed to 2.2m one leaf and 2.6m two leaves, and is 1m wide. Both leaves store under the table when not in use. £1145. For exclusive reader offer see DINING SET 11

Enq. 114

Brick specification – delivering the best of both worlds

By Michael Brown, managing director of Northcot Brick

The character of handmade bricks, with their various colours and textures, can add value and significant kerb appeal

Bricks are among the oldest known building materials known to man. Their use dates as far back as 7000 BC and they have been an important part of the UK's built environment since Romans times.

Although the fundamental principles of making brick by mixing clay with sand and water have remained the same throughout the ages, manufacturing techniques have continued to develop to meet the changing needs of society.

Originally, clay was moulded by hand and every town would have its own local brickworks or brick maker. Then, with the introduction of new technology and the growth of mechanisation in the nineteenth century, brick factories started to emerge, which could manufacture machine made bricks in much larger quantities.

These days, there are predominantly two types of facing brick available to selfbuilders and home improvers – the volume manufactured wirecut brick and the more specialist handmade variety, both of which have their advantages and disadvantages.

Machine or handmade?

When it comes to specifying historical specials to match a listed building or heritage project, traditionally crafted handmade bricks are hard to beat.

The character of handmade bricks, with their various colours and textures, can add value and significant kerb appeal to virtually any type of new build or refurbishment project.

However, the manufacturing process can be labour intensive, requiring craftsmen, who will press and mould the clay by hand into a sanded timber frame mould in the age old fashion in order to give a distinctive sand faced or smooth surface with variable creases or 'smiles'.

Traditionally, these kinds of bricks were 'coal fired', to enhance their richness of tone, although most modern manufacturers of handmade bricks now use modern gas fired kilns as an alternative.

Although the timeless aesthetic quality of handmade coal fired bricks is still very much sought after for both traditional and modern homes, their unit cost can sometimes be prohibitive.



NORTHCOT BRICK'S COTSWOLD COLLECTION

Wirecut bricks use modern manufacturing technology to produce bricks with traditional 'olde world' handmade characteristics

Automated processes

On the other hand, modern machine made bricks, are faster, efficient and more economical to produce. Various mechanised processes have been developed and refined to such a degree that the raw clay can be pressed, extruded through metal dies, textured, brushed or sprayed, and then cut and fired, without being touched by the human hand.

Furthermore, the pressure applied to the clay during the manufacturing process is far greater than can be achieved manually, resulting in a denser, harder and more uniform shape.

There are some economic advantages to specifying mass produced modern wirecut or pressed bricks, particularly in view of the wide choice of consistently produced colours and textures now available.

However, the very precision of this automated process has removed much of the quirky individuality of texture and colour that originally gave bricks their unique character.

A number of manufacturers have introduced certain characteristics of shape and texture, by using a 'soft mud' process and moulding it into shape through an automated process to create 'stock' bricks, many of which have been successful in the market particularly in the south of England.



COTTAGE EXTENSION SHOWING IMITATION 'OLDE WORLD' BRICKS AGAINST ORIGINAL BRICKS

The best of both worlds

Given the positive impact that fine brickwork can have on the built environment, it is hardly surprising that selfbuilders and home improvers are increasingly looking for sustainable and competitively priced products that combine the 'best of both worlds'.

One of the most recent innovations to reach the market is a new generation of wirecut bricks, which uses modern manufacturing technology to produce bricks with traditional 'olde world' handmade characteristics.

Natural warm orange tones are achieved by using quarried clay, which is then fired in a traditional 'coal fired' kiln and machine enhanced to create a variable textured 'dual faced' surface. Each pack of bricks is then 'hand blended' to ensure a consistent mix of 'red', 'blend' or 'orange'.

In today's cost competitive market, there is room for new and innovative approaches to brick manufacture, which will continue to help bridge the gap between the old and the new in order to meet the practical, economic and aesthetic requirements of today's market.

Enq. 115



Copper Development Association

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Enq. 116

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Enq. 117

Toolstation



Energy prices might be rising but Toolstation is bucking the trend with a raft of price cuts across many essential heating products and accessories. Hot offers start with 20 per cent off selected single and double convector radiators, which come with top grilles, side panels, wall fixings and bleed plugs. For example, a 500 x 500mm double radiator with 2608 BTU has been reduced from £33.53 to only £26.82. The new catalogue 47, with over 10,000 products, can be picked up from one of Toolstation's 120 plus sales counters across the UK, ordered directly from their website or freephone number.

Tel: 0808 100 7211 www.toolstation.com

Enq. 118

Everbuild Building Products Ltd



Following on from the successful launch of 505 Plasterers Gripcoat – a bonding agent specifically designed to reduce suction on porous substrates and provide an improved key when plastering onto smooth interior surfaces – Everbuild Building Products Ltd has launched 507 Rendagrip, an exterior rendering version of Plasterers Gripcoat. Rendagrip is an extra grip render bonding agent that contains a fine aggregate to provide an improved key before applying render and to significantly reduce suction on external surfaces such as concrete, lightweight blockwork, brick etc.

Tel: 0113 240 24242 www.everbuild.co.uk

Enq. 119



Swish Building Products

Light oak foiled wood grain cladding from Swish Building Products has been specified on the full-scale renovation of a prestigious property in an exclusive Hertfordshire post code. The 6,000 sq ft property was originally built as a Swiss chalet style home. Appointed to deliver its wholesale re-design, architects practice Design Team Consultants, specified light oak foiled cladding from Swish. Andrew Hayward, Design Team Consultants, explained: "The property was originally built in a 'Swiss-chalet style' and its appearance had become really quite dated. Our brief from the owner was to create, in a sense, a completely new home from that original footprint and fabric. "There are a number of strong features, the red roof, grey aluminium windows and white render and we have used the cladding to hold it together and combined it to give the property an exceptionally modern appearance and feel." The cladding has been used on the main gable at the front of the property, both inside and outside a second gable fronted porch and on gable windows in the roof at the front and rear of the five bedroom home. Swish Building Products offers a recently expanded range of foiled fascias and soffits including, light oak, irish oak, mahogany, black and rosewood. Sitting alongside window board and trims, this includes a full 16mm square fascia and soffit system, offering a perfect match across individual elements of roofline installation work.

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Enq. 120

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Enq. 121

Dickies



Dickies, the internationally renowned workwear brand, has recently been awarded Best Exhibitor Award 2012 at the C & W Berry Trade Show. Luke Armstrong, at Dickies collected the award and champagne. He said: "I am delighted to receive this award it's always a pleasure attending the C & W Berry Trade Show, which is fantastically run and organised. It proves an excellent opportunity to sell from and display the Dickies Mobile Showroom. We look forward to attending next year." C & W Berry Limited is one of the region's largest builders merchants with a 24-acre site. Their annual trade show exhibits many new and popular products.

Enq. 122

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.

[Visit www.sbhonline.eu to find out more!]



A modern twist to weatherboard

Marley Eternit looks at why fibre cement Cedral Weatherboard is able to retain the timeless appeal of traditional properties, while adding a modern twist to contemporary homes

Some weatherboard products may look good initially, but soon begin to show signs of age

Achieving and keeping the weatherboard appearance requires careful choice of material. For instance, some weatherboard products may look good initially but soon begin to show signs of age – requiring regular and costly repainting to maintain their looks.

The result is that many homeowners are turning to low maintenance materials. One recent example of where fibre cement weatherboard has been used to transform the appearance of an existing property is that of a run-down 1960s home on the West Sussex Coast into a contemporary Hamptons-style beach house.

The owner chose a type of fibre cement weatherboard principally because its subtle textured surface gives it the visual appearance of timber; perfect for recreating the stunning architectural style of the American Hamptons.

Caroline, the owner of the property, said: "We could see that timber weatherboard would have been an issue this close to the sea. It would have required more regular maintenance than is practical – and with the fibre cement product you don't even need to paint it to your required colour, because it is supplied in a wide choice of great colours."

Fibre cement weatherboard helped Caroline recreate the New England style 'clapboard' exterior and she has the peace of mind that it has a life expectancy of 50 years and unlike timber weatherboard, it does not warp or shrink over time.

Fibre cement weatherboard is equally as popular with selfbuilders who are refurbishing more traditional properties, such as a historic 194-year-old, Grade II listed windmill in Kent. The visual appearance of the weatherboard helped create a sympathetic restoration of the building, which has once again become a picturesque landmark in the small town of Sheerness, located on the Isle of Sheppey.

Caleb, the owner of the property, said: "The windmill was initially bought by my father 25 years ago and it is a family treasure as well as a traditional landmark in Sheerness. After a fire destroyed the building in 2008, we were very careful to choose materials for the refurbishment that offered enhanced levels of fire safety performance.

"We used fibre cement weatherboard because it was a cost-effective alternative to timber and also insect proof, which increases its longevity and protects the structure from pest damage, such as woodworm. It looks great, too, and has recaptured the original look of the windmill beautifully."

Importantly, the fibre cement boards can be cut, screwed, nailed or glued just like timber so there is no need for specialist installation skills, which was important on this project due to the octagonal shape of the building.

The refurbishment was completed by fitting weatherboard horizontally in a ship lap effect around the smock of the mill, which is designed with a curve on one side. The fibre-cement cladding was fitted above a brick base and below the cap that tops the windmill. The structure of the re-built wall comprises a steel frame, PIR insulation, internal plasterboard, timber battens, a layer of breathable felt, more battens and then the fibre cement weatherboard. This ensures that the weatherboard acts as an effective rainscreen façade as well as the complete wall construction providing high levels of thermal efficiency.

Key to both projects was the protection that the weatherboard cladding provides against harsh weather conditions, which is achieved by allowing air to continually circulate up through the rear-ventilated cavity. This prevents rain or moisture reaching the exterior wall of the building, protecting it from the damaging effects of

Continued overleaf...



[The fibre cement boards can be cut, screwed, nailed or glued, just like timber]

continual wetting and drying action.

An additional benefit of weatherboarding is that it improves the thermal efficiency of a property, as part of a rainscreen system, without losing any internal space. This is achieved by fitting rainscreen insulation to the exterior walls and then overcladding it with fibre cement weatherboard. Overcladding has other advantages in that it is significantly lower cost and creates a much smaller carbon footprint compared to demolition and new building.

A twist of colour

Colour is a characteristic common to all building materials, which makes it a constant feature of most self build projects. Within this context, it has always been used to influence and create mood and atmosphere, to change perception of a room shape or size. An increasing number of selfbuilders are now using colour externally to create the traditional weatherboard effect, but with a modern twist.

An exclusive development of New England style homes in the Wye Valley by Agincourt Estates recently benefitted from subtly varied shades of fibre cement weatherboard, using Sand Yellow, Ochre and Beige. The developer was initially drawn to the textured surface on the boards, which echoes the aesthetic characteristics of timber. Being made from fibre cement also means that it provides a long term low maintenance solution – avoiding homeowners having to continually maintain the exterior of their property.

The durability and low maintenance of fibre cement weatherboard as a rainscreen cladding solution has secured its popularity with self-builders and home improvers. Add to this the visual appeal and it is clear that it is going to continue to be an eye-catching feature of many future projects, both traditional and contemporary.



Enq. 123

Editor's focus

LATTICE WINDOWS

Fenestration through the ages, or windows from bygone days. Today this is a company that caters for all your needs. Lattice's traditional design supplies all types of windows, with authentic leaded lights in rectangular or diamond panes to match those in country mansions to village cottages throughout the country. They can revitalise your property or create individual character to new, whether small or large. If you care how your property is to be preserved in a sympathetic way, they are the company to help you. They can fulfil all requirements to meet current rules and regulations set by the British Standards Institute and still deliver beautiful windows with a traditional appearance. Lattice is large enough to cope but small enough to care.

Enq. 124



EXPRESS TOUGHENING

Express Toughening Ltd, manufacturers of the highest quality toughened glass produces circa 3,500 pieces of glass on a daily basis. Whether it be toughened glass balustrades, splashbacks, shower screens, table tops or mirrors the Express Toughening sales team are available to assist. Daniel Curtis (director) speaks of 'large demand' for toughened glass products of late thanks to it being 'in vogue for selfbuilders and developers.' With new state of the art equipment being added to their factory constantly and an unmatched service within the industry Express Toughening supply toughened glass from 4mm up to 15mm in bespoke shapes and sizes.

Enq. 125



CENTOR FOLDING DOORS

Transform living areas and flood your home with light and space with high-spec, hi-tech C1 folding doors from Centor.

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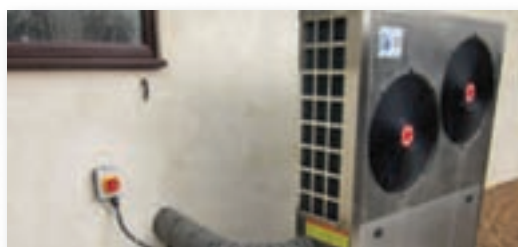
Enq. 126



SILVA TIMBER PRODUCTS

Silva Timber is a leading supplier of specialist timber products, with a comprehensive range including cladding, decking, roof and sidewall shingles, fencing, screens and more. Sourcing only the finest quality timber from around the world, Silva Timber offer a vast selection of species, including Western Red Cedar, Southern Yellow Pine, Ipe, Yellow Balau, Cumaru, Siberian Larch and ThermoWood. Customers regularly specify Silva Timber due to their commitment to quality products and service. Silva only uses suppliers who conform to the strictest environmental standards. The vast majority of the product range conforms to internationally recognised certification schemes including FSC and PEFC.

Enq. 127



ENERGY MY WAY

Energy efficient heating is never one size fits all. Designed or sized incorrectly and you could be left with a heating system that simply doesn't give you the heat you need. So, how can you be sure you have the best system for your property and the way you want to use it? EnergyMyWay gives you independent, expert advice on integrating renewable energy to your build. They have local experts across the UK who will give you free advice on the benefits of air source and ground source heat pumps, hot water heat pumps and biomass boilers, as well as providing accredited installations of a complete range of renewable energy technologies.

Enq. 128



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Enq. 129



NorDan

One of the UK's leading suppliers of high performance timber windows and doors for the construction industry – NorDan, has created a new business partnership, which will enable consumers and smaller builders, and architects with one off special projects, easier access to top quality Scandinavian window and door products. NorDan's high performance timber windows are famous for delivering U-values as low as 0.7 to enable today's building industry to meet stringent requirements for energy efficiency and to gain valuable points in the Code for Sustainable Homes. And timber windows are designed to last a lifetime. CG Facades from Exeter in Devon and Marches Building Supplies (a division of Taylor Lane Timber Frame) have signed agreements to be members of the new distributor network for NorDan products across England. CG Facades has opened a new showroom in Exeter. It displays the range of NorDan timber windows including the 3 handled tilt and turn, top swing, side hung, Passiv window and composite entrance doors.

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Enq. 130

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Schueco folding doors. Just opening one tells you all you need to know



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JEWSON

Considering energy efficient windows

By Craig Dodsworth, residential market manager at Saint-Gobain Glass, manufacturers of Planitherm

It is often said that selfbuilders are feeling the pressure to meet stringent legislation and guidelines. From the BRE's Green Guide, to revisions to Part L of the Building Regulations and the Code for Sustainable Homes, it's no wonder that budding selfbuilders are eager to find the UK's most energy efficient building products for their project.

Identifying the right materials, at the right cost, is a daunting task for selfbuilders and renovators alike, and great thought should be put into choosing the right materials for the fabric of the building, particularly the glass selected for the windows. With 26 per cent of all domestic heat loss occurring through the windows of homes, the type of glass that is chosen for the windows and doors of your self build project play an integral role in meeting various government legislations and ensuring a thermally efficient build.

Superior performance

Advances in glass and glazing technology over recent years means that there is now a plethora of modern, energy efficient glazing solutions available on the market. One such solution that is helping selfbuilders and renovators maximise the thermal efficiency of their home is off-line low emissivity (low-E) glass.

Modern low-E glass can effectively reflect heat radiation back into a room, retaining heat within the property while maximising solar heat gain and natural light transmission from the outside. The glass is able to do this as it is coated with a microscopically thin and transparent metallic coating, made up from a unique combination of metal oxide layers.

Many selfbuilders and renovators may not be aware that by installing modern, low-E glass, they can not only increase the thermal efficiency of the home, but also further enhance comfort levels, increase energy efficiency and reduce household fuel bills for the occupants.

Modern energy efficient glass has superior thermal efficiency and solar gain properties, that help to make buildings warmer and more comfortable. In particular, the glass can help to eliminate cold spots and drafts around the windows, while condensation on the inner pane can also be vastly reduced.

Continued on page 31...



The windows and doors of your self build project play an integral role in meeting various government legislations and ensuring a thermally efficient build

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For renovators looking to improve upon their existing windows through installing new, modern windows, low-E glass has been designed to help maximise Window Energy Rating (WER) performance



Helping to meet Building Regulations

Selecting the right type of glass for your windows can also help to meet Building Regulations requirements for new-build and renovation projects.

New build projects require a low overall building fabric U-value to meet Building Regulations (target emission rate). Presenting itself as an ideal glass solution, low-E glass can easily contribute towards meeting, and often far exceeding, these Building Regulations. Its unique metallic coating can enable a centre pane U-value as low as $1.0\text{W/m}^2\text{K}$ to be achieved when used with double glazing, whereas even greater thermal insulation can be achieved through installing triple glazing.

For renovators looking to improve upon their existing windows through installing new, modern windows, low-E glass has been designed to help maximise Window Energy Rating (WER) performance. Current Building Regulations (Part L 2010) require all replacement residential windows to have a minimum 'C' WER rating, yet to put it into perspective, most existing double glazed windows are 'E' rated, at best. It's expected that changes to be brought in during 2013 will increase this requirement to a minimum 'B' rating.

'A' ratings can be easily achieved through combining low-E glass with a high performance uPVC casement window, high-performance warm edge spacer bar and a low-iron float glass outer pane. When we also consider the unique coating applied to the glass, more heat remains in the home, meaning that thermostats can be turned down lower and energy bills can be cut by up to 28 per cent.

However, the performance of the window can be undermined if the window is not installed correctly, so it goes without saying that it is important to select an experienced

Continued overleaf...





installer to fit the windows and provide further guidance on meeting Building Regulations requirements.

It's all about the look

Of course, for all selfbuilders and homemakers alike, the look of the windows is important, especially when we consider the costs involved in any self build or renovation project. There is a need to ensure that the aesthetics look fresh and modern for years to come.

It is a common misconception to think that

glass is just glass. Selfbuilders and renovators should be aware that the properties and the look of a window can vary immensely depending on the glass itself. Modern off-line low-E glass is very clear thanks to the way its manufactured compared to traditional low-E products.

The future

With further changes in legislation ahead, such as revisions to the Building Regulations in 2013 and 2016, and a likely call for all

new homes built after 2016 to be zero carbon, the importance of installing modern, energy efficient low-E glass for use in your windows is clear.

Selfbuilders and renovators who take the time to investigate the different glazing options to install in their windows will find that for around the same cost as traditional double glazing they can enjoy a reduction in household energy bills alongside an increase in comfort with modern, high performance, energy efficient windows.

Enq. 136

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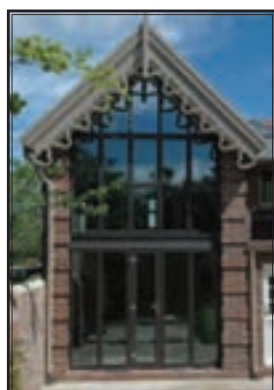
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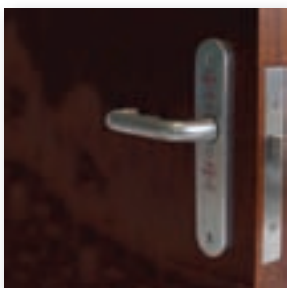
PatioMaster



PatioMaster, the inline sliding door specialist has secured the green standard BES6001 across its extrusion operation, including foiled and standard PVC-U ranges. In doing so, the national dealership network, joins a handful of building product companies to have secured the new standard meeting a range of strict criteria ensuring responsible sourcing of construction products. Including an assessment of organisational governance, supply chain management and social and environmental impact, the new standard was written into the Code for Sustainable Homes in late 2010. PatioMaster offers a unique national network of specialist regional manufacturers.

Enq. 141

IronmongeryDirect



IronmongeryDirect, one of the UK's largest online and mail order supplier of ironmongery products to the trade, has added a wide selection of new locks to its latest catalogue. The Easy Code Change has been designed to simplify code changing. With the unit removed from the door, the code can be changed quickly and with ease by simply rotating the dials on the back of the unit with a screwdriver. The new Mini Digital Locks from Securefast provide a neat compact digital code lock for secondary low frequency doors including stores and service cupboards. IronmongeryDirect provides a reliable next day delivery service, which is essential for work to be completed on time.

Enq. 142

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Enq. 145

Garador



Garador, a brand renowned for its high-quality range of garage doors, has now added a selection of stunning FrontGuard front doors to its latest product range. FrontGuard doors are available in both steel and aluminium with panel designs in classic and modern styles, appealing to all tastes. They are also available with a choice of both timber or aluminium frames, and can be customised by colour, finish and handle designs. Simon Hipgrave, managing director of Garador explained, "As one of the UK's leading garage door manufacturers we wanted to expand our portfolio to include front doors, creating curb-side appeal is more important than ever in the current property market."

Enq. 146

Westbury Windows and Joinery



Only a quarter of people understand that wooden window frames are better for the environment than uPVC frames, according to research undertaken by Westbury Windows & Joinery. Respondents were asked to take into consideration manufacturing, energy efficiency and disposal. A third of people wrongly believe that uPVC is less detrimental to the environment or has at least the same impact as wood. And 40 per cent of people simply didn't know. Londoners were least 'in the know' about the environmental benefits of using wood over uPVC for windows.

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Maco

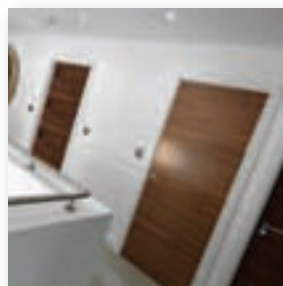


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JB Kind



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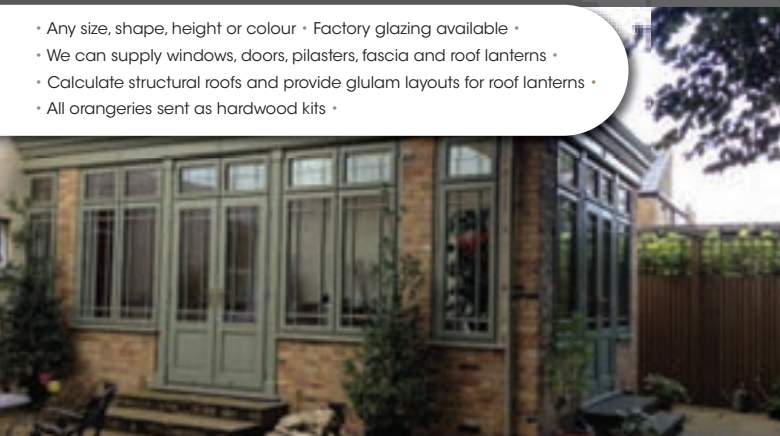
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Quickslide



Quickslide has launched a stylish, great looking, new website that again sets standards by successfully combining aesthetics with superb functionality, including the ability for customers to specify and order VS windows online, in addition to tracking and managing existing orders and quotations. The website is designed to be user friendly, with clear graphics and easy, logical sequences to ensure users can order products, generate quotations and check on existing orders quickly. At the core of the site is information on Quickslide's products. All vertical sliders, casement windows, casement doors, composite doors; and bifolding doors have their own button, which takes users to an overview of that product group.

Enq. 159

Lockwood Windows



Delamere Gardens is a select development of luxury homes in Huddersfield, where high level specification, care and attention to detail has been paid to every element of the build, including the windows and doors supplied by Lockwood Windows. Winning the contract to manufacture, supply and install the windows and doors at Delamere Gardens gave the company a fantastic opportunity to showcase their products. To date they have installed over 500 windows and

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Green roofing brings all sorts of benefits such as insulation against heat, cold or noise, improved rainwater management, aesthetic interest and of course wildlife habitat.

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Enq. 163

COMPAC



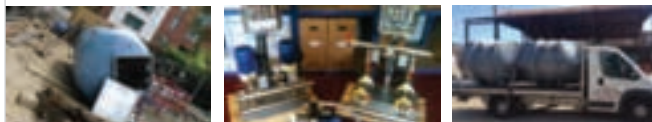
The Nature Collection from COMPAC is one of the best kitchen and bathroom worksurface ranges on the market – it's often copied but never equalled. This exciting range, the first to use BIO resins from renewable organic material, offers exceptional hardness, resistance to abrasion, impact, acids and UV rays, and is extremely easy to clean. Thought to be the most technically advanced quartz worksurface available, the Nature collection and has been created with a perfect finish, depth of grain and uniformity of textures and colours. The Nature Collection is so resistant, stable and long-lasting that COMPAC are able to offer consumers a Lifetime Warranty.

Enq. 164



domestic pump stations

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Enq. 165




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Enq. 166





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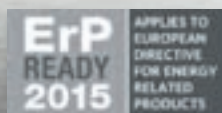
Enq. 167

october/november 2012

heating & renewable energy supplement



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.

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Enq. 301

CLEARVIEW STOVES

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The complete solution for Selfbuilder's and Homemaker's

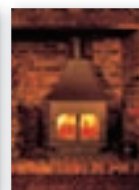


We are the UK's largest dedicated manufacturer of clean burning wood stoves, designing, manufacturing and distributing from our ten acre site in Shropshire.

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

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- 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.



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Enq. 302



To harvest free geothermal heat available from depths below 15m 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 ensures 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. 313



A **Turboburn** Heating Storage System is the way forward! It is a multifuel burner and stores all the energy within itself. You do not have to rely on oil as the Turboburn System is one of the world's most efficient wood burning systems. If you light a fire for approx four hours with wood, you heat a large amount of water, 750 gallons, the smallest system will give you 700,000 BTU's stored. The energy is stored and will stay in the system until heating or hot water is requested to the building, this can last for days. If you use oil it works automatically with a time clock and stat. You supply the boiler house, and they supply a Turboburn unit with an oil burner for wood ignition or just use as an oil heating system it will still be a better system for storing the heat.

Enq. 306



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.

Wilo's 'Wilo-Yonos PICO' offers a future-proof solution as the Yonos meets the requirements of the ErP Directive for 2013 and already complies with the even stricter requirements that come into force in 2015.

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

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

Enq. 301



Sensible Heat believe that HVAC should be controlled properly.

Using Hometronic, manufactured by Honeywell, and their own products, they can make sure each room is at the right temperature, at the time you need it.

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Enq. 317

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Enq. 303

ECO STOVE
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- ❑ Makes a huge saving against your gas or oil heating bills.
- ❑ Burns wood logs.
- ❑ One charge of 10kg logs heats the appliance to full heat, to release that heat for 12 hours after fire has gone out.
- ❑ 25% of stored heat still released after 12hrs [model 678 shown above].
- ❑ No ducting or water connections needed—just leave your doors open to allow heat to circulate (does not overheat the room it stands in).
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- ❑ All colour options available.

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Enq. 304



Arada stoves are a truly economical, reliable and sustainable option for individuals wanting to use wood or solid fuel as an alternative to oil and gas to heat their homes. With stove designs from well-known and long established local brands Aarrow and Villager, offering outputs ranging from 4kW – 14kW all styles and room sizes are catered for. For the contemporary designs and single door stoves the Aarrow range is a must-see, with many stoves offering efficiencies of over 80 per cent while still being easy to control. All Aarrow stoves come with a lifetime guarantee on the stove body as standard. For those looking for the more traditionally designed stoves, the Villager range is unparalleled. Offering wood and multi fuel options.

Enq. 308



Begetube UK Ltd underfloor heating has never compromised on accuracy of design work or verbal advice to prospective clients. All technical work or telephone advice is handled by examination qualified engineers. Begetube does not employ an external sales team or internal telephone sales people, they do make such calls but it is by technically competent people. Floor heating and especially solar supported systems require an holistic view of the whole project, mechanics, hydraulics and electronics all play a part and must link seamlessly together—in effect a large amount of 'joined up' thinking is required, this in turn requires an in depth knowledge of the design principles of all of these different disciplines.

Enq. 305



Clearview Stoves is the largest manufacturer of clean burning wood stoves.

Their design, manufacture and distribute from the heart of Shropshire.

Their stoves are very easy to light; produce five times more heat from the same fuel as an open fire, with much less smoke, burn for long periods unattended with an exceptionally large view of the fire.

They are a joy to use and burn so efficiently that frequent cleaning is unnecessary.

It is not unusual to be told by Clearview's many users that it's the best thing they ever bought for the home.

Enq. 302



Consort has added the stunning new LTR300C chrome heated ladder towel rail to their range to provide an ideal accessory for luxury bathrooms in homes or hotels.

This elegantly styled, sleek, curved ladder rail provides even heat over a large surface area for greater efficiency and more effective towel warming. Its design also provides increased depth off the wall to allow for thicker towels.

This 18 rung 270W rail is supplied complete with a touchpad controller incorporating an electronic thermostat for improved energy efficiency.

Additional features include a 1 or 2 hour setting, frost protection and child lock.

A pilot wire is also included if you wish to connect to a building management system. The LTR300C measures H:960 D:120 W:450.

Enq. 316

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Enq. 305

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Enq. 306



Imerys Roof Tiles has been producing natural clay roof tiles for just over 200 years. More recently in the last fifteen years they have become a leading producer of integrated photovoltaic solar panels. Rodney Hogg, national specification manager, said, "The combination of PV and roof tiles on a roof is a relatively new concept. Imerys has developed an economical integrated MCS certified roof system for new build and re-roofing projects. Designed to be installed by roofers or the MCS installer. The Imerys PV panels are quick and easy install, replacing the roof tiles while still using the same tiling batten, giving an indistinguishable appearance and increasing the inherent value of the property, unlike the bolt on after thoughts."

Enq. 320



Eccostove, from **Landyvent**, is an innovative new concept in wood-burning technology using silicon carbide to create energy-efficient combustion providing whole house supplementary heat.

The Eccostove is one-hundred 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 is capable of whole house heating and 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. 304



With many area's of the UK facing water shortage issues, it is up to home and business owners alike to change their attitude towards water consumption and to start implementing water efficient measures. But water saving is still not generating enough attention, despite the obvious energy savings that could be made by regulating our use of water.

Neoperl's products provide a valuable contribution to climate and environmental protection by conserving water and helping to reduce the associated energy consumption in the production of hot water. Trading for over 50 years in the global market, they offer innovative solutions for drinking water. Neoperl's products shape water streams, regulate flow rates and protect water from contamination.

Enq. 303



Eco ICID, the twin wall stainless steel flue system specifically designed for stoves, is now available in two finishes: stainless steel and now a black painted finish. The black finish matches the black Prima Smooth and ventilated fire stop, creating an attractive black flue right up to the ceiling.

To perform at optimum efficiency an energy efficient stove requires an effectively insulated flue like ICID. Eco ICID has easy to install twist lock connections and is available in 125mm, 150mm and 200mm internal diameters.

The system has all the required accessories including round & rectangular ventilated fire stop plates in a range of colours.

What's more this is all available at a very competitive price.

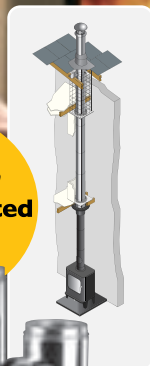
Visit **Schiedel's** website for more information.

Enq. 307

THE ESSENTIAL FLUE & CHIMNEY COLLECTION FOR STOVES



Now also
available in
**Black Painted
Finish**



Eco ICID

The NEW highly insulated twin wall flue for stoves

- Easy Twist Lock Connection
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Enq. 307

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Enq. 308

Zehnder Comfosystems



Zehnder Comfosystems, provider of energy efficient indoor climate solutions is pleased to announce Passive House Accreditation for their complete range of ComfoAir domestic heat recovery ventilation units in the UK. Meeting stringent Passive House objectives for performance and energy efficiency, the Zehnder ComfoAir range ensures exceptional ventilation and heat recovery, with the provision of excellent air quality. Comprising five products to service buildings from 100m² to 210m², with comfort ventilation for duties up to 550m³/h. Models are fitted with summer bypass and winter slowdown functionality as standard to offer maximum comfort 365 days of the year.

Enq. 309

Johnson & Starley



Johnson & Starley's new QuanTec gas fired condensing boiler range includes six models. The QuanTec HR 28c features integral passive flue gas heat recovery for additional energy efficiency. The range provides a robust and cost effective solution to domestic heating and hot water delivery and are available in combi and regular versions from 16kW-28kW. This increases energy savings of up to 26 per cent over a typical water heater in the market. Indeed, the HR 28c model gives domestic hot water (DHW) efficiency levels not reached before. This is achieved with the addition of pre-heating sanitary water function, which results in the lowest possible flue gas temperatures.

Enq. 310

Pentair



A luxury holiday lodge park described as the destination of choice has installed Tyco Thermal Controls Raychem FrostGuard to ensure its guests continue to enjoy the luxury they deserve. Jonathan Jones of Tyco Thermal Controls said: "To protect against potential problems with freezing and burst pipes at Scampston Park, the estate manager was keen to find an energy efficient solution that was easy to install and would not require continuous maintenance and repairs. FrostGuard product fitted the bill perfectly." Raychem FrostGuard is a pre-terminated, self-regulating, frost protection cable, which was installed on the raising water supply and heating pipes of the holiday lodges.

Enq. 311

Panasonic



Panasonic has made an exciting addition to its Aquarea range of air-to-water heat pumps with the launch of the Aquarea HT series. Aquarea HT produces hot water at 65°C, making it ideal for use as a high efficiency retrofit replacement for gas boilers supplying radiators for heating. Panasonic's patented refrigeration cycle and flow control have been combined with a high efficiency inverter and heat exchange module to give outstanding energy performance. The Aquarea HT offers outstanding performance, even at very low outside temperatures. The HT can produce hot water at 65°C even down to -15°C. The HT is also very quiet in operation with no noise inside the house.

Enq. 312

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Enq. 313

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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. 315

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Enq. 316

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Enq. 317

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Enq. 318



Listed properties can be energy efficient

By Jon Hill, technical manager of Polypipe Ventilation

This is a building of two parts, one new and one needing TLC, so that also needed to be taken into account

– Pete Fagg, owner

Filmed for Channel 4's hit TV show Restoration Man, Pete and Nikki's dream, of restoring a derelict windmill in Kent that has been owned by Pete's family for over 100 years, came to fruition recently in front of the eyes of thousands of viewers.

Locally listed and in an area of outstanding natural beauty in the heart of the county, the windmill had been a roofless ruin since 1915. Pete and Nikki's plan was to restore and adapt the structure into a usable family home. The end result is a truly beautiful character property featuring the restored windmill linked by a glass structure to a purpose built barn house. Just as importantly, the property is a fully functioning home that is a delight to live in.

A key consideration of the build was energy efficiency, as Pete explains: "It was absolutely an important consideration, but we wanted to be sensible about this. There are no eco warriors involved! We looked at what is acceptable

versus what is ideal and picked the best compromise. We tried to keep a level head on what was really required and practical.

"We were struggling to make the building efficient enough to use an air source heat pump, which was our heating of choice. This is a building of two parts, one new and one needing TLC, so that also needed to be taken into account. We examined the different options and in the end decided heat recovery technology provided us with the solution and had several other potential benefits. Fitting heat recovery systems in both parts of the building provided us with the final element that tipped the balance – recovering most of the 20 per cent normally lost to ventilation – now it only takes 10kw to heat to 18° when it's 3° outside. This increased overall efficiency enough to allow us to use air source heat pump technology as the primary heat source.

"This in turn saw us jump nearly two levels in

the Code for Sustainable Home calculations. The target was exceeding Building Regulations by 18 per cent; by allowing us to use a renewable heat source, the combination we now have pushes us to more like 50 per cent on CO₂ at least."

Two HR Mechanical Ventilation Heat Recovery (MVHR) systems have now been installed at the unique Kent property. These Energy Saving Trust Best Practice compliant and SAP Q rated systems work by warming fresh air drawn into the building with the heat from waste stale air – as found in the kitchen or bathroom for example – using an efficient counter flow heat exchanger, thus reducing the need for heating. An average bathroom full of moist air can contain over 600 Watts of heat energy and is exhausted twice every hour. The HR appliances can recover more than 92 per cent of this heat directly, saving costs and reducing carbon emissions.

A unit capable of servicing up to two wet rooms and a kitchen has been fitted in the windmill, extracting from the en suite and kitchen and feeding the bedroom.

A top of the range unit has been installed in the adjoining barn, extracting from the bathroom, en suite, utility room and toilet and supplying the living room and the three bedrooms. It is able to work at up to 640 Pascals of pressure, allowing for very long duct runs, making them suitable for larger domestic properties, while remaining extremely compact and light weight.

The units have been supplied as part of a complete system, with rigid flat channel ducting and accessories, including air valves, Microban protected silencers and duct sealant used throughout. When used with specific ducting systems, the units can provide an effective MVHR system and can offer guaranteed whole system performance, possible to achieve thanks to the exacting manufacturing tolerances of the duct system, virtually eliminating air leakage and minimising pressure drops.

For Pete and his builders, this was a welcome solution: "Having a complete solution was an important consideration." Although aware of the concept, Pete's builders hadn't installed a heat recovery system before, but according to Pete they found it to be quite straightforward: "They sussed out where to run all the ducting and how to hide it, either in false walls or hidden behind beams"

The HR MVHR systems have provided a number of other benefits for Pete's property, most noticeably – and unexpectedly – the overall quality of the living environment. "In the older part it is essential that the fabric of the building is allowed to breathe and the system allows us to do this behind the scenes, while at the same time offering all the benefits of improved air quality. As a result, it's a really nice house to live in. It always feels warmer and more comfortable than the temperature gauge says it is and this is down to the combination of heat recovery and air source heat pump – it works very well. What's more, the air quality is good. Nikki had hay fever but the system filters out the pollen, which we really liked the sound of."



PETE FAGG STANDING WITH GEORGE CLARKE OF CHANNEL 4'S RESTORATION MAN, IN FRONT OF THE COMPLETED PROJECT

With an old building such as this, work is ongoing and Pete has plans to further adapt the MVHR system to maximise solar gain within the building in the winter. This will help reduce heating requirements and maintain equilibrium throughout the different areas of the structure.

In the meantime, the MVHR system continues to perform efficiently, and quietly, according to Pete. "It's a surprisingly quiet system. In fact, I can't hear it at all – it's silent in operation. I don't even know it's there, which is great. It's just getting on with its task behind the scenes, so to speak."

Our heartfelt sympathy goes to Pete and his family who sadly lost Nikki to cancer during this restoration project. Nikki's Trust has been set up by the family to promote awareness of and accessibility to the HPV vaccine that can prevent cervical cancer, as well as working with palliative care specialists to help improve the lives of those suffering with bone cancer pain. Please visit www.nikkistrust.co.uk to find out more and support the trust directly.

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BEKO

Beko

One of the UK's top domestic appliance brands, Beko, has announced it is to become an official supporter of The FA Cup, the world's most prestigious domestic cup competition. The partnership, brokered by Sports Revolution, will run through until the end of the 2013-14 football season and grants Beko an extensive range of image rights, advertising and promotional opportunities around The FA Cup. Beko joins a number of blue-chip partners of The FA Cup, whose lead sponsor is Budweiser. "We are delighted to have Beko on board," says Sean McAuliffe, The FA's head of business development. "They have an excellent pedigree in sports and football sponsorship and their popular product range appeals to football fans and their families everywhere." Through this partnership Beko has secured rights to a competition, which will give them sustained exposure across the year. Ragip Balcioglu, managing director of Beko plc, added: "The heritage and reputation of the tournament for being inclusive will provide us with a strong platform to communicate to our core target audience of families. Our investment in perimeter board advertising across Premiership grounds for the years has consistently built brand awareness."

Enq. 168

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Enq. 169



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Enq. 170

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Droughts and floods have become mainstream news in the UK throughout the spring and summer months. While the earlier part of the year was fraught with hosepipe bans and fears of empty reservoirs, the UK then saw some of the highest rainfall on record. Rainwater harvesting systems are an ideal way to recycle rainwater, reduce environmental impact and promote cost savings. The rainwater harvesting system that is currently in operation at Frankfurt Airport has a 100,000 litre tank and collects rainwater for the sanitation of the 13 million passengers each year. Given the events of recent months the benefits of using rainwater harvesting systems in a domestic and commercial setting are profound.

Enq. 173

Ariel



Home improvers can now witness the ease of installation of a range of Ariel Plastics' trusted roofing brands thanks to a suite of informative online installation guides. Available to view at the website of the plastic building products distributor, the new guides are easily located by simply clicking the 'View Installation Guides' red button on the site. Corotherm is a multiwall polycarbonate insulating roofing sheet ideal for conservatories, verandas and canopies. Easy to handle, cut and

install, it is available in a range of thicknesses and a choice of light transmitting and solar controlling tints and colours.

Tel: 01246 561122 www.arielplastics.com

Enq. 175

Aico



Aico Ltd – the UK's leading supplier of smoke and carbon monoxide alarms – has upgraded its website to make searching for an approved installer even easier than before. The Aico fire products trained installer scheme provides the information and training necessary for contractors to achieve a successful and effective fire alarm installation. It combines training and technical information with regular updates on best practice and changes in Standards and Regulations. Aico has now integrated the search function with Google Maps, enabling users to easily search by their town or postcode. The ten nearest installers in order of distance from the search location are then displayed with full contact details listed alongside.

Enq. 177

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Emailed on a monthly basis, the Selfbuilder & Homemaker newsletter is designed to provide you with the latest information on products and services of interest, direct to your inbox.

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Polypipe Building Products



Polypipe Building Products offers its enhanced and extended Elegance cast iron effect uPVC rainwater system with the addition of the unique notched gutter concept for its Ogee profile to add to the original half round profile. The Elegance range has been designed to make it easy to install on new build and replacement projects. Each profile in the range utilises a common downpipe, making specification, installation and ordering very simple. In addition, it has launched a new range of soil and vent products in a matching cast iron effect finish that can be specified alongside the rainwater goods.

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Enq. 174

Freefoam



Freefoam Building Products, dealer of innovative roofline and rainwater products, has achieved another first with the introduction of the first ever 50 year lifetime guarantee on white PVC-U and PVC-UE roofline and rainwater products. Last year the company announced its intention to review its guarantees with a view to extending them. This development will help Freefoam stockists and registered installers gain a significant competitive advantage in today's challenging market. The new lifetime

guarantee is available immediately on white roofline, rainwater and cladding products installed by a Freefoam registered installer.

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Enq. 176

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Enq. 178

stairs & staircases showcase

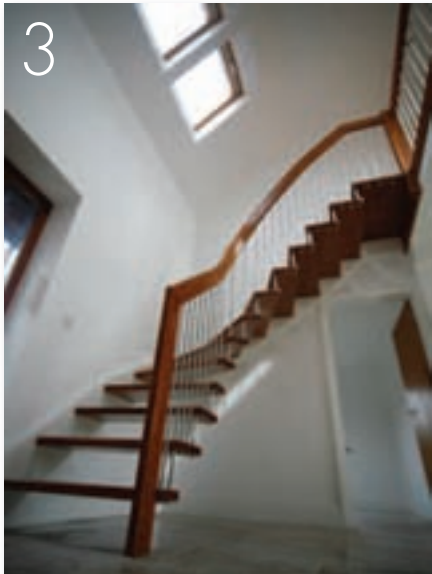


1 Space is a defining factor when designing a staircase and increasingly at a premium in homes. While executing a staircase brief, **Bisca** designers often have to maximise the illusion of light or openness, incorporating storage areas or working cleverly around room entrance/exits. Bisca know that what you don't see is as important as what you do see and taking time to explore and resolve all interface details ensures the commission is truly integrated into the property.

Enq. 179

2 **Canal** has the knowledge and engineering expertise to transform contemporary design ideas into magnificent metalwork structures that make impressive statements. This stunning helical staircase (right) takes pride of place in the Jersey office of International Corporate and Finance Law company, Ogier. The staircase banister and the top balustrade was made from 12mm thick steel plate, which was fully welded on site to prevent any defect occurring.

Enq. 180



3 The VF style staircase from **Complete Stair Systems** is very popular and comes in a range of timbers. The staircase has only one stringer, which resides on the wall, and the other side is completely open. Combine this with the open risers and vertical spindles and the result is a beautifully crafted, open staircase that has a floating feel to it – the staircase lends itself to the cantilevered category but is a much more cost effective solution.

Enq. 181

4 If you want that perfect finish to your project, one of **Kensington Balustrade Systems'** new Chrome Nickel or Swarovski Crystal balusters will allow you stand out from the crowd. Kensington only supply the highest quality balustrade components and now stock a full range of aluminum channels for glass and stainless steel balustrading. These, if required, can be powder coated any colour to match surrounding floors.

Enq. 182



5 **Stairkraft** are passionate about creating a luxury living environment for their clients and specialise in the design and production of prestigious, bespoke, contemporary staircases with emphasis on quality, attention to detail, innovative design and functionality. Stairkraft is powered by creating one-of staircases, with interesting and minimalistic designs such as cantilevered treads which appear to float with no visible fixings, all developed in house.

Enq. 183

6 **Saxum** specialises in beautifully made bespoke contemporary stairs, from concept to installation, in glass, steel, wood, concrete and acrylic stone. They work with architects and private clients on often challenging solutions, ensuring that the right stairs design will connect all the design elements in a property and play a major part in fixing the essential character. Their designs speak quiet volumes about the overall design integrity in space.

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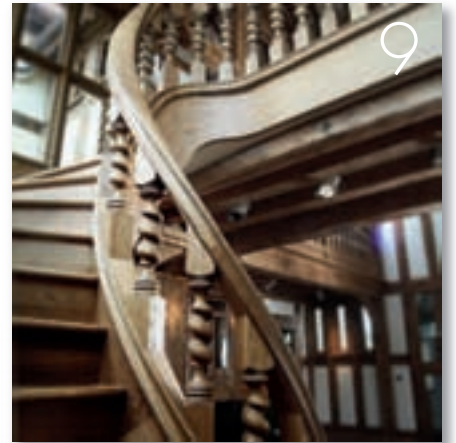
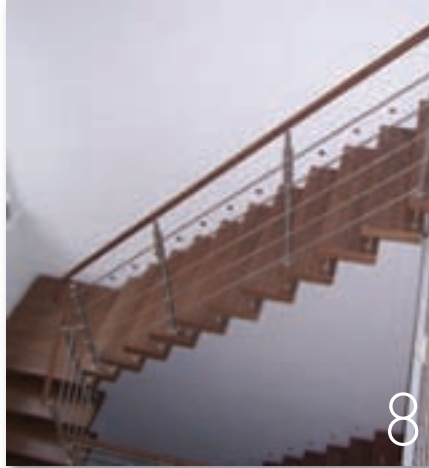


7 Bill Pitt Manufacturing Joinery Ltd is a small friendly business located in Kirriemuir in the heart of Angus – celebrating their 15 year anniversary recently. They specialise in bespoke items ranging from the very contemporary staircases combining oak handrails with glass and stainless steel, through to sash and case windows, panelled doors and mouldings for period properties. They work alongside house builders, contractors and selfbuilders.

Enq. 185

8 It is very important that staircase design keeps up with the latest trends and at **Fivestars**, they aim to give their customers unique contemporary staircases and balustrade. They specialise in 'Floating' open stairs that give that feeling of space and light with glass panels. See also their range of exterior 'Frameless' glass for a perfect unobstructed views from your balcony! Stainless steel is a fantastic modern material and we use this extensively in their products, along with hardwood, marble and granite.

Enq. 186



9 Meer End bespoke staircases and joinery manufacturers, and curved handrail specialist has been established for more than 21 years, but the philosophy behind the way they approach their craft is timeless. They design and manufacture high quality bespoke staircases, curved staircases and elliptical stairs. They also undertake a wide range of specialist joinery commissions. They approach every project as a unique opportunity to create something tailored to the individual customer's needs, taste and budget.

Enq. 187

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Enq. 192



Financing your self build

Jon Lee, business development manager at Ecology Building Society, discusses self build finance options

Collectively, selfbuilders represent the largest contributor to sustainable housing provision in the UK

If you want to build your own home but are feeling flummoxed by finance, you're not alone. But there's good news: a number of organisations, including over 20 building societies, will lend on self build projects.

Securing a mortgage for your self build project will require a little more paperwork than a house purchase mortgage, but some finance providers specialise in supporting unusual or innovative projects, and can help you along the way. www.selfbuildportal.org.uk, the new Self Build Portal, contains a useful list of sources of self-build finance, alongside a wide range of advice on all aspects of self build.

Self build finance in context

The self build financing environment is heavily influenced by politics at the national and local level. We've recently seen a number of important developments on housing and planning

issues, but you'd be forgiven for being confused by the messages given out by the government.

The government is proposing a relaxation of planning consents to encourage more building of extensions, conservatories and other home improvements. It's debatable how this will work alongside the national Green Deal scheme, which seeks to encourage greater take up of energy saving measures within existing housing stock.

Relaxing planning rules to promote growth in the construction industry may have some positive economic impact, but we're at risk of losing focus on what actually needs to be built, in what place, to meet local housing needs and fit the character of the area. Not forgetting the quality and sustainability of what is created, whether new-build, extension or conservatory!

Collectively, selfbuilders represent the largest contributor to sustainable housing provision

Continued overleaf...

Arranging finance for your self build project may seem daunting, but it's an essential step along the way to achieving your self build dream



in the UK. So it's encouraging that Housing Minister, Mark Prisk MP, held a summit to show-case how local authorities can champion self build across the country.

The basics: issues to consider

Self build mortgages differ from purchase mortgages in that money is released in stages, as the build progresses, rather than in one lump sum. The majority of lenders release the funds in arrears, once each stage is completed, although some will release staged funds in advance.

To apply for a self build mortgage, you'll need to provide your lender with detailed costings for the build, including labour, materials, land costs and professional fees. It's advisable to include a sum for contingency, to cover any unanticipated costs. You'll also need to show that there is adequate cash flow for the project at every stage.

Make sure you think about how you'll pay for your own accommodation during your self build

project: whether it's staying in your current home, renting or living in temporary accommodation on-site.

Your lender will also want to see your plans for the build – most likely your architect's drawings – and evidence of formal planning permission. Applications can sometimes be processed based on outline permission, but it's very unlikely that your lender will release funds before full consent is granted.

Some lenders will be happy to support you in buying your plot and will lend up to 85 per cent of the value of your target property from day one. Others are more conservative and will only provide support if you already have a plot to offer as security. The loan to value ratios lenders will offer during the construction phase can vary widely from 60 per cent to 90 per cent, so it's wise to shop around.

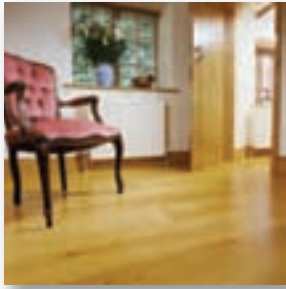
The rate of interest and arrangement fees you'll pay are clearly central considerations, but make sure you also investigate lenders'

experience of dealing with self build mortgages, and the flexibility of their approach to staged payments.

To reduce the risk to yourself, you may want to involve an experienced builder, as you'll have to repay the mortgage whatever the outcome of your project. You may also want to consider employing a project manager. Whatever your project, getting your head around the plethora of materials, products and standards can seem pretty challenging. Choosing partners to work with who understand your vision and can add knowledge, advice and even constructive criticism is highly valuable.

Arranging finance for your self build project may seem daunting, but it's an essential step along the way to achieving your self build dream. Preparing the paperwork for your mortgage application can be a good reality check for your plans, and you may well find that your mortgage lender becomes a valued partner in the self build process. Good luck!

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John Boddy Timber has supplied the joinery and furniture trade with hardwoods for over 75 years. Offering full machining facilities Boddy's supply joinery prepared hardwoods including solid hardwood flooring in a range of timbers. Floorboards have a choice of finished edge; plain, bevel, aris, or planed tongue and grooved with or without a secret nail pattern and end matched for a seamless finish. Engineered flooring includes a handcrafted range, each board hand finished. Timber for joinery work, mouldings, profiles, skirting and architraves are ex stock or to client specification available in a range of hardwoods.

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Enq. 194

TRADA Technology Ltd



TRADA Technology Ltd (TTL) has unveiled a bold new website designed to cement the company's position as the market leader in timber consultancy, research and information. The website has been designed to better showcase TTL's breadth of services, covering everything from testing to training, site surveys to certification support, as well as the company's extensive consultancy and research provision. Aimed at anyone with an interest in timber and associated materials, the site also provides comprehensive information on various product sectors – and the services that TTL can supply to each. With more than 75 years worth of expertise, the site is packed full of useful content.

Enq. 195

Remmers



Whether skin or wood – protection is important. What counts is the sun protection factor. Remmers has developed a new product called Long Time Stain UV that provides considerably better and longer lasting protection from UV-Rays that destroy wood. Whether fences, façades, windows and shutters, doors or garden furniture, the solvent based, medium solid, translucent coating is designed for universal use on wood outdoors and is a joy to apply. It is drip inhibited and therefore makes overhead work a lot easier. The silk gloss finish repels soil, is easy to maintain and, as the name indicates, the coating protects for a long time.

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Enq. 196

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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.

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Enq. 198

SIPs – The future of building design

Ian Clay from SIPs@Clays discusses the uses of SIPs when building for the future



[The construction industry is adapting new technologies and building a brand new type of home...]



SIPs really won't
cost the earth...
in more ways
than one

The way we build houses is changing dramatically. The construction industry is adapting new technologies and building a brand new type of home – one that is environmentally friendly and extraordinarily energy efficient. Structural Insulated Panels (SIPs) will be at the forefront of this radical change in building design and technology.

SIPs is a building system that speeds up the construction process as well as giving us homes and offices that are ready for 21st century living. With its unique insulating properties SIPs allow homeowners to reap major benefits throughout the construction process and for many years after a building has been completed.

Ian Clay said: "Their design capabilities, exceptional strength and energy saving insulation make SIPs a 21st century build material for high performance buildings. It is a building system, which is very strong, predictable, energy efficient and cost effective. Typically, a construction that uses SIPs is up to seven times stronger than a traditional timber framed house."

SIPs panels can be custom designed for each home and the advantages of building with them are evident from the very start of the build process:

1. Speed & simplicity

A SIPs home can be constructed up to 60 per cent faster than a traditional build, saving time, money and dramatically reducing labour costs. The initial work is undertaken in the design office using 3D design software, a SIPs house does not evolve on-site, the house that is built,

is often the same as the house designed from the architect's plan. All dimensions are predetermined in the drawings office and once the design is finalised, panels are cut to within a 2mm tolerance. This attention to detail and accuracy brings a final structure that is inherently airtight with minimal thermal bridging. Also, because some companies remove the labour element from the installation of the insulation, they achieve the U-values needed, unlike other methods of construction.

SIPs panels can be cut to size and delivered ready to immediately install on site. Window openings can also be pre-cut.

Selfbuilder Andy Toone recently decided to construct his new five-bedroom property using SIPs panels. He was astonished when the entire building, comprising SIPs perimeter walls, floors, decking and roof panels were erected in just two weeks.

Andy Porter at SIPs@Clays said: "This sounds like something you might see on Grand Designs, but building with SIPs is actually very affordable and can save the client a great deal of money both in the short and long term."

2. Amazing insulation results = big energy savings

It's living in a SIPs home where the long-term benefits can really be felt. A SIPs building provides extremely high levels of insulation and is extraordinarily airtight, meaning that the amount of energy used to heat and a cool a room can be cut by up to 50 per cent.

Ian Clay added: "The air tightness tests on

SIPs homes produce phenomenal results. Traditional timber framed buildings will usually score five and above on the test, SIPs buildings can usually deliver results of just over one. SIPs have helped to create a living environment where a single 4kw wood-burning stove is enough to provide heat for an entire house! SIPs is quite simply one of the most energy efficient buildings systems in the world."

In SIPs buildings, less air movement or leakage translates into less drafts, fewer penetrations for noise, lower energy bills and a significantly more comfortable and controllable indoor environment. The result is lower energy consumption and CO₂ emissions.

The inherent airtight construction lends itself to a mechanical ventilation and heat recovery system (MVHR), which reduces energy costs and improves air quality.

3. The most versatile building material

The versatility of SIPs means that no building project is ever too big or too complicated. SIPs provide enormous building flexibility so that even the most complex of designs can be realised quickly and effectively.

Andy Porter said: "SIPs really is one of the most versatile building systems available and can be used in almost any architectural sector from residential to leisure, education and health."

SIPs panels are lightweight (approximately 25Kg/m²) making them easier and quicker to assemble on site. However SIPs are also noted for their superior strength. SIP buildings are capable of withstanding extreme climate

Continued overleaf...



and weather conditions.

Once completed, a SIPs structure forms a monolithic shell, which is up to seven times stronger than a conventional timber frame structure. This provides a building with a very robust and solid feel, which can be indistinguishable from a traditionally constructed building once complete.

Many external finishes can be applied to SIPs. From render, rainscreen and weatherboards to brick slips, tiles or a conventional brick or stone outer skin.

4. Creating more living space... in the roof

A SIPs roof structure does not require any roof trusses so will provide an open, habitable, warm space in the roof, allowing a three-bedroom house to be easily turned into a five-bedroom house all on the same size plot.

Ian Clay said: "This is a huge benefit to using SIPs. In this economic climate where people are tightening their belts and where space is often at a premium it can really make financial sense to build with SIPs to maximise all possible space within a building."

SIPs is certainly a new technology but is regarded by many influential figures in construction as the future of the industry in the UK. It ticks all the boxes for 21st century living and offers a huge range of advantages throughout the build process. And the best bit is that building with SIPs really won't cost the earth... in more ways than one.

Enq. 199

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