

selfbuilder & homemaker

March/April 2016

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FEATURES IN THIS ISSUE:

Bathrooms & Wetrooms
Fires & Fireplaces
Floors & Floor Coverings
Roofing
Water & Damp Proofing
Grand Designs Live (London) Show Preview
National Homebuilding & Renovating Show Preview

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contents



features

12

A HOUSE FOR ALL SEASONS

When the O'Grady's built a new home in a remote Scottish hamlet near Inverurie, it had to withstand the ever-changing conditions of its dramatic setting

21

WETROOMS – THE IDEAL SHOWER SOLUTION

James Clark, managing director, On The Level wet rooms, discusses how wet rooms can provide the ideal shower solution for multi-generational bathrooms

39

FIREPLACES: THE HEARTH OF THE HOME

Tracey Falshaw, marketing manager for luxury gas fire specialist Faber, explains why a gas fire focal point in the home is becoming ever more popular and the benefits they can bring to any self-build project

42

WOOD FLOORING – WHAT YOU NEED TO CONSIDER

Tom Barnes of Vastern Timber offers an overview of options and considerations for people thinking of installing a wooden floor

51

GLAZED ROOFING – LET THE LIGHT SHINE IN

Installing a glazed roof on a section of your new-build is easier than you might think with improvements to glazing technology and building techniques, as Steve Bromberg explains

56

PUTTING THE CLIMATE FIRMLY UNDER THE SPOTLIGHT

Planning and implementing strategies to cope with adverse conditions should not just feature at the construction phase according to national trade body The Property Care Association (PCA)

product round up

Appointments & News.....	20
Bathrooms & Wetrooms	20 - 24
Building Products & Services	24
Coating, Sealants & Paints.....	24
Doors, Windows & Conservatories.....	23 - 49
Eco & Sustainable Products	29 - 47
Finance & Insurance.....	37
Fires & Fireplaces	37 - 41
Floors & Floor Coverings.....	41 - 44
Glass & Glazing.....	46
Grand Designs Show Preview.....	45 - 46
Heating & Renewable Energy.....	47
National Homebuilding & Renovating Show Preview.....	47 - 48
Kitchens & Appliances.....	47 - 50
Roofing.....	50 - 52
Stairs, Balustrades & Balconies.....	53
Timber & Joinery.....	53 - 55
Water & Damp Proofing.....	56 - 57

also in this issue

4

INDUSTRY NEWS

10

DINING ROOMS
INTERIOR SHOWCASE

29

ECO & SUSTAINABLE PRODUCTS
SUPPLEMENT

45

GRAND DESIGNS LIVE
SHOW PREVIEW

48

NATIONAL HOMEBUILDING &
RENOVATING SHOW PREVIEW

54

TIMBER & JOINERY SHOWCASE

58

CLASSIFIED & DIRECTORY



Cover image of Swansea oak floor from the Heywood character range at Vastern Timber.
See pages 42 - 43 for more.



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editor's letter



The really big news is the launch of local government registers that will, it is hoped, help self-builders find the land to build their homes on. But it is still early days and already there are rumours that some land strapped councils are trying to opt out of the registration scheme.

I know that 'on the ball' councils have already established online registers but I am keen to hear from our readers about how they get on with this well-meaning government initiative.

My guess is that the government really has to find a way of encouraging homebuilders with existing land banks to identify and support self-build phases as part of their planning applications. However, the registration scheme is certainly a foot in the door for the country's growing self-build community.

David Mote

Self-build at the Ebbsfleet Garden City



With the Housing and Planning Minister, Brandon Lewis, announcing local authority self and custom build registers and the government's support of self-build the Ebbsfleet Development Corporation (EDC) was recently asked how it planned to encourage developers within the Ebbsfleet Garden City to allocate land for community and individual self-build projects.

In response interim EDC CEO, Paul Spooner explained that: "The EDC is a sponsored body of DCLG and as such we are tasked with delivering on the government's housing agenda, which does highlight the importance of self-build and custom build opportunities as part of an overall package of measures to encour-

age home ownership. As the EDC is not a landowner we are working closely with landowners and developers to encourage and/or facilitate self-build opportunities within the Garden City. We are presently developing a masterplan framework with our partners and stakeholders, and we anticipate that this document will highlight the importance of a range of housing opportunities including self-build or custom build housing"

He also confirmed, at the February EDC Board meeting, that the Corporation will also be speaking with landowners and developers about the possibility of building system off-site manufacturing within the garden city.

ebbsfleet garden city

The National Homebuilding & Renovating Show
14 - 17 April, Birmingham
homebuildingshow.co.uk

Grand Designs Live
30 April - 8 May, London
granddesignslive.com

Build It Live!
11-12 June, Oxfordshire
builditlive.co.uk

North East Home Expo
15 - 16 July Middlesbrough
northeasthomeexpo.co.uk

The Selfbuild & Design Show
10 - 11 September, Exeter
selfbuildanddesignshow.com

The Big Green Home Show
23 - 25 October, Wiltshire
nsbr.co.uk/the-big-green-home-show

diary



New registers to help self and custom builders find plots

Self-builders will find it much easier to realise their dreams of building a home with the launch of new registers to support builders find plots.

From 1 April councils will have to keep a register of aspiring self and custom home-builders when planning for future housing and land use.

As part of government plans to provide more homes, new measures and guidance have been put in place to clearly set out the procedure local authorities will have to take when people wish to register their interest for a plot of land.

Designed to help more people who want to build their own home it is hoped the register will help unlock the massive potential the custom build industry has to expand and help meet future housing needs.

The registers are in addition to the meas-

ure in the Housing and Planning Bill, which will require authorities to ensure they have sufficient 'shovel ready' plots to match the local demand on their register.

The Self-build and Custom Housebuilding Bill was first presented to Parliament by Richard Bacon MP and placed a duty on local authorities to keep a register of those seeking an interest in bringing forward self and custom build projects.

In the Spending Review the government also announced the establishment of the Housing Development Fund, which aims to provide access to £1 billion of loan finance for up to 5 years supporting the provision of over 25,000 homes through to 2024 to 2025.

The fund is for custom build, small and medium builders and innovative new building methods.

Explaining the initiative Housing and Planning Minister Brandon Lewis said: "Many other countries have a track record of delivering large numbers of local homes through self-build and we're determined to ensure self and custom housebuilding grows significantly.

"The new registers are a fantastic example of our commitment to double the number of custom and self build homes by 2020 – so anyone who wishes to design their dream house can do so.

"This government is committed to increasing housing supply and helping more people achieve their aspiration of home ownership – whether that's buying on the open market through schemes like Help to Buy, or by building or commissioning their own home."

environmental award

Custom build community wins environmental award

K1, a custom build cohousing community in Orchard Park, on the outskirts of Cambridge, has been recognised for its environmentally led designs.

Developed with Cambridge Cohousing Ltd and Cambridge City Council, the project offers four modular dwelling types, designed to Passivhaus standards, which can be flexibly arranged on different plots across the development, offering wide-ranging scope for customisation internally and externally depending on the resident's needs.

The 40 dwellings are arranged in three rows of terraces orientated around a sequence of spaces. These spaces move from the Lane (a neighbourly street for people), via the Square to the Shared Garden, which is the focal space of the community with areas for growing food, play, socialising and quiet contemplation.

The pioneering development is designed to help residents support the environment while dramatically cutting their heating bills. Each super-insulated home will benefit from Mechanical Ventilation Heat Recovery units using outgoing air to heat the homes while ensuring excellent ventilation and air quality. A number of the Cambridge Cohousing members also plan to install photovoltaic or solar thermal panels and to use 100 per cent



renewable electricity.

As well as being energy-efficient, the cohousing ethos of re-use and sharing spaces is another means for the community to avoid wasteful consumption and encourage cooperation. The Common House, at the heart of K1 will be specially-designed with a range of communal facilities, including a workshop where people can borrow what they need for DIY and gardening, plus a well-equipped laundry with energy-efficient appliances.

Members have also developed a transport plan to help the community reduce its impact on the environment even further. Once they have moved in residents will also be setting up a car pool and a lift-share scheme. Additionally, a large communal garden is planned with space for growing vegetables

and fruit, and where residents can enjoy community meals.

Speaking on behalf of Cambridge Cohousing about winning the 2015 Cambridge Property Award in the environmental category Chris Wilson said: "We're delighted to have won the Environmental Award and would like to thank the independent judging panel for selecting K1 at Orchard Park. Other new developments score well for sustainability but we believe the cohousing concept makes us unique. Once completed, our energy-efficient homes and the cohousing ideas of community and sharing will make it easy for people to do their bit for the environment as part of everyday life, at whatever level that's right for them."

Custom Build specialists could play a vital role in helping to ensure there are suitable 'Homes for Heroes'

Having attended the launch of the Homes for Heroes Foundation, headed by former Minister of State for Housing, Grant Shapps MP, Fairgrove Homes MD, Steve Midgley explains how he feels the custom build sector can create real homes for heroes.

I recently attended the launch of the 'Homes for Heroes Foundation'. As an introduction to the event, the launch outlined the promise Prime Minister David Lloyd George made to soldiers returning from the battlefields of Europe a hundred years ago – that they would have 'homes fit for heroes'. This in turn led to the Housing Act of 1919.

Today, many servicemen and women leave the armed forces after years of serving their country, only to face an uphill battle to find a home for themselves and their families. The foundation highlighted that there are several reasons for this. While some veterans return from conflict still relatively healthy in body and spirit, they have sacrificed the opportunity to put down roots whilst serving abroad. Others suffer post-traumatic stress disorder or permanent physical, life-changing injuries. Often, these injuries require specific adaptations to living environments to be made, and this is where Custom Build housing developers could play a vital role in creating homes for these heroes – both practically and economically.

It was 2011 when the government introduced the term 'Custom Build housing' there was some initial confusion between the term 'Self-Build' and 'Custom Build'. The definition is now quite clear. Self-build is where someone directly organises the design and construction of their new home, from finding the land, gaining planning permission and liaising with an architect, to hiring and co-ordinating the builders, plumbers, electricians etc. Whereas Custom Build is where potential homeowners work with a specialist developer to sort the majority of these issues out for you, enabling them to make all the most important decisions on the design and layout of their new home.

Focusing primarily on the Custom Build option, when it comes to adapted housing makes total sense. With Custom Build, ex-service personnel would be able to make a choice on a particular house-style, then create a home specifically for their needs, whether that is with wider doors, ramps or lower kitchen worktops for wheelchair accessibility, or even having a door or window in a spe-

cific place to help with mental wellbeing.

Making these choices at the build stage is hugely beneficial in two key areas. Firstly, it is financially much more viable than having to retrofit such features. Secondly, and arguably most importantly, the veterans get the enormous personal satisfaction of designing their own home. A home, that will have a real impact on creating a positive future.

One of the new Foundation's aims is to work together with house builders, credit rating agencies, armed forces charities and parliamentary members to raise awareness of the plight of former service personnel who are struggling to be housed. By 2019 they intend to have all the elements in place to honour David Lloyd George's original vision.

As a Custom Build specialist, for our part we will do all we can to highlight the economic, practical, and crucially the personal benefits of buying a Custom Build home. Our brave servicemen and women have fought for their country and fully-deserve to return to 'homes fit for heroes'.

planning application competition

Councils to compete to process planning applications

Councils will compete to process planning applications and be able to offer fast track application services under new government proposals.

In a consultation to encourage competition and offer fast track application services the government is proposing a 'shake up' to the planning process.

Under the proposals, designed to incentivise councils to improve and speed up their planning services, applicants will be given the choice of submitting their plans either to the local council, a competing council or a government-approved organisation which would process applications up until 'the decision point'.

The proposals would also allow councils to offer fast track application services 'like those available for getting a passport'. This speedy service would be available through competition pilots or possibly devolution deals.

Ministers want the pilots to tackle the lack

of incentive for councils to improve and speed up their planning service leading to 'drawn-out' applications and local frustration for both housebuilders and individual applicants.

The proposals are expected to boost housebuilding and speed up the planning application process.

To ensure decisions are taken locally and maintain the democratic link between local people and decision makers local authorities would still decide on planning applications.

Planning Minister Brandon Lewis said: "Many councils are already working hard to improve the services they offer their residents, and across the country people's satisfaction levels remain high.

"Now we want to go further by setting out these ambitious proposals to link any future increases in application fees to councils' performance, and testing more competition including through offering dedicated fast track application services."

Responding to the announcement Deputy Chairman at the Home Builders Federation, Peter Andrew said: "It still takes new home applications too long to negotiate the complexities of the planning system and as a result there are thousands of new homes 'stuck' awaiting final approval. Whilst build rates have risen significantly over the past 2 years, if we are to deliver further increases it is imperative we find a way of speeding up the process of approving sites for development.

"Introducing competition and fast tracking applications has the potential to make the system more competitive and efficient for both councils and developers and get building underway on more sites, more quickly. Speeding up and reducing the cost of the applications process will in particular assist SME developers, more of whom we desperately need to get building if we are to continue to increase output overall."

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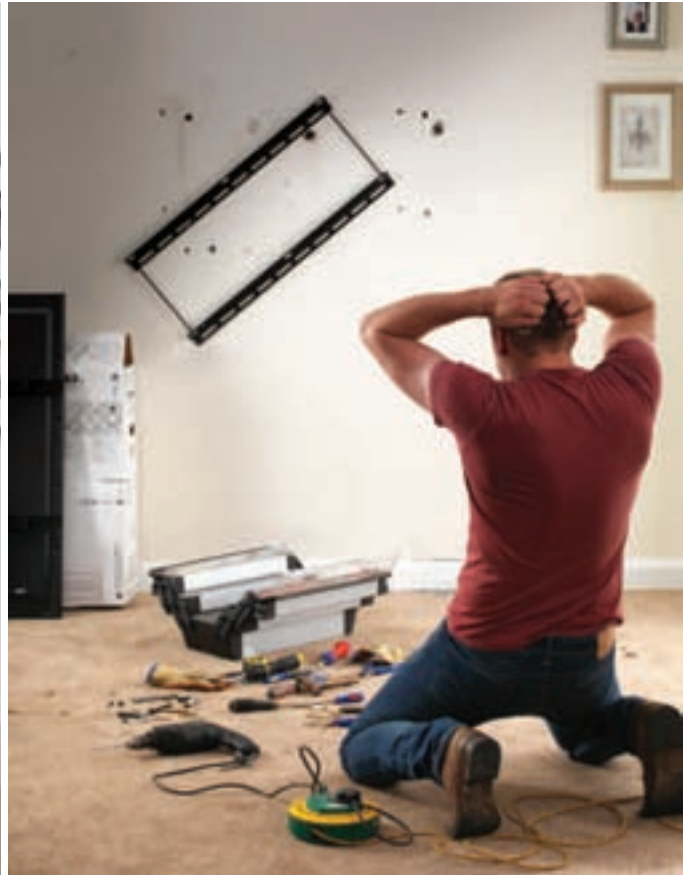
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102

130,000 new homes could be built in London

According to latest research by the London Land Commission (LLC), a body set up by the Mayor of London to identify public sectors land which can be redeveloped into houses, there are 130,000 plots available in the capital city at the moment. Michael Holmes, spokesperson for The National Homebuilding & Renovating Show (14-17 April 2016, NEC, Birmingham) and chair of The National Custom & Self Build Association (NaCSBA), commented: "We should call for more homes to be built on public land, and given the government's commitment to double the size of the Custom and Self Build Market it would make sense for them to encourage The Homes and Communities Agency (HCA) to make more land available for these projects. They could partner with enabling developers to put in the infrastructure, such as road, sewers, power, water, high speed internet and also district heating and then sell the plots off to custom and self builders or small builders, who could not access this land otherwise."

For those interested in purchasing a plot of land and building their home from scratch, Michael Holmes provide these tips on how to save up to 50 per cent on your build costs by careful management of your self-build budget:

Concentrate on the basics when it comes to specification'

Most people have a preconceived idea that the cost of material, labour and appliances will be really expensive. However, when on a tight budget, simple methods and materials that house builders have been using for years are usually the best option. For instance, a four-bedroom detached house may need 15,000 bricks but by opting for the cheaply priced ones you could save yourself £10,500 in the process.

Corners add costs

A simple four corner house is cheaper to build than a six corner house because every time you add a corner you increase the build cost per m². The simple 'up and down' roof required for a four corner house also makes it cheaper to build and allows



you the option of opening up a third floor which can increase your floor area by 40 per cent. This will save you tens of thousands of pounds in build cost on your project.

Other ways to save money

- **Utilise the attic space:** If you make use of your attic you can increase your useable floor area and value by up to 40 per cent at a minimal extra cost. If there is enough space it can be transformed into an office or lounge or can become a study or an extra bedroom.
- **Roof tiles:** By opting for large-format concrete tiles you will end up saving more than if you purchase small, handmade tiles or those from natural materials where the prices will be significantly more.
- **Do not include a chimney:** Chimneys are costly to build and modern houses do not need them. They stick out from the side wall and can significantly reduce the floor area of your house. By not including one in your self-build home, you can save around £2,000-£8,000.
- **Quoins and surrounds:** Quoins are masonry blocks placed at the corner of a wall or window which provide a surrounding feature or decoration. A cheaper and equally effective option is to use contrasting brick or a raised render painted in a different colour.
- **Exclude bay windows:** They require more work underground to form the foundations and you will also need special corner bricks and lintels and, usually, an insulated, tiled roof and internal ceiling for this. The lead flashings and cavity trays have to be handmade and fitted making this more expensive. As a result there is usually an extra cost of around £2,000-£4,000 per bay.
- **Keep landscaping simple and turf the garden:** An average garden area can be transformed for less than £500. To turf all your garden areas by yourself just level, rake to remove stones then roll and get the turf ordered.
- **Gravel:** To make your driveway and pathway look better there are many types and colours of gravel to choose from and they can be mixed and matched to good effect. Always aim to order full loads rather than the tonne bags as this will save you money.
- **Patios:** '2x2' concrete riven-effect slabs can be bought for just a few pounds each and will quickly give you a decent patio area.
- **Fencing:** An alternative and much easier way of putting up post and rail fencing is by using metal spikes instead of concrete to set the posts in position. This will make it faster, easier and cheaper and you could even do it yourself.

Armed services veterans given self-build skills

Homeless ex armed services veterans in Bristol have been given the opportunity to build and then move into new apartments.

The project is being supported and run by the charity Community Self Build Agency (CBSA), which aims to both train ex service

veterans in building skills, which could help them find future employment and provide them with a home.

Talking about the real opportunities the project offers Bristol based veterans National CBSA Development Director, John Gillespie explained: "It's allowed veterans the oppor-

tunity to get trained in different parts of employment, so they have qualifications that they can use to enter the workplace and put them in a better position to earn more money than they could before."

Interior inspiration: Dining rooms showcase



1



1. A sideboard is a useful piece of furniture in any dining room, perfect for storing crockery, cutlery and glasses. This stylish cream wooden storage unit combines both cupboard and draws with a wine rack, providing the perfect place to store up to 18 bottles. The design of this sideboard from Melody Maison will add a French country-style to your dining room. Part of the company's London range, with other items available from the range, the unit is priced at £549.95.

www.melodymaison.co.uk

Enq. 103

2

2. Designed by Studio Ozeta, the Newood transformable table is part of Italian brand Ozzio's extensive range of furniture, perfect for modern living and limited spaces. The Newood table quickly converts (using telescopic extensions) from a smart coffee table to a large dining table, which can comfortably seat up to 10 people. The internal high quality gas-powered mechanism allows the table to be lifted to any height (between its minimum 23cm, and maximum, 80cm).

www.gomodern.co.uk

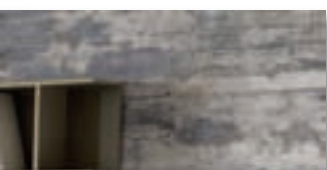
Enq. 104

3. The latest Philippe Starck chair is the Kartell Masters chair, inspired by three famous chairs and design classics. The Masters has had a lot to live up to and it certainly has done that. The Starck chair features a woven backrest with the three lines interlinking and slim legs which give it a space-age look. It can be stacked up to four chairs high and is made from Polypropylene PMMA. Suitable for indoor and outdoor use, the Masters Chair comes in seven colours and is available from Design 55 Interiors.

www.design55online.co.uk

Enq. 105

Whether you're choosing furniture for a new dining room or restyling an existing one, our choice of dining room furniture should inspire both traditional and modern living.



3



4



6



5



4. With a retro-elegant style with a bold structure, Opera is the collection for those that like their lighting to make a statement. This piece was born to be the centre of a dining room. Use the cord to adjust the drop height to up to 1m – so it can hang low over dining tables. It comes ready-assembled, the fixed spokes designed to hold 24 bulbs. From below, the bars of this sleek light form a star, like a modern take on a 1960s chandelier – there's something interesting to appreciate from all angles. Price at £89.

www.made.com

Enq. 106

5. These table tiles from Areaware (available to buy from Rume) can be arranged in a triangle to create a table centrepiece trivet or used separately as distinctive coasters. Each beech veneer tile features three diamonds, two painted and one in natural beech, which collectively create a 3D cuboid illusion. Available in two versions (red, blue and beech or black, tan and beech) the table tiles make are a simple yet clever decoration for those who wish to add a whole new dimension to their dining table.

www.rume.co.uk

Enq. 107

6. If you've got the budget to go all-out, the £50,760 Bubbles dining table is a standout piece of opulent desire that distinguishes itself from other designs. The dining table adds a classic yet modern appeal to any style of interior. Its structure is made from aluminium. The spheres and semi spheres are in gold plating with black lacquer, finished with a high gloss varnish. The top of the table is composed by brass circles carved with a golden texture, similar to a wood texture. Available from Touched Interiors.

www.touchedinteriors.co.uk

Enq. 108



A house for all seasons

When the O'Gradys built a new home in a remote Scottish hamlet near Inverurie, it had to withstand the ever-changing conditions of its dramatic setting

THE IMPRESSIVE PROPERTY INCLUDES A STRIKING WALL OF WINDOWS WHICH MAXIMISES THEIR VIEW ACROSS THE SCOTTISH COUNTRYSIDE, WHILE THE SLATE ROOF IS IN KEEPING WITH REGIONAL STYLE

Words by Heather Dixon
Pictures supplied by Scotframe

Continued on page 15...



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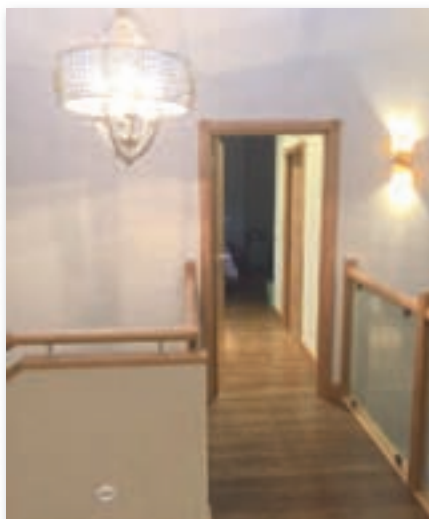
For eight years Courtney and John O'Grady lived with their three children in a traditional bungalow in the shadow of a hill. It could be dark and very cold in the winter, but they always harboured the hope of one day designing and building a home full of light, warmth and space.

"It was a bit of a dream really," says Courtney. "Opportunities to self-build are few and far between, and we didn't want to buy a ready-built home because we were keen to have an input in the design. Eventually we put the bungalow up for sale so we were in a good position to move quickly if we found a plot of land."

Continued overleaf...

"It was a bit of a dream really. Opportunities to self-build are few and far between, and we didn't want to buy a ready-built home because we were keen to have an input in the design"

– Courtney O'Grady



FOR COURTNEY, THE KITCHEN WAS ALWAYS GOING TO BE A HEART OF THE HOME SO THEY MADE SURE IT WAS OPEN AND SPACIOUS, WITH PLENTY OF ROOM FOR FAMILY GET-TOGETHERS. WARM WALL COLOURS PREVENT THE GLOSS WHITE UNITS FROM BEING STARK



They never imagined for one minute that the opportunity would present itself within sight of their beloved hill, when a piece of a nearby estate came up for sale with planning permission for 12 homes. The site, once occupied by a hospital and extensive outbuildings, had been sold off, piecemeal, over many years and this was the last to go.

Although Courtney and John had never built anything before, they knew they had a once-in-a-lifetime opportunity to build a family home, to their own design, without the upheaval of moving out of the area and away from their friends and the local schools. So in an extraordinary move they decided to accept an invitation to work alongside other self-builders so they could buy, as a group, the whole plot.

"We were invited to consider the prospect by a couple who were also keen to self-build and they, in turn, knew of others, so that in the end there were four couples in the group," says Courtney. They collectively bought the plot of land and applied for planning permission to

build just eight houses instead of 12. They would each build a house to their own designs and then sell the remaining four plots to other self-builders.

"We gained the original permission using our own designs for our plots and an architect design for the four plots we planned to sell," says Courtney. "When the plots were sold, the individuals were able to go back and re-design as they wished, pending appropriate permissions from the Council."

Aberdeenshire Council passed the group's collective plans on condition that the build materials – particularly the roofs – would reflect the local style.

Courtney and John were the first to begin their build, hiring a local contractor to oversee the project and employing an architect, locally-based Ian Duncan, to help position all the homes on the site and then design the individual layout of their own house.

"We gave him our wish-list of the essential elements we wanted - light, space and warmth,"

says Courtney. "We also wanted four bedrooms and for the childrens' bedrooms to be large. We have lived in houses in which the bedrooms were really two rooms and a cupboard, so this was really important to us."

The other crucial decision was to ask a local company Scotframe to supply the main structure. They particularly wanted Scotframe's Val-U-Therm® closed panel timber frame building system, with its industry-leading insulation, energy efficiency and airtightness performance properties. They were assured that the level of insulation was so high it would reduce the need for other renewable energy systems.

"One of the planning stipulations was that we couldn't include solar panels in the roof, but with this system we didn't need to worry about extra eco-aspects of the build," says Courtney. "We have a mechanical ventilation and heat recovery system, but that is all, and the temperature remains constant at all times. We also used the Val-U-Therm® system for the roof panels. The strength of the panels means that you do not

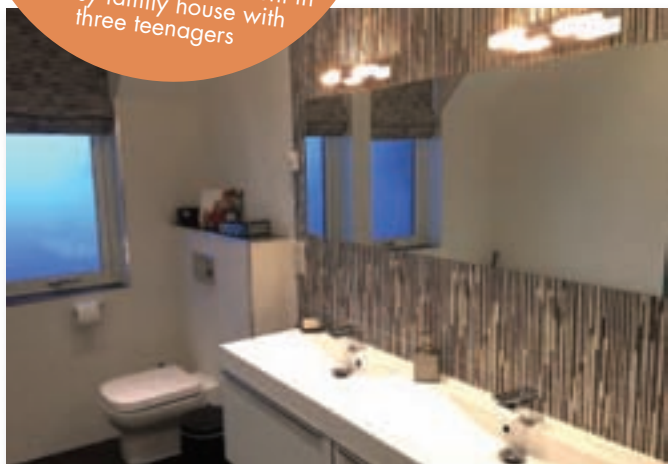
Continued on page 18...

HIGH POINT

Courtney: Moving into the house and realising everything fitted perfectly. We included lots of storage space, including an American-style walk-in pantry in the kitchen where I store food and crockery, so for the first time I am living in a clutter-free home. I think that's quite an achievement in a busy family house with three teenagers

"We gave him our wish-list of the essential elements we wanted - light, space and warmth. We also wanted four bedrooms and for the childrens' bedrooms to be large. We have lived in houses in which the bedrooms were really two rooms and a cupboard"

– Courtney O'Grady



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Contacts/suppliers

Architect: Ian Duncan Architects
www.ianduncanarchitects.co.uk

Main contractor: Neil Murray
Housebuilders
www.neilmurrayhousebuilders.co.uk

Structural engineer: Cameron & Ross
www.cameronross.co.uk

Kitchen supplier: Wren Kitchens
www.wrenkitchens.co.uk

Bathroom fittings: William Wilson of
Northern Heating in Aberdeen
www.williamwilson.co.uk

Staircase: Supplied by Scotframe
www.scotframe.co.uk

Floor and wall tiles: Porcelanosa
in Glasgow
www.porcelanosa.com/gb

Windows: Supplied by Scotframe,
manufactured by John Russell Timber
www.russelltimbertech.co.uk

External render: Neil Murray Housebuilders
www.neilmurrayhousebuilders.co.uk

Landscaping: Hutcheson Landscapes
in Banff

Woodburning fire (kitchen):
Speyside Stoves
www.speysidestoves.co.uk

Gas fire (lounge): Inverurie
Fireplace Centre
www.robertsonfireplaces.co.uk

Lighting – all Elstead feature lights (not
spotlights): Castlegate Lights online
www.castlegatelights.co.uk

LOW POINT

Courtney: Moving in without a phone line and realising we were cut off from the world. I work from home and the children needed internet access. The only way we could get in touch with anyone was to stand outside with a mobile phone. It took three months and dozens of long phone calls to try and get the problem resolved. Eventually a local representative managed to sort it for us, but it was definitely the lowest point of the build.

need roof trusses and therefore your upstairs ceilings can be as high as your roof, so we wake up in the morning beneath a 12-foot high ceiling and somehow there is no heat being lost."

As well as having high-insulation properties, Scotframe's timber comes from renewable sources and this, along with the Val-U-Therm® panels and polyurethane insulation, can be recycled at a later date.

"Our architect had worked with Scotframe before and told us about the factory injected insulated panels," says Courtney. "They do everything that was promised. This is without doubt the warmest house I have ever lived in."

Fortunately there were no issues with the foundations, despite fears that they could

hit granite below ground, and a traditional foundation was laid including a 75mm concrete screed with steel mesh, underfloor heating pipes laid over with Kingspan Kooltherm K3 underfloor insulation, and a 100mm concrete floor slab.

The bulk of the timber frame went up in a week, the Spanish slate roof was constructed and the walls were coated with 19mm thick waterpoofed lime harl render.

The central section of the two and a half storey house has windows from ground to apex and the main living area has glass walls on three sides. All the windows are timber, with powder coated aluminium facing and argon filled glass. Velux windows over the staircase and the high level landing window are fitted

with practical clear and clean coating.

"Everything about the house is geared towards easy, comfortable living," says Courtney. "In fact, if the children have a complaint, it's about how hot their rooms are, which is not bad in an Aberdeenshire winter. We have under-floor heating throughout and we keep the thermostat at just 18 degrees, but the house is as cosy as could be."

The south-east facing kitchen and sun lounge means the sun also shines into the main living area for much of the day – a huge bonus for Texan-born Courtney who was determined that the kitchen should be the heart of the home.

For John, an offshore drilling supervisor, his favourite part of the house is its aspects, overlooking beautiful countryside.

"I spend a lot of my working life looking out over wild and dramatic seascapes, and I love the fact that our home has unparalleled views across the rich and rolling Aberdeenshire countryside," he says.

The build took around eight months, with the combined skills of Scotframe and local builder Neil Murray keeping the pace moving along without any significant hitches.

"We had sold our last house and moved into rented accommodation quite close by, so we could come here every day to see how things were progressing," says Courtney. "It was amazing how quickly the frame went up and everything was made watertight, but that's when everything seems to slow down and the focus is on the interiors. It's the detail which takes

up the time."

Now they are in, and in spite of a major set-back when they found themselves without a phone line for the first three months, the house has lived up to all their expectations.

"One of the best things for me is that the house is so spacious, and has so much storage built into it, that even with three teenagers I can keep it tidy," says Courtney. "And the space is flexible. At the moment the children have loads of space of their own but, as they grow up and leave home, we shall use that space in other ways according to our needs. The house will evolve with our lives which is perfect – I can't see us wanting to move again any time soon..."

"The space is flexible. At the moment the children have loads of space of their own but, as they grow up and leave home, we shall use that space in other ways according to our needs. The house will evolve with our lives which is perfect – I can't see us wanting to move again any time soon..."

– Courtney O'Grady

Project summary

Total build cost: £510,000

Current value: £750,000

Building and concrete works: £35,000

Windows and doors (estimated): £30,000

Heating: £20,000

Roof: £30,000

Guttering: £4,000

Roughcast works: £18,000

Joinery (including kit): £170,000

Plumbing: £20,000

Electrical and lighting: £20,000

External works: £12,000

Flooring: £20,000

Kitchen: £20,000

Utility room units: £2,500

Wall tiling: £10,000

Heat recovery system: £7,000

Fires: £7,500

Bathrooms: £18,000

Driveway: £8,000

Other main contractor fees: £40,000

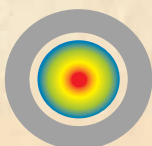
Landscaping: £3,000

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Enq. 111

Innovative Ecodan recognised with national awards



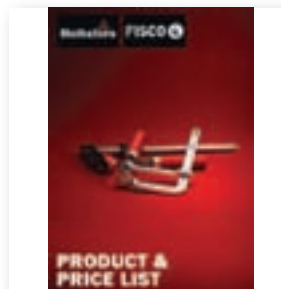
The innovation and pioneering Ecodan range has once again received industry recognition by picking up two awards at the coveted National ACR and Heat Pump Awards in Birmingham. Securing both the Heat Pump Product of the Year, and the Remote Energy Monitoring Award, the latest enhancements to the line-up have been well received by the market and continue to ensure that **Mitsubishi Electric** leads the way in domestic and commercial heat pump technology.

The fifth generation of the Ecodan range is all rated as A++ in the latest regulations covering energy labels – the highest category possible.

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Enq. 112

Hultafors Tools new product catalogue for 2016



Free to professional tradesmen and women around the UK, **Hultafors Tools** new catalogue is packed with details of the world's most innovative hand tools and accessories for working effectively – wherever you are on site. Everything you find in the Hultafors Tools range carries the hallmarks of a company that has over 100 years experience in knowing what it takes to get a job done efficiently, effectively and safely. Hultafors' ingrained quality and innovation is found in every hand tool. Whatever job you've got in hand, these hand tools deliver top-class solutions for making your workday easier. So get to grips with this cutting-edge range of tools – you'll be amazed how good they really are.

Enq. 113



Norcros Adhesives offers system solution

The popularity of wetrooms continues to increase. Nonetheless, problems can be encountered unless a systematic approach is followed. A wetroom is considered to be an installation where the shower base is at the same level as the floor. Good design, water-resistant background materials, high quality tiles, grouts and adhesives, as well as correct installation methods are all important to achieving a safe and long lasting wetroom. Tile adhesive, grout and preparation products manufacturer **Norcros Adhesives** offers a range of solutions which can be used by housebuilders to achieve a successful result. Manufactured from high density polystyrene, Norcros Pro Board comprises a rigid insulation core, coated with a specially formulated reinforced cementitious coating ideal for the application of tiles. Designed to create walk-in shower areas, Norcros showertrays are manufactured from a high density polystyrene core and have a reinforced cement coating that is ideal to receive a tiled finish. Norcros provides a number of options when it comes to tile adhesives suitable for wetrooms, such as Norcros Rapid Porcelain Grey Adhesive and Norcros One Part Flexible Grey. Norcros Stop Mould Flexible Wall Grout is a fine textured smooth finish grouting material for joints up to 5mm wide. To find out more, please visit the company website or contact them directly.

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Enq. 114



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Enq. 115

Wet rooms – the ideal shower solution for multi-generational bathrooms

By James Clark, managing director at On The Level wet rooms



From young children to elderly grandparents, each stage of life brings a new set of demands and the design of our home should satisfy these demands as we age and our mobility levels change. If it does, then it is a truly multi-generational home which is safe and comfortable for every member of the family regardless of age or ability.

In the early 1990s the idea of “lifetime homes” was developed by a group of housing experts. They were concerned that many homes were inaccessible and impractical for a significant section of society, including the elderly and those with disabilities. Many houses have rooms that are inaccessible for particular members of the family but, if you are in the process of building a new home or refurbishing, you can avoid such limitations by including various clever and simple design options that will make living in your home a joy for life. After all, the ideal situation for most of us would be to live happily in our own home into retirement and beyond with as little assistance as possible or, preferably, with none at all. To do this, we need a home that is designed appropriately.

When renovating or building a house, the design of the bathroom is one of the most important rooms to consider from a multi-generational point of view. The bathroom can prove to be inaccessible for some people for many reasons; it could be that climbing in and out of the bath is not possible and poses a danger, or some may not have the strength in their hands to turn a stiff tap or shower control, especially with wet and soapy hands. With a bit of extra thought at the early planning and design stages to make sure that trip hazards are avoided and simple, intuitive controls are installed, you can create a bathroom that will be a relaxing haven for

everyone. Ideally, if you have more than one bathroom, install a bath in at least one of them for babies and small children (and the occasional relaxing soak) and a barrier-free walk-in wet room in the remainder.

There are many reasons to install a wet room – easy level access showering, luxury showering, minimal design – but one exceptionally good reason is the flexibility of design. When you choose to install a wet room you will not have to compromise on size or shape because a wet room can be designed and made to your unique requirements.

Unlike a shower tray which comes in set sizes and shapes, a wet room shower area can be anything you want it to be, starting from around

1 square metre. The shape of the shower area is dictated by the “former”, a specially designed concealed under-floor tray, which can be made to your own unique specifications, including the position of the drain to fit around existing pipes and joists in a refurbishment situation. The “former” dictates the gradient of the floor in the shower area to ensure that the water drains away efficiently and does not form puddles. A good quality former will be made from Birch and it will be delivered ready to lay on any substrate including timber, screed and floating floors. Some manufacturers will give advice over the phone if you have queries regarding planning or installing a wet room, and some have installation videos that give valuable tips.

Continued overleaf...



The shower area, or possibly the entire floor if it is a compact bathroom, needs to be fully tanked, ie. water-proofed. Tanking kits can be purchased from most merchants but, if in any doubt, get professional advice because the tanking needs to be installed correctly. Once the area has been tanked, the gully, former, drain, tiles and drain cover can be installed. Decorative drain covers can be square or linear and you can purchase covers in various finishes with engraved patterns, even bespoke patterns and family crests. Another option is a tile insert for a linear drain which gives the look of a continuous tiled floor. A recent development in wet room design is a practically indiscernible and exceptionally narrow drain "gap" that runs down the length of the wet room area along the wall creating a minimal contemporary style.

Choose the tiles carefully for your wet room. Find a retailer who can tell you which floor tiles are suited to wet rooms, ie. designs with anti-slip properties for extra safety. Alternatively, consider a vinyl wet room floor.

The design of the bathroom is one of the most important rooms to consider from a multi-generational point of view

The shower area may need a simple sheet of glass to hold back splashes; choose either a walk-in or walk through style for easy accessibility. Look for a toughened glass screen, either clear or opaque, with an easy clean coating. Some manufacturers will supply bespoke enclosures so, if you have an awkward space, you can buy a made-to-measure screen.

When planning your wet room, choose a shower with both an overhead and a hand shower option so users have the choice. It is a good idea to have push button shower controls for easy operation and a thermostatic control to prevent scalding; these are easy to use and can have the temperature pre-set on installation. If you want to go a step further, there are remote control devices on the market which allow you to switch the shower on before you get in so that the water is at your desired pre-programmed temperature. Look out for either lever handle, push button or automatic basin mixers to avoid the problems of "turning" taps on and off. "Eco" showers that will save you water and energy – around nine litres per minute as opposed to 18 litres per minute – could be an interesting option especially for the family bathroom.

Once you have a wet room installed it will be enjoyed for years and can be adapted with additions such as grab handles to suit you and your family as life changes.

Enq. 116





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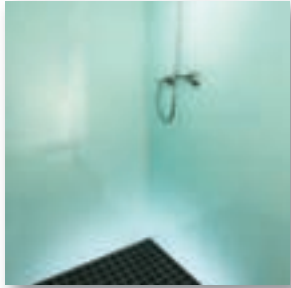
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with blue being the colour that best promotes feelings of relaxation, serenity and calm, it's a no brainer!

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Enq. 118

Latest products available from Screwfix



Tradespeople and serious DIYers can now stock-up on even more of the latest trade essentials and innovations, as multi-channel retailer, Screwfix, has released the latest copy of its much anticipated catalogue. Screwfix has teamed up with leading power tool manufacturer DeWalt to bring to market the 18V XR Brushless Combi Drill at a price of £149.99. The latest drill is compact and powerful with added intelligent XR trigger to provide extra control, and comes complete with two 2.0Ah Li-Ion batteries, carry case and 30 minute charger. Additionally, the tool features an in-built LED light to improve visibility.

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Enq. 119

Snickers' patented on-site knee protection

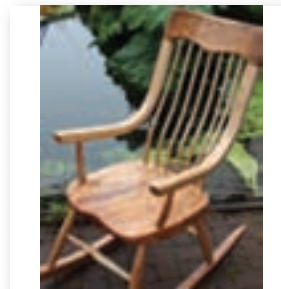


With long term knee injuries all too common among professional tradesmen, Snickers patented knee protection system delivers the ideal solution – to the most stringent EU standards. Leading the way in reliable and certified knee protection for professional tradesmen and women, the new D30 Kneepads deliver the most advanced knee protection available today. With superior cushioning and protection, they're made from D3O® LITE – a high-tech material that's flexible, durable

and cut-resistant that complies with CE standard EN14404. These dynamic kneepads also have an advanced ergonomic injection-moulded design that makes them shape comfortably around your knees.

Enq. 120

A bespoke rocking chair gets the Osmo treatment



The demand for handmade furnishings continues to remain high across the country. Steve Slack, the owner of Wood Charm started woodworking as a hobby but has now honed and fine-tuned his skill to make it his profession. One of his more recent projects was a handcrafted rocking chair and due to the importance of prolonging its fine detail and look, finished the product with Osmo's Wood Protector Oil and Polyx®-Oil Rapid. As well as being suitable for furniture, Polyx®-Oil Rapid is

also suitable for use on all wooden floors and can be used on cork floors and for terracotta and other unglazed tiles. It is also well suited for the treatment of internal joinery.

Enq. 121



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Enq. 126

WarmCore's brochure blends system with sizzle



Synseal has published its most expensively-produced and deluxe sales brochure since the launch of Global conservatory roof – a new WarmCore retail brochure aimed squarely at UK homeowners which is purpose-designed to help convert sales for Synseal's fabricator and installer partners. Entitled *Warm, Secure, Beautiful*, the brochure presents the revolutionary 'warm aluminium' thermal core differentiator which is the key to WarmCore's improved thermal performance, creating a product which is warmer by design to save consumers money. For more information, please visit the company website.

01623 443200 www.synseal.com

Enq. 127

New Synseal installation video online



Synseal has launched a new and informative "Celsius Solid Roof Installation Guide" video on the company's YouTube Channel. The 10-minute video production features two highly experienced specialist roofing engineers – Matt Williams and Gary Woods from the Synseal Technical Services department – working as a team to fit the Celsius Solid Roof above existing PVC-U window frames to mimic a typical UK conservatory retrofit-style installation. The video uses real

time and time lapse footage, supported by graphic details where required, to demonstrate how swiftly and easily the solid roof can be assembled.

01623 443200 www.synseal.com

Enq. 128

Lumi wows the crowds at exhibition



According to Apeer, the recent Selfbuild and Improve Your Home Exhibition in Belfast was the busiest and most exciting to date, attracting over 18,000 visitors to a new venue at the Titanic Exhibition Centre. The consumer facing show was of particular significance to Apeer as it marked the first official launch of the G-15 Award winning Lumi system in Ireland, and as such the company seized the opportunity to unveil the full range of its cutting edge 'frameless' products on

its stand. In the meantime, final preparations are under way for Apeer's next 'show stopping' stand for the FIT Show in April.

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Enq. 129

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Enq. 130



True as Steel - Crittall's new HomelightPlus

With the cold, long, dark nights, we especially start thinking about home comforts, keeping down those energy bills – and security. The 'eyes of the home', windows also play their part in potential energy savings and home security. Stuart Judge, managing director of **Crittall**, the pioneers of steel frame window manufacture for over 160 years says: "Factors like energy savings and security are important considerations when deciding which windows are best for your home. You can significantly save on costly, well designed, stylish steel windows. Look to the newest in window frame development. For example, our new HomelightPlus range of residential windows ticks all the boxes. It's the 21st Century enhanced version of our successful Homelight window first made by our company during the 1920s. It brings new-look styling and window profiling, plus higher energy-savings, performance, and enhanced security." Quality-made, galvanised steel window like this will last 60+ years. They are competitively priced, economical to maintain long-term. While being Polyester powder coated ensures a consistent, even, coating, not requiring redecoration for 25 - 30 years. The window is available through Crittall's network of local Crittall Window Specialists in a choice of styles (including true divided glazing bar options) and in 46 colours, plus a dual colour option. The steel window frames can match – or contrast with - your interior décor.

01376 530 800 www.crittall-windows.co.uk

Enq. 131



Westbury Joinery holds its own in PAS24 test

Westbury Windows & Joinery products recently passed PAS 24 British Standard tests in accordance with Part Q security regulations introduced last year. The tests, which are conducted in a UKAS approved laboratory, involve a mechanical onslaught during which pistons, chains and a sandbag-style wrecking-ball are used to strike, push and pull the product imitating a break-in. Following that, a physical test ensues in which a person, armed with several tools, attempts to force entry, attacking any part or component of the product they choose including frames, locks and glass.

Westbury Director John Mumford explains: "This testing is tough and each product was vulnerable to up to seven hours of testing, but I'm pleased to say that all of our products passed. We spent a lot of time researching before manufacturing our new range and the resulting attention to detail in assembly has played a significant part in enhancing security performance. Using layers of laminated wood for added strength, specially sourced screws and fastenings, a robust multi-point locking systems, and PAS24 approved cylinder locks, we have been able to build a superior product that the PAS24 tests are no match for."

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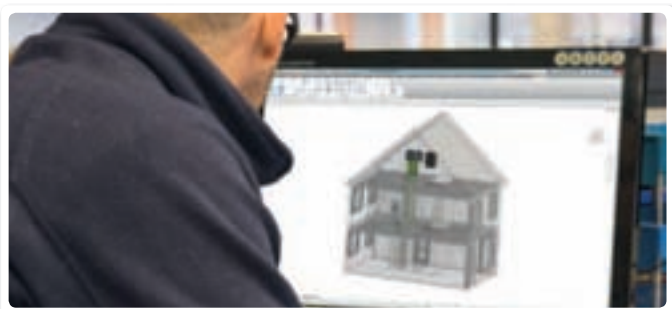
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Contact the company today to see how much you could benefit.

Enq. 301



Unfortunately, ventilation is still a much underestimated element of a self build project. However, in striving to design and develop ever more energy efficient and increasingly air-tight homes, the requirement for sustainable and low-energy ventilation within new build homes is vital. Not only that, in choosing the correct ventilation you will be able to keep your new home healthy and fresh, creating an ideal environment all year round, free from condensation, mould and other indoor air quality problems. **EnviroVent** takes the hassle and complexity out of ventilation system design. The company ensures that the most suitable and effective solution is correctly specified with the extensive range of ventilation products to meet every kind of self-build project. For more information, contact EnviroVent.

Enq. 302



A self-build sustainable house on the outskirts of York has pushed the boundaries of carbon-neutral living with the help of a **Mitsubishi Electric** Ecodan air source heat pump. Ecodan is accredited under the Microgeneration Certification Scheme and is therefore among the many features of this project that qualify for the Government's Renewable Heat Incentive (RHI). Although air source heat pumps remain relatively new, Ecodan has been on the UK market now for over seven years and has already proved itself as an efficient way of heating homes. It can achieve level 4 of the Code for Sustainable Homes, and even higher when used in conjunction with other improvements such as photovoltaics or solar thermal. For more, please visit the company website.

Enq. 303



Imagine living in a home without condensation, draughty trickle-vents or noisy extractor fans. Experience clean fresh air, free from pollen, dust or stale odours in your air-tight house with **Total Home Environment**. With the cocktail of chemicals leaching out of floor boards, cleaning liquids, soft furnishings etc, wouldn't you want to have a whole house air change every two hours AND save 90 per cent of your precious heat to be recycled back into your home?

Reduce heating bills and allergy symptoms with PassivHaus certified heat recovery ventilation units. You breathe 10,000L of air a day and you spend 70 per cent of your time at home... you deserve the best air quality within it.

Enq. 304

The Renewable Solutions Provider
Making a World of Difference



Clearly an efficient way to deliver hot water and heating to self build homes



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Ventilation | Controls

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Mitsubishi Electric
Living Environmental Systems UK

youtube.com/mitsubishielectric2

Our new Ecodan heat pump system combines market leading efficiency in hot water production, with reliable and renewable heating.

This makes it the ideal solution for self build homes where strict building regulations drive down the space heating requirement, making hot water production the dominant load. Ecodan also operates with a market leading low noise output and in-built energy monitoring as standard.

Ecodan. Clearly efficient, clearly renewable.

For further information call **01707 282880**
or visit **ecodanerp.co.uk/developer**



Enq. 303



Garden designer Shadow Hall has used MeadowMat from Harrowden Turf wildflower turf in an amazing transformation. A 3.5 acre unloved garden of weeds, brambles and meadow-type grasses gave little joy or interest to people or wildlife and has now morphed into a beautiful relaxing space. The clients needed space for entertaining and relaxing and desired lots of wildlife interest, a water feature, a place to grow their own fruit - and, most importantly, low maintenance. This gave Shadow the opportunity of placing vistas, views, paths and patios in the best possible places. There are two ponds fringed with MeadowMat wild flower turf, joined by a stream with shorter grass beside the wet allowing birds and amphibians to get to the water.

Enq. 305



The slimline Em-Glaze ridgelight from Whitesales maximises internal daylight and frames the sky above as a feature.

Six standard sizes are available for delivery to sites UK-wide within one to five days. It's even faster to install, arriving prefabricated and supplied with walk-through video installation instructions. There's also an optional Em-Curb upstand for simple, rapid fitting.

You can choose fixed or permanent ventilation, self-cleaning glass and tinted solar control for additional comfort options. Designed for elegance and performance, engineered and tested for superior structural strength. Order today to make the sky your ceiling tomorrow, visit the website for more information.

Enq. 306



For domestic driveways there are options for permeable grass paving using concrete or plastic reinforcement; households can turn driveways into sustainable green vistas to replenish the water table and limit surface drainage into the sewer system.

For heavy regular traffic Grasscrete or Grassblock can be utilised whereas Grassroad plastic paving has become a proven for secondary parking in driveways and grass verges.

Wakefield based Grass Concrete Ltd enjoys the benefit of offering both concrete and plastic varieties of grass permeable paving, and operates a strict fit for purpose policy.

Talk to the experts of 40 years to find out more.

Enq. 307



We Build It Ltd is one of the UK's largest manufacturers of domestic sewage treatment plants, who focus on high quality, affordable products. All of their sewage treatment plants are based on the successful and simple extended aeration method. We Build It can design, manufacture, install and service sewage treatment plants for single houses and small developments. Their products can also be used after an existing septic tank to enable the effluent to be discharged directly to a water causeway, if your existing soak-away has failed. We Build It offer straight forward, easy to follow advice for your sewage treatment needs. All of their sewage treatment plants come with easy to follow installation and service manuals, as well as free telephone assistance by specialist installers.

Enq. 313

Decisions, decisions...

under floor heating, air to water heat pumps, air source heat pumps, heat recovery ventilation, solar panels, central vacuum systems, compact service units

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SPEARHEAD TURF

Range of quality turf
Wildflower turf
Sedum roof/ Ground matting

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Enq. 305



The ideal eco-rooflight for self-build projects

The Em-Dome ECO cuts running costs, increases daylight and enhances quality of life.

The more daylight you let in, the happier and more uplifting the living space. Our ECO range maximises natural light and provides the best thermal and acoustic performance in the UK.

- ✓ More natural light lifts mood, reduces stress and makes people happier and healthier
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- ✓ Free comfort cooling – choose passive ventilation or controllable rotating vents
- ✓ Optional roof access & fire escape – manual or electrically-operated hinged opening
- ✓ Optional Em-Curb ECO upstand speeds up installation to save you money
- ✓ High security & impact resistance protects you and your property

Four glazing levels help you balance budget with long-term benefits: 6-walled 16mm multiwall, 4-walled 10mm multiwall, quad skin and triple skin.

Reader
Enquiry
306

Find out more at www.whitesales.co.uk/em-dome-eco-rooflights
and get free advice: 01483 271371 or sales@whitesales.co.uk



Whitesales
Rooflights & more...



The Icynene Insulation System from **Greentherm** is a series of soft, flexible, vapour open spray foam insulation products. When sprayed in place Icynene expands to completely fill all cavities and avoids creating a sealed building envelope eliminating air leakage. Unlike other foams, Icynene is 100 per cent water blown and therefore contains no harmful blowing agents, volatile organic compounds, HCFCs, HFAs, HFCs or formaldehyde. Icynene has been successfully tested and certified for application directly to the underside of breathable and non-breathable roof membranes and recently received BBA certification for this application. Icynene from Greentherm – The first name in spray foam insulation.

Enq. 309

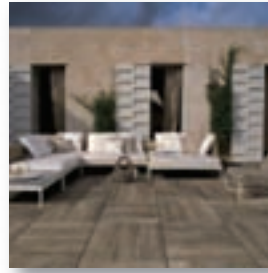


Thermohouse manufacture and install low energy building systems, consisting of Insulated Concrete Formwork (ICF) walls together with a low energy floor and roof system giving you a complete airtight, thermal envelope.

With Thermohouse, you can expect a system certified to build up to 6 storeys, full technical support, excellent thermal performances (to meet passive standard if required), elimination of all cold bridging, more creative innovative design opportunities, superior structural strength and an easy to install lightweight system with a substantially reduced building time.

For further information visit the website or contact us via email.

Enq. 310

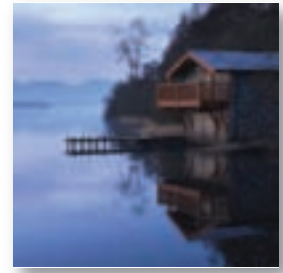


The **Deck Tile Co's** Levato Mono Porcelain paver system is designed for fast, cost effective installation over most surfaces including; single ply membranes, roofing felt and other delicate waterproofing systems.

The 20mm thick porcelain pavers are also available in larger formats, are highly abrasion and stain resistant, fire and frost proof and achieve R11 slip resistance – required for outdoor use.

With all its features, such as height adjustable and slope correcting supports, high load bearing and 45kgs per m², over 40 finishes available (plus co-ordinating internal tiles) Levato Mono is the ideal system for balconies, roof terraces and piazzas – residential and commercial use alike.

Enq. 311



Trying to get mains power to a building can be difficult. In some instances, the location of your dwelling can mean getting a mains supply is just not feasible. This was the case for a customer who built a holiday rental property at Lake Ullswater, Cumbria, UK.

The **Powerguard** PS system installed supplied the property with economical power 24 hours a day; the generator runs for less than 4 hours per day opposed to 24 hours. Adding renewable energy, including a wind turbine or solar panels to the system further reduces the reliance on the generator.

See how a unique energy saving solutions could help you. Visit the company website to find out more

Enq. 312

Making hard landscape soft

Grasscrete, Grassblock or Grassroad, providing **Green** permeable solutions



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www.grasscrete.com



Enq. 307

The new design for M-Tray® from Wallbarn



M-Tray® has been improved. It is ideal as a self-build green roof system for flat roofs, single storey extensions, balconies and terraces. Just place them down and connect the clips to achieve a living roof space. Avoid the mess and potential damage caused by roll-out green roof systems by having all the required elements contained in the specially designed plastic module. Nothing spills out. The sedum has been grown for at least six months so the roof growth is comprehensive, giving better coverage. Key advantages include: deeper cavities for extra root growth; optimum drainage; stronger, healthier plants; made from recycled materials; stronger trays, easier to carry modules; accessible to hard to reach roof spaces; easier clip system with more seamless connection; faster installation. M-Tray® is pre-grown and everything is correctly measured. It truly is an instant green roof. M-Tray® is available with a mixture of sedum species and also with native wildflower planting, designed to attract butterflies and bees. Wallbarn's new M-Tray® is designed and manufactured in Britain! Contact Wallbarn Ltd for more information

0208 916 2222 www.wallbarn.com

Enq. 308

ICYNENE

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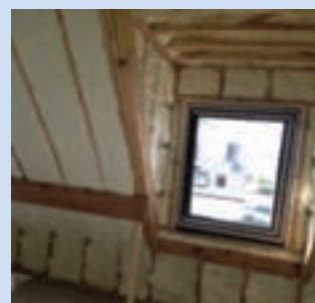
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The Icynene Insulation System is a series of soft, flexible spray foam insulation products that delivers up to 50% greater energy savings when compared to other insulation products. Icynene is perfect for loft insulation, cavity wall insulation, drylining insulation, sound insulation and more.

Icynene has been successfully tested and certified for applications directly to the underside of breathable and non breathable roof membranes and felts and recently received BBA certification for this application. Icynene absorbs the lowest amount of moisture and has the highest level of vapour resistivity of any soft foam on the market.



Enq. 309



At **Thermohouse**, we manufacture and install a low energy building system consisting of Insulated Concrete Formwork (ICF) walls together with a low energy floor and roof system composed of Expanded Polystyrene (EPS) giving you a complete airtight, thermal envelope.

With Thermohouse, you can expect a healthier indoor environment, a reduction on energy costs, excellent thermal performances (to meet passive standard if required), elimination of all cold bridging, more creative innovative design opportunities, superior structural strength and an easy to install lightweight system with a substantially reduced building time.



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Thermoroof

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- ✓ No roof trusses, therefore full attic space available
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- ✓ Fast, versatile and easy to install
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Thermofloor

- ✓ Increased speed of construction
- ✓ Can be cut on site to meet individual lengths
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- ✓ Improved control of the thermal insulation and air tightness between floors
- ✓ Light & easy to handle

Thermowall

- ✓ Allows accurate and rapid construction
- ✓ Efficient sound insulation that improves internal living environment
- ✓ Superior insulation significantly reduces energy bills
- ✓ Meets and exceeds new building regulations
- ✓ Lifetime guarantee, no rust, no rot, no condensation, no mould, no draughts, no leaks

Traditional Style Thermoroof



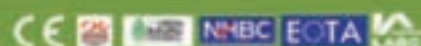
Thermofloor



Curved Thermowall Construction



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Enq. 310

LEVATO MONO

porcelain paver system



The Levato Mono porcelain paver system is the pinnacle of external raised flooring technology; enabling the specification of lightweight, slip resistant and attractive raised flooring solutions, combining incredible technical properties with uncompromising aesthetics; making them the ideal choice for commercial and domestic use alike.

- 20mm porcelain pavers 40x80 45x90 60x60 75x75 30x120 40x120 60x120
- 'Floating floor' – installation over single ply membranes
- Eternal product - zero maintenance required – offering massive over-life savings
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- Ideal for balconies, roof terraces and piazzas, for both commercial & residential use
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- Fire & frost proof
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311



Introducing the new Infinity 600BF



Charlton and Jenrick are pleased to announce the launch of the Infinity 600BF to expand the adaptable range of rear vented balanced flue gas fires it now offers. The 600BF achieves an extremely impressive net efficiency of 90 per cent from an economically modest 2.6kW input. The fire offers a great flame picture and exceptional warmth in the room. The fire can be fitted into the wall and trimmed with the same choices available with the conventional flue version. The 600BF also has an optional frame available which allows for the fire to be fitted into the wall 'frameless' or into a fireplace as part of a suite. The fire comes with a choice of three firebox liners; Beige Ribbed, Rustic Brick or Black Ribbed.

Enq. 135

New from Westfire – the Uniq 37



When you want all the benefits of a wood burning stove but a contemporary style to suit modern interiors, the Uniq 37 from Westfire is the perfect fit. Exclusive to Eurostove in the UK, this new Anthracite curved design features large glass and side panels for a 180° fire view. Ideal for open-plan spaces as well as cosy living areas, it has a flat back, which prevents the stove from protruding into the room. Options include a floorstanding model with handy store cupboard or a pedestal

version to raise the flame height. Forever future-thinking, Westfire harness heat with a natural process using thermal energy and well managed wood.

01934 750500 www.eurostove.co.uk

Enq. 136

Bespoke fireplaces for the home



Designer fireplaces that can be crafted to suit any space are becoming the ideal accessory for the modern home. SmartFire, one of the UK's sole distributors of EcoSmart Fire, provides elegant fires that are fuelled entirely by bio-ethanol, which means they need no chimney, flue or extraction system. These fires provide an energy efficient and cost effective answer to indoor heating that provides warmth, ambience and a stunning focal point. The EcoSmart Bio-Ethanol Fire Box has become a popular choice with architects and selfbuilders looking for versatility whilst designing their own fireplace. The fires have been designed to suit a wide range of building materials meaning they can compliment both a traditional or modern look. The fuel is stored in the device's internal reservoir meaning that there are no pipes or cables required during the installation process. All the workings of the fire are managed from inside the box so they can simply be installed into a standard frame or inside an existing fireplace. For an alternative to the Fire Box, the EcoSmart Bio Ethanol Burners are the obvious choice for creating a design statement.

020 7384 1677 www.smartfireuk.com

Enq. 137

STRUCTURAL WARRANTY SITE INSURANCE SITE SURVEYS

Self-Build Zone provides Site Insurance and liability cover for anyone starting new building works, as well as covering any existing structures on site.

Our Approved Inspectors can facilitate all survey services you may need during the build or for the warranty provision. On completion, Build-Zone can provide you with a 10 Year Structural Warranty.



For more information or to obtain a quotation go online at WWW.SELFBUILDZONE.COM or Call the Self-Build Zone Team on 0345 230 9874

Enq. 138

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Naturally better

Made from volcanic pumice
A natural insulator
Lightweight
Easy to install



Isokern is made from natural pumice sourced from the Hekla Volcano in Iceland. Lightweight, simple to install and highly resistant to temperature change, Isokern reduces the possibility of cracking and structural damage due to expansion and contraction. What's more, as a natural insulator pumice is highly effective at keeping flue gases warm while not transmitting heat to the outside. Small wonder it's been the natural choice for new chimney systems and refurbishments for over 25 years. Why not see what it could do for your next project? To find out more about Isokern visit us at www.schiedel.co.uk

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Enq. 139

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ENERGIS RANGE

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Enq. 140

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Enq. 141

Fireplaces: the hearth of the home

Tracey Falshaw, marketing manager for luxury gas fire specialist Faber, explains why a gas fire focal point in the home is becoming ever more popular and the benefits they can bring to any self-build project



From living rooms and bedrooms to dining areas and even outdoor space, more and more self-builders are looking to gas fires for that perfect combination of aesthetic appeal, comforting atmosphere and striking flames. But there is more to a gas fire than just great design – here are four great reasons to consider gas.

Standout credentials

The immediate warmth and integrity of a real flame, not to mention no mess and no need to store fuel, is what sets gas fires apart from other fuel types for most homeowners. The real flame effect coupled with a variety of designs allows homeowners to makeover a whole room or house with just one investment – putting gas fires at the ‘heart’ of the British home.

Although solid fuel stoves have proved

In the face of rising heat bills, homeowners and housebuilders understandably need to consider cost-effective solutions

popular in recent years, for new builds and renovations a gas stove may be a more viable long-term option. Unlike solid fuel options, gas fires allow homeowners to control the heat, turn it off in an instant and remove the inconvenience of needing to buy and store fuel, or clean the stove. All of this, of course, without losing any of the visual appeal, stylish finish or flame picture.

Money saving benefits

In the face of rising heat bills, homeowners and housebuilders understandably need to consider cost-effective solutions. Natural gas is still the lowest cost fuel supplied for the same kW usage and is kinder to the environment with life cycle CO₂ emissions nearly half that of mains electricity – helping to create a home fit for the 21st century.

Continued overleaf...



Bespoke gas fire installations using balanced flue models give self-builders the opportunity to integrate a fire into the design of the room from the very start of the project



Flexible installation

With the help of today's advanced installations and flexible flue systems, there is a wider array of placement options available than ever before.

Bespoke gas fire installations using balanced flue models give self-builders the opportunity to integrate a fire into the design of the room from the very start of the project. Moving on from the traditional design and siting of inset and wall mounted fires, we have seen the rise of centrepiece gas systems, which combine effective heating with great design, situated anywhere in the room. From room dividers or plinths to striking yet functional pieces of furniture in their own right, the possibilities are almost endless. It's no surprise they are proving popular in high specification builds.

Of course, none of this would be possible if

the flexibility of placement was not backed up by similar flexibility of the flue systems. Combining horizontal and vertical flue pipes to suit different applications enables designers to use virtually any internal or external wall, especially in the new-build sector where there are no limitations within an existing building.

A key advantage of latest breed of gas fires is that a balanced flue system can be custom-designed to each individual house type, allowing for greater flexibility in the placement of the fire – while still meeting the stringent building and safety regulations required of new build properties.

Leading flue systems can run up to 30 metres vertically and up to 12 metres horizontally, with the option of multiple bends. This allows for flexibility, enabling fumes to exit the building safely, either through an external wall or vertically using a roof terminal.

Design factor

Another key feature for self-builders is that not all fires require a hearth - freeing up the possibilities for unique, bespoke designs that lessen the constraints on required floorspace.

This has opened up an array of design innovations such as frameless models, which enable self-builders to create a real 'wow factor' in the home, while it is becoming more and more common for bespoke fireplace enclosures to incorporate a plinth, form a table or simply to create a divider within/between rooms with functionality and visual appeal.

The choice of finish also provides added opportunity for individuality, with the possibility of using materials such as natural stone, polished granite or heatproof tiles to suit the specification required. The possibilities really are endless.

Enq. 142



SOVEREIGN STONE

Capital Fireplaces is one of the UK's leading suppliers of contemporary and traditional fireplaces, fires and stoves. To request a brochure or to find your nearest retailer visit: www.capitalfireplaces.co.uk

Enq. 143



Need help with your wooden floor?

For new installations or renovations – speak to your local Bona Certified Contractor!

At Bona we are passionate about wood floors. Our range of oils and lacquers have been used worldwide for nearly a century to protect and finish beautiful wood surfaces.

To help you prolong the life of your floor, we've trained a network of wood floor specialists in the use of our dust-free sanding system and high performance coatings.

Call us on 01908 525 150 or use the 'Find your contractor' tool on our website at bona.com to find your local wood floor specialist.

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Bona
Passion for wood floors



Enq. 144

Wood flooring – what you need to consider

Tom Barnes of Vastern Timber offers an overview of options and considerations for people thinking of installing a wooden floor



A wood floor is special. In recent years the popularity of uncarpeted wood floors has grown steadily as people rediscover the beauty and feel of wood underfoot. A major driver in the steady growth of wooden floors has been the improved quality and range of options available. But what are the options and what do you need to know when considering a wood floor?

When deciding on a wood floor you have a choice between solid wood flooring or engineered wood flooring.

Solid wood is, as the name suggests, flooring made from a solid piece of hardwood, typically oak, but also elm, ash, sweet chestnut, sycamore and wild cherry that has been dried and machined to give it a tongue and groove profile to allow it to be fitted. This is the most traditional option and oak remains the most popular wood species for solid flooring. It is beautiful and at the same time tough, making it ideal for almost all flooring areas. In many people's opinion English oak is the most attractive grown anywhere in the world. When choosing solid

flooring it is always worth choosing British grown woods that are from sustainably managed woodlands and forests.

Engineered flooring features a thick veneer of wood – 4mm to 6mm – which has been glued to a substrate. The quality of the substrate dictates the overall quality, and the price, of the product. The highest quality substrate is birch ply, while at the cheaper end the substrate might consist of bits of softwood glued together. Europe produces higher-end engineered flooring, while Asia dominates the market for cheaper products. Much of the low-end engineering flooring from Asia uses a mixture of poplar and cheap tropical wood for the substrate. As with solid flooring, oak is the most popular species for engineered flooring, but other species such as walnut are also available.

Whether you choose solid or engineered flooring will be dictated by a number of considerations. It is not a case of one being better than the other, rather it is a case of choosing the most suitable option for your project and your own personal preferences. The price differential

When choosing solid flooring it is always worth choosing British grown woods that are from sustainably managed woodlands and forests

between solid and engineered flooring depends on the quality of the engineered board and the board widths. However for good quality birch ply-backed engineered the prices are often comparable with solid flooring, and in some cases more expensive, but when considering

unfinished solid flooring you will need to factor in the cost of sanding and sealing, which can be up to £25 per square metre.

Engineered flooring is far more stable than solid flooring because of the way it is manufactured with the layers of substrate running perpendicular to each other. This means it will not expand or contract. At 4mm to 6mm the piece of wood that forms the face is thin enough that the substrate ensures it 'behaves' and keeps it from shrinking or expanding. This results in a near perfect finish. Engineered flooring is quicker and easier to fit, and is delivered already prepared. Engineered flooring offers a wide choice of contemporary or traditional finishes, and manufacturers can tumble, brush and smoke the boards, and apply oils or tints to achieve particular looks.

Crucially, engineered flooring is the best choice for use over under-floor heating, although boards with lower quality substrates may not perform so well. Using solid hardwood flooring over under-floor heating is not advisable because solid wood flooring is hygroscopic, meaning it will absorb or give out moisture depending on the environment, resulting in dimensional movement. Even after laying it is likely there will be some shrinkage which causes gaps between boards, but for many people this is part of the attraction of solid flooring and for some the perfect finish of engineered flooring is not as desirable. Many people want the unevenness and timeless warm traditional feeling of walking on a solid wood floor.

It takes far more time, skill and effort to fit and finish a solid wood floor than it does an engineered floor

It takes far more time, skill and effort to fit and finish a solid wood floor than it does an engineered floor, which can often be completed in the same day the boards are delivered. However, the extra effort required to fit a solid floor is usually reflected and rewarded in the finished floor.

Assuming a flat and well-sealed concrete screed, an engineered floor can be simply bonded (glued) down using a suitable flooring grade adhesive. It can be floated (not bonded), but this is not recommended as it can feel loose under foot. It is also not recommended to glue solid flooring, though some people do, however, provided you keep the board width to 150mm or less, it should be fine.

Most solid flooring needs to be secretly nailed through the tongue and into joists or batons. However, wide 'barn' grade oak and elm floor boards are normally nailed through the

face with old fashioned cut nails, or screwed and plugged into joists or deep batons. Laying boards onto joists or batons gives the floor a natural spring which you don't get when boards are glued down, resulting in a more comfortable surface to walk on. So even if you are choosing an engineered floor it is worth secret nailing it to joists or batons if you can for a better experience. Of course, this has implications for the height of the floor.

Floor height is perhaps the key consideration. So for many projects, especially renovations, the choice of solid or engineered floor will be dictated by whether the room features joists or batons, or whether it can tolerate 50mm of joists or batons added. It is not desirable to 'step up' into a room, so it is worth considering this as your starting point when making your choice.

A wood floor can look stunning and add value to your home. But there are many factors to consider before making a decision on solid or engineered flooring, including the look and feel you are after (tight and clean or traditional or rustic), whether your sub-floor is suitable for a solid floor or not, and the work and effort required for each.



Looking for a whitewashed floor?

Bona White is a new wood floor primer designed to produce an on-trend bleached look when used in conjunction with a Bona polyurethane lacquer. The intensity of 'whiteness' is dependent on how many coats are applied. This client wanted a whitewashed look to their original Victorian floor boards to tie in with the soft greys of the kitchen. This was achieved by the application of two coats of Bona White under two coats of Bona Traffic HD lacquer.

The works were part of a complete renovation of a Victorian town house in Bath and were carried out by Bona Certified Contractor, TWF Bath Ltd, who specialise in the restoration and fitting of traditional wood floors. Before treatment, the TWF team filled large gaps using reclaimed pine wedges and then sanded the floor to 100 grit abrasives. Smaller gaps were filled using Bona Mix & Fill, which is mixed with sanding dust from the floor to ensure the filled areas blend in with the rest of the surface. The floor was then sanded using 120 grit abrasives before the application of the first coat of Bona White. The floor was then abraded using a Bona Scrad Pad to remove



any grain raising from the surface before the application of the second coat.

To produce a highly durable, easy to maintain finish, two coats of Bona Traffic HD lacquer were applied. Traffic HD is Bona's toughest lacquer. The very low VOC content and low odour mean there is no need for homeowners to vacate their property while the works are being carried out and there is no lingering smell.

Its fast cure time means the floor can be in full use just 12 hours after treatment – making it an ideal choice for commercial floors too where

there is little available downtime for renovation. TWF's clients chose the Matt version of Traffic HD for their kitchen floor. Silkmat and Extramat sheens are also available.

As a Bona Certified Contractor, TWF Bath is part of Bona's network of highly trained wood floor specialists – independent wood floor companies who have received extra in-depth training in the use of Bona's wood floor finishing products.

Enq. 146

01908 525150
www.bona.com

Mapei launches new Adesilex P9 Express



Mapei UK has launched its new adhesive - Adesilex P9 Express to its existing Adesilex product range. Adesilex P9 Express is a cement based, rapid-setting adhesive, ideal for the internal and external installation of porcelain, ceramic and non-moisture sensitive natural stone materials to floors. Whereas Mapei's existing Adesilex P9 adhesive is best suited for the bonding of interior and exterior ceramic tiles and mosaics on walls. The new adhesive can fix tiles to suitably prepared timber substrates such as 15mm overlaid plywood floors. Floors containing wet or electrical under-floor heating systems are also suitable substrates for the bonding of tiles using Adesilex P9 Express. Adesilex P9 Express has a high performance 'Fast Track' formulation so the setting time is 4 hours which is ideal for areas subject to high foot-traffic. Each product is supplied in 20kg bags and is available in white and grey colours. Alongside new Adesilex P9 Express, Mapei's Adesilex family now consists of Adesilex P9, Adesilex P10 for mosaic fixing and Adesilex P4 for large format tiling on floors. For more information, please visit the company website.

0121 508 6970 www.mapei.co.uk

Enq. 147

All round knee protection from Redbacks



Redbacks Cushioning Limited, the manufacturer of the world's only patented, 'leaf-spring', non-foam or gel kneepads, has introduced a new strapped version as an addition to its original, big-selling product for pocketed work trousers. The new product retains the company's award winning cushioning technology which incorporates a flexible TPE (Thermo Plastic Elastomer) leaf-spring set within a unique honeycomb matrix. Durable and hardwearing, Redbacks strapped

kneepads give the user unrivalled, all-day comfort and protection. For more information, visit the Redbacks website.

01327 702 104 www.redbackscushioning.com

Enq. 148

SBH team get muddy for charity



On 9 April 2016, the Selfbuilder & Homemaker team will be taking part in the Royal British Legion Major Series, a demanding 5K course full of military obstacles and thick mud! All while raising money for the Kids Cancer Charity (www.kidscancercharity.org). We have set a target of £1,500 to raise, so please give generously to this great cause by visiting www.justgiving.com/netmag-medialtd or you can text a donation by texting NETM99 followed by the

amount you'd like to donate (e.g. NETM99 £3) to 70070. Please note that it will say your donation has gone to Christian Lewis Trust – this is the original name of the Kids Cancer Charity.



Grand Designs Live returns for 2016 at London ExCel

Grand Designs Live London, sponsored by Anglian Home Improvement returns to London for 2016, from 30 April – 8 May

Grand Designs Live, based on the hugely popular Channel 4 TV series *Grand Designs*, offers visitors a chance to view the latest trends and unseen products in self-build, from kitchens to gardens and everything in-between.

Visitors to the show can see over 500 exhibitors across six different sectors including: Grand Build, Grand Kitchens, Grand Bathrooms, Grand Technology, Grand Gardens and Grand Interiors. With each section boasting a specialised feature, this year's Grand Designs Live is set to be better than ever.

Kevin McCloud, design guru and presenter of the Channel 4 TV series, will be hosting the nine-day run of the design exhibition, while architect and TV personality, Charlie Luxton will also be making an appearance. Throughout the show, visitors can see interactive sessions from TV personalities live on stage, cookery demonstrations from Michelin-starred chefs, and gain invaluable home renovation and build advice from industry experts.

Lee Newton, CEO of organisers Media 10, said: "Our grand show always delivers the most up-to-date trends in home design, with hundreds of exhibitors there's a range of inspiration for our visitors to take in and implement in their own home designs. We are excited to be back at the Excel for the 2016 show."

Alongside these amazing features, the show offers an array of other great attractions, including:

- **Kevin's Green Heroes**

A collection of eco-friendly products curated by Kevin McCloud and showcased in the Grand Theatre, sponsored by Airflow.

- **River Cottage Canteen**

River Cottage returns to host the show restaurant with a seasonable and sustainable menu.

- **Grand Village**

The Grand Village is the main highlight of the show and reflects the ethos of Grand Designs; unique architecture, innovation and environmental awareness.

- **Ask an Expert**

Visitors are invited to book free 30 minute appointments with architects, surveyors, planners, garden designers, funding advisors and more, to get their project underway

- **Live Kitchen Experience**

Watch top chefs and restaurateurs at work, plus discover the latest Miele appliances with daily demonstrations.

- **Grand Interiors Theatre**

The perfect place to learn tips and tricks from industry experts. The attraction offers everything from choosing colour-schemes right down to plastering techniques.

- **Grand Build Theatre**

New for 2016, visitors will be able to visit a dedicated theatre on self-build and home renovation.

Tickets on the day cost £17 (weekday) or £20 (weekend). There are also VIP tickets available for £39. Children under 15 are free. However, buying tickets in advance is the cheapest way to visit Grand Designs Live – weekday tickets are £12 and weekend £15. There is also a two-day ticket option available

Enq. 149

Grand Designs Live takes place from 30 April – 8 May 2016 at London ExCel. Save £5 when you book in advance. Order your tickets online: www.granddesignslive.com or call the booking hotline on 0844 854 1348

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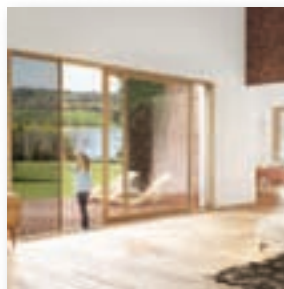
Showrooms at: Sevenoaks Dorking Beaconsfield Loughton



*An "A" rated product or certain "U" value is subject to DGU performance and type of specialist sealant or glass and gas used.

Enq. 150

Integrated Sliding Doors now available



Centor is launching the much-anticipated Integrated Sliding Door to provide the very best in inside-outside living. With a narrow sliding panel aligning with a frameless fixed panel, Integrated Sliding Doors feature the same built-in screens and shades as the award-winning Folding Doors for control of sunlight, insects and privacy. Performing well in testing, the double-glazed option achieves a U-value of $U_w=1.5W/(m^2K)$ that can be reduced further with the use of the blackout shade. Experience Centor Integrated Sliding Doors at homeshows and showrooms throughout the UK in 2016.

0121 701 2500 **www.centor.com**

grand designs stand no D145

Enq. 151

Bathroom screens designed by SWA members



Exploiting the strength and slim proportions only steel can offer, bespoke internal glazed partitions, screens and shower enclosures, designed and manufactured by **Steel Window Association** members, are growing in popularity. Without being overpowering, steel creates a look no other material can replicate. Screens can include windows or doors up to a height of 2.4m with fixed glazing above where extra height is required. Most screens are single-glazed but, when needed

for acoustic reasons, double glazing with acoustic glass may be employed. When used in wet rooms and as shower screens, weather seals can be employed to ensure a fully waterproof enclosure.

Enq. 152



The next generation of switchable LCD glass



Patented* ESG controller
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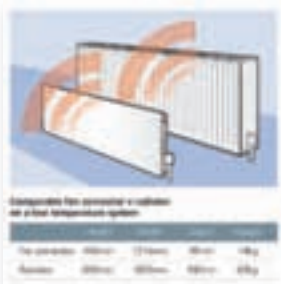
www.esg.glass

01376 520061



Enq. 153

Smith's EcoPowerad® solves challenge



Miller Installations, Norfolk, has found the perfect heat emitter for solid wall homes using air source heat pumps: the EcoPowerad® fan convector from Smith's. Miller Installations recommended an air source heat pump paired with Smith's EcoPowerads in all Mr & Mrs Norfolk's downstairs rooms and traditional radiators upstairs in the bedrooms. Mrs Norfolk liked the look of the Smith's EcoPowerads® and the couple were keen to choose a renewable energy source. Once it was installed, it

was able to operate at the lower water temperatures required to achieve its optimum efficiency because it was paired with the Smith's fan convectors.

01245 324900 www.smiths-env.com

Enq. 154

Eco-friendly companies collaborate



A couple from Peebles, Scotland, have had their dream of an eco-friendly bungalow with access for a wheel chair user turned into a reality. Colin Cumberland, Managing Director of Eskgrove Homes, was happy to accommodate the Lamb's and worked closely with Ecoliving Limited to make their new bungalow as eco-friendly as possible. An Ecodan Air Source Heat Pump from Mitsubishi Electric was installed to deliver underfloor heating to the house, as well as all the hot water

the couple need. The Ecodan takes heat from the outside air and upgrades it to deliver effective, low carbon heating and hot water in the home.

01707 282880 www.mitsubishielectric.co.uk

Enq. 155

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Enq. 156



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Enq. 157



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grand designs stand no D109

Enq. 158



Homebuilding & Renovating Show

Sponsored by

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National Homebuilding & Renovating Show returns

The National Homebuilding & Renovating Show is gearing up its forthcoming event with over 450 exhibitors, 16 free seminars and over 50 masterclasses. The show, taking place at the NEC, Birmingham, from 14-17 April 2016, and sponsored for the first time by Velux, will also be launching a mobile app and guided trails, enabling visitors to maximise their visit.

The government's recent commitment to double the number of UK custom and self-build homes, driven by the Right to Build and the new Housing and Planning Bill, is set to bolster the self-build market and the country's housing supply in 2016.

Over 15 resident property specialists and TV personalities will be on hand to discuss all building and renovating queries, and leading companies will be presenting their latest ranges of services and products from a variety of industries including architecture; design; financial topics; kitchens; bathrooms; doors and windows; lighting; heating; ventilation; planning permission and much more. The show will be packed with advice and guidance and case studies will be present to talk about their experiences with consumers who are facing similar challenges throughout all stages of their projects.

In addition to free one-on-one advice, seminars and masterclasses, for the first time, the event will introduce a series of workshops which will offer up to 50 people the opportunity to attend immersive one-hour sessions on essential eco topics, featuring information on the recommended use of oak frames, underfloor heating, insulation, heat pumps and more. This new show feature will allow the audience to interact with the experts, as visitors will be required to send the panellists questions to ensure that people can access key information required to reach important decisions regarding their projects.

Also debuting at the Midland event will be the free National Homebuilding & Renovating

Show mobile app which will personalise visitors' experience, helping them to plan and guide their day through exclusive content. With multiple features throughout the exhibition, it will ensure that consumers make the most of their visit and won't miss out on key aspects. The app will also notify users of exclusive offers during the exhibition and provide them with an interactive timetable for the relevant seminar and masterclass sessions.

Two of the UK's most popular celebrity property experts, Charlie Luxton, sustainable architectural designer and presenter of More 4's new *Building the Dream* series, and Julia Kendall, interior design expert and co-presenter of ITV's *Rebuild Our Home*, will make their anticipated comeback at the NEC event and will be available for 15-minute individual consultations. Their topics will cover ecological living, advising people how to reduce their carbon footprint and save money in the long-term, and design ideas, explaining to visitors how they can improve their homes with clever enhancements.

Velux, a leading manufacturer and supplier of roof windows and main sponsor of this year's event, will advise visitors on the most efficient options for adding light and space into their home. The company's representatives will showcase and explain the brand's eco-friendly features, which will contribute to a well insulated, enjoyable environment.

The show's resident DIY Doctor, Mike Edwards, will be hosting live demonstrations to inspire visitors to take matters into their own hands and take care of some of the key aspects

of their projects without the help of a contractor. Tutorials on topics ranging from coating walls to installing insulation will help transform a home into a better place for living and encourage both men and women to roll up their sleeves, saving time and money.

The Advice Centre, a hub for one-on-one impartial guidance, is where self-builders can run their ideas past property specialists with years of practice in this field. Within this zone, visitors can head to the Ask the Architects area where they will receive first-hand knowledge and experience from reputable members from the Royal Institute of British Architects (RIBA). They will be able to advise on how to tackle building challenges and take plans from start to finish.

For those interested in 15-minute consultations via interactive sessions with some of the UK's pro-eminent property specialists, the Advice Centre also features the Ask the Experts zone is a mandatory stop. Attendees will be able to discuss their plans with: Michael Holmes (editor-in-chief of *Homebuilding & Renovating* magazine); Jason Orme (editor of *Homebuilding & Renovating* magazine); David Snell (*Homebuilding & Renovating* magazine's self-build and plot finding expert); Douglas Kent (an expert in the care and repair of period properties); Bob Branscome (a chartered surveyor and builder); Chris Reeves (*Homebuilding & Renovating* magazine's Legal Expert and a chartered builder and lawyer); Mark Brinkley (author of the *Housebuilder's Bible*) and Andy Perkins (a renewable and sustainable heating expert).

Enq. 159

Standard tickets are £12 in advance or £18 on the door (children under 16 go free). For further information visit the website www.homebuildingshow.co.uk/national or call the ticket hotline on 0844 854 0503 (calls cost 7p per minute plus network extras)



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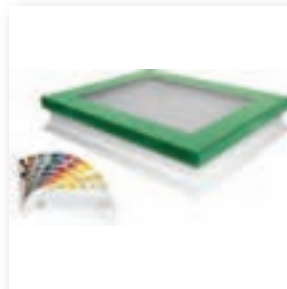
BLANCO's induction hobs make cooking a breeze



BLANCO's stunning new induction hobs have been developed to offer a clever, quick, cost-effective and energy-saving way of cooking. Built to the same high standards as BLANCO's sinks, hoods and taps, the induction hobs let you cook super efficiently – and safely. Another clever plus point is the innovative automatic pan recognition feature which ensures that the only part of the hob which heats up is the part with the pot on top. The heating zone automatically heats up as soon as it senses a pan with a smooth, flat base, and "recognisable" diameter and metal content. This stylish hob incorporates automatic bridge functions, a grill, a "pause and recall" facility, simple slider controls and a child lock.

Enq. 161

FAKRO launches flat roof window in any RAL colour



'ColourLine', an option with FAKRO DEF flat roof windows, enables outer cladding to be specified in any RAL colour from the Classic Palette. Whether to blend with a green roof, terrace landscaping or tiles on pitches up to 15°, thermally efficient glazing units provide an installed U-value as low as 0.76 W/m² – ideal for Passivhaus construction. White PVC interiors are ideal for bathrooms and wetrooms, while windows from 60 x 60 to 120 x 220 cm have a glazing area up to 16 per cent greater than competitors' windows of comparable size. All can be installed with an XRD upstand to add 15cm height.

01283 554755 www.fakro.co.uk

Enq. 162

Shaws of Darwen Shaker sink



This heavyweight British made Shaker 800, from Shaws of Darwen, is a deep single bowl sink with traditional style square sides, perfect for new build or refurbishment projects. The sink comes complete with a round overflow, a 3 1/2" waste outlet and is manufactured with a durable glaze designed for years of usage.

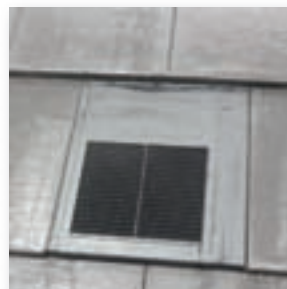
Due to the weight of the sink, it's recommend that it is installed professionally with bespoke cabinetry. To see

the full range of sinks, taps and accessories available, please visit the company website, or contact the company directly.

01254 775111 www.shawsofdarwen.com

Enq. 163

Klober introduces eighth Profile-Line® Tile Vent



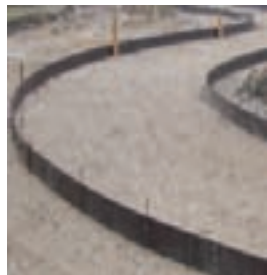
With growing demand for universal, low profile tile vents, roofing ventilation and accessory specialist Klober has introduced the Profile-Line® Thin-Line Tile Vent. Designed for use with Marley Edgemere, Russell Galloway, Lagan Elite, Quinn Lakeland Slates and Redland's Slate 10 range (Richmond 10, Landmark Slate 10 and Saxon 10) it is available in five standard colours. The vent can be used at high or low level to provide an effective ventilation area of 7,850 mm² and for soil

ventilation or mechanical extraction. It comes with a 10-year guarantee against manufacturing defect.

01332 813 050 www.klober.co.uk

Enq. 164

Brilliant edging products for every project



EverEdge Classic	EverEdge ProEdge	EverEdge Titan	EverEdge Garden Rings	EverEdge Planters
The permanent way to maintain neat edges for lawns, paths, flower and vegetable beds - Flexible 1 metre lengths - Maintenance-free - Will not rust - Just mow over for perfect edges	The efficient option in flexible steel edging for larger projects 2.5 metre length for quicker installation - Fewer joints for unobtrusive, cleaner edges - Deeper, wider spikes for extra stability - Heavy duty 2.5 mm thick galvanised mild steel will not rust	When a deeper and more robust edge is required we recommend the Titan system 2.5 metre lengths 2.5 mm to 6.0 mm thicknesses - Made to order in various depths	The rings are assembled by securing two simple coach bolts at each overlap to achieve a neat and clean circle to go around trees and shrubs Supplied: 600 mm 2 piece, 900 mm 3 piece, 75 mm & 125 mm depths - Bespoke rings can be supplied upon request	These rugged planters can be made to order - Cor-Ten (as shown above) - Weathered Steel - Hot Dip Galvanised - Powder Coated



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Enq. 165



Glazed roofing – let the light shine in

Installing a glazed roof on a section of your new-build is easier than you might think with improvements to glazing technology and building techniques. Not only will it add intrinsic value to the property, but it will allow natural light to flood in creating a bright living space, as Steve Bromberg of Express Bi-folding Doors explains

The options

Roof Lanterns: Designed to completely transform a flat roof, roof lanterns are a great option to not only fill a room otherwise lacking in natural light, but also to increase its apparent size with its raised ceiling height. Options include pyramids, polygons, domes, gable/hip ended, among others.

Flat roof skylights: Architecturally-led flat roof skylights are perfect for existing flat roofs where natural light might be lacking. The modern aesthetic ensures a minimalistic finish with elegant lines for a timeless look, with flush designs becoming popular.

Lean-to roofing: Glazing options aren't just limited to flat roofs. If you're wanting to incorporate glazing into a pitched roof, then lean-to roofing could be the best option. Combined with bi-folding or sliding doors or brick wall returns to match the rest of the property, a lean-to roof becomes more of a glass extension and is increasingly popular among new-builds.

Blue, bronze, green and neutral tinted options are available to help reduce solar glare, especially on south-facing homes

Glazing considerations

Blue, bronze, green and neutral tinted options are available to help reduce solar glare, especially on south-facing homes, but this will limit the amount of light entering the property.

Argon-filled cavities between the panels of glass ensure the skylights are thermally efficient,

reducing heat wastage as well as being good for soundproofing.

Low E (emissivity) coating on the inner glass pane reflects heat back into the room so the glass helps to keep the room cool in summer and warm in winter.

Solar glass has a coating developed especially to manage solar radiation, letting light in but greatly reducing the amount of heat coming through.

Customisation

Aluminium options are available in a choice of RAL colours should you wish to customise the design of your roof glazing to coincide with a wider décor scheme. Glass can be customised with bronze, blue green and neutral tints.

The benefits

Apart from the obvious added value, there are multiple benefits to adding a glazed roof to your new-build.

Continued overleaf...

The exterior perspective is completely transformed, giving the property an architectural, designer feel. Glazed roofs can often be completely bespoke to your design requirements, and there are many options available for you to achieve your desired look whether you're building a modern masterpiece or opting to recreate a traditional, period property.

Advances in glazing technology mean that nowadays, skylights and roof lanterns need not pose a thermal concern

In the last few years, homeowners have been knocking down interior walls to create open living-dining rooms, perfect for families. Glazing above this space adds wow factor and creates the illusion of even more space. This will make your house more valuable to potential future owners.

Roof lanterns and skylights are also notoriously simpler to install than a fully glazed structure or extension, providing a more cost effi-

cient and time-saving option to brighten a room.

Advances in glazing technology mean that nowadays, skylights and roof lanterns need not pose a thermal concern – solar control glass ensures a room will remain thermally efficient in both summer and winter.

Often these roofing options pose fewer planning issues than standalone glass structures or extensions as they usually don't overlook neighbours.

Things to consider

As well as offering a whole host of benefits, as with any self-build there are of course things to consider when choosing a glazed roof option.

If you're looking to keep the build minimalist and elegant, you'll want to ensure you opt for a roof option that fits. Chunky aluminium profiles can dominate glazing, so opt for sleeker options with thinner profiles and reduced sightlines of rafters and feature ridges.

If the room is south-facing, remember that during peak summer months the roof can get pretty hot with continuous sunshine, so consider budgeting blinds into your costs to counteract this. Solar glass will help control any thermal issues by directing sunlight away from the roof, but blinds will provide a welcome shade during intense light periods. Blinds also provide that bit of extra privacy from neighbouring properties that may overlook your plot.

Check with your supplier what options there are for reinforced or toughened glass, as installing a flat roof skylight could potentially be a cause for security concern. It is also important

to consider which companies provide roof glazing that is better suited to withstand severe weather conditions such as strong winds and heavy snow fall.

Maintenance

How will you clean the roof lantern or skylight? Is it easily accessible for a professional cleaner? If this might deem itself a little tricky, consider installing self-cleaning glass. This is becoming increasingly popular among new-builds and can save you time and money. The properties of the glass work with UV light and rainfall to break down dirt and residue that has built up on the glass, keeping it cleaner for longer.

Enq. 166



The roofers best kept secret



The roofers best kept secret is finally out. Aquaseal Liquid Roof from **Everbuild** – a Sika company – is a new, 1-component, easy to use, all weather roofing system, ideal for waterproofing flat and pitched roofs. Creating a solid waterproof membrane which covers the entire area without any seams, Liquid Roof is applied in two coats straight from the tin and has a moisture triggered curing system to allow fast curing. Liquid Roof is completely rain resistant after just 10 minutes and will even cure if a pool of water forms on top of it, perfect for the unpredictable British weather. Suitable for use on a variety of substrates including concrete, mortar, brick and stone, Liquid Roof can be used on new roofs as well as refurbishing old. Available in slate grey colour in 7kg and 21kg tins, Liquid Roof will leave you with a professional looking, fully waterproof roof in just five easy steps. For further information on Aquaseal Liquid Roof or any other products from the Everbuild or Sika ranges, please contact your local representative, call the sales office or visit the company website.

0113 240 242 www.everbuild.co.uk

Enq. 167

Best non-toxic waterproof membrane



When fitting a green roof, homebuilders are well advised to choose the best membrane to waterproof the environmentally friendly roof. **Dryseal** is a lightweight, durable and non-toxic waterproofing system, comprising pre-formed GRP membrane and trims which are mechanically fixed and sealed on site by one of our fully trained contractors. Green roofs are ideal for cooling and insulating a building, reducing water run-off, saving on running costs and offering sound insulation. A sedum layer is naturally fire resistant, so alongside the wider benefits for the environment, it is an exceptional option for homeowners. Being made from GRP (Glass Reinforced Polyester), Dryseal is an inert material that is safe with 'grey' water harvesting systems and potable water. In service, it does not release any pollutants or chemicals, so is ideal for green roofs. Dryseal's durability and unrivalled waterproofing offer homebuilders first class performance and peace of mind at a surprisingly reasonable price. BBA certified Dryseal is the ideal choice of waterproofing system for green roof projects and comes with a fully insured 20 year guarantee.

01327 701 900 www.Dryseal.org

Enq. 168

Substance to thermal performance



The energy efficiency of a building means how much fuel is required to power its heating and water systems and how well the building manages to retain the heat that is generated.

Scotframe Timber Engineering Ltd manufacture an innovative and unique injected PU closed panel timber frame system called Val-U-Therm® which directly addresses these issues.

Val-U-Therm® panels are factory injected with a high performance PU material, which fills every void, making it exceptionally thermally efficient, achieves extremely low U values and is virtually airtight.

Enq. 169

Door Collection 2016

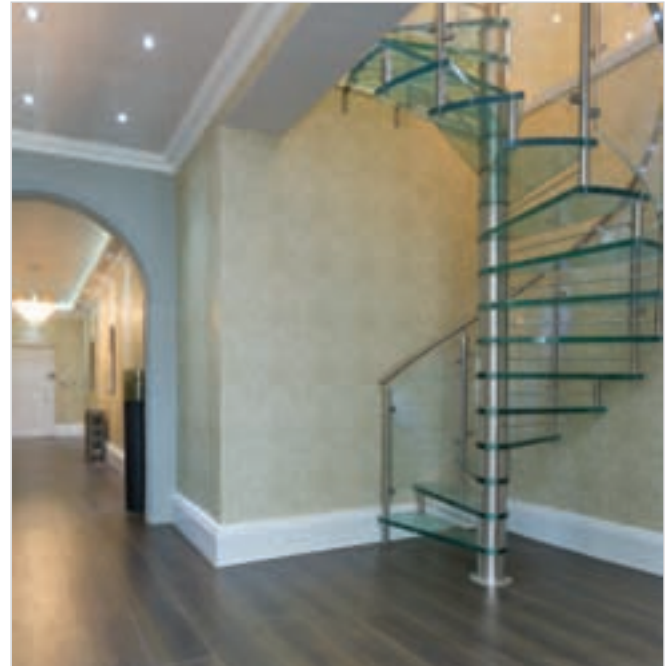


JB Kind's 2016 Door Collection is an excellent combination of new doors, firm favourites and their trademark expert advice. The brochure offers more than 200 traditional, contemporary and innovative door designs, as well as the exciting new textured Ripple door design (pictured) that is seriously affordable and at the forefront of interior design. JB Kind's easy to install, pre-assembled pocket door systems now offer all the accessories needed to fit this stylish space saving

sensation. You will be sure to find the right doors to suit your project and budget. Request or download a copy of their brochure from the website.

01283 554197 www.jbkind.com

Enq. 170



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Enq. 172



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www.vastern.co.uk

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2 LOG CABIN UK

Log Cabin UK specialises in the design and construction of contemporary styled log buildings.

Many people regard real wood as the best building material in the world.

While ensuring its clients are satisfied by the aesthetics of their log cabin, its underlying ethos is one of quality and sustainability.

www.logcabinuk.com

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3 HOPPINGS

Q-Shades timbers by Hoppings Q-Deck are pre-stained with translucent grey, brown or black colour-wash prior to tannalith preservative treatment. The result is stylish shades that allow the beauty of the wood grain to show through with an assured long term preservative protection built-in – the products come with a 15 year performance warranty. To find out more, please visit the company website.

www.qualitydecking.co.uk

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In this issue of Selfbuilder & Homemaker we look at recent trends in timber & joinery



4 FLIGHT DESIGN
Flight Design specialise in the design and installation of architectural features such as staircases, balustrade, mezzanine floors and furniture. It works for both residential and commercial projects, working with architects and interior designers, as well as private clients. The company can work with a wide range of materials, and look to stretch the boundaries of both materials and design, to produce fascinating structures.

www.flightdesign.co.uk

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5 GRIPSURE

GripsureHome is a non slip, low maintenance timber deck board that creates an outdoor living space that will look great in any garden. The decking boards feature two anti-slip inserts for an excellent slip resistant finish, and grooves to aid with drainage – resulting in a fabulous but safe deck, for use all year round. Gripsure's boards are machined from slow grown Scandinavian redwood timber, making them excellent quality.

www.gripsure.co.uk

Enq. 178



6 KINGSLAND TIMBER DESIGN

Kingsland Timber Design, established in 1988 offers the perfect timber frame solution for the Selfbuilder; it Designs, it Manufactures, and it Builds. The company can complete your new home to the level of finish you require, allowing you to undertake as much or as little of the build as you wish. It can fit an airtightness membrane and insulation to provide a cosy home requiring minimum heating. Free advice and no hard sell!

www.kingsland.uk.com

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TIMBER SYSTEMS DIVISION

Enq. 182

Putting the climate firmly under the spotlight

For people overseeing the new build and refurbishment of their homes, the weather is likely to have had a major impact out on site. However, planning and implementing strategies to cope with such conditions should not just feature at the construction phase according to national trade body The Property Care Association (PCA)

Protecting against water and damp can extend to a number of areas, including flooding, condensation and even underground structural waterproofing.

And introducing management strategies within these areas at the earliest stage of a development could ultimately save money and inconvenience in the longer term.

Planning in flood factors

One of the most common associations people make with excess water in properties is flooding and its damage.

Many homes across the UK are at risk from flood water and it's a problem that we are seeing take an increasing hold across the UK to devastating effect.

However, there are factors which can be considered to better protect homes against water damage in the future – and a good time to build these elements in is at the construction stage, whether it be to a new build or refurbished property.

Keeping water out as far as possible by introducing flood resistance features, or reducing the impact of future floods through flood resilience measures can all be considered.

Measures to improve flood resistance include:

- Fitting a flood protection guard to doors or replacing doors completely with a flood resistant alternative. Garage door protection is also available.
- Replacing standard airbricks with 'self-closing' alternatives.
- Fitting a 'non return valve' to prevent sewage going back into the building.
- Checking brickwork is in good condition and paint with a breathable water-resistant solution.
- Giving consideration to the fitting of a pump to evacuate water coming from beneath the building.

Measures to improve flood resilience include:

- Replacing standard gypsum plaster with one of the alternative types that do not absorb water (such as a cement render).
- Using ceramic or stone tiles with waterproof adhesive and grout.
- Moving all services (boiler etc) high up on the wall.
- Putting electric sockets higher up the wall (with the cabling coming down from the ceiling, rather than the standard lay-out from below).
- Replacing kitchens with one that can be cleaned, dried and reused, such as one made of marine ply or steel.
- Fitting a membrane to walls and floors, so any water can run behind it to be collected in a sump/pump unit, rather than entering the property.



Ventilation matters

The impact of wet, damp weather on properties does not just extend to flooding.

In the UK, our climate means that homes can be subject to condensation, and the trend towards modern, airtight homes can exacerbate this problem.

Steve Hodgson, chief executive of the PCA, says that high performance extractors systems and mechanical ventilation can be critical tools in managing this problem.

He said: "The most common form of unwanted dampness in buildings is water from the air that forms as condensation. It's chiefly a

winter problem as the external air temperature is low and external walls and windows are cold.

"It forms when the air in buildings has a high level of relative humidity, caused by activities such as cooking, bathing or showering and drying clothes.

"When this water-laden air comes into contact with cold surfaces such as windows and cold walls it can condense, causing water to be deposited.

"With ever increasing pressures upon homeowners to conserve fuel, insulate and draught proof their homes, the frequency and severity of mould growth and condensation-related damp is increasing.

"Often a lack of air exchange and ventilation is a contributory factor to a damp problem and it is imperative that the correct solutions are specified.

"Therefore we'd urge people undertaking property development to give this area considerable thought, as it can mean the difference between a warm, comfortable building or a completely unappealing environment."

What Lies Beneath

A basement – either created as part of a new build project or refurbishment – can create much-needed space for homeowners looking to create additional opportunities and flexibility to get the most from their building.

However, the construction of such spaces has not been without issues within the UK house-building sector.

Research conducted by the NHBC found that tanking defects have been the most common cause of basement claims since 2006

Research conducted by the NHBC found that tanking defects have been the most common cause of basement claims since 2006 and that all the claims were due to water ingress, as opposed to structural defects.

In response to this, the NHBC formed a cross-industry committee, which included the PCA, with a focus on the key issues affecting basements in the UK and a remit to help shape a new set of standards.

As a result, new guidance - entitled Chapter 5.4 – which came into force this year to reduce waterproofing failures.

Mr Hodgson said: "In our experience the main causes of failed waterproofing are simple. Often systems are poorly designed and/or poorly executed.

"At the heart of both these issues is a basic lack of appreciation that even the smallest defect

can lead to problems that are both difficult to trace and expensive to repair.

It has long been our view that the waterproofing system should be selected and designed to reduce risk and minimise the chances of failure. This ethos is now supported by this Chapter, which looks to ensure that any waterproofing project includes input from a waterproofing design specialist.

"In addition the recommendation within the standard that primary waterproofing should be combined with a second layer of protection is one that delivers robust and reliable, waterproof buildings.

"It is critical therefore that underground waterproofing is tackled by designers that understand ground conditions, the challenges of the site and the complexity of the build, as well as considering the final performance requirements of the underground space.

"Furthermore the teams applying, installing and building the underground space must be fully aware of the critical nature of what they are doing, the importance of accuracy and the implications of any defects and errors.

"As a result it is critical that those undertaking any new build project involving underground waterproofing seek specialist advice. These same skills can also apply to the refurbishment of existing basement spaces.

"Ultimately this will ensure their project has a successful outcome - and the necessary protection to ensure a trouble-free future for many, many years to come."

Enq. 183

Seaside special



For many years **Delta Membrane Systems** has been highlighting the suitability of its basement damp-proofing systems for use in flood renovation of damaged properties, or for use in new-build properties at risk – and this is the case for a house in Burnham Overy Staithe in Norfolk. The area is at risk from flooding, and regularly floods during spring tides and winter storms. The new structure features thick reinforced concrete external walls that are designed to stand up to the worst

of the weather, with a number of Delta products ready to offer a second line of defence. Products used include Delta MS500 and Delta PT.

01992 523523 www.deltamembranes.com

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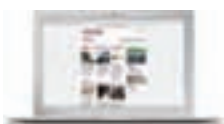
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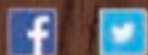
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