

selfbuilder & homemaker

February/March 2011

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Eco & Green Products
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Groundworks & Sewage Treatment
Roofing (Including Green Roofs)
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Scottish Home Improvement & Self Build Show Preview
Timber Products Showcase

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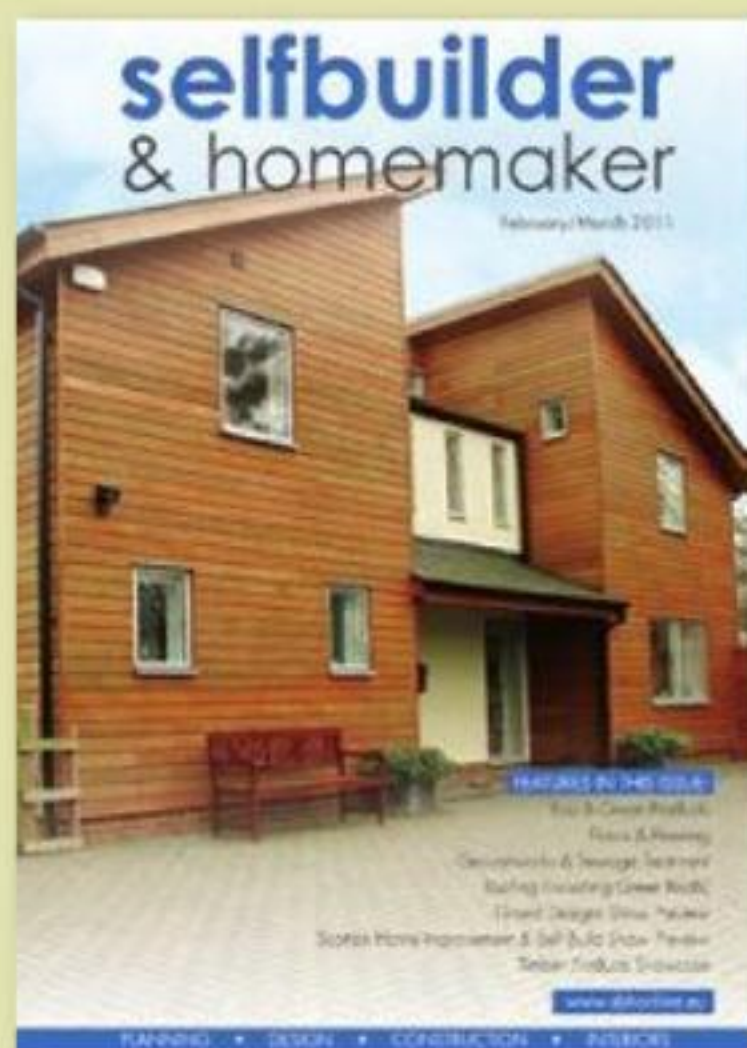
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Cover image supplied by Rachael Smith. See page 6.



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comment

windows, doors and conservatories... who guarantees the guarantees?



John Ogilvie, MD of Network VEKA.

We've all heard of dodgy double-glazing firms ducking their guarantee obligations by folding the company then starting up again. An Insurance-Backed Guarantee – one that remains valid if the company goes bust – should solve that problem... but they are not all as watertight as they seem.

John Ogilvie, head of the industry standards and guarantees organisation, Network VEKA, suggests a few tricky questions to help you spot the reliable ones:

- Am I still covered if the installer doesn't actually go bust but simply chooses to cease to trade? An important one; many traders do this and you could be left without cover.
- Does it cover any deposit or staged payment that I may be asked for before the work is completed?
- Is the insurer/administrator based in the British Isles? Or in some faraway land that's had three revolutions since lunchtime!
- Are any repair costs covered to the full value of the installation?
- Can the guarantee be transferred to the

new owners if we sell the house? There may be a reasonable administration fee but it's an important sell-point for your home.

- Will it cost me anything to get the guarantee?

Windows, doors and conservatories – especially the increasingly popular orangeries – represent a significant investment in your project, both in new-build and retrofit, so the right choice of supplier/installer is vital, especially in an industry that not only has such a chequered reputation but so often deserves it.

Legislation has done much to force the industry to clean up its act but with such different levels of cover from various Insurance Backed Guarantees, the offer of such a guarantee is not on its own as reassuring as it might seem.

Many companies may only offer one kind of IBG so you might find it a deciding factor in choosing the company to carry out the work. In general, a reliable company will offer a good IBG.

It is also very well worth asking what trade bodies the companies belong to, but don't just count the logos on the back of the van. Many homeowners have found out to their cost that many offer no protection at all whereas a few, and I ask to include our own here, offer extensive reassurance on many factors.

Find more details about Network VEKA's own guarantees as well as its obligatory training, choice of materials and more in the organisation's Hassle-Free guides, available free via the website, www.networkveka.co.uk

septic date looming

David Morgan, a partner at Higgs & Sons, says that property owners with a septic tank need to be aware that the regulations on domestic septic tanks changed in 2010, with owners of existing systems having until January 1, 2012 to register them with the Environment Agency. New systems will also be subject to registration and must be constructed and installed in accordance with current British Standards.

David explains: "If you already have a 'Consent to Discharge' then you do not need to register and the Environment Agency will automatically register the septic tank with exempt status. If it does not qualify for exempt status then the consent will convert into an Environmental Permit. The exempt status or permit could be lost if the conditions of registration are not kept.

The conditions principally deal with proper maintenance of the system."

The new rules are of particular importance if you are selling or buying a property with a septic tank. David said: "The new regime means that when you sell the property it is not necessary to notify the Environment Agency of the change of ownership provided the septic tank is operated and maintained properly. However, you must give written details to the new owner about the discharge and the conditions that must be met. Also, you must give the new owner any maintenance records."

Application for registration is relatively straightforward. It is best to do it online at www.environmentagency.gov.uk as online applications are processed more quickly.

new ttf guide tackles "copy cat" timber verification schemes

The Timber Trade Federation (TTF) has produced a guide to what makes a credible timber verification scheme.

With a number of forestry bodies and programmes now operating worldwide, the Guide to Legality Verification offers TTF members a better understanding of scheme requirements and different compliance levels – from those that cover basic legal regulations to full certification. The guide also explains how these various "stepping stones towards certification" relate to the EU Timber Regulation, and the different elements they may assess.

Rachel Butler, Head of Sustainability for the TTF, said: "False, misleading or 'copy cat' claims about legality can dam-

age the timber trade's credibility. With no system currently controlling the different programmes on the market, the TTF supports the establishment of a framework for legality verification.

"In the meantime, we recommend using organisations accredited for forest management certification by the Forest Stewardship Council (FSC) and the Programme for the Endorsement of Forest Certification (PEFC)." The Guide to Legality Verification and other technical and environmental guides are available to TTF members at http://www.ttf.co.uk/News_Info/TTF_Guides.aspx or by contacting the TTF's Head of Sustainability, Rachel Butler.

london residential garden transformed

BSW's Timeless Timber has transformed a home in Falkland Place, North West London, converting an under-used and stark garden space into a bespoke landscaped outdoor area which can be enjoyed by the family year round or used for entertaining friends.

The project was designed by Ruth Crafer, a landscape designer, for the homeowner who was keen to enhance the outdoor space at the impressive London property. The owner was looking for an area which was suitable for all age groups and purposes, and Timeless Timber

decking proved to be an ideal solution.

Ruth transformed the barren concrete area into a beautiful decked space, with contemporary flower beds surrounding the area. The project took six weeks from design to implementation and has proved a hit with family and friends of the owners.

Commenting on the project, designer Ruth Crafer said: "This project proves that a simple garden renovation centred on beautiful decking can transform family living."

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the principles and practicalities of sustainable building



By Paul Joyner, Director, Sustainable Building Solutions, Travis Perkins Plc

Specifying and building new houses has never been more regulated and is expected to become even more stringent as energy efficient new builds come under the spotlight. Building a sustainable home isn't just about choosing the right materials and technologies to reduce the home's environmental impact. It's also about minimising the home's physical footprint, considering its location and how the occupiers' needs will change over time.

"A truly sustainable home will not just have low carbon emissions, but will also be constructed using products that in themselves are sustainable or are low in carbon. Many of these products are natural and so use little carbon in their

manufacturing processes, but there are also many construction products that have a smaller carbon footprint than more traditional products.

"As well as Building Regulations¹, builders of new homes need to be aware of the requirements of the Code for Sustainable Homes², of which all aspects of construction can be assessed. It is important to know what you can do to gain points to achieve the code rankings. Around half of the additional points available under the Code for Sustainable Homes are awarded for good design, not product specification. Provisions for disability, accessible private spaces and recycling areas will score well, and the inclusion of adequate waste storage in the design is a minimum requirement.

"The Code for Sustainable Homes, Secured by Design³ and the Lifetime Homes Standard⁴ are all recommended reading before you take on a self-build."

¹ www.communities.gov.uk/planningandbuilding/buildingregulations/

² www.travisperkinsplc.co.uk/Sustainable-Solutions/New-Build/Code-for-Sustainable-Homes

³ www.securedbydesign.com

⁴ www.lifetimehomes.org.uk

news

Selfbuilder & Homemaker are pleased to announce that they have recently become members of the National Self Build Association (NaSBA).

The objectives of NaSBA are:

- To promote the release of more land for self build projects across the UK
- To raise the profile of self building as one of the best methods of delivering new housing
- To encourage best practice in self build
- To provide a structured forum for people and organisations with an interest in self build

- To be a central representative body to put the views of the self build community to Government departments and agencies, Parliament, the European Commission and other relevant organisations
- To be a research and statistical centre, to aggregate and publish statistics, and to provide analysis on self build and other relevant market information

NaSBA was formally launched in October 2008, and is still in its early formative stages.



birdwatcher's paradise



When the local council wouldn't allow Jonathan and Imelda Fisher to extend their period property any further, they decided to embark on their first self build project instead

Written by Jo Mears. Photography by Rachael Smith.



When a quarter acre small holding at the end of their road came on the market the Fishers jumped at the opportunity to build their own house on it. "We have lived in this rural area of Surrey for the past 16 years and love it because it is very peaceful with wonderful views of the countryside and the neighbours are all very nice," says Imelda. "However, although we had extended our previous house once, we weren't allowed to do it a second time and so wanted to embark on another project in the same area".

The couple did think about converting the existing property on the small holding that came up for sale, but on closer inspection they realised it was too dilapidated. "The walls were cracked and it

had very bad subsidence," recalls Jonathan, a retired pilot. "Plus the whole plot was very overgrown, so we decided the best thing to do was demolish it and start again."

Jonathan, who is very practical, was always keen on self building and had built the extension in their previous house himself. "Luckily, I wasn't daunted by the prospect," admits Jonathan. "However, I was very worried about having to bid for the property at auction against five other bidders!"

Imelda takes up the story, "It was very nerve-wracking indeed and as we got close to the end of the bidding, the auctioneer started to go up in fives and Jonathan put his hand up. 'That's five hundred is it Sir?' the auctioneer asked. 'No,' said Jonathan, 'five thousand' –

JONATHAN AND IMELDA SAY THAT THEIR BIGGEST EXTRAVAGANCE WAS A MIRRORED AMERICAN SIZED FRIDGE FROM WHIRPOOL. THEY BOUGHT IT TO REFLECT THE LIGHT IN THE KITCHEN



THE FRONT EXTERIOR OF THE FISHER'S CEDAR CLAD SELF BUILD PROPERTY INCLUDING A DRIVEWAY AND GARAGES BUILT BY JONATHAN. THE CLADDING IS WESTERN RED CEDAR FROM TRAVIS PERKINS

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THE FISHERS LOVE TO SIT OUT ON THEIR BALCONY IN THE SUMMER BUT IT ALSO SERVES A PRACTICAL PURPOSE AS IT SHIELDS THE DOWNSTAIRS FROM THE SUN DURING THE SUMMER MONTHS

and the auctioneer smiled and said, 'I like your style sir!' And this did the trick as the other bidders, seeing how determined we were, suddenly dropped out. In fact we would have been happy to go up, even another five thousand."

With the land purchased, the Fishers found local architect Mark Cuthbert via a friend and he came up with five possible house plans for the plot.

"We quickly homed in on one we particularly liked and gradually refined it from there," recalls Jonathan. "We decided to go for a Western red cedar clad building as we thought it suited the plot, which still had a large Redwood tree planted on the land by the previous owner who had been a friend of ours. We also went to visit a similar cedar clad structure, a cricket club in Esher, to check that we liked the look, and fortunately we did."

we would have been happy to go up, even another five thousand

The couple also wanted the house to be as ecological as possible so planned to have it south facing, so that it would pick up and be heated by the solar rays, and use concrete blocks which would absorb heat during the day and then give it off at night time. Architect Mark Cuthbert says, "The house was built in such a way as to pick up the sun between October and March and not to have sun from between March and October. For instance, we incorporated a balcony in the overall design at the back of the house so that in summer it would provide shade and wouldn't become too hot inside. It also uses a stack effect i.e. drawing hot air from the living room and kitchen which rises and can be drawn out of the high level windows in the atrium using natural ventilation."

...continued on page 11



THE FISHERS INSTALLED A GLENDEVON KITCHEN IN WHITE AND A REAL OAK WORK TOP, BOTH FROM HOWDENS, IN THEIR OPEN PLAN KITCHEN

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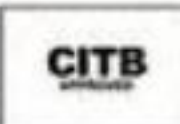
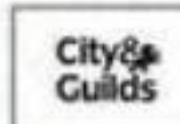

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THE MAIN BEDROOM HAS WONDERFUL VIEWS OF THE SURROUNDING FIELDS. THE WALLS ARE PAINTED IN 'SOFT LINEN' BY CROWN AND THE BLINDS WERE MADE BY A FRIEND



With the house design decided on, the Fishers put in planning application to the local council, but were dismayed to have to alter the plans. "They asked us to drop the roof ridge in the middle, to give the property more architectural interest," says Jonathan, "and which gave it a look rather similar to a Huf house. We were also very restricted by the council, in the size of house we could build, as it could only be 5 per cent bigger than the previous house but with the same floor area. In the end we opted for a 3 bed house with a large master bedroom and en suite rather than four small bedrooms, plus an open plan downstairs with a large central atrium area. We were happy to make the changes that the planning department suggested but were frustrated that the whole process took nearly two

THE COUPLE HAVE TWO BATHROOMS. THIS IS THE MAIN BATHROOM WHICH INCLUDES A JASPER MORRISON SHOWER FROM IDEAL STANDARD, BOUGHT FROM CITY PLUMBING, AND TRAVERTINE FLOOR AND WALL TILES FROM TILEBASE

years before the plans were passed!"

In 2007 the Fishers started the build using a local builder and a team that included two Slovaks, who the couple says were so excellent that they have since become personal friends with them. The builders worked on the main house whilst Jonathan, who was now retired, carried out the groundworks and built the double garage.

"Our first job was to demolish the house which was so rickety it only took a day to reduce it all to rubble," remembers Jonathan. "Once the rubble was cleared, piling up to 14 meters deep was inserted. The original foundations only went down 1 foot. We also had to clear the area of plants and tree roots as the previous property had become so overgrown you could hardly see it."

Next came the ring beams and two runs of brick and concrete block. "We used Celotex for the wall insulation, special foam which is 2 inches thick and very effective," explains Jonathan. For the roof they used Spanish slate with 5 inches of Celotex insulation, 4 inches between the joists and 1 inch under the joists, before fixing the plasterboard.

Other materials included steel girders, roof timbers and windows from Velfac which they liked because they looked nice and were well made using solid wood inside with aluminium outer sashes.

We used Celotex for the wall insulation, special foam which is 2 inches thick and very effective

THE EN-SUITE BATHROOM INCLUDES A SHOWER, ALSO JASPER MORRISON FROM IDEAL STANDARD





DANNY, THE COUPLES BLACK LABRADOR, PARTICULARLY LIKES THE WIRSBO UNDER FLOOR HEATING FROM KESTRIN. THE ENGINEERED OAK FLOORBOARDS WERE SUPPLIED BY REEVE FLOORING



THE SITTING ROOMS LEADS OUT INTO THE GARDEN VIA SOME VELFAC FRENCH WINDOWS. WALLS ARE PAINTED IN 'SOFT LINEN' BY CROWN AND THE CEILING IS 'SUPER COVER WHITE' BY ALBANY. THE TWO SOFAS WERE BOUGHT ESPECIALLY FOR THE ROOM FROM COLLINGWOOD BATCHELLOR OF HORLEY, SURREY



THE FISHERS PARTICULARLY WANTED A LARGE PATIO AT THE BACK OF THEIR PROPERTY SO THEY COULD CATCH THE SUN'S RAYS AS IT MOVED AROUND THE HOUSE THROUGHOUT THE DAY. THEY WERE ASKED TO ADD THE HUF-STYLE DIP IN THE ROOF LINE BY THE LOCAL PLANNING DEPARTMENT

Whilst the build went on Jonathan and Imelda rented a nearby cottage. It took 30 weeks for them to build the structure and they got as far as first fix electrics and plumbing, and were halfway through the cladding, when the builder went bust. "We were a bit upset as you might imagine," says Jonathan. "But in fact we decided to just continue to employ the building team and pay them on a freelance basis. They were excellent and we weren't left too much out of pocket by the demise of the builder. Our only major problem was that the builder hadn't ordered enough cladding, so we were held up a bit while we ordered some more to be specially cut. Otherwise, the build went smoothly apart from having to change the bottom tread on the open staircase, as the plans of the staircase initially didn't comply with building regulations."

For the interior the couple decided to keep everything fairly neutral. "We wanted the house to be as light as possible," explains Imelda. "So we went for 'soft linen' by Crown for walls and 'super cover white' by Albany for ceilings. We also had a simple white 'Glendevon' kitchen from Howdens installed and chose bathroom suites from the Jasper Morrison range from Ideal Standard. Our biggest extravagance was a mirrored American sized fridge from

Whirlpool, which we bought to reflect the light in the kitchen."

For flooring, they chose engineered oak from Reeve Flooring because they were having Wirsbo underfloor heating, so couldn't use solid oak.

"Our main source of heating is a gas condensing boiler in the utility room and a wood burning 'Stovax' stove in the sitting room, for secondary heating, which has turned out to be very cost effective. For our first winter here the bill for the quarter only came to £160," says Jonathan.

The couple's favourite room is the open plan kitchen area where they have lovely views of the surrounding countryside and they can also keep an eye on the many birds that feed in their garden – but then there is a lovely view from almost every room in the house, so the Fishers can really take their pick. "We are very happy with the project and wouldn't change anything," says Jonathan.

With the project finished the Fishers held a big barbecue to celebrate and invited everyone involved in the project. "It really was a lovely day," recalls Imelda, "and many of the people involved are still our good friends. What more could you ask for?"

project costs

Cost of land: £290,000

Overall cost of project: £250,000

Value of property now: circa £700,000

What was the high point of the project?

Moving in just before Christmas and finding the whole house perfectly lovely and warm.

The low point was: Having to wait one and a half years for the planning permission to go through.

Contacts

- Architect: Mark Cuthbert Associates
- Kitchen: Howdens
www.howdens.com
- Windows & Doors: Velfac
www.velfac.co.uk
- Staircase: Crescent of Cambridge
www.crescentstairs.co.uk
- Flooring: Reeve Flooring
www.reeveflooring.com
- Wirsbo underfloor heating: Kestrin Ltd
www.kestrin.co.uk
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www.ideal-standard.co.uk
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www.crownpaint.co.uk
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www.whirlpool.co.uk
- Sofas: Collingwood Batchellor
www.collingwoodstores.co.uk
- Cladding: Travis Perkins
www.travisperkins.co.uk



futuristic low energy house

stage three – second storey

Jo Saady, BA Founding and Creative Director of Ecotecture Ltd., gives us an update on the crescent shaped house, which is gradually taking shape.

Despite terrible periods of slashing rain interspersed with sunny days, the form of this building has continued quickly in comparison with traditional brick and block construction due to



VIEW LOOKING DOWN STAIRCASE VOID INTO THE KITCHEN

the nature of the form work. However, this type of build has lots of foibles. One in particular is that the polystyrene walls have a strong framework around them whilst they are filled with concrete; this ensures the stability, which creates essential support whilst the heavy liquid is being poured into the walls, until the cement has cured. The walls and floors have had to be poured in separate lifts allowing the concrete time to dry out and stabilise around the reinforcement in the walls, before more weight is added. The pouring is a risky business if not carried out correctly. This adds to the complicated nature of the build.

This type of construction also means all the soil drainage and pipe work has had to be laid in place before pouring, in contrast to traditional building techniques where the floors, walls and the roof structure are erected and services fitted last. Here where service voids are required they are shuttered in advance. One such service void will be used as a laundry chute off the bedroom corridors leading down to the laundry room. The clients are pretty certain the kids will make excellent use of this duct! At the present time the building is peppered with the various positions of shower trays, and pipe work sitting on the concrete floor.

Difficulties with straight steel beams supporting curved walls have been overcome by ensuring the reinforced concrete core for the wall sits centrally on the beam, installation of which has caused a few sleepless nights on the contractors



UPPER GROUND SLAB SHOWING THE POINT FORMING THE MASTER BEDROOM

regular site meetings
have been held as
progress continues

part. The service void below ceilings is also formed in steel rather than wood, using a suspended steel system shot fired to the underside of the main steel structure.

M&E: a continuing strategy

Talks continue on the best form of heating. Because the house is so well sealed and



THE PROPOSED KITCHEN DESIGN BY STEWART CARR DESIGNS LTD

insulated, with MVHR, the clients are now considering a LPG boiler as their reliance on the energy use will be low, and the capital layout will be minimal compared to that of a heat pump.

The renewable heat incentive (RHI), set to come in June, is purported by many as a means to actually encourage energy use. Calculations on this job at the moment have shown that energy use for a gas boiler will be less than for an electric heat pump.

Electrics have now been agreed and first fix is underway. The electrician will be using conduit for the wiring, as the electric wires cannot sit directly in the polystyrene form work for safety reasons. A state of the art audio equipment system is being supplied by Lime Green. Speakers will sit in the ceiling service voids along with the MVHR and other services.

Measurements are currently being taken in preparation for the bespoke high specification kitchen by Bulthaup, originally from Germany. These kitchen living spaces are designed to sit quietly and respectfully in their architectural surroundings. Bulthaup do not fill the space up with chipboard and ornament, they leave the space to celebrate the proportions of the building and create a sense of openness and well-being. The proposed kitchen island, though only 2.1m wide, will provide 9m of storage, which shows technical perfection in design.

With Spring just around the corner this build will pick up momentum. We at Selfbuilder & Homemaker can't wait for the next installment.

Suppliers:

Audio Equipment System: Lime Green

Kitchen Design: Bulthaup, Stewart Carr Design Ltd.

Enq. 108

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Enq. 110

1

URBAN FRONT

Urban Front, manufacturer of contemporary front doors, is pleased to announce the launch of their new double rebated doors. These offer enhanced weather sealing and performance. Each door is hand-made to order, unique and made using the highest components: a steel-reinforced core to prevent warping, high security locks, security keys, 3D and pivot hinges which offer performance and security. Urban Front doors come in a range of five different woods and now come fully finished from the factory. Look out for their exciting new door designs being launched this spring.

Enq. 111



2

CASTLE HOUSE JOINERY

Castle House Joinery are delighted to introduce their range of 'Thindow' high performance slim sealed double glazed units. These high performance units are produced using the latest technology warm edge spacer bars ensuring they are as thermally efficient as possible. Thindow can be constructed with a krypton gas filled cavity of 4mm, or 6mm, the wider cavity increases the insulation and reduction in noise pollution. The 6mm cavity also allows the production of large pieces of glass for use in doors or large picture windows. Where a project demands a balance between the conservation of period buildings and the provision of the latest energy efficiency, you can install their aesthetically pleasing 'Thindow' units. They are ideal for replacing existing glazing in restoration windows or for new units, which require glazing bars from just 20mm.

Enq. 112



3

OLD FASHIONED BATHROOMS

The imposing Foresters Hall in picturesque Debenham, Suffolk is home to Old Fashioned Bathrooms. A wonderful range of suites, showers and taps are attractively displayed, many unique to Old Fashioned Bathrooms such as the Foresters suite, Edwards & Co brassware, and accessories which have been faithfully re-cast from original patterns. As well as new, they also display antique items, such as this glass rain bath, which have been carefully restored by their trained technicians. For something bespoke or a little bit different, Old Fashioned Bathrooms is definitely well worth a visit.

Enq. 113

4

LONG RAKE SPAR

Long Rake Spar supply three categories of green roof substrates each containing a blend to specific proportions of recycled and lightweight aggregates with composted bio waste products. They suit most landscaping and ecological specifications:

- Intensive System Substrates (ISS): An ultra lightweight blend of highly absorbent aggregates with composted bio-waste to be used as a substrate within recreational garden-scapes.
- Extensive System Substrates (ESS): A blend of lightweight, water absorbent aggregates with composted bio-waste to be used as a substrate in un-maintained rooftop environments.
- Brown Roofing Substrates (BRS): A blend of reclaimed aggregates with composted bio-waste designed to promote regeneration of the bio-diversity of demolition sites, which have been lost to construction.

Enq. 114

5

RUNDUM MEIR

Having just celebrated their 10th year in the UK, Rundum Meir have beaten off competition by winning "The Home Building & Renovating Product Excellence Award" with their "Rundum Original Garage Doors". The HB&R Excellence Awards showcase the very best of what UK firms have to offer. Rundum Meir's comprehensive service includes the ability to offer technical and creative direction to effect the implementation of many design requirements. Image shown (by Tim Crocker): Rundum Meir bespoke slide around and up and over doors (the Accordia project won the RIBA Stirling Prize award 2010).

Enq. 115

6

HOT FLOORS UNDERFLOOR HEATING

Hot Floors Underfloor Heating is a specialist company whose expertise focuses solely on the underfloor heating market. This in-depth knowledge allows them to offer their customers the very best products and advice at the lowest prices possible. The pipe, manifolds and underfloor heating kits they offer are manufactured to the highest possible standards by Rifeng, the world's largest manufacturer in this market sector whose position in the market has been cemented due to their unrelenting quest for quality. For your convenience, they have assembled everything you need for a complete installation in a series of ready to lay packs according to floor area.

Enq. 116





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THE DRIVEWAY TO THE FRONT OF THE HOUSE WAS
ONE OF THE LAST AREAS TO BE COMPLETED



achieving a 20 year ambition

Before he started the project Iain Grainger knew nothing about building his own home, but this didn't stop him selling up and moving his family 80 miles into a caravan in his parent's back garden. The experience has not put him off and he says he'd jump back in and do it all again given the chance

Written by Laura Suter.



THE GARDEN RUNS DOWN THE BACK OF THE HOUSE, WITH A BALCONY OVERLOOKING IT

Iain's project started with a phone call from his parents, offering him a plot with planning permission in their garden. Just six months later he had sold his two-bed family home in Nottingham and had moved to Manchester to start the project.

Part of the move was about improving quality of life for Iain, his wife and his two children; moving from a terrace house with no garden and a view onto the nearby road to a larger home with a garden, in a better area with more to offer the children.

However, the move wasn't all plain sailing. Iain admits it was hard for his partner to leave her home town and, at 11 and 16 years old at the time of the move, the children had to get used to new schools, a new area and living in a caravan with their parents.

"It wasn't too bad at first, we treated it like a holiday. The caravan was liveable, with running water, but we were really lucky that my parents lived next door so we could use their kitchen for cooking."

Despite admitting that he didn't have a clue about how to build a home, it didn't stop Iain from going for ambitious plans including a sloping plot, splitting the home across four storeys and a raised conservatory with a balcony.

In a bid to combat his inexperience Iain threw himself into reading anything and everything about project management and self building. In particular he recommends *The Housebuilder's Bible* and joining forums for self builders, who provide invaluable information for novices.

Iain admits that he was lucky to have a friend



THE DRIVE AND PATIO AT THE SIDE OF THE HOUSE

in the business who helped him to start out and gave him the confidence to get quotes from lots of different building suppliers, ask for discounts and ensure he got on good terms with his building control officer.

The project didn't all go to plan and Iain never imagined that he'd have to get the police involved when things went wrong with a contractor. "We had problems with the plumbers from day one; the work was not up to a great standard and the NHBC man said that he had seen better.

"As it went on the work was terrible; all the radiator pipes were set at different distances from each other, meaning no radiators were going to be the same size, the pipework was

bad and basins were left hanging off the wall.

"In the end we decided to sack them, which was promptly followed by an invoice for the £3,500 that we were holding back until the work was done. We called another plumber out to complete the work. He discovered a gas leak and so we had to pull all the pipes out and redo the work."

By the time all the work was done Iain had paid out more than the £3,500 owed, but telling the original plumber that he wasn't paying any more did not go down well. He received threatening calls and then texts counting down until a day when "something bad would happen".

It got down to day two before Iain told his

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partner about the threats. "She made me call the police and report the plumber for harassment. She also made me fasten the letterbox as she was worried that he would pour petrol through it and set it alight."

This is something that Iain admits he learnt along the way. The initial lump sum of money for the build came from selling their previous two-bedroom property, which released £79,000, and some £12,000 of savings.

THE GARAGE HAS ACCOMMODATION ABOVE IT, INCLUDING TOILET, KITCHEN AND OFFICE/BEDROOM

Iain urges newcomers to claim back the VAT on the project as he got £13,000 back that gave him enough to do the garage and drive

Luckily the call to the police warned the plumber off, but Iain says that he will be more wary next time when choosing contractors.

The problems didn't end there. Iain had left the basement of the house until last, but when it came to the time of fitting the floating floor he discovered four inches of water. What seemed like an initially small problem became a lengthy process.

Three months after the leak was discovered the basement was dug out, a leaking drainage pipe was blocked and the plaster was left to dry. Iain admits that he was lucky that it was not an area of the house that held up other work, otherwise the schedule would have been severely disrupted.

Costs is the key area for any first time self builder and anyone who has read the property magazines and watched Property Ladder knows the importance of setting a budget, allowing for a contingency and accounting for everything.

An additional mortgage gave £102,000 but after that it was a little more ad-hoc.

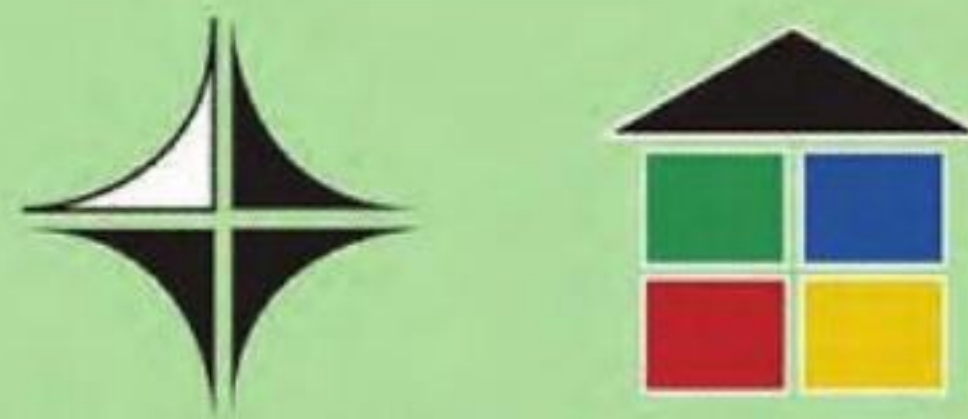
"All of our salaries went into the project and then we became very good at juggling 0% credit cards and moving the balance before our interest free period ran out," Iain admits, adding that a loan from his parents also helped in one tight spot. His top tip for planning budgets is to think of a number and then triple it, as there are many things that can't be accounted for.

He also urges newcomers to claim back the VAT on the project, as he got £13,000 back that gave him enough to do the garage and drive, which had been left until more cash was available.

"Get the VAT reclaim forms off the internet as soon as you get planning, then use the details to make a suitable spreadsheet up. If you keep on top of invoices every week or month, number them and add the details to the spreadsheet, it will make the VAT reclaim at the end much easier." He adds that the reclaim took him about



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THE DINING AREA AT THE END OF THE KITCHEN, LEADING ON TO THE BALCONY

project costs

Cost of land: £40,000

Overall cost of project: £260,000

Value of property now: est. £400,000

What was the high point of the project?

Seeing the foundations go in.

The low point was: Being harassed by a sacked plumber and having to involve the police.

Contacts

- Architect: Roger Willis
- Cooker Hood: Neff
www.neff.co.uk
- Garage Door: Hörmann
www.hormann.co.uk
- Conservatory: CM Supplies, Pinxton
www.cmsupplies.co.uk
- Audio network: Systemline
www.systemline.co.uk
- Building supplies: Buildbase
www.buildbase.co.uk
- Taps & bathroom fittings: Hudson Reed
www.hudsonreed.co.uk



THE KITCHEN COMPLETE WITH NEFF COOKER HOOD, BREAKFAST BAR AND DINING TABLE

an hour to fill in and he had the rebate back within a fortnight.

When it comes to money, Iain says that self builders should have their priorities clear, adding that the cash needed for painting, decorating and buying furniture can wait until you can afford it. Paying out for good quality fixtures and fittings has paid off and made the home look a lot better. In particular he recommends Systemline audio systems, that have networked the music centre through the rooms, and a £1,000 Neff cooker hood that is "fantastic". Iain adds that the service is much better with these companies, having recently had a door handle that broke. It was replaced instantly and at no cost to him, which is testament to paying more.

Other than costs, another underestimation was how much work it takes to project manage the job. Iain was in a fortunate position to work freelance and from home, meaning that he was always on site during the day.

"You cannot underestimate the time taken on the project. Trying to judge when you need to order in certain equipment or get contractors in takes a hell of a lot of time. I don't know how other people do all of the project management and work in an office based job with strict hours. It is impossible to do other work."

Iain says that he ended up doing work in the evening when the builders had gone home and worked on the house during the day. In a way the house became his work, as he has written a book on the process, which he calls a complete

idiot's guide to building. He hopes to get it published to help other first-timers through the process and daily highs and lows.

Two of the big questions that anyone who knows a self builder will ask are how much money did you make and would you do it again? Iain admits that he had a head start on the profit front as he bought the land off his parents, meaning that it only cost £40,000.

However, the total cost of the project, including the land, was £260,000 and while he hasn't had it officially valued yet, similar properties in the area are going for around £400,000, which "isn't bad for a year's work," he says.

As for doing it all again? "Definitely yes." You can't get much better endorsements than that.

Enq. 119

Roman

The Sculptures corner panel with concealed profile is ideal for a true wetroom situation. Roman has engineered the ultimate in minimalist styling by creating a wall profile that is recessed into the wall.

This ensures that the profile is completely concealed and only the glass is visible. The Panel features 10mm thick toughened glass and is frameless in-line with the current trend.

It is available in 800mm, 900mm, 1000mm & 1200mm width fittings; making it the ideal solution for any space.

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Enq. 120

MX Group

Optimum is the latest ultra low profile shower tray from MX. It's the slimmest tray on the market at just 25mm high. It brings an impressive combination of adaptability, strength and light weight, which makes it suitable for most types of shower enclosures, very easy to carry and transport, and results in it being immensely strong and reliable with a 25 year guarantee. This patented low profile shower tray has been specially designed to

complement all of the latest trends in the modern bathroom, helping to create a wet room type look without the installation costs.

Tel: 01684 293311 www.mx-group.com

Enq. 121

JIS Europe

JIS Europe will be displaying their extensive Sussex range of stainless steel heated towel rails at the KBB Exhibition on stand number B2, together with new rails on show for the first time. All towel rails are manufactured to exacting standards and JIS Europe offers an extended range of sizes. All the towel rails are manufactured in 100% stainless steel and are available in brushed satin or polished finish making these radiators durable

and hygienic and they come with a 25-year guarantee. JIS Europe point out that stainless steel does not corrode, chip, flake or bubble.

Tel: 01444 831200 www.thecoastalrange.co.uk

Enq. 122

Showerlux UK

Showerlux UK has brought its collection to life with the launch of a new look combined brochure and price guide. Redesigned for 2011, the striking brochure features exciting new products including shower valves, radiators and shower walls, plus a number of new shower doors and enclosures. Featuring a useful mix of aspirational images and technical information, the brochure is divided into seven easy to reference product

sections; enclosures, made-to-measure, overbath screens, shower valves, showerwalls and trays, radiators and finishing touches.

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www.oledfashionedbathrooms.co.uk

Enq. 124



British Ceramic Tile

British Ceramic Tile is now flying the flag for British tile manufacture on a global scale. British designed tiles are now being exported around the world by Devon based tile manufacturer, British Ceramic Tile Ltd. At the beginning of February 2011, for the second year running, British Ceramic Tile was proud to once again be the only British tile manufacturer to exhibit at the Cevisama Exhibition in Valencia. Once again the stand was 'the talk of the show' and received compliments from both customers and competitors alike, many of whom were impressed with British Ceramic Tile's products and manufacturing processes, and many unaware that there were tile manufacturers in the United Kingdom. Collections produced by British Ceramic Tile are being exported to 35 countries and, with key strategic customers having been established in northern Europe, the company is now beginning to export to markets further afield including northern America, Russia, the Middle East and Australia. The tile collections are helping to raise the credentials of British manufacturing and, with the addition of lower transport costs from the UK, this ensures that prices are extremely competitive.

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National Home & Design Show

co-located with the

Scottish Home Improvement Self Build Show

2 FOR 1 TICKET OFFER

30 APRIL & 1 MAY 2011 ROYAL HIGHLAND CENTRE, EDINBURGH

The Scottish Home Improvement & Self Build Show is co-locating with the National Home & Design Show. This additional new spring show is celebrating the show's 6th year and is set to be a spectacular event, combining 2 shows in 1, under the one roof!



Welcoming its 6th Year the Scottish Home Improvement & Self Build Show has proven to be an industry success in past years for both visitors and companies alike. It is recognised for attracting the strongest roll-call of the highest quality companies within the self build, renovation, interior design and home improvement industry, travelling from all over Britain to be gathered under one roof for 2 days only!

What's New?

We are delighted to announce the event will be extensive in size with the co-location of the National Home & Design Show. With the launch of an additional show from 30th April – 1st May, the Scottish Home Improvement & Self Build Show will host a combination of both interior products, such as flooring, kitchens and home entertainment, as well as the major renovation sectors of renewable energy, insulation, ground source heating, planning and Welsh oak and German self build kits in the new renewable energy zone.

Don't miss the new show feature of a full sized walk-in SIPs eco build home!

Who's Appearing?

Both days will include exclusive appearances:

- Live Demonstration Theatre; Free Seminars hosted by Professional Industry Speakers, appearing in the Seminar Theatre
- The Edinburgh School of Food & Wine will be presenting live cooking demos throughout the day with inspiring quick and easy meals for those hard working couples that find it hard to spare the time for healthy dinners!
- Champagne & Wine Theatre; To compliment everything, why not visit the Champagne Theatre to relax and sample fine tastings of the best of Champagne & Wine!
- Talks & Demos on 'How to' for the Interior Sector

The Scottish Home Improvement & Self Build Show is set to be a spectacular event, with an exciting new high profile Interior & Design sector with talks and demos from leading specialists demonstrating the moods of Colours & Trends, Wall coverings & Talks! The Event will host an array of sectors within the Show such as:

- Interiors
- Self Build
- Kitchens & Bathrooms
- Eco Living
- Home Automation Systems
- Outdoor Living Garden Village
- Technology
- Renewable Sectors and much more...

Free to attend are live seminars and master classes presented by top industry speakers, with 24 industry topics over both days; Designer Pavilion showcasing stunning room sets; cook-

ery demonstrations by Edinburgh School of Food & Wine; Champagne and Wine Theatre; Celebrity Live Demonstration Theatre... up to 120 selected prestigious companies with an array of 1000's of innovative products and services will be showcased!

The Scottish Home Improvement & Self Build Show will provide variety for enthusiastic visitors, whether you are: home interior designing; property upgrading; home improving; extending or renovating; looking for inspiring ideas; sourcing contractors; increasing the value of your property; simply decorating; looking to purchase innovative products; designing an outdoor living area; taking on a refurbishment or conversion and of course if you are self building. It's certainly a show that you will find invaluable and

THE FACTS

Where: Held at the Royal Highland Centre, Ingleston, Edinburgh, Scotland, EH28 8NB

Ticket Hotline:

Call 0844 481 8898 to book in advance and gain entry for both days for the price of one. To claim the 2 for 1 voucher visit www.homeimprovementshow.co.uk/index/2for1offer

Complete the form, print and present it on entry to the show to entitle you to one free ticket saving of £8.50 on purchasing one full paid ticket.

For further information visit www.nationalhomedesignshow.co.uk or www.homeimprovementshow.co.uk



if you are looking at home improving; interior design; refurbishing, extending, converting, renovating or self building register online to **win tickets and £1,000** exhibitor voucher from Ocean Kitchens at **www.homeimprovementshow.co.uk**

an event in your calendar that your project will not let you afford to miss!

Whatever you are looking for, from planning to timber frame kits, under-floor heating to eco insulation, home entertainment to automation, interior products to sash windows, a new bespoke kitchen to Corian worktop, unique reclaimed flooring or designer lighting, maybe simple advice or planning for your next project, no matter your aim or the size of your project, you will be sure to find plenty of inspiration and savings at the Scottish Home Improvement & Self Build Show!

Seminar & Masterclass Topics

Professional speakers and their subjects will comprise of:

- Planning Aid for Scotland & ASBA: free architectural planning and cost saving advice
- British Eco: how to generate cost savings and the benefits of installing renewable energy facilities i.e. solar power and wind power
- RTC Timber Systems: benefits and savings to self build
- Federation of Master Builders: what to be aware of when contracting builders and their benefits

Inspirational show features and displays will include: walk-in eco build home; walk-in home entertainment room; furniture makeovers; champagne and wine tastings; latest renewable energy products and advice; insulation; hardwood flooring; kitchen and bathroom room sets; home interiors; bespoke furniture; home automation and entertainment demos; designer radiators; reclaimed flooring; geothermal heating; Welsh timber oak frames; lighting; outdoor fencing; tools and machinery; prestigious worktops; bespoke kitchens; designer doors and windows; architect plans and advice; garage conversions; driveways and landscaping and much, much more...

Live Demonstration Theatre

Itinerary: Speakers and celebrity demonstrators presenting daily demos and talks on both days. Visit the website for updates on the itinerary nearer the time of the show.

Seminar Theatre

Itinerary: Speakers presenting 10 daily presentations including question/answer time. Visit the website for updates on the itinerary nearer the time of the show.



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Enq. 129

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Enq. 130

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how to build a timber framed stud partition wall

By Travis Perkins. Images supplied by FMB.



Whether you have the luxury of building your home from scratch or are having to re-divide a space to maximise its potential, knowing best practice on timber framed stud wall construction is a must.

10 top tips on getting the perfect result every time:

1 The first thing you have to consider is Building Regulations. If you are constructing a stud wall in a bedroom then each of the new rooms created by the partition must have access to a window. If you're not sure about something, always check before starting by contacting your local building control office to see if any permission is needed. This will save pain in the long run!

2 From this moment onward, remember the mantra 'measure, measure and measure again' to ensure the best results!

3 You will need to begin by putting your sole plate in place. The sole plate is a piece of 47mm x 75mm regularised C16 (or 47mm x 100mm C16 if you are doing a very large partition) timber either untreated or treated with a preservative which is nailed into position along the floor from one wall to the other. Also available is CLS C16 (Canadian Lumber Standard timber) which is purposely purchased for this type of application. The common sizes of this are 50mm x 75mm and 50mm x 100mm in common lengths of 2.4m and 4.8m (please note the finished size is 38mm x 63mm and 38mm x 89mm respectively). Before fitting this sole plate, read point 4, as this could influence where you decide to put the sole plate!

4 Using a straight piece of timber positioned vertically on the sole plate and a spirit level, mark a line down each side of the two walls. You will now be able to fasten a piece of timber, called the head plate, along the ceiling between the two walls. A word of advice; check which way the ceiling joists run. If they run opposite to the partition, then use screws to fix the head plate in place (as this minimises damage to the plaster on the ceiling). If they are run in the same direction as the wall, you will have to fix noggins between the joists, or move the position of the partition so that the head plate is directly on a joint.

5 Once the sole and head plates are in position, fasten a stud between them on each wall, fixing them to the wall using dry wall screws. Before cutting these studs, remember to cut them a few millimetres longer than the exact measurement and then knock them into place with a hammer for a tight, secure fit.

6 Stud spacing is the next important thing to think about. A minimum thickness plasterboard of 12.5mm or 15mm is recommended at 600mm centres. If you choose to fit the sheets horizontally, you will need to stagger their joints (think 'brick wall' and that is the effect you are trying to achieve). You will also have to take into account at this point any doors you are fitting in the wall, and align the studs around these openings.

7 Each stud partition can then be fixed in place. Use nails or screws to do this, angled into the sole and head plates; nails tend to be quicker but if you have the time, screws are stronger.

8 When each stud is fitted in place, secure a noggin between each in the middle of the verticals. Consider staggering the noggins to make nailing them in easier. It is worth remembering that if you are fitting a sink or another heavy item to the wall at a later date, put in additional noggins on this area of the wall.

9 At this point, remember to mark the floor to show where the centre of each stud is. This will make it easier when positioning the plasterboard in place. For best results, use dry wall screws.

10 Finally, don't forget about insulation! It not only keeps the rooms warm, but is useful as a sound proofer as well – vital if that stud wall needs to block out teenage music!

There you have it, the easiest way to divide up your space in no time at all, and achieve results that will last for years to come.

These tips are intended as a guide only and you should consult with a professional tradesman if you are in any doubt.

Enq. 131

Enq. 132

Eurojoinery & Doors



We make and deliver site-specific ready-hung external doorsets, manufactured in Scandinavia to EU standards in your design by our craftsmen.

Timber or Aluminium-Clad Timber with double or triple glazing and painted in a RAL colour of your choice, we offer technical doorsets with thermally efficient U-values and enhanced security tailored to suit your

house and purposes. We make windows too!

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Enq. 133

Doors on Time



For every interior door purchased during February and March, Doors on Time (DOT) will provide door handles completely free of charge. This great offer is only available until 31st March 2011, so buyers need to be quick off the mark to take advantage. Doors on Time is a new online website where tradesmen and homeowners can benefit from competitive prices and fast delivery. There's a wide range of high quality timber

doors in a variety of styles and finishes, including fire doors. Launched at the beginning of 2011, the number of visitors to the DOT site has surpassed all expectations as buyers are taking advantage of the key things that DOT offers; low prices, wide choice and fast delivery.

Enq. 134

Iconic Internal Doors



Iconic Internal Doors, manufacturers of the labour-saving Iconic Intelligent Doorset, now offer quality timber doors in both sliding and side-hinge hung wardrobe configurations allowing an identical match with the Iconic internal door joinery suite. These smart doors, in contemporary and traditional styles, are manufactured from 100% FSC Pure Taeda timber.

This outstanding raw material, together with the unique Iconic finishing process, allows almost any finish, from Oak to dark Wenge, to be achieved. The Iconic brand of internal doors and wardrobe doors allows an attractive and high quality internal finish, and a bold design statement.

Enq. 135

Balcony Systems



Balcony Systems is the first specialist balustrading company to offer a self-cleaning glass coating across its complete product range, including Juliette balconies, external glass balconies and curved patio doors. The patented new coating is applied simultaneously to both sides of the glass using a special 'vapour chamber' process. This creates a smooth surface that quickly repels water, dirt and grime to help keep the glass looking clean for

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Enq. 136



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Enq. 138

Garador



Garador specialises in producing quality doors that are guaranteed to look great and perform well in all conditions. With some of the most advanced production facilities in Europe, the company is now able to offer its prestigious doors in a range of shapes, sizes and even colours. Garador can create a door to suit your requirements, with options from 6ft 6in x 6ft 6in up to 16ft wide by 8ft high, with increments of 10mm, on all their

Canterbury, Cathedral, Beaumont, Georgian and Carlton styles, as well as the ever-popular, traditional white doors.

Tel: 01935 443722 www.garador.co.uk

Enq. 139

George Woods UK



George Woods UK manufacture a large range of door canopies, all hand made in timber from sustainable forestry. They always hold a large stock of their standard size canopies which enables them to offer a next day delivery service. They provide a bespoke design service for both timber door canopies and barge boards which can be crafted from your own design. Beautifully crafted porch canopies are available in soft wood

and include an extensive range of barge boards (fascia boards), all of which are manufactured on site by hand in their workshop. Having a canopy prolongs the life of your front door and extends the time between maintenance and adds value and a greater visual appeal to your home.

Enq. 140

Samuel Heath



Samuel Heath introduces two new centre door knobs to its range of solid brass door fittings. The additions have been made to the company's Profile and Contour hardware collections and increase the options available to those wishing to add a distinctive style to the home. Profile offers a smooth finish which creates a timelessly elegant style, whilst Contour features intricate detailing and the classic concentric circle pattern that has become its hall-

mark. A range of finishes are available, from contemporary chrome to more traditional polished brass, warm polished nickel and stainless steel.

Tel: 0121 766 4216 www.samuel-heath.co.uk

Enq. 141

Slimlite Double Glazing Co.



Slimlite Double Glazing Co Ltd. introduced Slimlite to the market in 2005 and is now distributing all over the UK and Ireland.

They vary in thickness from 9mm to 14mm and comply with Building Regulations. They are filled with a mixture of Xenon and Krypton gas in combination with a low emissivity glass, a U-Value between 1.9 to 1.6 is achieved.

They have a Single Glazing U-Value of 5.4, but most importantly have a perimeter seal of only 5mm which enables them to be fitted into most single glazed type windows as seen on Grand Designs TV.



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Enq. 142

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Enq. 143

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GRAND DESIGNS LIVE

EXCEL • 30 APRIL - 8 MAY

Grand Designs Live will make its triumphant return to London for the seventh consecutive year, from the 30th April – 8th May 2011 at the ExCeL Centre in London's Docklands



With over 500 exhibitors with the widest range of high quality products and innovations, Grand Designs Live is the ultimate consumer home event for anyone looking to improve, redesign or build from scratch.

The show features seven distinctive sections including the spectacular Grand Village which hosts a number of full scale properties:

- 1. Grand Village:** As one of the most exciting areas in the exhibition visitors will be able to explore the latest conceptual, eco-friendly and sustainable structures on show. You can experience firsthand the latest techniques and ideas for self build projects and eco developments. All of the featured buildings are fully furnished so visitors can also pick up some inspiration for smaller projects around their homes as well as ask advice from the companies who supply them.
- 2. Grand Interiors:** This section offers a wide range of top quality furnishings and home wares, and a wide range of unique and interesting products to refresh your room without the need for a complete make-over.
- 3. Grand Build:** Whether you're starting from scratch with a new-build, renovating a period property, extending the place you already live in or a bit of both, the Grand Build Hall is packed to the brim with amazing products and expert advice to help your self-build project run without a hitch.

4. Grand Kitchens: Grand Kitchens offers the most stylish and highly crafted kitchens available, from traditional hand-crafted styles, to a variety of sleek contemporary designs. The Live Kitchen Experience plays host to Michelin Star chefs who will be cooking live in a state of the art kitchen and also allows visitors to test drive the latest kitchen technology.

5. Grand Bathrooms: It might often be the smallest room in the house but the bathroom is also one of the most important spaces in your home. So whether you're after sleek lines or sumptuous curves, clean whites or striking colours, this section has an array of bathrooms to suit all tastes.

6. Grand Gardens: Head to Grand Gardens where you'll find all the advice and tips to help you give your garden a new look and change its functionality. The Garden Design Studio will offer visitors the chance to gain expert advice, ideas and inspiration from top garden designers in a free one-on-one consultation. Bring your plans and we'll help you to make the most of your existing space whether you have a compact urban terrace or a beautiful country retreat.

7. Grand Technology: See all the latest gadgets and up to the minute technology in this section. There will be hundreds of fantastic products with everything from the latest home entertainment systems to conceptual and much more.

THE FACTS

When: Open 10am – 6pm, 30th April – 7th May
Open 10am – 5pm, 8th May

Where: ExCeL London

Tickets: Book tickets now and save £4, book online at www.granddesignslive.com, or call the 24 hour box office on **0844 209 7349** + kids go free.

Standard Prices:

	Advanced	On the door
Weekdays (Tuesday – Friday)	£11	£15
Weekends (Incl. Bank Holiday Monday)	£14	£18
Children (aged 15 or under)	Free (ticket is required)	



Grand Designs Live is offering Selfbuilder & Homemaker lucky readers the chance to **win one of 10 pairs of tickets.**

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Enq. 144

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Enq. 148

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Enq. 149



THE PANELS TO BE INSTALLED BETWEEN SOUTH EAST, SOUTH AND SOUTH WEST

solar after forty years

Martin Dowd from MG Renewables, says he believes the decision to install solar PV panels makes sense from both a green and an economical point of view

A retired Nottinghamshire couple are now hoping to live energy bill free after installing solar panels just eight months ago. Michael and Sue Anson, from Brinsley, now enjoy the electricity they produce and are able to make enough cash selling power back to the grid to minimise their utility bills.

The couple's interest in green energy started in the early 1970s, but at the time the technologies were too basic and prohibitively priced. After downsizing and moving in 2008 the couple decided to turn their two-bedroom bungalow into an energy-efficient home. Last year they took the plunge and invested in solar PV panels that the couple have calculated will have paid for themselves by 2016.

Solar PV

Solar Photovoltaic (PV) systems use cells to convert sunlight into electricity. The PV cell consists of one or two layers of a semi-conducting material, usually silicon. When light shines on the cell

it creates an electric field across the layers causing electricity to flow. The greater the intensity of the light, the greater the flow of electricity. PV cells are referred to in terms of the amount of energy they generate in full sunlight, known as kilowatt peak or kWp. PV systems produce no greenhouse gases and, with no moving parts, maintenance is kept to a minimum. A typ-

A typical system could meet around half of the average household's annual electricity needs for lighting and appliances

ical domestic system can save approximately 1.2 tonnes of carbon dioxide per year, adding up to almost 30 tonnes over a system's lifetime.

Feed in Tariff

After installation electricity costs will begin reducing immediately. Under the Feed In Tariff's (FITs) scheme, all units produced, regardless of whether they're used, are sold back to the grid at 41.3p per unit. Fifty per cent then receive an additional payment of 3p per unit. The scheme was launched by the government in April 2010.

During three months of last summer, Michael and Sue produced 1492 units of electricity which earned them over £600 and cut their bills dramatically.

Michael, 67, says he's pleased to finally take the plunge into sustainable energy.

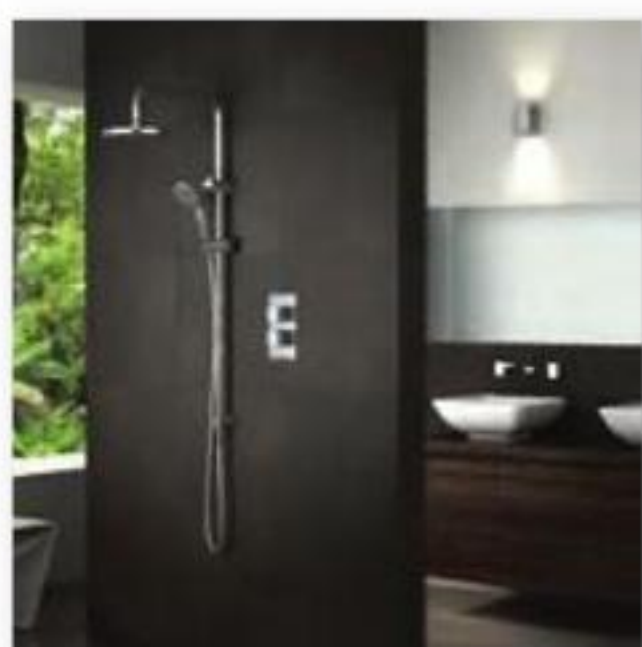
He said: "I've always had a fascination with green technologies. As early as the seventies people realised resources like coal and oil couldn't last forever but alternatives were basic and expensive. Once I retired my wife and I downsized to a two-bedroom house and we used the money we'd saved to make our home as green as possible."

Sue continues: "We've always been careful about our energy consumption and still are. Now we tend to use electrical equipment

...continued on page 39

Enq. 150

Methven



Driven by a passion for delivering superior performing showers with a distinctive New Zealand style, Methven design with water and energy conservation in mind. Their award-winning Satinjet® technology facilitates showering from flows as low as 9 litres a minute without compromising on a luxurious shower. Satinjet® technology uses twin-jets of water that collide, designed to produce thousands of tiny droplets that feel soft enough for the face, yet invigorating enough for the entire body. With more than 20 Satinjet® showers available, they have a design to suit every bathroom.

Tel: 0800 195 1602 www.methven.com

Enq. 151

Powerguard



Off-grid homes and small businesses can now benefit from free hot water. Powerguard has introduced a highly efficient and cost effective combined heat and power (CHP) system for off-grid properties. Using tried and tested heat recovery technology, the system provides two different temperatures of water for use as space heating and hot water mains. Using the advanced control system to both the electrical power and water circuits (to optimise

the use of energy) means that the overall efficiency of the system is more than 80%. The PS CHP System can be installed to a new property or retrofitted into an existing water main. The PS CHP System is also designed to accommodate different types of renewable energy.

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Octavia Housing

Roto

Roto hardware has been extensively used on the first retrofitted building in the UK to achieve certification to the German Passivhaus standard. The Princedale Project, which has been spearheaded by Octavia Housing, set out to prove that a Victorian terraced house from the 1840s can be transformed to meet the highest levels of energy efficiency. The London-based housing association has worked with engineers and builders Ryder Strategies, architects Paul Davis + Partners, energy consultants Eight Associates and project manager greentomatoenergy. The team have recently been presented with their accreditation certificate by Dr Wolfgang Feist, founder of the German Passivhaus Institute. Octavia Housing claims over a dozen low energy innovations for the building, including the UK's first imitation sash windows to feature triple glazing. The ultra airtight windows look exactly like traditional sash units, but actually boast Pilkington triple glazing and a tilt and turn sash in the bottom section. All are exclusively geared with hardware from the Roto NT programme. Roto door locks and hinges have also been used on the front and back doors. Phil Smith of Roto's marketing department says, "I must say it's great to know the key to the door of the UK's first retrofitted Passive House has a Roto logo on it! We are looking forward to specifying hardware solutions for doors and windows on other low energy buildings in the future".

Tel: 01788 558600 www.roto.co.uk

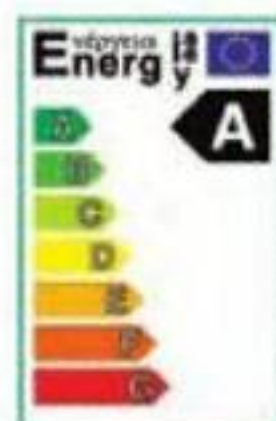


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GRUNDFOS

Enq. 153

during the day when we're generating more power. As an example, by 8.30am I'm able to use the toaster, kettle and put on the dishwasher and still have electricity over to sell back.

I did a lot of research around renewable energy before we finally took the plunge. At the time neighbours thought we were crazy.

when he comes home from the Falklands, he has cheques waiting for him for the energy he's produced."

The incentives announced last year make renewable energy a lot more accessible. The fact that a guaranteed income for a 25 year period can be generated means the system

electricity, reducing the amount you need to buy in, it seems an obvious thing to do both financially and environmentally.

Michael and Sue believe there's never been a better time to invest in solar energy.

Sue concludes: "The government is really incentivising green energy and, whilst it may



INSTALLATION OF PV PANELS



A TYPICAL DOMESTIC SYSTEM CAN SAVE APPROXIMATELY 1.2 TONNES OF CARBON DIOXIDE PER YEAR

However, nine months in and they're catching on to the fact we save money on our bills as well as generate a healthy income."

The neighbours have been so impressed by the Anson's experience that they too have had panels fitted, as has their son.

Michael explains: "Our son is in the RAF and spends long periods of the year away from home. He installed the panels and now

pays for itself very quickly. After that the money made is yours. Long term it will reduce electricity bills indefinitely, with panels expected to last well beyond 30 years.

The initial outlay for a 4 kWp – 30 sq m system such as that used by the Ansons is approximately £15,000, but when you bring in the money you can make from power suppliers and the fact you will be producing your own

seem a big initial outlay, the panels pay themselves off much quicker than many people expect. There's nothing better than living off natural energy. Even on a bleak January day we're able to power the house and it's great to know we can provide for ourselves whilst saving money."

Enq. 154

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Enq. 156

Enq. 157

Redland



The inclusion of solar PV technology was essential when chartered surveyor Tony Dawkins built his own grand design. Tony decided on a roof integrated 3.17kWp Redland Duoplain PV Tile system, the 72 PV tiles fitting flush with the surrounding Duoplain concrete tiles to give an aesthetically pleasing roof satisfying planning requirements. Said Tony: "[Redland's] integrated solution is particularly well suited to new build

houses such as my own. Being integrated means it is quick and easy to install, the whole roof took less than two weeks to fit, and also has excellent resistance to the strong wind and rain experienced on the South Coast."

Enq. 158

Ancon Building Products



Ancon TeploTie wall ties have been installed by Aston Homes on Devon Cottage, a new super-insulated detached dwelling in Cookham Dean, Berkshire. TeploTie forms part of Ancon's low thermal conductivity wall tie range. These fixings improve the energy efficiency of masonry cavity walls by minimising thermal bridging. TeploTie is manufactured from basalt fibres and has a thermal conductivity of just 0.7W/mk. The walls comprise

traditional brickwork, a 260mm full-fill cavity and 140mm wide blockwork. The property is using masonry walls and concrete floors to provide thermal mass which will help maintain stable room temperatures. The brick façade also blends with the surrounding conservation area.

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Enq. 159

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Veranda Living



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Enq. 163

Itho UK



In line with the Code for Sustainable Homes (CfSH), Itho UK believes it is vital to ensure that homes are built in a way that minimises the use of energy and reduces harmful emissions. Becoming the first manufacturer to integrate ventilation and space and water heating systems into a complete indoor solution is just another step towards Itho's goal of the climate neutral living environment. With a variety of unique product options, Itho

UK offers complete energy efficient whole dwelling climate solutions, for all target levels of the Code for Sustainable Homes. All of Itho's products meet or exceed the most stringent requirements of the Code. Itho also offers a free design service and after sales care.

Enq. 164

Garden on a Roll®



Garden on a Roll® is the latest concept to bring an attractive garden border within the reach of every household. It is ideal for those with no gardening skills, no plant knowledge and no desire or time for gardening. It eliminates the need to research suitable plants for your garden and it is as close to providing an instant garden as can be possible. After planting, it is just a matter of watering, feeding and pruning. Garden on a Roll enables

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Alternative Energy Specialists

Enq. 165

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the older stone is,
the more beautiful it
becomes, offering a
natural charm which
is hard to rival

timeless beauty

A self builders guide to stone flooring by Jason Cherrington,
MD of stone specialist Lapidida

Beauty of stone

From breathtaking modern masterpieces to captivating country cottages the beauty of natural stone can take your breath away. Nowhere is this more evident than the magnificent structures around the world; Stonehenge, the pyramids, English castles and French châteaux are just a few examples. These are natural stone constructions that have stood the test of time, paying homage to all that is great about natural stone: strength, beauty, durability, authenticity, timelessness and versatility.

Natural beauty

Stone is a completely natural material shaped by centuries of evolution, and every single stone tile is different. In fact, with natural stone its individual nuances are its beauty.

What's more, the older stone is, the more exposure it has, the more beautiful it becomes, offering a natural charm which is hard to rival.

Stone facts

- Stone comes in a variety of different grades and grading is done according to colour,

quality and markings. Lesser grade commercial cut-offs are the lowest and hand-selected stone are the highest. When buying stone don't be shy to ask for proof of origin. That way you'll get exactly what you paid for

- All stone is porous but, with the correct sealant, can last for decades
- There are lots of different types of stone and each has different qualities. Always remember this when you're looking to buy

Natural selection

As a self builder you're probably more aware than most of your style and taste. However, buying natural stone flooring can be a major investment so it's worth taking time and effort to research the type of stone that works best for you and your property. To give you a taster:

Limestone: a very beautiful type of stone with a highly distinctive appearance, hard-wearing and has been used to pave prestigious structures for centuries, for example French and Italian palaces.

Marble: renowned for its high gloss appearance, marble is rich, distinctive and durable. Synonymous with affluence and good taste, marble is available in a range of colours. To make a really luxurious and dramatic impact on walls, ask for a book match finish.

Sandstone: a versatile natural stone, sandstone can be used both indoors and outdoors to create a formal or more informal/rustic appearance. Sandstone is very evident in English stately homes and in its reclaimed state is absolutely stunning.

Travertine: no two travertine tiles are the same. This is ideal if you have to replace a tile since it will enhance the look, whereas other stones have to be matched. Interesting fact: the Coliseum in Rome is built from travertine.

Granite: revered for its hardness, granite's strength is its benefit, however the varying colour isn't always the most appealing. It is



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ideal for places in the home associated with high wear and tear, for example kitchen surfaces.

Slate: generally found in black or grey and, characteristically, has a very flat or riven surface.

Onyx: prized for its highly decorative appearance, onyx is intrinsically beautiful and makes a real statement. It is available in a wide range of jewel-colours.

Simple sums

Once you've established the type of stone best suited to your needs establish the dimensions of the space you're looking to tile. Then add on at least 10% to allow for setting out and cutting. It's worth remembering that diamonds ultimately govern the price of stone: the harder the stone, the more diamonds it takes to cut and finish it.

With the size in mind, it's time to calculate the budget available. It might sound obvious, but always buy the best you can afford. With natural stone, for example, the softer and consequently cheaper stone may sound appealing but is less likely to last as long, so it could be a false economy. Remember you'll need to factor in a whole range of costs including the purchase of the tiles; grout; sealants (if used); decorative tiles or mosaics; accessories and installation costs (if tiling is not your speciality).

Installation tips

1. It may sound obvious but before you purchase any natural stone be sure the floor underneath it is

strong enough. If in any doubt strengthen it.

2. As outlined in 'simple sums', be sure to measure up correctly. Do a dummy run and establish exactly where the centre point is; this is where you will start to lay the stone from.

3. Make sure that the surface you're planning to lay the stone onto has been correctly prepared e.g. dry and clean with a level surface. If you do not prepare carefully at this stage the stone could be prone to cracking or becoming loose.

4. Think about what colour grout you want. You could get one that matches the colour of the stone or one that contrasts and consequently highlights it.

5. Remember: all natural stone is porous and therefore requires sealing to ensure it always looks its best. Sealants are used to ensure stone tiles are resistant to stains. Colour enhancers further demonstrate why stone is so versatile and various finishes include 'colour enhanced,' 'light sheen' or 'matt' looks. When you're buying ask for specialist advice on the best way to care for your stone. Some manufacturers will give guarantees of up to 15 years on sealants. It really is worth investing in the best you can afford.

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Enq. 169

Instarmac Group



English County Flooring Ltd. were faced with a challenging residential flooring project; to level and lay new floors in 10 flat blocks in only 10 days while the blocks were still housing residents. Fortunately Ultra Floor provided the perfect solution. Ultra Floor recommended Level IT super30 as the leveller for such a project, a two-part system that when applied it smoothes and levels internal substrates with irregular surfaces.

The product's rapid-setting properties allow for foot traffic after only 30 minutes and decorative floor coverings can be laid after just 3 hours.

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WPL



WPL are making it easier for customers to install their products by gaining LABC registration, taking the strain out of building control approval processes. Once a product, like the WPL Diamond, has been approved by the LABC those details are then shared across the entire LABC network and are immediately recognised by all LABC surveyors in England and Wales. While registration is not in any way a certification,

this system allows reassurance that the system they are purchasing or specifying has been fully checked by the LABC. Perhaps the most important part of this is that the product is compliant with all current building control regulations.



RUSTIC PERMEABLE PAVING

permeable drainage

Jane Champion of Brett Landscaping looks at the options for surface water management and design, and explains the theory behind the successful installation of a permeable solution

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PERMEABLE BLOCK PAVING ALLOWS SURFACE WATER TO PASS THROUGH GAPS BETWEEN BLOCKS, WHILE DELIVERING A BEAUTIFUL FINISH

Beautiful driveways and patios add value to a property and provide a great deal of use and pleasure for homeowners. However, when planning new patios and driveways you need to consider surface water management, but that doesn't mean you must compromise on design.

We all have a duty to act responsibly and to do our bit to reduce the threat of flooding.

The Environment Agency estimates that up to two-thirds of the damage caused by the disastrous 2007 floods was due to surface water run-off overloading the existing drainage system. The government estimates that 80,000 properties are at very high risk from surface water flooding causing £270 million of damage on average every year. As more homeowners and developers see the value of installing beautiful patios and drives there is a requirement now to ensure that every project considers surface water management.

Changes to regulations governing the hard landscaping of the front of domestic properties, introduced in October 2008 to help alleviate the risk of flooding and pollution of water courses, stipulates that homeowners can no longer create or replace their driveways and front patios (over 5sqm) without considering if planning permission is required. The need for planning permission can be avoided if the project is designed to avoid surface water running into the public drainage system. This is known as a sustainable drainage system.

There are two sustainable drainage system options for managing surface water. The simplest is to ensure that your design includes drainage slopes and channels to ensure water is directed towards an effective soakaway or soft landscaping area such as a raingarden. Using this technique any type of paving is suitable, both flag paving and concrete block paving, and there are many colours and textures available to ensure you are presented with a great deal of design flexibility.

However, if you do not want to compromise your design with slopes and channels, or if you do not have suitable soakaway areas, the most effective solution for ensuring you meet the regulations is permeable block paving, which not only deals with surface water, but also presents excellent design potential.

Permeable block paving works by allowing surface water to pass naturally through gaps between the paving into the ground below. Advanced permeable systems even allow you to collect and reuse the water in the home or garden.

the surface infiltration rate is nearly 57 times the typical UK rainfall

There are three types of concrete permeable block paving system suitable for domestic situations. System A – Full Infiltration (the most popular system) allows water to filter down through sub-base layers into the subgrade. With System B – Partial Infiltration some water is collected by pipes and the remainder is allowed to filter into the subgrade. System C – Total Attenuation can be used in domestic water harvesting systems as all of the water is captured by membranes and pipes and stored for re-use or subsequent release in a controlled manner. A permeable system requires a different sub-base structure and materials to ensure it works effectively.

Simple tests need to be conducted to understand the local soil conditions before deciding on which system is suitable. Often a reputable block paving manufacturer can help provide you with details of a simple test that checks which option is best and, dependent on the result, can provide a detailed specification for soakaway or permeable sub-base system design.

Permeable paving design normally requires a deeper dig than standard paving. However, modern permeable systems feature reinforcing mesh, so you don't have to dig deep.

Permeable block paving is highly effective. The best performing blocks have been independently tested and recorded as having a surface infiltration rate which is nearly 57 times the typical UK rainfall. These products have proved very successful on larger paving projects.

Permeable block paving is available as rectangular or classic tumble style blocks and is also available in a range of colours, textures and sizes. Tumble style blocks have weathered edges and all permeable blocks have interlocking spacer ribs.

Complying with regulations when planning driveways or patios does not mean a compromise on style, thanks to the efforts of paving manufacturers which have developed a range of systems and products which deliver superior performance matched with beautiful finishes and colours. Advice and even design services will also be available from the best manufacturers.

Enq. 173



NCC Streetscape

This prestige stone driveway was created using 100mm rumpled magma granite setts, by the natural stone paving specialists from PDG Groundworks, who recommended that the setts be jointed with the slurry applied, self compacting and non-staining, vdw 850 jointing mortar from NCC Streetscape. This unique material is 'state-of-the-art' and a market leader in stone paving jointing today. It provides extremely strong and durable joint installations, especially for driveways and roads. The vdw 850 jointing mortar is capable of accommodating frequent and heavy vehicle traffic loads and in service also prevents weed growth or boring insect infestations, plus it is resistant to de-icing salts, freeze thaw action and even to mechanical street sweepers. The vdw 850 jointing mortar also has additional advantages in application, because it can be applied in cold and wet weather, it is extremely fast to apply and then it hardens rapidly, allowing the customer to put the driveways back into service as soon as possible.

Tel: 01257 266696 www.nccstreetscape.co.uk



Triton

Part of a major refurbishment of a historic canal-side property, a new build, grade 4 basement has been created to house a recording studio, gymnasium and swimming pool. The new basement extends beyond the footprint of the property underneath the garden, and this section has been covered with a green roof which will be landscaped to reinstate its former appearance. As an optimum method of waterproofing, a combination of two systems (liquid applied and cavity drain membrane) was specified by architects Rundell Associates and the main contractor, 800 Group, was able to source both systems from Triton Chemicals. This approach avoided the split responsibility issues often encountered when multiple suppliers are involved. All aspects of this prestigious waterproofing project were overseen by the Triton technical team.

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Enq. 178

ACO Water Management



ACO Water Management's new illuminated channel drainage systems offer an ingenious and simple way to add contemporary lighting effects into any landscaped area. The ACO Eyeleds system (pictured) is designed for residential applications while the ACO LightPoint range is for use in medium duty and public areas. Both carry surface-mounted LED spotlights that are set within a range of channel options, allowing individual schemes to be created that can highlight individual areas, demark hazardous zones or add striking aesthetic qualities to surrounding architecture.

Tel: 01462 816666 www.aco.co.uk

Enq. 180



NCC Streetscape

This new private boat house and jetty at Bowness on Lake Windermere in Cumbria, has the surrounding terraces paved in beautiful, natural green Cumbrian slate paving slabs that blend into the natural environment. PDG Groundworks, the specialist stone landscaping contractors, supplied and laid the paving using GfK's vdw 800 Jointing Mortar from NCC Streetscape for the jointing, as it is non-staining and water tolerant, even able to be applied and cure in cold and wet weather. This was essential in this exposed location adjacent to the lake in British Springtime. As an additional advantage, it is extremely hard when cured and yet still water permeable to allow rain and splash water to drain away quickly.

Tel: 01257 266696 www.nccstreetscape.co.uk

Enq. 179

Arada



Fondis prides itself on the design and quality of its fireplaces and cassettes. The company has been at the forefront of innovative design on the continent and, due to its policy of constant improvement, has advanced the frontiers of wood combustion. Today, Zero CO models are the cleanest burning wood products on the market, and with efficiencies up to 89% they are also the most efficient. The new Modulo 190 houses the V80 Double Faced fire insert. This composition allows a freestanding location in the middle of a room. The doors and shelves that are hidden behind them are reversible and underneath the insert is an independent caster drawer, which can fit logs of up to 50cm in size.

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Honeywell Environmental Controls



Energy efficient heating using Honeywell controls was an important part of a Georgian country mansion renovation, documented in the channel four series "Beeny's Restoration Nightmare" featuring Sarah Beeny. "People massively underestimate the effect controls can make on the energy required to heat a home," says Beeny. "We used many timers, thermostats and programmers from Honeywell, which leads this technology. [...] Heat-

ing and hot water use 84% of domestic energy, so control how much heat and hot water you make, based on how much you really need."

Tel: 01344 656172 www.honeywelluk.com

Enq. 183

Stelrad Radiators



Radiators aren't just radiators, in some cases they're very special radiators. Stelrad Radiators has launched its K3 energy efficient radiator in the UK having shown the new design at EcoBuild. K3 radiators, radiators with three panels and three convector fins, provide increased heat emitting surfaces, and they're ideal for use with renewable heating systems. The most common renewable heating methods are air source or ground source heat

pump installations and solar thermal systems, all of which can produce effective and energy efficient room heating.

Tel: 0870 849 8058 www.stelrad.com

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Cosy Rooms



Designer Radiators give homes the wow factor. Long gone are the days of the plain white radiator; modern homes are now showcasing imaginative and stylish radiators to compliment their contemporary look. Cosy Rooms Ltd. stock the widest selection of designer radiators and give rooms a new perspective to heating a home. The innovative range includes stone radiators, mirrored radiators and LED lit radiators creating a stunning and an

imaginative finish to any room. Visiting Cosy Rooms Ltd opens up your imagination and inspires you to be different when choosing a radiator.

Tel: 0845 2570827 www.cosyroomsltd.co.uk

Enq. 185

Wilo



Wilo's new Stratos PICO and Wilo-Smart A small circulators are proving to be the stars of the Wilo range. The Wilo Stratos-PICO, the most energy efficient small pump you can buy, offering up to 90% energy savings over a standard pump, and the new Wilo-Smart A energy saving pump, offering up to 80% energy savings over a standard pump have captured the imagination, especially as low efficiency, uncontrolled pumps will be banned in the EU from the end of 2012. Both of Wilo's new super stars are 'A' rated small circulators with five year 'A label warranties'.

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Enq. 189

Mitsubishi Electric



A live trial of an Ecodan® air source heat pump in Hertfordshire has demonstrated that the system was still achieving over 300 per cent efficiency levels (a COP of 3.0 – Coefficient of Performance) throughout the whole of last December, when the country faced long periods of sub-zero temperatures not seen for decades. The homeowner had new high-tech Jaga radiators fitted when the Ecodan® system was installed in the autumn of 2010 and the whole system has since been closely monitored by Mitsubishi Electric.

Tel: 01707 278666 www.mitsubishielectric.co.uk/domesticheating

Enq. 190

Grundfos Pumps



Ecobuild is one of the biggest industry shows; and it seems that this year's show was busier than ever! Grundfos Pumps were exhibiting; the main focus being on its A rated Alpha2 pump. This domestic heating circulator is the most advanced energy efficient pump on the market. It can save you money and it's much better for the environment. The Grundfos Alpha2 also has the unique feature of AutoAdapt. This amazing quality ensures that the pump continually finds the setting where optimal comfort meets minimal energy consumption.

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Wavin



Homeowners refurbishing their property can now choose to fit underfloor heating (UFH) on virtually any existing floor thanks to a new ultra-slim plumbed UFH system from Wavin's Thermoboard division. Low-Build now makes plumbed UFH a realistic alternative to radiators even as part of a retrofit project. It offers all the advantages of an energy-efficient UFH system without the need to dig up solid floors or lift floor boards, so causing minimum disruption. This cuts installation times, and therefore costs, without raising floor heights to an undesirable level.

Tel: 0844 856 5152 www.wavin.co.uk

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Sentinel



Sentinel is seeing encouraging sales of its domestic heating system filter which, unlike other filters on the market, removes magnetic and non-magnetic system debris. It's recommended by leading system component manufacturers and, because it requires no energy to operate, it's very environmentally friendly, both in operation and, in that by removing debris from the system it allows the heating system to operate at optimum efficiency levels, helping to reduce energy usage and CO2 emissions. It's easy to install, maintenance free and has no moving parts, so there's nothing to go wrong.

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Enq. 194

Trend



sinuous lines, so that the reflective light of the material is the predominant decorative element.

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For 2011, leading Italian mosaic tile maker Trend has enriched its top-line Liberty collection with 10 sumptuous new colours, all handcrafted from stained glass and featuring the signature chromatic and iridescent textures of this exclusive design. Composed of hand-cut tesserae in a variety of compatible shapes, Liberty reinterprets glass mosaic design by presenting a selection of different tile shades and sizes, with both straight and

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Kit Stone

Kit Stone is passionate about producing beautifully crafted hand-made kitchens at tremendous value for money. The Dorchester and Woodbridge hand painted and Huntley solid oak ranges have an average cabinet order value of under £10K, representing outstanding quality and value for a bespoke style fitted kitchen. Kit Stone offer a free design service and understand that a kitchen must be a multifunctional room that is so much more than just a place for preparing and cooking food. Each one is individually designed to work around your lifestyle and attention to design and detail ensures that the kitchen functions in every way, providing not only a unique culinary workspace but an inviting place to socialise. Each fitted kitchen can be complemented with a full range of free-standing pieces, including dressers, islands and butchers blocks; and for the kitchen-diner Kit Stone have a range of dining sets to suit all tastes and budgets.

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PANELAND is a privately owned, family company that has been established for over 20 years. We believe in listening to our clients, and our hand drawn plans, reflect our customers desires and opinions. The final design combines well planned functionality, with elegance and beauty, and our clients are often surprised how all this can be achieved at such a reasonable cost.

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Email: sales@pineland.co.uk

Or call our offices: CLEOBURY MORTIMER, SHROPSHIRE: 01299 271143
NORTHWICH, CHESHIRE: 01606 41292

Enq. 202

Enq. 203

Shaws of Darwen



Inspired design and superb craftsmanship are combined to produce this British made Shaws of Darwen traditional ceramic fireclay Bowland sink, which has a distinctive fluted front.

Available in both white and biscuit finishes the Bowland has a central 3½" waste outlet suitable for basket strainer or waste disposer.

This Bowland 600 sink is compact so can be fitted into smaller kitchens in new or renovated kitchens.

Tel: 01254 775111 www.shawsofdarwen.com

Enq. 204

Bilco UK



Safety, access and natural light are important considerations for homeowners looking to maximise the potential of their basement areas while increasing the value of their properties. ScapeWEL window well systems from Bilco UK offer an ideal solution. Apart from providing a secondary escape route in the event of a fire and meeting all Building Regulations, the window well vastly improves the amount of natural light in basements and cellars. The ScapeWEL system is easy to install, maintenance free and its terraced-step design assists emergency escape.

Tel: 01284 701696 www.bilcouk.com

Enq. 205

LedLex



LED Lighting specialist, LedLex Ltd, has just launched a range of sustainable LED garden lighting. The range of traditional garden lighting is supplied with a 3W or 6W LED lamp which minimises the energy used whilst providing a bright light. LED lighting is a major advance in lighting with its low power consumption and long life - up to 50,000 hours depending on the lamp. LedLex lanterns come with a 20 year anti-corrosion warranty and are almost completely recyclable. LedLex develop sustainable lighting products that save energy.

Tel: 0845 519 1481 www.ledlex.com

Enq. 206

BASF Polyurethanes



Visit BASF Polyurethanes at the National Home Building & Renovating Show (stand E183) to learn more about WALLTITE®, a fast applied PU spray foam insulation for internal walls and roofs. Seamless and airtight, WALLTITE® is ideal for self-build and domestic refurbishment because the U-value to thickness ratio achieved is considerably lower than that of conventional insulation materials. Applied by BASF approved contractors, WALLTITE® has successfully achieved thermal transmission values as low as 0.13W/m²K, always well within existing and new Part L regulations.

Tel: 01773 601166 www.walltite.basf.co.uk

Enq. 207

Detectomat



When the proprietor of a Victorian boutique guest house in Hastings Old Town called Monitor Fire Ltd to advise them on fire protection, they were pleased to discover that the installation of the fire alarm system would not damage the beautifully restored premises. Monitor Fire, who specialise in the supply, installation and maintenance of fire protection and extinguisher systems, designed and installed a system using Detectomat's SRC 3000 wire free radio fire alarm and detection system. Which offers low installation costs and convenience for premises that are in continual public use.

Tel: 01579 321750 www.detectomat.com

Enq. 208

Toolstation



The new Catalogue 39 from trade favourite Toolstation has landed and it's the biggest ever with 420 pages of top brands and low prices. Toolstation says there are so many great new products out there that they simply ran out of room and had to add an extra 16 pages to accommodate them all. These include new ranges of radiators, kitchen hardware, outside lighting, door furniture, painting and bathroom accessories.

All Catalogue lines are stock items; orders placed before 5pm are despatched for next business day with free delivery on orders over £10.

Tel: 0808 100 7211 www.toolstation.com

Enq. 209

Polypipe



When the elderly cast iron guttering on Steve Parson's house became detached from the fascia boards, he knew the house needed surgery! The latest Elegance uPVC cast iron look alike system from Polypipe – the Elegance Ogee notched – looked just right for the property providing a secure fit and countered the problem of gutters becoming dislodged from their retaining clips during warm weather, making leaky joints a thing of the past. These benefits, in addition to its lightweight construction, makes assembly and installation as simple as possible.

Tel: 01709 770 000 www.polypipe.com/elegance

Enq. 210

Einhell



Einhell has launched its latest catalogue for 2011, featuring over 30 new innovative products across its Einhell Blue and Red power tool range - delivering trade performance at affordable prices. These new products include the 30L wet and dry vacuum with power take off function, and innovative water drain screw and other highlights include the metal cutting sliding mitre saw (RRP: £229.99). All products are backed up with a 2 year warranty and full after sales service including online availability of spare parts.

Tel: 0151 649 1500 www.einhell.co.uk

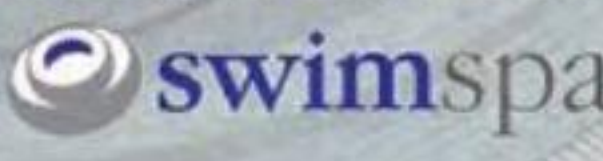
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www.spadelamare.com



Enq. 211

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Enq. 212

Enq. 213 **Rewatec**



Rewatec manufacture the highest quality tanks from rotationally moulded polyethylene. The tanks are extremely strong and need no concrete base or backfill when being installed, and have a 25 year guarantee. Rainwater Harvesting Solutions offer over 30 options for rainwater harvesting using the unique flat tanks or BlueLine II range. All accessories are of high quality. Soak-away systems are also available as a key part of controlling the management of the water cycle. Off-mains sewage treatment systems, cost effective and simple solutions, meets all EA Consent Levels and are low maintenance, low energy and efficient to run. Full installation and maintenance support is available in the UK.



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Enq. 214

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Enq. 215



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resurgence of shingles

Mike Hartley, Chairman and Managing Director of John Brash, explores the use of Western Red Cedar shingles in sustainable building

Timber shingles are routinely used to create buildings with a reduced carbon footprint, and to enhance the diversity of our built environment. Timber has always scored highly on both counts. In terms of sustainability it is a natural carbon store, taking carbon dioxide from the atmosphere during growth of the tree and locking it up in the fibres of the timber. Timber also has one of the lowest levels of embodied energy of any building material, making it a natural choice for a development with a reduced carbon footprint.

Western Red Cedar shingles: These are taper sawn and have a relatively smooth face and back. Three lengths are generally available: 400mm ('XXXXX' or 5X), 450mm ('Perfections') and 600mm ('Royals').

The 400mm shingle is most often used in the UK, along with smaller quantities of 600mm shingles. The use of the premier Number One grade Blue Label Certigrade Western Red Cedar shingle in the standard XXXXX size is recommended (the lower Red and Black labels contain flat grain and sapwood that makes them unsuitable for premium roofing applications, often curling and with reduced longevity).

The Certigrade designation is the third party accreditation from the Red Cedar shingle and handsplit Shake Bureau (not all Blue Label shingles carry this designation).

Cedar shingles can be laid in straight lines



giving a clean regular appearance to the roof or wall, or with random butts giving a much more irregular aspect.

Shape and dimension: Cedar shingles are supplied in random widths varying between 75mm and 350mm. Their thickness tapers from approximately 10mm at the tail or butt edge to 3mm at the head. Cedar shingles are supplied by the bundle ready to apply, either untreated or with a timber preservative or fire retardant treatment.

Underlay: The use of underlay is not generally recommended in normal conditions for 'cold' roofs. However, if one is to be used, the vapour permeable type to Annex A of BS 5534:2003 is recommended.

Battens: Battens should be strong and stiff enough to withstand the proposed loading and to provide adequate fixing and alignment. They should comply with BS 5534: Part 1:2003. The minimum size recommended is 25mm x 38mm.

Nails: For maximum life, fixing should be made with 31mm x 1.8mm silicon bronze annular ring nails (stainless steel can be used as an alternative). As a guide 0.9kg of nails are required to fix four bundles of shingles.

Fixing Details: Shingles are normally fixed directly to battens but are suitable for other forms of construction. For example, they can be nailed directly onto plywood, or onto battens and counter battens over solid insulation. There should be two nails per shingle, 19mm in from each edge, 38mm above the butt line of the course above. There should be a 5mm gap between the edges of each shingle. Between courses, the gaps between each shingle should be offset by at least 38mm and no gap should align on adjacent courses. This is essential to maintain the weather tightness of the roof. For

XXXXX shingles the recommended gauges are:

- Roofs 14°-21° = 95mm gauge, giving a coverage of 1.73m² per bundle
- Roofs 22°+ = 125mm gauge, giving a coverage of 2.28m² per bundle
- Vertical = 190mm gauge, giving a coverage of 3.47m² per bundle

N.B. These are exact areas and do not allow for cutting and wastage.

dance with normal good building practice. Where lead or other metal flashings are used, care should be taken to avoid contact between the Cedar shingles and the metal. This is due to the natural properties of cedar, as it contains a level of tannic acid that can cause corrosion to unprotected metals. It is recommended that you apply a bituminous paint as an effective barrier or, alternatively, GRP valleys and flashings are suitable.

timber has one of the lowest levels of embodied energy of any building material, making it a natural choice for a development with a reduced carbon footprint

In addition, for all cases allow extra:

- Double starter course: 1 bundle for every 18 linear metres
- Valleys: 1 bundle for every 7.5 linear metres
- Hips and ridges: 1 bundle for every 7.5 linear metres (traditional method)

Shingles are normally applied in straight lines starting with a double or triple course at the eaves, depending upon the conditions of climatic exposure. This application may be varied to produce different patterns of staggered butts, double or shadow coursing, thatch weave or ocean wave. Cedar shingles can also be used over a variety of roof types; boarded roofs, metal decks and warm roof constructions. Care should be taken to follow current building regulations and individual specifications can be determined in conjunction with the insulation manufacturer. Pre-formed Cedar hip and ridge units can be supplied; their use saves on construction time.

Where it is not possible to use pre-formed units, hips and ridges may be formed by selecting 100-150mm wide shingles and manufacturing the cappings on site, laid horizontally along the hip or ridge using an alternate overlap.

Flashings: It is recommended that flashings are installed in accor-

Shingles, when used as a roofing and cladding material, provide a practical and economic way of creating sustainable buildings that have a reduced carbon footprint. Their rich, warm colour and texture suits both traditional and modern structures. When selecting Western Red Cedar shingles ensure they have undergone a vacuum pressure impregnation process which means a guaranteed 40 year lifespan against wood rotting fungi and insect attack. However, normal life expectancy of Western Red Cedar can be well over 60 years.

With today's requirements for building performance and construction techniques, the resurgence of timber shingles as a building material is providing many self builders and developers with the ability to create modern well-designed comfortable homes. As a material timber has lower embodied energy than clay, concrete or metal roofing materials, which translates into long-term energy savings and a reduced effect on the environment. Achieving higher sustainability ratings is no longer optional and, as we move to the 2016 zero-carbon deadline, timber is becoming an important part of achieving this goal.

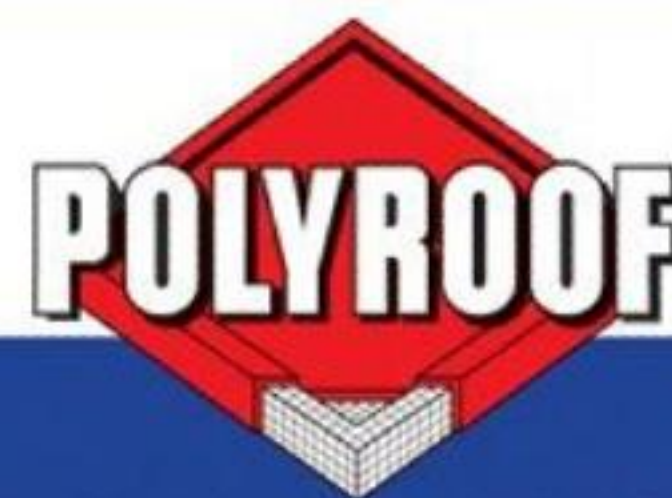
Enq. 218



Swish Building Products

Swish Building Products has launched its new website, developed to provide a single online source of roofline, gutter and cladding product information and guidance for self builders and the trade. Easy to navigate, the new website www.swishbp.co.uk includes an innovative design tool kit which features animated guides, specifications, guidance on regulation and Swish's downloadable RIBA approved CPD seminar. A zone for installers includes a training film, guidance on building regulations and a 'find a stockist' link. Greg Wilde, Swish Building Products, said: "The new swish website gives everyone access to all the information they need to make an informed decision on fascias, soffits and cladding, from building regulations through to product performance. The website also includes full details on Swish's environmental accreditations, and information on how their product ranges can support specifiers in securing points under the Code for Sustainable Homes. Full information is provided on the company's sustainable rainwater system, which is manufactured from 84 per cent recycled material and was shortlisted in the National Recycling Awards 2010 Best Product category.

Tel: 01827 317 200 www.swishbp.co.uk



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Tel: 0800 801 890

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Enq. 220



Freefoam Plastics

Freefoam Plastics, manufacturer of a wide range of innovative products for the building industry in Ireland, the UK and Mainland Europe announces the availability of new materials to showcase their Fortex® Cladding range. The company is now able to offer a handy swatch showing the range of colours on offer. Fortex® has an attractive embossed wood effect and comes in a range of standard and bespoke colours. The range includes exterior cladding systems available in single, weatherboard and double plank formats. The double plank product makes installation even easier and quicker than normal. Fortex requires little maintenance once installed which is a major benefit for the owners of residential and mobile homes, and commercial buildings. Finally, Fortex comes with significant environmental credentials with the Building Research Establishment's (BRE) 'Green Guide To Specification' giving PVC cladding an A+ rating when installed over timber framing. This allows developers to claim the maximum three points under the Code for Sustainable Homes. Louise Sanderson, UK Marketing Co-ordinator, comments "We have designed the swatch to showcase the different profiles with self builders and developers in mind."

Tel: 01604 591110 www.freefoam.com

Enq. 221

Tudor Roof Tiles



More self builders and home improvers are specifying Tudor Roof Tiles' 'Traditional' range of hand made 'nibbed' plain tiles as a high quality, authentic and cost effective alternative to second hand or reclaimed tiles. Made from the finest English natural clay, these sand faced clay tiles create aesthetically appealing textured roofs, which enhance new build projects as well as complementing older styled properties. With their 'instant aged', time weathered double camber and subtle variations in shape and colour, they effectively mirror the randomly individualistic look of antique tiles.

Tel: 01797 320202 www.tudorrooftiles.co.uk

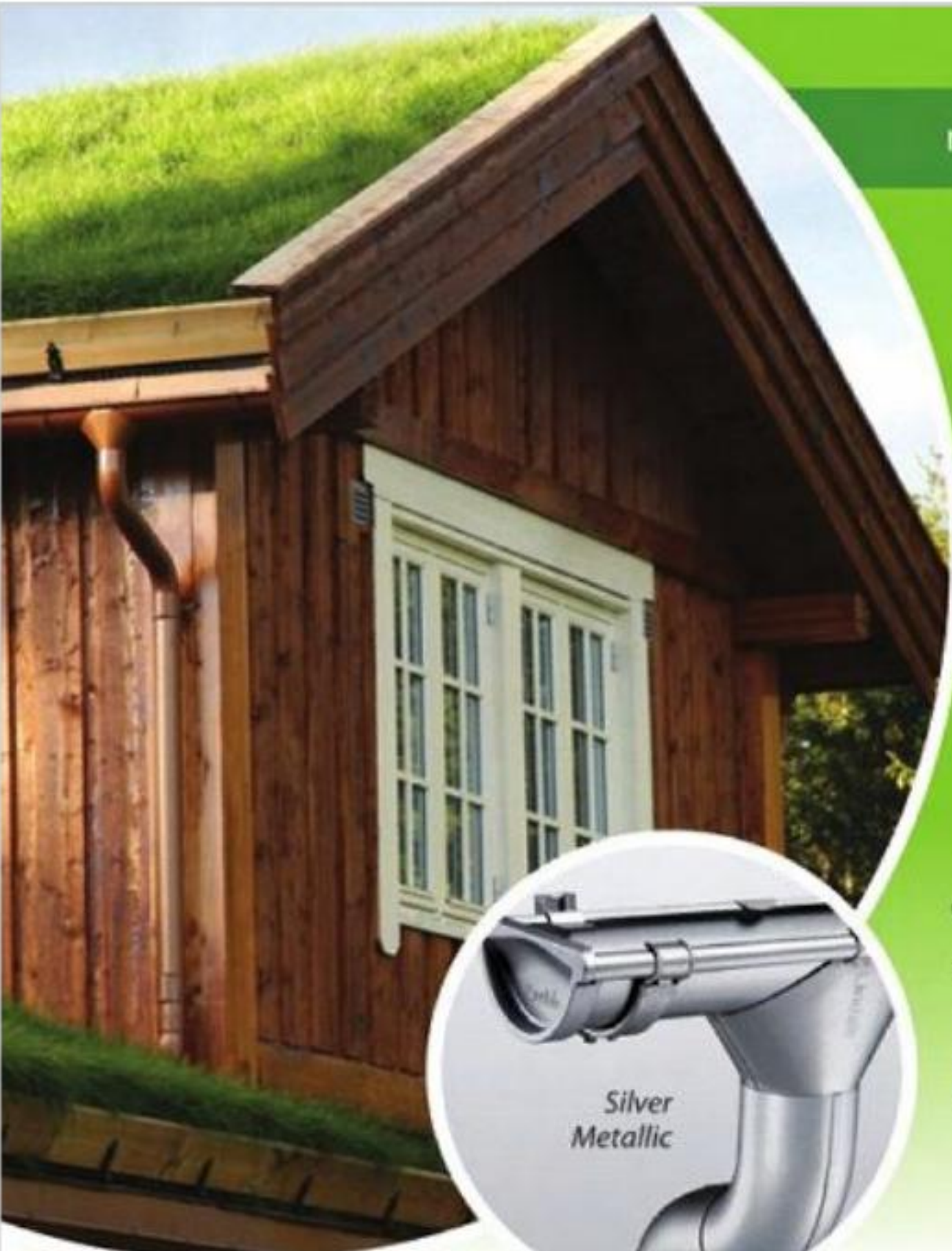
Enq. 222

Fakro



Fakro's FTT U8 Thermo® centre pivot roof window offers an exceptional heat transmission co-efficient and U-value of 0.68 W/m²K. With a 30% thicker sash than a double glazed centre pivot window, the 32mm thick triple-glazed unit provides a U-value of 0.5 W/m²K. An automatic air vent provides continuous adjustment of the air flow as external air pressure changes, while the patented topSafe® system provides the highest standard of security currently available. The FTT was recently supplied to the Scottish Housing Expo project for use in homes built to the Passivhaus standard.

Tel: 0845 021 3030 www.fakro.co.uk



rainline sustainable rainwater systems in steel

Rainline – no matter what the colour, it will always be green

In Sweden they know a thing or two about manufacturing sustainable building products and their impact on the environment, so it's not surprising that Lindab's Rainline carbon footprint is significantly lower than many of the rainwater systems currently on the market.

This combined with high performance, quality and competitive pricing makes Rainline one of the most effective and 'green' solutions for the control of rain drainage on all types of buildings.

Manufactured from high quality, zinc coated part recycled galvanised steel; Rainline offers all the features you would expect from a system manufactured by one of Sweden's leading companies.

Available in a range of attractive high build polyester colours, the finish of which is guaranteed for 15 years, Rainline is also available in natural copper, Aluzinc and plain galvanised.

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Silver Metallic



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Enq. 223

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Enq. 224

Enq. 225

Kytun



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www.century-stone.co.uk



Enq. 226

join·er·y | 'joināre|

noun

the wooden components of a building, such as stairs, doors, windows and conservatories, viewed collectively.



Input Joinery Ltd was established in 1979 to produce all aspects of bespoke joinery. The company is based on the outskirts of Andover, Hampshire in a purpose built factory equipped with state-of-the-art computer controlled machinery operated by traditionally skilled craftsmen.

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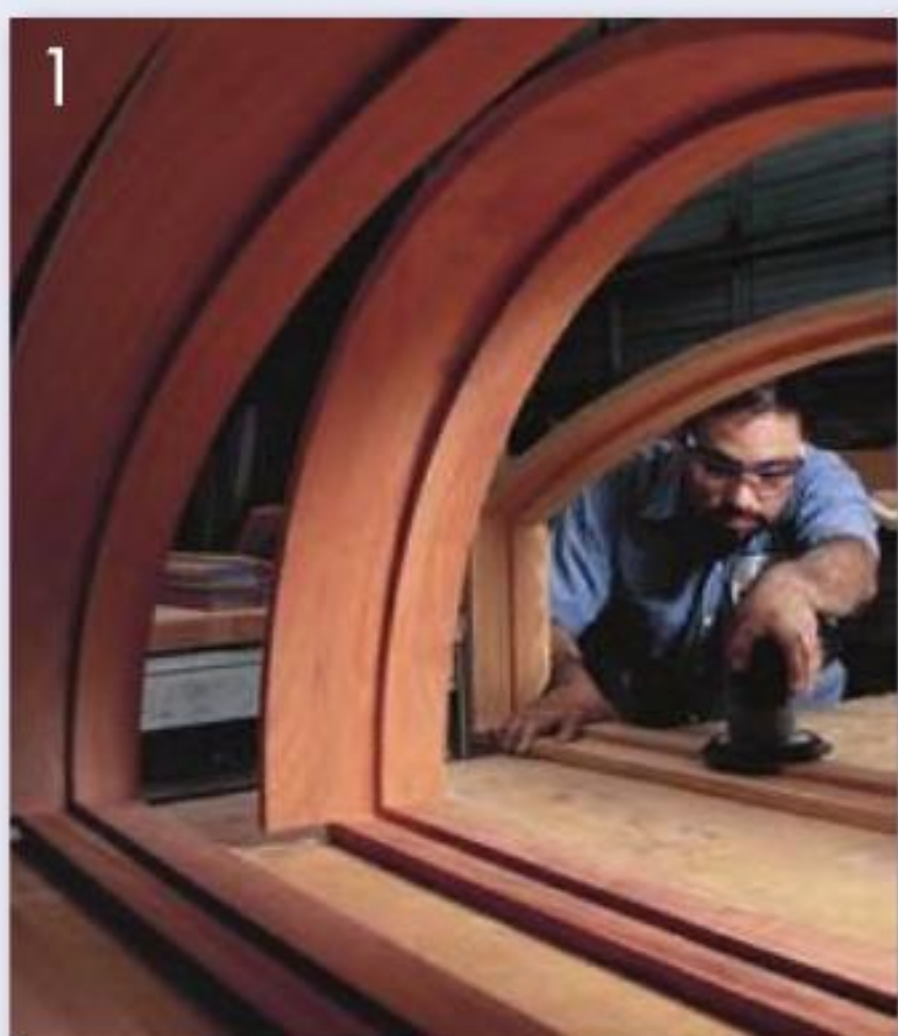
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www.inputwindows.co.uk

www.brightwood-conservatories.co.uk

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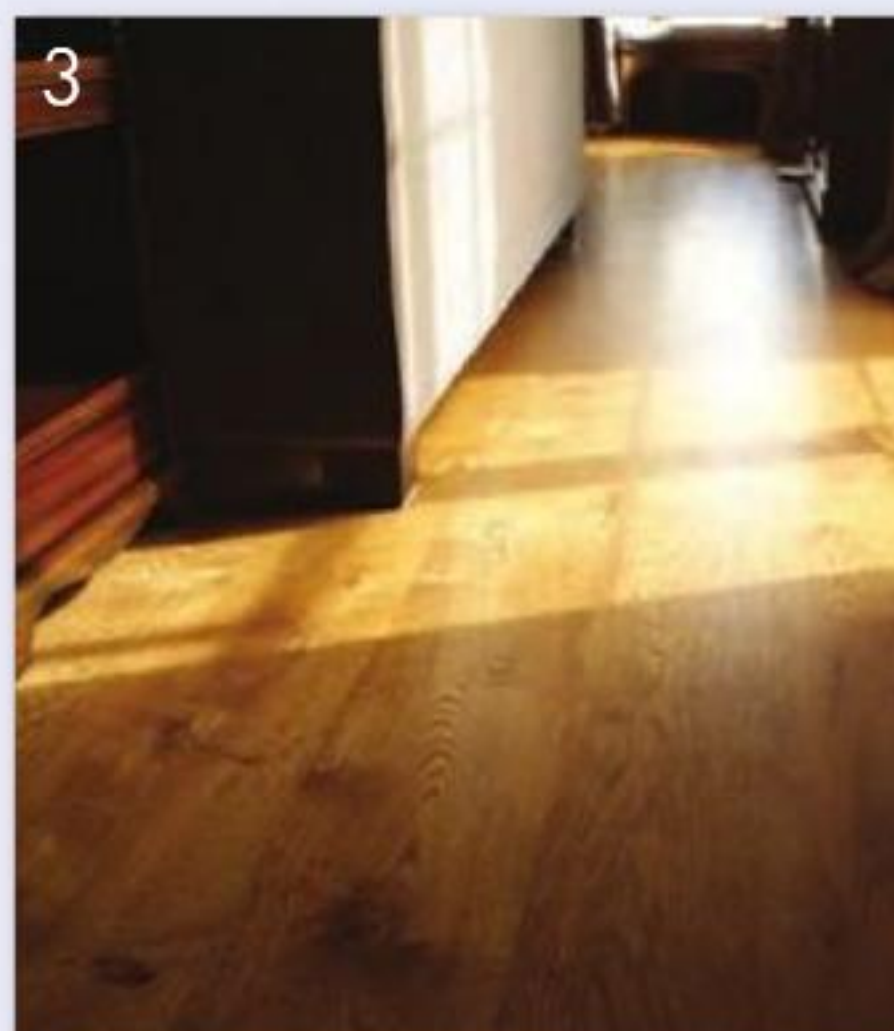


1 **Allan Brothers**, based in Berwick-Upon-Tweed, celebrates its bi-centenary this year and is a name still synonymous with the manufacture of quality timber windows and doors for customers throughout the UK. "We are a 21st century company but with a heritage we are proud of," says managing director Jan Ehlers Lonstrup. "Windows represent a major investment and we offer the right solutions for our customers who are looking for craftsmanship, sustainability, security and a supplier they can trust and have confidence in."

Enq. 228

2 'Oak-Framed Buildings' by Rupert Newman, managing director of **West Wind Oak**, is an inspiring and practical book on the technique of timber-frame construction aimed at self builders, carpenters & designers. Reviews include: "A brilliant book on oak framing" Jason Orme, Homebuilding & Renovating; "A sturdy companion" Grand Designs Magazine; "A really superb resource" Green Building Magazine; "Well-informed and inspirational" Build It Magazine. To order please call the office or visit our website.

Enq. 229



3 Engineered Oak Flooring has become increasingly popular over recent years given the many advantages it offers. **Round Wood** have made a concerted effort to increase their stocks in line with this demand, to the extent where they now regularly hold over 5000m², ready for immediate and nationwide despatch. The range begins at just £28.50/m² for 235mm x 15mm oak flooring. Engineered boards can be laid in damp-prone environments where traditional flooring would not have been appropriate.

Enq. 230



Oak Framed Buildings

The Oak Glasshouse Company designs and builds a range of buildings by hand in our English workshop. Phone to request a brochure on our range of extensions, garden offices, garages and summerhouses.

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info@theoakglasshouse.co.uk



Enq. 234



Wooden Garage Doors

Wooden garage doors make for a good first impression and your chosen design will have a huge impact on your property's kerb appeal. They are also practical when compared with the height restrictions of canopy and up and over garage doors.

They offer clear access and the right quality and style can instantly lift your home's exterior.

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Enq. 235

4 **English Heritage Buildings** uses only finest quality, green, unseasoned oak to create high quality barns, gazebos, garages, swimming pools and even whole houses. The strength of the material allows for the construction of light-filled, open living spaces without the need for internal, load bearing walls and it is also a 'green choice'. All of the timber comes from managed woodlands, where quality is assured at every stage of the building process. English Heritage Buildings is now the first and only producer of oak frame building systems to achieve BM TRADA Q-Mark certification.
Enq. 231

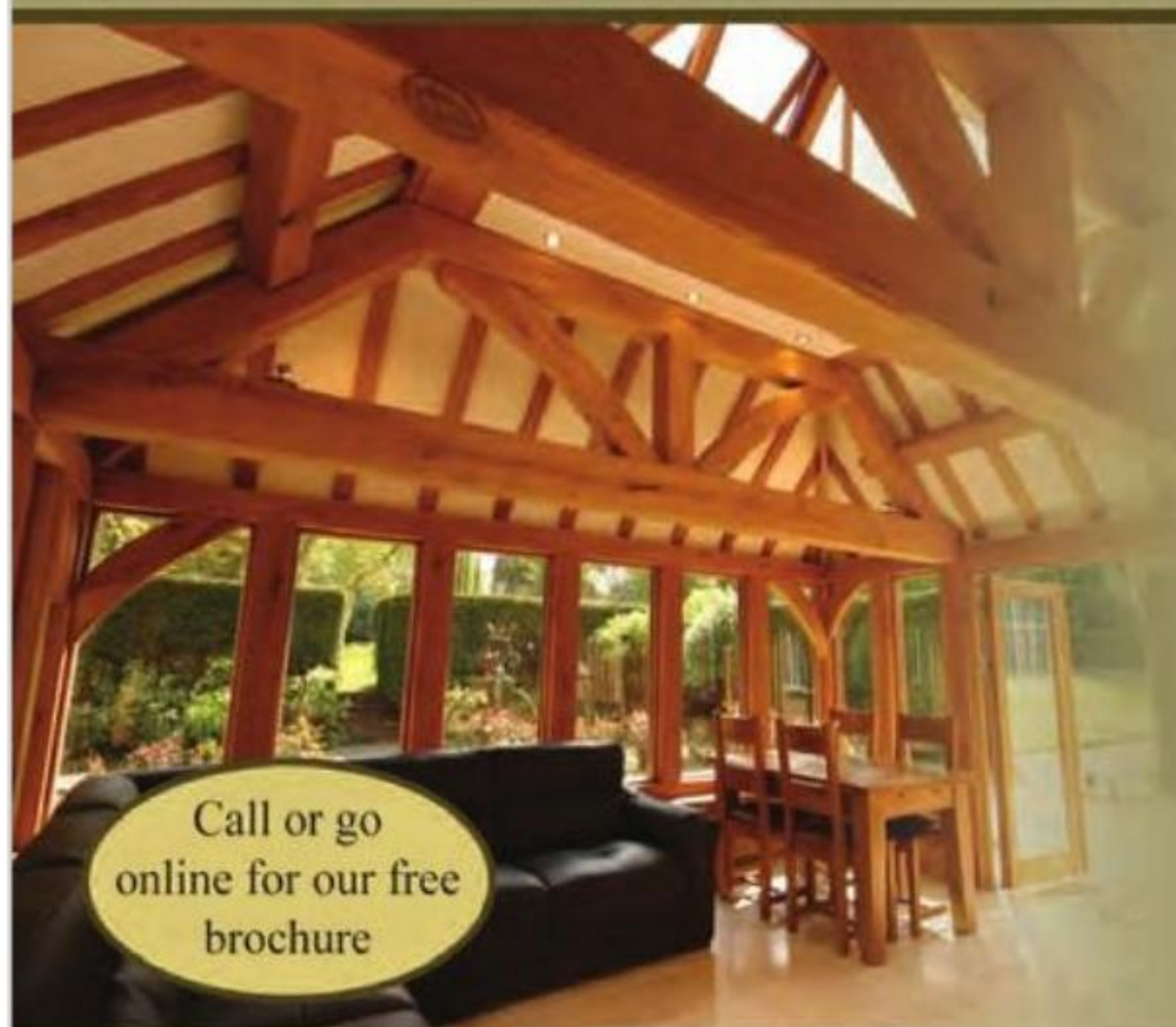
6 **Old Manor Cottages** have designed their windows and doors to replicate those that have been in use for centuries. They aim to provide their customers with precisely matching period windows, with the benefit of modern features and comfort. All windows are hardwood timber construction to period designs in use from around 1750 through to the early 20th century. Narrow 19/20mm glazing bars are used throughout matching the Georgian/Victorian periods with through glazing bars & double glazed panes. The Box sash range uses traditional lead balance weights and all the expected period features.
Enq. 232

5 **Custom Homes** is one of the leading self build homes package companies, offering a complete service from plot guidance, design and construction. Eco panels are Custom Homes very own structurally insulated panel system generally referred to as SIPS. SIPS Eco panels virtually eliminates site insulation costs, reduce foundation costs and are stronger than traditional timber frame construction. Acoustic requirements by building control for Party Walls is to achieve 45 decibels. Our SIPS Eco Panels Party Walls achieve 59 decibels, 30% better than requirements. Shrinkage is negligible using SIPS Eco panels.
Enq. 233



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Enq. 236



7 New Retro-fit Timber Decking Strip & Painted Timber Cladding by Hoppings.

New Q-Grip Strip is an elegant retro-fit slip resistant decking solution that is simple to fit to specific Q-Deck decking boards and provides great design flexibility.

Save time and create a better finish and look with New Q-Clad pre-painted timber weatherboarding. Available in white or black, in barn effect or rebated.

Enq. 237

8 Varion 4 – Timber/Aluminium Composite Windows, from Internorm, are a Passive House Certified Component: Thermal insulation with standard triple glazing ($U_g = 0.95 \text{ W/m}^2\text{K}$) $U_w = 0.99 \text{ W/m}^2\text{K}$; Best thermal insulation U_w up to $0.63 \text{ W/m}^2\text{K}$ (with corresponding glazing and Thermico spacer); Soundproofing 43 dB standard; 85mm construction depth; Highly insulating thermal foam (HCFC and CFC free); Available with quadruple glazing if desired; Integrated and therefore protected sun and privacy protection between the panes.

Enq. 238



9 The Oak Glasshouse Company designs and builds oak framed buildings, the principal designs being for garden offices, conservatories and extensions.

The buildings are individually designed, manufactured in English workshops and erected on site. Each product starts as an Oak Glasshouse Company design and then goes on to be adapted in almost any way the client wishes in order to suit their specific requirements.

Every building is an individual project, with no two finished products being the same.

Enq. 239

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Enq. 244



Logwise

After the success of exhibiting at Ecobuild 2011, Logwise, the sole UK importers for Honka log homes from Finland, the world's largest log home manufacturer, will be introducing HonkaFusion™, a log home guaranteed to reduce energy use in the home. Honka log homes are proven to be 50% more airtight than the average log home and this equates to an annual saving of around 20% on heating bills. Independent testing has shown that Honka Fusion™ houses are well insulated, airtight, and energy-efficient. Rob Clarke, Managing Director of Logwise said "We know from experience that people who live in houses made largely from wood tend to feel healthier and much of this is down to the air inside the log home. In addition to being energy efficient, a wooden house promotes optimum health. The scale of Ecobuild this year just goes to show that there is a huge demand for energy efficient housing. We know that Honka Fusion™ log homes are not only beautifully designed, they are also extremely energy efficient and sustainable. 2011 has already been an exciting year, but there is a lot more to come for Logwise!"

Tel: 01271 325516 www.logwise.co.uk

10 Despite the sluggish economic start to the New Year, **Scotts of Thrapston's** truss division has recorded its best ever month with figures for truss in January 2011 up 20% on anything previous. Next to offering a quality product, Scotts chairman, David Scott puts the company's current success down to several factors: "We have become far more flexible in recent years to the demands and requirements of the customer, improving our levels of customer service [...] We are seeing the benefits of investing in our people, machinery and close working relationships with our customers."

Enq. 240

11 Create an amazing wow factor by incorporating a traditional style structural oak vaulted roof. These hand made king post trusses with oak purlins, ridge beam and optional oak rafters create a feeling of warmth and space. **Oakmasters** can consult with you as to what you need, providing custom made structural calculations and CAD drawings for your specific project. The oak comes as a tailor-made, pre-assembled kit, ready to simply lift into place. The kit can be installed by any competent builder on site. For more complicated structures, Oakmasters offer an assembly service.

Enq. 242



12 **Input Joinery Ltd** was set up in February 1979 to supply bespoke joinery including sliding sash windows, traditional casement windows, doors and staircases to home owners. Input Joinery Ltd now have three main production areas; General Joinery, High Performance Windows & Doors and Staircases, from these areas we are able to produce Bespoke Conservatories, Windows & Doors, Sliding Sash Windows, French Doors, Lift & Slide and Sliding Folding Doors, special Staircases and many more products. All the above products can be supplied and fitted by their own teams of fitters.

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Enq. 249

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Delta-FM is a BBA accredited product from Delta Membrane Systems that allows work to continue immediately after placement. This is thanks to the low stud profile which allows the membrane to isolate damp and contamination from the slab underneath, even if it is an old installation with no previous dpm, or a new pour which is still 'green'. Specifically designed for flooring applications, Delta-FM features a 3mm stud that allows the membrane to control the dampness, and eliminates the risk of contamination leeching from the concrete slab. Once laid, the membrane can be worked on immediately. A further benefit of the slim profiles is that Delta-FM minimises changes in floor level.

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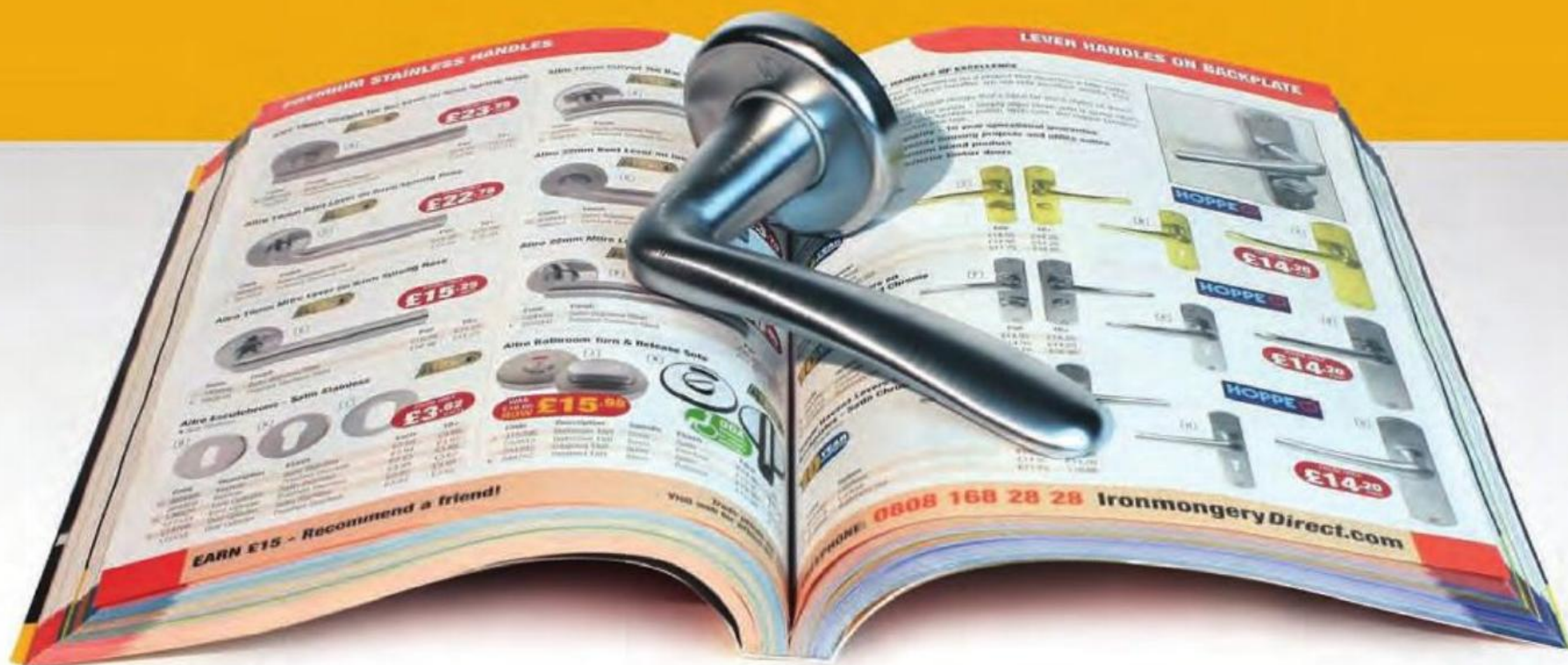
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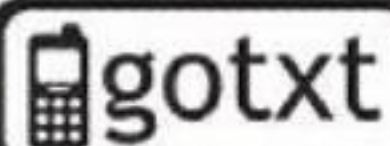
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