

selfbuilder & homemaker

May/June 2016

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FEATURES IN THIS ISSUE:

Ground Reinforcement
Heating & Renewable Energy
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contents



features

19

A HOUSE LESS ORDINARY

Tanya and John Hawkins' architect-designed house in Yorkshire ticks the boxes as a striking family home which responds cleverly to its site

44

WHY INSTALLING A SEPTIC TANK COULD LAND YOU IN HOT WATER

Self-builders need to be aware of some key issues around septic tanks when dealing with the drainage of wastewater. Dave Vincent, operations director at Kingspan Klargester, explains further

47

HYBRID HEATING COMBINES SUSTAINABILITY AND SAVINGS

Richard Paine, who is product manager for Domestic Heating and Renewables at Daikin UK, explains why more and more self-builders are embracing hybrid heat pumps for the combination of key benefits they offer

51

TOPPING OFF KITCHEN DESIGN, IN STYLE

Worktops play a crucial role in kitchen design and as such need to look good as well as be practical. David Beckett, sales director at Caesarstone, explores the current trends

58

NO ROOM FOR COMPROMISE

The latest standards on smoke and carbon monoxide alarms in homes can appear complicated and contradictory. Rex Taylor, technical support manager at Kidde Safety provides some clarity for self-builders

61

LIVING WALLS FOR HEALTHY HOMES

Paul Garlick of Mobilane explains the aesthetic, wellbeing and environmental benefits living systems can bring to your home

product round up

Air Conditioning & Ventilation.....	14
Appointments & News.....	14 - 15
Bathrooms & Wetrooms.....	18
Building Products & Services	42
Doors & Windows.....	26 - 41
Finance & Insurance	42
Fires & Fireplaces.....	43
Floors & Floor Coverings.....	15 - 18
Ground Reinforcement	43
Groundworks, & Sewage Treatment	43 - 46
Heating & Renewable Energy	46 - 50
Insulation	50
Kitchens & Appliances.....	50 - 54
Landscaping & External Finishes.....	54
Rainwater & Greywater	55 - 57
Roofing	60
Smoke & Fire Protection	58 - 59
Stairs, Balustrades & Balconies	57
Sustainable Homes & Materials	60 - 62
Timber & Joinery.....	60 - 64
Water & Damp Proofing.....	64

also in this issue

4

INDUSTRY NEWS

16

FLOORS & FLOOR COVERINGS INTERIOR SHOWCASE

25

DOORS, WINDOWS & CONSERVATORIES SUPPLEMENT

55

RAINWATER & GREYWATER SHOWCASE

65

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Cover image of Mobilane LivePicture system © Mobilane. See pages 61 - 62 for more.



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editor's letter



As we went to print, new measures to help people buy their own home and get homes built faster became law, as the Housing and Planning Act received Royal Assent. Among many other objectives, the Act will support the Government's goal of doubling the annual number of custom-built and self-built homes to 20,000 by 2020.

Key to this will be the successful implementation of local government Custom & Self Build Demand Registers, which from 1 April were required in England by law under the Self Build & Custom Homebuilding Act.

Speaking at the National Custom and Self Build Association (NaCSBA) 2016 Right to Build Summit, Lewis stated that more than 10,000 people build their own home each year. He hailed the new registers as another step in the Government's push for a substantial increase in the number of people building their own home each year. However, it is also interesting to note that in order to encourage the adoption and use of registers the NaCSBA has felt it necessary to announce its intention to form a Task Force to work with local authorities to implement the Right to Build.

I would certainly be interested to hear readers' experience of local authority Custom & Self Build Demand Registers.

SBH team raises just under £2,000 for charity in mud run



On 9 April, a large team from the people behind Selfbuilder & Homemaker took part in the Royal British Legion Major Series, a demanding 5K course full of military obstacles and thick mud, to raise money for the Kids Cancer Charity.

Wading through muddy streams,

'stench trenches', crawling under barbed wire, aquaplaning down a 50ft water slide and negotiating a number of other obstacles, the team completed the course with only minor scrapes and bruises.

To view more pictures of the team or to sponsor us, visit www.sbhonline.co.uk and enter the reference number 22446.

Build It Live!

11 - 12 June, Oxfordshire
builditlive.co.uk

The National Selfbuild & Renovation Show

17 - 19 June, Swindon
nsbr.co.uk

Surrey Homebuilding & Renovating Show

25 - 26 June, Esher
surrey.homebuildingshow.co.uk

North East Home Expo

15 - 16 July, Middlesbrough
northeasthomeexpo.co.uk

Selfbuild & Design Show

10 - 11 September, Exeter
selfbuildanddesignshow.com

London Homebuilding & Renovation Show

23 - 25 September, London
homebuildingshow.co.uk

charity

diary

Government pledges commitment to helping people build their own home

It was announced at the National Custom and Self Build Association (NaCSBA) 2016 Right to Build Summit that 12,500 custom and self build homes were completed in 2015 – a year on year growth of six per cent. This has demonstrated a reversal of the post credit crunch decline and will help support the government's target of creating 20,000 custom and self-build homes by 2020.

Housing Minister Brandon Lewis explained: "We are committed to helping people build their own home and have ensured councils now have to keep a register of aspiring self and custom house builders when planning for future housing and land use.

"More than 10,000 people build their own home each year – and the new registers are another step in helping to double the number of custom and self build homes each year.

"We are determined 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."

Richard Bacon MP also discussed the launch of Custom & Self Build Demand

Registers, which from the 1 April were required in England by law under the Self Build & Custom Homebuilding Act.

Talking at the event, NaCSBA Chairman Michael Holmes launched the findings of the association's latest survey into custom and self-building conducted in conjunction with the Ipswich Building Society. The survey revealed that 9.7 million people want to see a larger proportion of new homes being built via custom or self-build routes, which would in turn increase public support for building more new homes. However, in terms of knowledge the survey revealed that only 1 in 10 are aware of the introduction of Right to Build Registers in England.

Michael Holmes said: "The success of the Right to Build Policy initiative and the delivery of land to meet the huge pent up demand depends on the registers. That is why NaCSBA is today launching a new website RightToBuildPortal.org, which promotes compliant NaCSBA-approved demand registers. Currently only 35 per cent of local authorities have adopted a register and we will be working hard to get this to 100 per cent, in addition ensuring Wales, Scotland and Northern Ireland adopt the right too."

To encourage the adoption of registers the



NaCSBA announced its intention to form a Task Force to work with local authorities to implement the Right to Build. However, in the initial consultation stages while funding is secured, the Task Force will be instrumental in the success of boosting the custom build sector in the UK.

The work of the new Task Force will be to build on the work of the Custom & Self Build Toolkit, which was funded by The Nationwide Foundation. The comprehensive online toolkit provides detailed technical advice on how local authorities can better support communities that want to build their own homes. The toolkit now includes a live discussion forum for local authority practitioners and community groups that are engaged in planning for custom and self build housing to share experience and information.

s106 planning obligations

High Court decision reversal keeps exemption from s106 planning obligation payments for small sites

A recent Court of Appeal Civil Division hearing has reversed last year's High Court decision to remove the exemption from s106 planning obligation payments for small sites.

The exemption was originally introduced by Minister for Housing and Planning, Brandon Lewis MP, by Ministerial Statement in 2014. It freed self-builders from the s106 planning obligation payments which obliged them to divert considerable funds from their build budgets into contributions for affordable housing and other local authority infrastructure projects.

The National Custom and Self Build Association (NaCSBA) has campaigned for the exemption on the grounds that the payments, which were designed to mitigate the impact of major development on local infrastructure, were disproportionate to the impact of small developments and in particular single custom or self-build homes.

Talking about the Court of Appeal decision

NaCSBA chairman Michael Holmes said: "NaCSBA welcomes the Court of Appeal ruling. This exemption, together with the existing exemption from the Community Infrastructure Levy (CIL), brings us one step closer to NaCSBA's stated aim to make a high quality, sustainable, affordable individual home an option for the many and not just the few."

The original exemption, applied to sites in England of 10 new homes or less, but some local authorities disagreed with the exemption. In July 2015 the judge in a High Court case brought by two neighbouring authorities, Reading and West Berkshire, found the exemption unlawful.

The High Court Judge's ruling went against the intentions of the Government to accelerate national development numbers, support smaller homebuilders and the custom/self-build sector. In support of the growing numbers of potential custom and self-builders the NaCSBA launched a campaign for the reintroduction of the exemption and in August



2015, DCLG was granted leave to appeal. The High Court's decision to quash the exemption has been reversed with immediate effect and the Government is expected to update its guidance accordingly.

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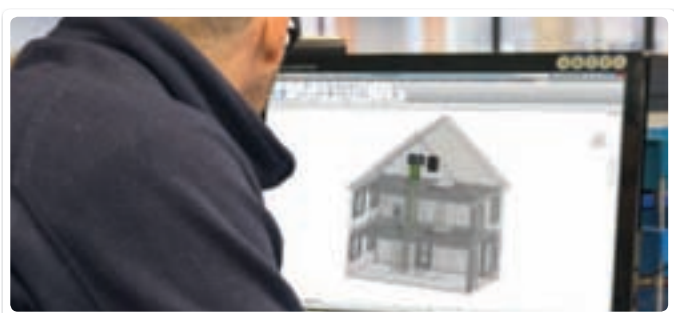
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NaCSBA to launch Code of Practice to inform self-builders

The National Custom and Self Build Association (NaCSBA) has announced its intention to launch a Code of Practice to help consumers choose the best suppliers for building their new home. As the self-build industry grows, it is feared that there will be an influx of companies that do not understand the market and are ill-prepared to service the sector. The new Code will help to signpost consumers towards reputable firms.

The Government is also keen to see a low-cost dispute resolution system established and the Code allows for processes to be established to achieve this.

The proposed core principles of the Code state that the public should experience:

- Truthful adverts
- Clear, helpful and adequate pre-contractual information
- Clear, fair contracts
- Staff who can meet the terms of the Code and understand their

legal responsibilities

- An effective complaints handling system run by the business
- An effective and low cost redress mechanism
- Publicity about the Code from business and sponsors.

The consultation has been issued to NaCSBA members and will be voted on at its AGM in June. If the Code is voted in the next stage of the process will be to nominate a supervisory body to administer the Code and agree a simple complaints procedure. This will then allow the NaCSBA to appoint a low-cost Alternative Dispute Resolution Provider.

Members will have to confirm they will abide to the principles by 15 September and have the processes in place to meet the Code by mid-January 2017. Following this, members will be required to confirm in writing that they are complying with the Code on an annual basis.

self-build report

Self-build market growth curtailed by land and finance

Recent developments in the UK self-build housing market reflect the wider problems of the housebuilding sector. Demand remains strong and output could be higher without the constraints of land and financial support.

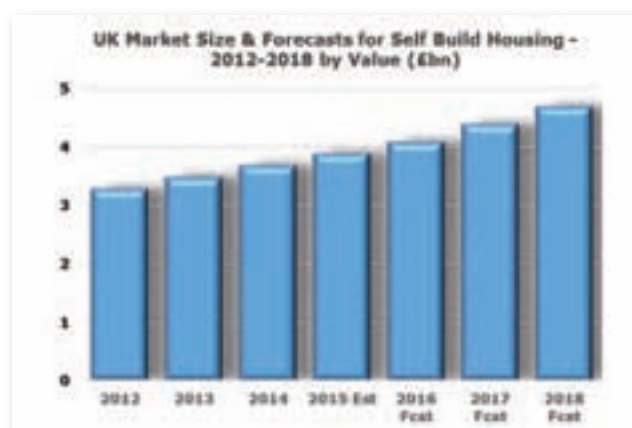
The UK continues to have one of the lowest rates of self-building – around 10 per cent of new private sector housebuilding, compared to countries such as Austria, Belgium, Italy and Sweden where self-build rates are above 65 per cent. However, the last couple of years have seen a great deal of activity in the self-build sector through Government incentives and greater media exposure, and an improvement in the general economy has also helped the market increase in value, by an estimated 5 per cent in 2015. Estimates of volumes vary according to different definitions, but leading research firm AMA estimates current self-build completions at around 12,000 dwellings.

Councils are now actively trying to enable more self and custom-build development, and local community groups are progressing with neighbourhood plans and Community Right to Build projects, while the Government has also established its Right to Build scheme and taken steps to raise the profile of self-build through a series of measures. These include easing constraints in planning, cutting taxes for self-

build developments, providing a number of funds to assist individuals and communities to self-build, and releasing public land for self-build projects. There is also increasing activity from developers to enable multi-unit self/custom-build projects and a growing number of new entrants into the 'custom-build developer' market.

Despite these positive influences, self-build completions are still below Government targets and a number of challenges still constrain growth in the sector. The main challenges to undertaking self-build projects continue to be access to land and finance with additional challenges in the planning process and associated regulations. In the current financial climate, self-builders attempting to obtain a mortgage still face a more restricted choice of lenders in the market willing to lend money on a property which has not yet been built.

Future growth in the self-build market is likely to be underpinned in part by Government aims to drive forward change in the self-build sector, which is now receiving more attention in the form of grant funding, tax reductions and an easing of land and planning constraints. The Government's Self-build and Custom Housebuilding Act 2015 will now require local planning authorities to establish local registers of custom-builders who



wish to acquire suitable land to build their own home. It also requires local authorities to give consideration to the demand on their local register when exercising planning functions.

The Government's Housing and Planning Bill also includes several measures to facilitate self and custom-build, including placing a duty on councils to allocate land. AMA's value estimates suggest steady forecasts, with self-build values rising by around 5 per cent in 2016, reflecting an expectation of a modest rise in self-build volumes and material and labour costs. Thereafter, the self-build market is expected to grow steadily by around 7-10 per cent per annum to 2020.

"Government plans announced in 2011 to double the output of self-build housing to provide an additional 100,000 self-build

units by 2021 are likely to be tempered by a number of factors, including the uncertain economy and wider housing market, a reluctance of lenders to make mortgage funding widely available, constraints in the planning system and ongoing difficulties surrounding the availability of land for self-build projects – all longstanding but generally unresolved issues to date," said Andrew Hartley, Director of AMA Research. "Saying this, new measures are being introduced to alleviate some of these issues and our forecasts for the self-build sector are positive in the medium term."

The *Self Build Housing Market Report – UK 2016-2020 Analysis* report is published by AMA Research and can be ordered online at: www.amaresearch.co.uk

Could Zero Carbon Homes be back on the agenda for good?



Following the to-ing and fro-ing in Parliament around the Housing and Planning Bill, could Zero Carbon Homes be back on the agenda for self-builders? Graham Suttill, Sustainable Building Assessor from Darren Evans Assessments writes.

During the Lords Report Stage of the Housing and Planning Bill, the House of Lords defeated the Government on the Zero Carbon Homes amendment. The defeat by 48 votes showed the Lords' desire to reinstate Zero Carbon Homes, the on-site carbon compliance standard, which the Government rather surprisingly scrapped last July.

So is this good news? Well yes and no. While it is a clear sign that there is still strong belief in the Zero Carbon Homes standard, the Bill had to go back to the Commons and could enter months of prolonged to-ing and fro-ing where both Houses of Parliament seek to pass their respective versions of the Bill. But the outcome could see Government ensure all new homes in England built from 1 April 2018 achieve the standard.

It is fair to say, the scrapping of the policy



was met with very little, if any, support. In the eyes of many it was culled post-election so that housebuilders had one less hurdle to jump through and in doing so would help to kick-start housebuilding. However this is a very naive and short-term view. Killing Zero Carbon Homes simply reinforced the view that the Government has very little understanding of green policies and scant ideas in terms of a long-term strategy

to create more sustainable housing.

On the back of support to the COP21 Paris, which saw over 170 countries sign the agreement, the support for Zero Carbon Homes is understandable. But if Zero Carbon Homes is going to rise phoenix-like from the ashes, the question is, is it back for good or just back on the agenda?

The hope is that it is back for good. The industry has not lost faith in it and there is still momentum and desire for zero carbon homes. For example, there is still innovation in products and technology that are striving to make zero carbon more easily achievable, regardless of whether it is mandatory or not.

It is welcome news but this is a long way to go. However it does demonstrate there is still Parliamentary support for zero carbon – and its reinstatement would be met with open arms across the industry.



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Competition to build starter homes on a shoestring



The National Custom and Self Build Association (NaCSBA), in collaboration with Grand Designs Live, has launched a design challenge to create a low-cost Starter Home. The competition, which is run annually, was launched during National Custom & Self Build Week and selected entries will be displayed at Grand Designs Live with winners sharing a £5,000 prize fund.

The NaCSBA challenge supports the Government's announcement that it wants 200,000 'Starter Homes' built by 2020. The Government defines a starter home as having a maximum discounted sales price of £250k outside London (£450k in London), to ensure that Starter Homes are within the financial reach of the young firsttime buyer.

However, the NaCSBA believes it is possible to build and sell a Starter Home for much less than this guide price through the use of low-cost 'modular' solutions, or by offering a home that can be completed by the homeowners themselves.

The challenge is open to everyone and judges will be looking for entrants to design an attractive, cost-effective and sustainable 65 sq m starter home that can be built for £50,000, or ideally less. The home must include a reasonable living/dining area, kitchen, bathroom, study area and one or two bedrooms, and the design must be capable of being built to a fully finished state and ready for occupation. The home must be capable of sitting on a typical level, fully serviced building plot and

the design must be capable of being customised to also suit a range of potential self-builders.

Designs must recognise that people are attracted to custom and self-build because it gives them the opportunity to customise their home to suit their needs. Entries must show at least three different layouts, and a range of internal finish options. One of these might be a 'self finish' option for those purchasers who want to fit their own kitchen/bathroom and take care of their own tiling and decoration.

Technical detail will also be important and entrants must explain exactly how the home would be procured and built, who and what kind of builder would construct it, the materials proposed, insulation levels, heating systems and finally the

method of manufacture.

The Starter Home should be designed work as a standalone and terraced property, or 'stacked' to deliver a block of maisonettes or flats.

There is a total prize fund of £5,000, which will be distributed by the judges. In addition to identifying an overall winner, the judges reserve the right to also commend other entries. The judges will decide how much to award to each.

Entrants must present their designs (images, plans and text) on one side of an A2 portrait sheet mounted on lightweight board, and also as a PDF file. A cost report will be required. This must be no more than five sides of A4 (portrait format) provided as a hard copy (in an envelope, attached to the back of your A2 board), and also as a PDF file.

The closing date for entries is 5.00pm, Friday 16th September. For more information visit the website: nacsba.org.uk/selfbuildonashoestring

At Home in Britain: Designing the House of Tomorrow

18 May – 29 August 2016

The Architecture Gallery, RIBA (free entry)

The Portland Place Architecture Gallery at RIBA is hosting a free exhibition 'At Home in Britain: Designing the House of Tomorrow'. The exhibition examines how we live and showcases ideas for future housing design. Six contemporary architecture practices from Britain, the Netherlands and France were commissioned to transform cottage, terrace and apartment design to reflect the way we live and work in the 21st century.

Using material from the RIBA Collections as stimulus, the architects celebrate and critique vernacular housing of the past but also explore ideas of affordability, communal living and housing density today. The new work will be displayed alongside photographs, books and drawings from the collections.

The RIBA exhibition is held in partnership



the terraces of Toxteth in Liverpool, the high-rise towers of Bow, East London and the cottages of rural Stoneleigh in Warwickshire.

Talking about the exhibition, RIBA Head of Exhibitions Marie Bak Mortensen explained: "This exhibition offers a platform for creative thinking about the way we live now. Through their responses to trends in housing, from connectivity to affordability, the six featured practices will be both shining

with a three-part BBC FOUR series, *Dan Cruickshank: At Home with the British*, which explores the historical development of the British home. Each episode will feature a housing type:

a light on intriguing items from RIBA's collections and creatively reimagining some of the housing typologies that are part of the fabric of our lives and our environment."

The exhibition, which runs from 18 May to 29 August, is co-curated by Anna Holsgrove, Curatorial Exhibitions Manager and Justine Sambrook, Curator of Photography at RIBA, and designed by Jamie Fobert Architects. It will be accompanied by a series of talks and events.

The Architecture Gallery at RIBA is open from 10am – 5pm Monday to Sunday and until 8pm every Tuesday and is located at 66 Portland Place, London, W1B 1AD

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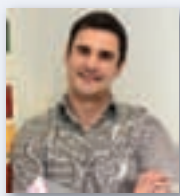
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Self-builders as specifiers – your questions answered



Paul D'Arcy, senior innovation project leader at British Gypsum provides some expert insights on how homeowners can become involved in the specification process

Who is responsible for the specification of all the building materials in a self-build property? Is it the homeowner? The builder, the architect, or the project manager?

In the self-build arena, the job of specifying materials can be taken on by an individual or become a shared responsibility. For example, as a homeowner if you are keen to get involved in the specification process and have researched particular materials you would like featured in your self-build, there is nothing to stop you sharing these ideas with the builder or installer.

In the case where an architect or designer has brought certain materials to the attention of the homeowner, whether for aesthetics, technical performance or practical reasons, it is important these suggestions are shared between all parties.

In most cases, material choices are left up to the builder or installer. This is a tried and tested approach; builders have experience within the industry with a multitude of suppliers and brands. Due to time pressures and previous experience, the builder or installer may be hesitant to take on new suggestions from the homeowner or architect, particularly if the material in question is introduced after the job has been planned and budgeted.

However, the builder's main concern will be getting the end result right for the client. If you're a homeowner wanting to suggest materials to your builder it is important to express an interest early on. You could also recommend factoring-in additional planning time for your builder to familiarise themselves with any new products and materials.

What is the best way for a self-builder to get involved in the specification process?

If you plan to work in collaboration with your builder, it is best to raise awareness of the products you would like specified to your builders and installers from the outset. That way you can ensure the builder or installer you choose to work with is familiar with the materials, particularly if they are new to the market.

If the planning process is already underway, it is important to share your ideas as soon as possible. That way appropriate costs and timelines can be adjusted to factor in materials with minimal disruption when it comes to the build stage.

If you find yourself in a situation where you are in the driving seat of the project it will be necessary to learn about the products or systems you are specifying. It is likely that you will end up in a situation where you are discussing the pros and cons of your specification choice, so you will need to be informed.

What is the best way to keep track of costs when specifying materials?

There is a variety of ways to keep track of costs when embarking on a self-build. Some organisations that serve the self-build market offer an all-in price, which they often pride themselves on sticking to. However, this is not always feasible for self-build projects.

If you are driving the project, the complexities of coping with the costs of activity on the ground are likely to pose a challenge. To



understand the cost of materials, it is advisable to talk to manufacturers and suppliers in advance to get a feel for the price implications.

Alternatively, if you have recruited a project manager it is their responsibility to monitor the on-going cost of the build. A good project manager will understand the stages and processes in the build programme and how to best manage the cost of materials in addition to trades and their contracts.

Whose responsibility is it to make sure a specification will meet regulations?

In the self-build market, it is ultimately the homeowner who is responsible for meeting regulations. Where the homeowner has outsourced the role of specifier to an architect or builder, the service provider can be contracted to make sure that the building conforms to regulations.

What are the advantages of being involved in specification?

When building industry professionals are responsible for the specification of materials they usually do a great job of meeting regulations, however the future occupants' needs and requirements can often become a secondary objective. In this case, the homeowner can end up with a home that meets all the building regulations but lacks flexibility.

Building Regulations are in place to ensure a minimum level – rather than a maximum level – of quality. For example, choosing a standard plasterboard wall that meets regulations may not allow for a homeowner to install a television or heavy shelving to a wall of

their choice.

Ultimately by owning or playing an active role in the specification process, you will get what you want rather than products that simply meet the minimum regulation standards. At the same time, by not getting involved you could risk missing out on a range of products or solutions that could have a major impact on the way you use your home.

Who has the final say on specification?

Ultimately the homeowner has the final say on specification. To get what you want however it may be necessary to combine the following:

- An understanding of regulations
- An understanding of the implications to a build programme when introducing a new product or system
- A plan that factors in learning time and opting for a builder or installer open to trying new products
- An understanding of what products and systems are available on the market and their cost implications

Many manufacturers that serve the construction sector are increasingly opening the door to the self-build specifier.

How best to handle disagreements over the products being specified?

In short, knowledge is power. To push back against challenges from the builder around specification you will need to know enough to 'drive your choice home'. This role can be played well by an architect, project manager or designer. If you are taking advantage of a design and build service or even acting as your own project manager you will need to push for your specification. Knowing enough about the product and system to have a reasonable argument versus the standard product is key, so do your research and use manufacturers to support you.



Top notch timber windows and doors



Exhibiting its premium quality timber fenestration on stand 759, **Black Millwork's** stand at the Homebuilding and Renovating Show, Sandown from 25 to 26 June is not to be missed. Made from the best knot-free engineered timber, Black Millwork's extensive range of windows and doors will be on display at the company's stand throughout the two-day show. Black Millwork's latest range of aluminium-clad windows will also be making an appearance. Available in a variety of

RAL colours and bespoke shapes and sizes, the range delivers U-values as low as 0.7W/m²K – lower than the Passivhaus standard of 0.8W/m²K.

01283 511122 www.blackmillwork.co.uk

Enq. 105

Ventilation gets smart



With over 1.5 million homes in the UK affected by Toxic Home Syndrome, the need to ventilate has never been greater. **Airflow Developments** has unveiled its Adroit MVHR range. Ideal for selfbuilders, the Passive House certified units are equipped with the latest smart technology that allows air flow settings to be controlled within the home or remotely by PC, Tablet or Smart phone. Utilising MVHR technology, the Adroit range offers a 'whole house approach' to ventilation to help

maintain a healthy internal environment and maximise energy efficiency. For more information on Airflow's extensive range, visit the company website.

01494 525252 www.airflow.com

Enq. 106



Around two thirds of Brits wouldn't consider working in construction

Construction plays a major part in the UK economy, as well as providing much-needed housing and infrastructure to the country, but is that how the public sees the industry? At a time when the construction industry has a shortfall of talent, with an estimated 100,000 workers needed to cope with Britain's infrastructure construction demands, the findings of the survey perhaps show the gap between public perceptions of the construction industry and the reality. A YouGov poll of 2,000 members of the public, commissioned by **Construction United**, measured perceptions of a number of industries and found that the vast majority would NEVER consider a career in the construction industry, with just 17 per cent saying that they would give it thought. So why do so many people avoid the industry? The words Brits associate with construction may shed some light on this – when questioned, 68 per cent of the survey-takers described the work as 'strenuous', and 58 per cent saw it as 'dirty'. Meanwhile, only 11 per cent think the industry is 'exciting'. The industry, however is the driving force behind the biggest investment into British infrastructure since Victorian times. Construction United is a coalition of some of the industry's leading companies and experts, which flies the flag for all of the great things about the sector, while dispelling the myths and outdated perceptions that the public may have about construction.

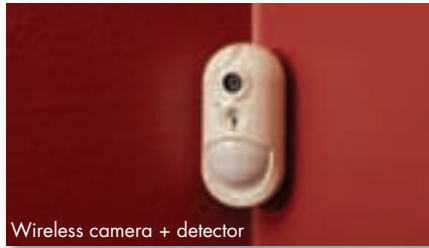
@ConstructionUtd www.constructionunited.co.uk

Enq. 107

Ones to watch at Grand Designs Live



App for wireless security



Wireless camera + detector



Wireless touchscreen keypad with mini swipe to arm/disarm

A.C.T. Excel installs future facing wireless security systems nationwide as well as providing 24 hour monitoring, app connection and after care servicing.

The company's wireless System 64 expands to 10 wireless cameras indoors and outdoors and 54 other wireless intruder and safety devices so no property is too large to protect. These compact and elegant wireless detectors are based on ground breaking UHF technology and combine several field-proven technologies.

The cameras send a five second video burst on activation or on demand using UHF radio (not Wi-Fi) from 400 metres to the panel and require no electric power, making the cameras genuinely wireless.

The easier your system is to use the more you will use it and arming and disarming your security system has never been easier. Use the ACT Excel app, press a button on the remote control, swipe the touchscreen keypad with a mini-swipe or send a text – your choice.

Use your app to arm and disarm from anywhere in the world. Receive video clip by email sent from your cameras on activation or on demand as well as receive email notification of all security and safety alerts.

Packed with the latest wireless technology from the stylish touchscreen keypad to the discrete door contact measuring only 5mm high aesthetic design has also been at the forefront of production.

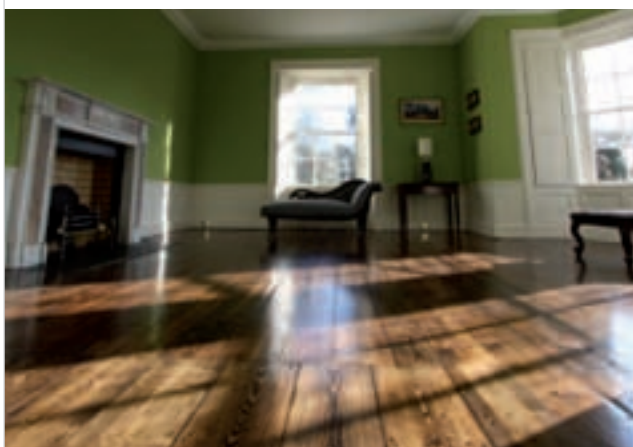
Wireless System 64 also incorporates wireless safety devices that send alerts for smoke, carbon monoxide, water leak, low temperature warning and medical alerts.

From the precision installation by one of A.C.T Excel's technicians through to its 24 hour monitoring alert centre and after care you can rest assured your security stays within the company's four walls with no "sub-out" anywhere.

If you miss A.C.T Excel at Grand Designs Live, the company will visit your home or business and provide a wireless security demonstration, survey and no-nonsense price there and then.

0800 088 5433
www.actexcel.com

Enq. 108



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

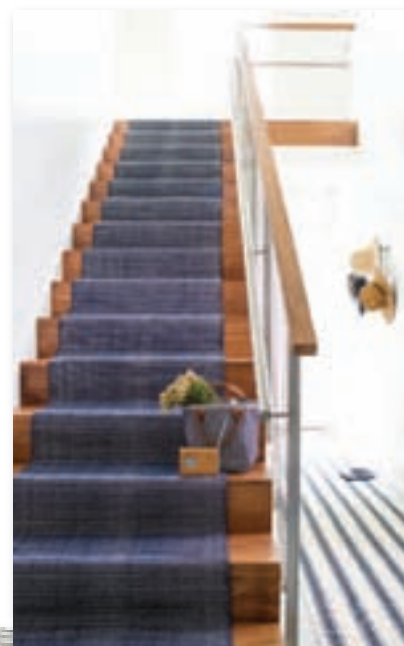


Enq. 109

Interior inspiration: Floors & floor coverings showcase

Flooring is one of the biggest areas to consider in your new home, so this month *Selfbuilder & Homemaker* look at the latest products and innovations in flooring and floor coverings.

1



2



1. These fresh and fun woven cotton area rugs are full of character and so adaptable they can fit in any room. Running the rug up the stairs, as pictured, is an interesting alternative to carpeting the stairs and gives you more flexibility to change your decor in the future. Constructed using a hand loomed flat weave in 100 per cent cotton, these rugs are lightweight, reversible and affordable. Regular vacuuming and the occasional gentle shake should keep your rug in shipshape condition.

www.dashandalberteurope.com

Enq. 110

2. The FOSSIL tile collection by DesignTaleStudio, Ceramiche Refin's creative laboratory, revisits the prehistorical imprints left by plants and animals in rock formations, designed as ornamental patterns destined for contemporary interiors. The hand-drawn pattern, which breaks up and overlaps, gives it a unique appearance, similar to the imprints of primordial creatures impressed on the surface of the stone. Pictured from left to right are the tiles in Beige, Brown and Grey.

www.refin-ceramic-tiles.com

Enq. 111

3



3. Parquet Parquet® has specialised in selling reclaimed parquet flooring for the past 18 years. Oak is a popular choice of wood type but the company has many more available. It also offers several levels of service: it can supply the blocks direct to the customer for DIY or the builder to fit. Parquet Parquet® will give guidance on the fitting and free samples before you choose. It has a network of experienced fitters, and offers an extra service of bitumen removal on the blocks it supplies.

www.parquet-parquet.co.uk

Enq. 112



4



4. A wood floor represents a significant investment and, when it's time to replace or renovate it, it makes sense to call in a specialist. Bona, the Swedish wood floor treatment manufacturer, has trained a network of independent wood floor contractors in the use of their oil and lacquer treatments and they're ready to help you bring out the best in your wood floor – whether you want a new look for your original pine boards, need to repair some scratches in the hall or you're looking for a brand new floor.

www.bona.com

Enq. 113

5. This tiling from Walls and Floors Ltd creates an effective and realistic marble effect. Made from durable porcelain, it gives the luxurious look of an expensive marble floor but at a fraction of the cost. Picture is the Cashmere Marble Effect Tile, perfect for adding a neutral, subtle opulence to your home, whether that be in the lounge, kitchen or bathroom. The tiles are also suitable for use on walls and have a polished finish. Each tile measures 600x600x10mm, and they are priced at £29.95 per sq m.

www.wallsandfloors.co.uk

Enq. 114

5

6. The Slide hardwood floor tiles, designed by Daniele Lago for Listone Giordano, use transcendental numbers, geometry and maths to turn usual rectangular wooden flooring into unique lozenges that create an infinite number of horizontal and vertical patterns. The Slide tiles give you the chance to design your own one-of-a-kind floor, rotating and sliding the lozenges into endless shapes that never replicate themselves. The tiles are available in various sizes, finishes and colours.

www.listonegiordano.com

Enq. 115



6



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3 ways to fix

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aligns to old holes
- Glue Fix**
to most surfaces
- Screw Fix**
to new holes

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Enq. 116

Hot news about underfloor heating underlay



Underlay and underfloor heating have always sat uncomfortably together. The reason: underfloor heating needs underlay with low thermal resistance – and the only suitable products are dense and hard, more suited to commercial use.

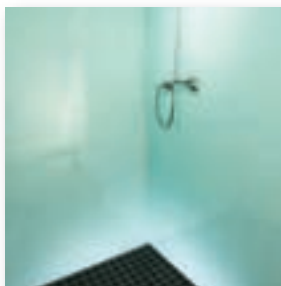
But that's all changing with HeatWave from **QA Flooring Solutions**. It is the first underlay that combines a low tog rating (1.2) with a super soft PU foam that gives excellent comfort underfoot.

HeatWave is also flame retardant – making it a safe choice for any property where underfloor heating is used.

0151 495 3434 www.qaflooringsolutions.com

Enq. 117

For the beauty of ice in the home; go for Glacier



Tired of looking at the same old tiles in your kitchen? Bored of your plain white bathroom? Why not revamp your home and inject a subtle hint of colour with Glacier from **Lustrolite**? Minimalistic décor and clean lines are always on-trend for kitchens and this cool-toned, minty blue high-gloss panel is the ideal way to keep your kitchen in style while adding texture and colour at the same time. When it comes to bathrooms, Glacier from Lustrolite makes achieving spa style simple and

with blue being the colour that best promotes feelings of relaxation, serenity and calm, it's a no brainer! Prices start from £127.20 – for further information please visit the Abacus Manufacturing website.

Enq. 118

Why not add some character to your new project?

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Enq. 119

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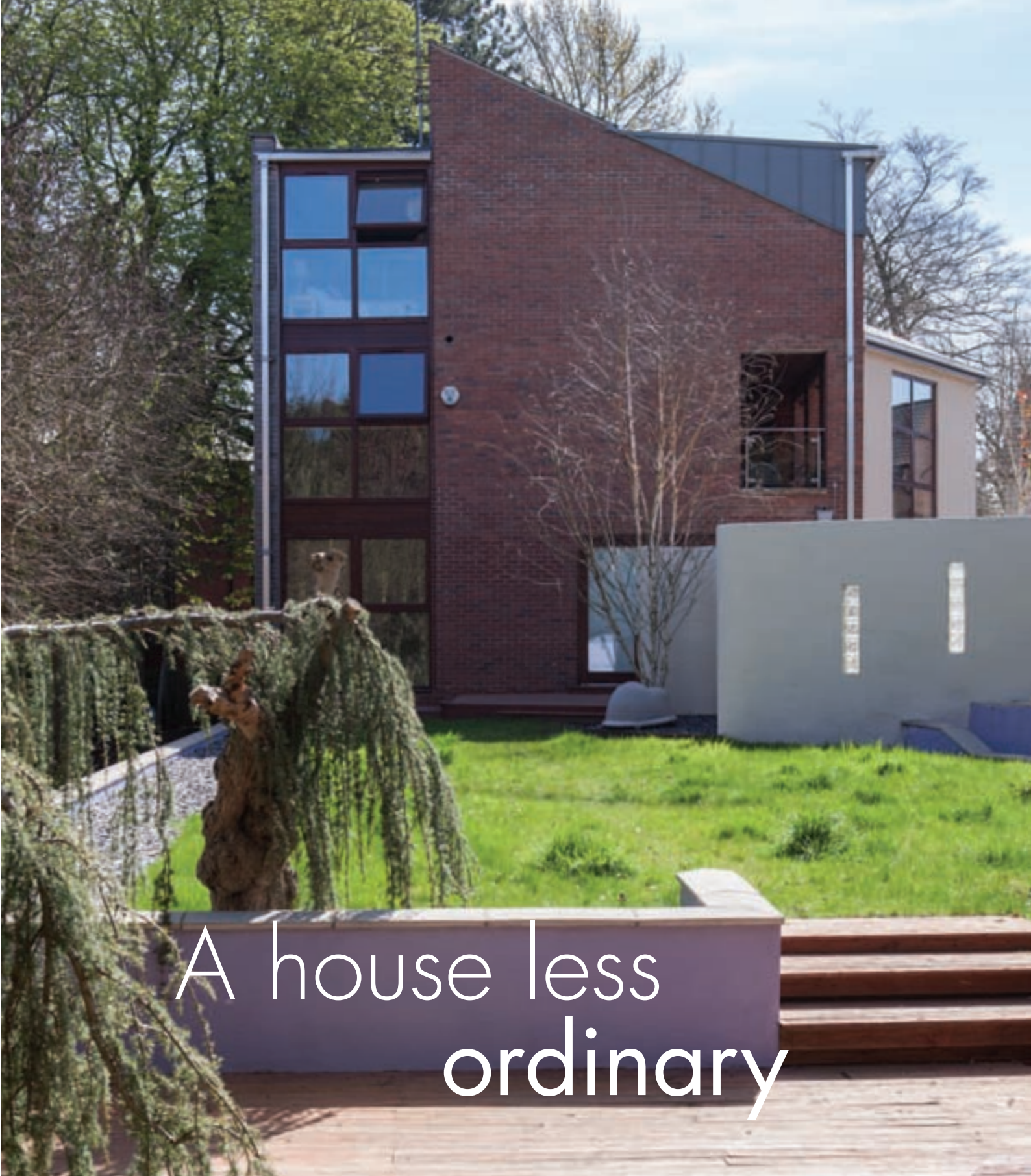
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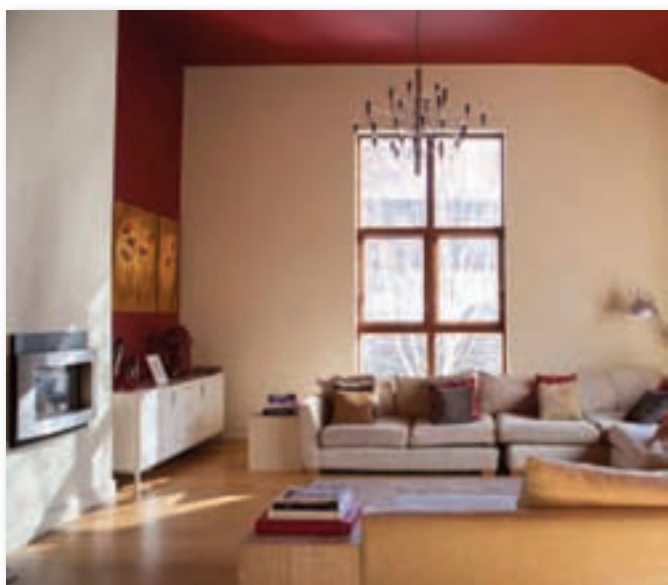
Enq. 120



A house less ordinary

Tanya and John Hawkins' architect-designed house in Yorkshire ticks the boxes as a striking family home which responds cleverly to its site

By Heather Dixon
Pictures by Feature Services



When architect Ric Blenkarn designed a speculative contemporary house for a site in the middle of a Yorkshire market town it got mixed responses – most of them positive. But few sang his praises more vocally than restaurateur Tanya Hawkins, who literally did a double take as she was driving past the house one day.

"I couldn't believe how striking it was," she says. "I loved the design and as soon as I set eyes on the house I wanted to live there. It was totally different to anything else I'd seen."

The property was the last of four highly individual houses to be designed by Bramhall Blenkarn Architects, on an unusually shaped corner of a residential street. It had to fit into a banana-shaped plot of land, so Ric designed an elbow-shaped house with sharp, crisp angles, steep, off-set roof lines and contrasting build materials.

Inside he created spacious rooms with high ceilings, large windows and a feature open-plan staircase linking the three floors which between them amount to 4,000 sq ft.

"It was a challenge because of the unusual shape of the plot and the fact that it

The property was the last of four highly individual houses to be designed by Bramhall Blenkarn Architects, on an unusually shaped corner of a residential street. It had to fit into a banana-shaped plot of land, so Ric designed an elbow-shaped house

is on a steep slope," says Ric. "It involved a lot of steelwork."

But Ric is no stranger to tough design challenges, and he began by creating a contemporary home that would reflect the surrounding area which mainly features large villas set in mature landscaping.

"I wanted to make sure that all views from the house were private, even though the house is quite close to neighbouring properties," says Ric. "Of the four houses we developed on the site, this was the most challenging."

Fortunately the local council was receptive to the plans, thanks to Bramhall Blenkarn's





The main entrance is large enough to accommodate a showpiece motorbike, which was wheeled in across the access bridge to create a striking 'welcome' feature underneath a wall of pop art pictures

comprehensive design statement which encompassed the diversity, scale and styles of surroundings buildings.

"The local authority supported the contemporary approach and invested a great deal of trust in us," says Ric. "The design did create controversy – it's a bit of a Marmite house in that you either love it, or hate it – but the majority view was really positive."

With planning in place the build started on site, and continued without any major hitches.

The house was built on concrete strip foundations with a screeded floor and under-floor heating on 100 Polyfoam Plus insulation. The walls were constructed in timber clad blockwork. Two skins of 100 mm Toplite concrete blocks with 60 mm of Kingspan K8 insulation

were clad with Cedar timber feather edged weatherboarding on vertical battens. Between them is a layer of Kingspan breathable membrane. There is also a timber clad steel framed wall, filled with 150 mm mineral wool insulation.

"I was keen to use materials which would develop more character over time," says Ric. "Cedar is particularly good for this and looks particularly striking against white render and slate roofing."

The unusual internal design and large internal spaces – the sitting room is 5 metres high – were achieved with a complex steel framework which supports the entire structure inside, coupled with a combination of block and non-load bearing stud walls. Double joists were installed in the bathrooms to provide extra support for

HIGH POINT

Achieving a design which made the best use of an oddly shaped plot, and created a house which is both unusual and family-friendly, without being overlooked by neighbouring houses



the baths.

Insulation board packed into the steelwork and the eaves prevents cold bridging and therefore heat loss in what is a highly insulated building. Although the house has several roof structures, including a dormer roof, flat roof and main structure, the multi-angled areas are highly insulated with Kingspan and finished in 15 mm Duplex plasterboard. The flat roof also incorporates 45 mm of Kooltherm KI roofboard and mineral wool insulation.

Among the building's many features are decked areas off the first floor dining kitchen, a wooden bridge from the public path to the front door and entrance hall on the ground floor, and cantilevered double glazed bay windows in a family room. Unusually there are two bedrooms

on the ground floor, along with utility, storeroom and garage, while the remaining three bedrooms are on the second floor. The main living rooms – including the 23 ft x 20 ft kitchen and 19 sq ft sitting room – are in the middle.

"It was the space, light and layout which really drew me to the house," says Tanya. For both Tanya and her partner John, who owns Specialist Cars of Malton, the house was a big departure from their previous homes. He had been living in a modest two-bedroom modern estate house while Tanya had just finished renovating a three storey Victorian terraced house in Scarborough.

"I love all kinds of houses, period and modern, but I have always tried to create homes with lots of natural light and a sense of space,"

says Tanya. "So many properties have small, cramped rooms. We both have children and wanted to move into a house which would be big enough for all of us."

Tanya particularly loves the open hallways. The main entrance is large enough to accommodate a showpiece motorbike, which was wheeled in across the access bridge to create a quirky 'welcome' feature underneath a wall of pop art pictures. The ground floor hallway is equally striking, with its angled walls, two-storey high spaces and balconies, open tread stairs and striking prints.

"Ric Blenkarn's skill has been in creating a house which literally works on all levels," says Tanya. "The dining kitchen is the hub of the house but it is on the first floor, so Ric designed



Project summary

Total build cost:	£400,000
Current value:	£895,000
Fees (design, planning etc.):	£40,000
Siteworks:	£20,000
Substructure and drainage:	£25,000
Steelwork:	£15,000
External walls:	£80,000
Roof:	£21,000
Windows & doors:	£50,000
Stairs:	£10,000
Wall, floor & ceiling finishes:	£37,000
Sanitaryware:	£10,000
Kitchen (with appliances):	£30,000
Plumbing:	£12,000
Electrics:	£10,000
Joinery:	£10,000
Internal walls:	£15,000
External works:	£15,000

LOW POINT

There were no low points. The design takes into account the shape, rotation and dynamics of the plot and the build was very straightforward

a balcony which runs the entire length of the room so that we can still eat outdoors without having to trek all the way down to the garden."

Tanya and John only recently finished landscaping the garden, with a low retaining wall, slate walkways, decking, mood lighting and a feature pond, using materials that reflect the modern structure of the house.

"This house has everything we could wish for in a family home. It's sociable, with the big family kitchen, yet everyone can find their own space when they want it. That's not an easy thing to achieve in many modern houses."

But with their children growing up and leaving home, Tanya and John are considering their options for the future – including the idea of letting the house as an unusual holiday home for larger groups.

"There will come a point when we are rattling around in here by ourselves," says Tanya. "That's why we are working out what to do for the best. It will be hard to let go, but it's the kind of house that needs to be lived in and used to the full."

Contacts/suppliers

Ric Blenkharn of Bramhall Blenkharn
www.brable.com

Fulford Builders, York
01904 693001

Paints: Harrison Hargreaves
www.harrison-hargreaves.com

Steelwork: Sculpted Steel
www.sculptedsteel.co.uk

Fencing: Betta Fences
www.betterfences.co.uk

Kitchen: Crown Interiors
www.crownkitchens.org.uk

Light fittings: Snow Home
www.snow-home.co.uk

Carpets: Waddington Carpets
www.waddingtoncarpets.co.uk

Furniture: Rodgers of York
www.rodgersofyork.co.uk

Bathroom fittings: Abacus
www.abacus-interiors.com

Ashlar: BBS Natural Stone
www.bbsnaturalstone.com

Building materials: James Burrell
www.jamesburrell.com

Fires: The Gas Fire Place
Focus Fireplaces
www.thegasfireplace.com
www.focusfireplaces.co.uk

Timber: Howarth Timber
www.howarth-timber.co.uk

Planting: Johnsons of Wixley
www.nurserymen.co.uk

Ironmongery: Lloyd Worrall
www.lloydworrall.co.uk

Windows: Longwood Joinery
www.longwood-joinery.co.uk

Timber: North Yorkshire Timber
www.nytimber.co.uk

Concrete: RMC Ready Mix Concrete
01325 373200

Roofing: Paragon Roofing
www.paragonroofingcontractorsltd.co.uk

Underfloor Heating: Nu-Heat
www.nu-heat.co.uk

Rooflights: Durabuild Conservatories
02476 669169

Scaffolding: Acorn Scaffolding
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301

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SCHÜCO



Quickslide is a well-established business specialising in the manufacture of their market leading uPVC sliding sash window; a window that won the Build it award for best window of the year 2015.

The window is A rated as standard and guaranteed for 10 years.

The sash windows feature tilting upper and lower sashes for ease of cleaning, and above all they are available in a smooth or woodgrain finish in any colour and come with optional authentic features such as run-through horns and a deep bottom rail.

Contact Quickslide to discuss your requirements or visit the website for more information.

Enq. 301



Arbor manufactures sliding and folding doorsets, hinged doorsets, casement windows and glazed screens in European Oak and durable hardwoods. All products are designed and made at the factory in Bristol and are supplied nationwide. Bifold doors are available in standard sizes (the E60 range) and to bespoke dimensions and designs up to a maximum width of eight metres and a maximum height of three metres. Internal bifolds are also manufactured in single or double glazed specifications. Hinged doors, windows and screens are all made to customers' specific requirements and dimensions and complement the bifolds doors perfectly. For more information on all of Arbor's available products, please contact the company directly via telephone or email, or visit the website.

Enq. 305



JB Kind has introduced the Cherwell door design, a new take on the popular boarded style of door.

Exclusive to JB Kind, the Cherwell has joined the company's best-selling River Oak Cottage range and offers a stylish full length grooved oak face.

Supplied prefinished, the Cherwell also has a matching glazed partner, FD30 fire door options, plus the ability to order special sizes and alternative veneers if required.

To request or download a copy of JB Kind's Door Collection brochure, or for more information on all of the company's products, please visit the JB Kind website or contact the company directly.

Enq. 306



Beautifully designed for any environment, **JELD-WEN** offers a stunning range of made-to-measure timber windows that combine natural appeal with outstanding performance. Awarded the top A+ energy rating in compliance with the BFRC Window Energy Rating scheme, JELD-WEN's high performance Stormsure Energy+ casement window range is exemplary of how timber windows can ensure your home benefits from superb thermal efficiency and unrivalled sound insulation. Made in the UK, the Stormsure Energy+ windows are triple-glazed with Pilkington energiKare™ glass, and achieve U values as low as 0.8W/m²K. So, not only do these windows look fantastic, but they'll also keep you warm while helping you cut down on heating bills.

Enq. 307



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www.esg.glass

01376 520061



Enq. 303

Westbury launches brand new product in London

Westbury Windows & Joinery has recently launched its latest product, a brand new range of windows and doors that focus on excellence in both form and function, at The Building Centre and at its new office and showroom in Lambeth.

Company Director John Mumford has spent two years researching the latest technologies and materials in order to design and manufacture a product with the quality credentials to satisfy both customer and construction legislation, now and in the future. He explains: "We are driven by the desire to make windows that still look great 20 years down the line so our focus has been to design this product to a standard, not a budget. We are the only timber window and door manufacturer in the UK to build our products with a 115mm deep frame, and doors and sashes 68mm thick. We've combined technical features of continental design with British heritage aesthetics resulting in a range that looks traditional but has fantastic high-tech specifications"

Westbury's new and improved windows and doors are designed for double, triple and acoustic glazing in the same profiles and all available with traditional, deep moulded sashes, doors and glazing bars. They are fully certified PAS24 tested and Part Q compliant, extremely weather resistant with double welded continuous gaskets, and have whole product U values as low as 1.0 W/m²K.

Westbury takes pride in the fact that its products are totally British made in its technically advanced premises in rural Essex, right next door to the head office and flag ship showroom. Having just opened a second



showroom in London, and updated its exhibition stand at the Building Centre, Westbury welcomes both specifiers and end users alike at any venue. Contact the company directly to find out more about the latest product or to arrange a visit.

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www.westburyjoinery.com

Enq. 304

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Enq. 306



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Enq. 308

Part Q compliant with no compromise



VELFAC composite windows, external doors and patio doors deliver the safety performance required by the new Part Q regulations, without compromising the contemporary, slim aluminium/wood frame. The VELFAC system also meets the exacting standards of UK Police flagship initiative Secured by Design (SBD), adding further value to any residential or housebuilding project. To satisfy Part Q, the VELFAC system can resist damage inflicted by burglars using common tools such as crowbars, and also withstand more serious attempts to buckle or deform entry or glazed doors.

01223 897100 www.velfac.co.uk

Enq. 309

More Schueco doors meet PAS 24 security standards



As part of an ongoing programme of security testing to PAS 24, leading sustainable building envelope specialist Schueco UK reports an increase in the number of its sliding door systems that meet this police-approved standard. Newly qualifying systems include Schueco ASS 70.HI lift/slide double track, bi-parting and triple track doors, as well as the slide-only versions. Schueco ASS 70 FD and ASS 80 FD.HI sliding/folding doors have also been successfully tested. With the recently introduced Building Regulation AD Q and the continuing demand for improved security, this announcement will be welcome news.

01908 282111 www.schueco.co.uk

Enq. 310

frameXpress 'A Plus' rated windows



For the energy conscious, frameXpress provides a market leading line of doors, windows, conservatories, bifold doors, composite doors and roofing options to meet their needs.

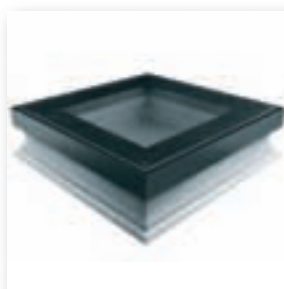
'A Plus' Rated windows, triple glazing and bespoke designs with integral blinds will meet architects, builders and homeowners individual specifications.

All products conform to the latest industry accreditations and safety standards including Secured By Design. For more information call frameXpress directly or visit the company's website.

01952 581100 www.frameXpress.co.uk

Enq. 311

FAKRO roof terrace window



The FAKRO DXV roof window has been designed to take heavy foot traffic, a specially strengthened sash, frame and laminated, P2A anti-burglary glazing enabling it to be fitted flush within the roofline. It combines contemporary styling with a wear-resistant, anti-slip surface which will maintain its performance even when wet. The glazing unit has a U-value of 0.5W/m²K while the multi-chamber PVC frame is filled with polystyrene insulation and has a white inner surface. Eight standard sizes are available from 600 x 600mm to 1200 x 1200. See the DXV being put to the test on YouTube.

01283 554755 www.fakro.co.uk

Enq. 312

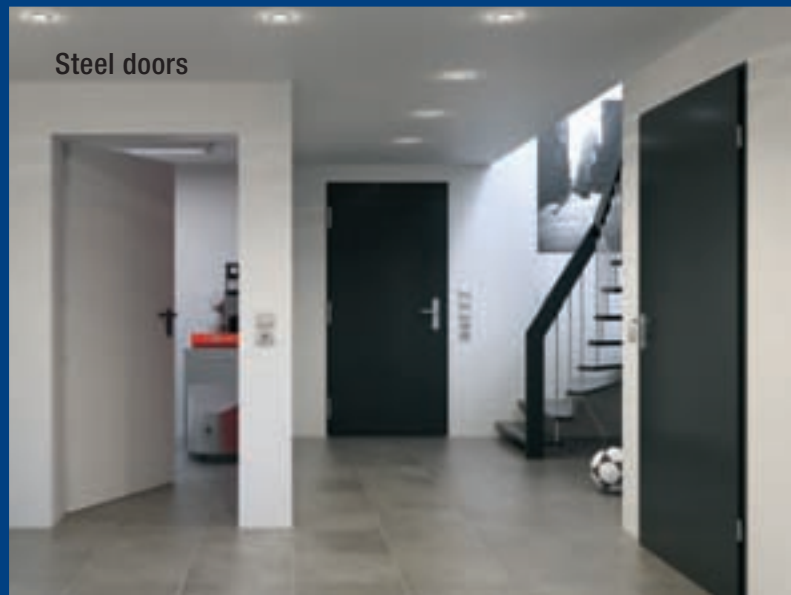
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Reader
Enquiry
313

HÖRMANN
Garage and Industrial Doors

Enjoy inside-outside living without compromise...

Building on the success of its world-first Integrated Doors, which won a prestigious Red Dot Design Award in 2015, Centor has launched a much-anticipated Sliding option to provide an ultimate inside-outside living experience.

"At Centor, we believe the world is beautiful. So everything we do is designed to give homeowners the best possible connection to the outside, using elegant products that allow them to control their living environment in an optimal way, all year round," says Centor Europe's Peter Watkins.

As with the Folding, French and Single options within the award-winning range, the new Integrated Sliding Door features an innovative built-in screen and shade. These control insects, sunlight and privacy – and retract completely and discreetly into the door frame when not in use.

Designed for a life without compromise, the doors, screen, shade and hardware are engineered into one beautifully integrated system, with each component works working seamlessly



with the next to deliver superior performance and smooth fingertip operation.

With the new Centor Integrated Sliding Door, inherently slim sightlines are further enhanced by a narrow framed sliding panel that aligns with a frameless fixed panel to maximise views outside, whether the panel is open or closed.

"Our Integrated Doors fill living spaces with light and air in the summer months, while also offering protection from glare and insects," explains Peter. "At night, an integrated blackout shade can offer complete privacy and also act



like another layer of glazing, keeping homes warmer. When they're not in use, these screens and shades completely vanish, keeping interiors clutter-free so you can appreciate the beauty of your outside space."

Suitable for many styles of home, Centor Integrated Doors are made to order from a range of customisable options. Discover more at the company's website.

0121 701 2500
www.centor.com

Enq. 314



A market leader in bifold doors for 10 years, **Kloeber's** product range is extensive and includes sliding doors, a full range of windows (including casement, tilt & turn and sliding sash), French doors, single doors, shaped glazed frames, flat and pitched roof lights along with its award winning FunkyFront timber contemporary entrance doors and our aluminium FunkyFront entrance doors. Kloeber also offer a range of traditional KlassicFront entrance doors.

Kloeber's products can be viewed at one of its three extensive showrooms; at the Head Office in Cambridgeshire, London or near Bicester, Buckinghamshire. For further information please visit the Kloeber website or contact the company directly.

Enq. 308



With the new season, comes some exciting new products and developments from **Urban Front**. Its fantastic new finishes include beautiful bronze and grey stain on oak. The newest addition to the designs is the Form, available in two options and perfect for a more traditional home.

Urban Front is also extremely excited about its extra large bespoke doors which have got even bigger, going to a whopping 1,500mm wide and up to 3,000mm high.

Last but not least, say goodbye to ugly petflaps, with seamless and near invisible solutions and improved Passive house security.

You can check out the new Urban Front website, which is now also available in French.

Enq. 315



When **Made For Trade** unveiled their innovative new Korniche lantern roof at the FIT Show in April, it impressed visitors so much, many even expressed the desire to swap the existing lanterns on their own homes for it.

Boasting one-tool installation, invisible fixings and no silicone, the slim-line aluminium lantern has been designed to be quick-to-fit, aesthetically pleasing, durable and thermally efficient, all at an unbeatable price.

The Korniche lantern roof will go into production in June.

Sign up to MFT's newsletter to be first in line for news via the website, where you can also find full details of all Made For Trade's products.

Enq. 320



Quayside Conservatories has been creating hardwood conservatories for the trade and general public for over 20 years.

A team of craftsmen, working from premises on the banks of the river Waveney, ensure that the products they lovingly create and install are of the highest quality.

The latest news is that during its 20th year the company has decided to invest in a new window line, which will assist in the creation of a new top of the market, more thermally efficient window.

Quayside Conservatories are rebranding this new window line under the QTech brand (Durable, Stable and Sustainable). Further information can be found on the company's website.

Enq. 321

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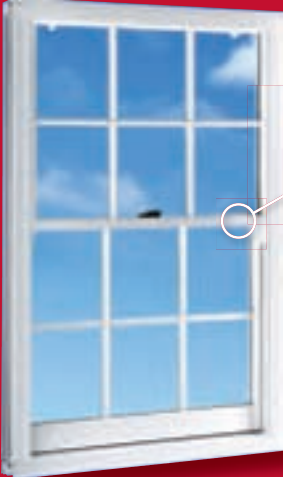
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Enq. 316

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318

SCHÜCO

Steel windows show their colours

Stuart Judge, managing director of Crittall Windows, says capturing the retro look of steel windows does not have to mean picking grey or white.

He explains how self-builders now have a wide spectrum of colours on offer – enabling them to colour-match interiors too



When it comes to on-trend 'hot' colours, interior design influencers are predicting retro shades – which might include olive greens, oranges, or a touch of 1960s turquoise. In addition bright pastels in bold combinations with grey and from the Eighties, Mediterranean blues with white; the list goes on. But what works best for your self-build project?

You may love tranquil pastel shades (baby blues, mauves, creams) or go for vibrant statement colours (scarlets, indigos, mustard yellows, deep purples, rich pinks) or on the cooler, softer, side of the colour spectrum naturals – also on-trend this season.

These days, you can colour-match almost everything in the home – décor, furnishings, appliances and your window frames need not

be excluded, whether inside or out.

With the 'retro look' now very much in vogue, steel windows are enjoying a big resurgence in popularity from 'two up/two downs' to luxury minimalist apartments.

To achieve a bespoke complementary look we offer 46 standard as well as custom-made matt colours. There's even a dual colour option so that frames can match or contrast with an interior décor. For impact, a popular suggestion is to try a bold, pastel shade or a darker colour on the outside combined with a neutral/white finish on the inside.

Do it in style

Quality-made, galvanised steel windows also last longer – for 60 years or more. Even before

the arrival of ultra modern, high performance polyester powder coatings, steel windows installed in the 1920s and 1930s lasted over 50 years – much longer life span than wood or aluminium.

Economical to maintain long-term, Polyester powder coated steel windows have a consistent, even, coating, not requiring redecoration for 25-30 years.

The slim timeless elegance and sightlines of steel windows present a light, delicate feel inside and out, giving consistency of design. A great sense of airiness and space can be created as a result. While for that minimalist look, there are most attractive grey, white and black options too.

Steel windows are also the most suitable choice for self-build projects constructed with



stone or brick window spaces. Look to suppliers providing customised square or arched windows to accommodate the sizes and shapes required.

For a new-build, you can give your home an attractive contemporary modern look – with a traditional feel.

The benefits of steel windows are proven and as steel is 100 percent recyclable, it offers a compelling case on sustainability as

well as minimal maintenance. Window frames with built-in weather-stripping prevent chilly draughts and costly heat loss, while steel doors and opening windows which are hot-dipped galvanised deliver complete protection against rust and corrosion.

True steel

Steel windows cannot be replicated by aluminium, timber or plastic, because steel is an inherently strong material – strength greater than wood and three times stronger than aluminium – enabling a window's frame to be more slender in appearance than alternatives. This gives larger expanses of glass with minimal sightlines for a wider, clearer view, maximising daylight in the home.

Well-engineered, simple and practical in design, maintenance-free, durable, cost and energy efficient, residential steel windows have long faithfully served the housing market and continue to be popular.

The 'eyes of the home', windows also play their part in potential energy savings and home security.

Factors like energy savings, improved thermal performance (to meet Part L of Building Regulations by achieving either a window energy rating Band B or a centre pane U-value of 1.2 W/m²K), and security (eg via a multi-point locking option) are important considerations when deciding which windows are best for your self-build property.

You can significantly save on costly energy bills by choosing high quality, well designed steel windows. For year-round comfort, the modern steel window features high performance double glazing which is designed to retain heat during cold winters, as well as to control heat during the summer, while offering the important benefit for homeowners of generally reducing noise levels.

Install the genuine article

Correctly installing high quality steel windows adds value to the investment you've made in your self-build home – an important consideration when it comes time to sell. But, do your homework before making a final purchasing decision regarding which brand, style, and importantly, which material you choose.

It's essential to ensure that the window installed is actually the brand which it is claimed to be. Unfortunately there are window companies claiming to be providing the genuine article, who are not. Success in the windows industry breeds imitation, to the point where on occasion, some third parties have used a company's trade mark via internet sites in a misleading, unfair or excessive manner.

When a customer buys a window sold by reference to a brand name, they need assurance that it's the real item made by the manufacturer. Trade marks can give you guidance as to whether or not your installer is providing you with the genuine fit-for purpose item.

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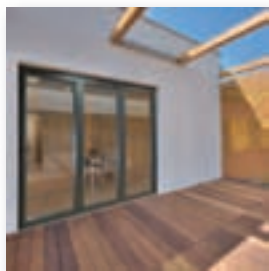


Now you can enjoy all the benefits of double glazing without compromising the appearance of your home. The **Heritage** Conservation range has been cleverly designed to fit directly into your original timber, brick or stone surrounds.

All windows are UK manufactured to your exact specification. You can even choose from over 200 internal and external colours to compliment your decor, and there's a range of handles and hardware to complete the period look.

Call The Heritage Window Company quoting reference SBH3105 before 30 June 2016 for a 5 per cent discount or visit the company's website to download a brochure.

Enq. 322



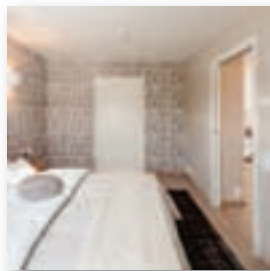
'Emperor Concealed' is the revolutionary aluminium bi-fold door from **Duration Windows**.

By placing the hinges completely within the sashes the doors benefit from much cleaner, more contemporary looks without the clutter of visible hinges.

The clean lines are further enhanced with a new design of flush, child friendly interior handles. The doors are painted in a tough polyester powder coat finish in any RAL colour, or from a range of textured colours. The doors have also been tested to PAS24 for security.

Visit the Duration Windows website for an instant online price and details of shows that the company will be attending.

Enq. 327



Single and double pocket doors are a practical, eye-catching alternative to traditional hinged doors. If you wish to make a statement in a room, or to solve a layout problem and save space, they are the perfect solution.

The **Eclisse** pocket door systems come complete with everything you need to finish your pocket door beautifully, including a full timber lining kit. Eclisse has kits to fit all standard UK door sizes so it's up to you where you decide to source your door from; you may wish to reuse an existing door or perhaps choose a door to match the rest of your property.

For more information on the full range of Eclisse pocket door systems, please contact the company directly or visit the Eclisse website.

Enq. 330



ESG Switchable™ LCD privacy glass, is one of the UK's leading switchable glass range. Their own internally created range of controllers, which monitors the performance of the LCD film to ensure optimum performance, allows ESG switchable glass to be used with confidence in external DGU set ups.

With the internal panel of the DGU sealed with the switchable panel, it is possible to create amazing fully glazed profiles which still give instant privacy that the home owners require. Controlled from hard wired, wireless or even BMS control systems it is easy to integrate ESG switchable into any home.

To find out more visit the company website.

Enq. 303

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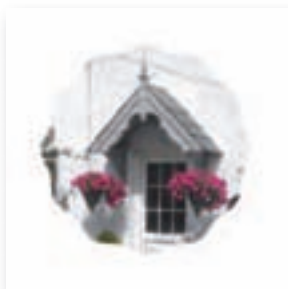
Extension design 'flows' from steel windows



Having found the house of their dreams, Marcelle and Robert Schogger decided to extend in order to create a spacious kitchen and dining area. They were determined that steel windows should be the key architectural feature of their project and appointed **Steel Window Association** member, Steel Window Service & Supplies, to install a large window and door screen. The couple had first seen steel windows featured in a magazine and knew they fitted with their desire to achieve a classic look within their early 1900s house. Steel windows also avoided the 'chunky' aesthetic that would come with other material while ensuring the maximum amount of the light.

Enq. 323

George Woods' timber door canopies



George Woods UK manufactures a large range of door canopies, all hand made in timber from sustainable forestry. It always holds a large stock of its standard size canopies, enabling it to offer a next day delivery service. A bespoke design service is provided for both timber door canopies and barge boards, which can be crafted from your own design. Beautifully crafted porch canopies are available in soft wood and include an extensive range of barge boards (fascia boards),

all manufactured on-site by hand. Having a canopy prolongs the life of the front door, extends time between maintenance and adds value and appeal to your property.

Enq. 324

Schueco products enhance sliding doors

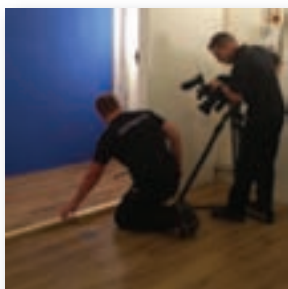


New from **Schueco UK** are two products that make the sliding vent easier to operate and safer in use. **SmartClose** makes the closing action effortless by converting the energy generated by the initial pull on the sliding vent into momentum that carries it smoothly along the length of its track until its final soft insertion into the frame. The action is similar to the soft-closing drawers found in many contemporary kitchens. **Schueco SmartStop** employs a soft braking

action that stops the vent prior to closing, when it can be locked in the normal way. Both products are available from July. For more information on these and other products visit the Schueco website.

Enq. 325

Do-It-Yourself with P C Henderson's handy guides



An overwhelming 77 per cent of homeowners want to adapt their houses to accommodate growing families and children living at home for longer. A further 22 per cent plan to add more space to their property in the next five years. As more people seek to adapt their homes rather than move, **P C Henderson** has introduced a range of step-by-step video guides to help make home improvement projects easier. The videos are a free and simple resource that enables home-

owners to save time and money while being productive. They are compatible with a range of devices such as tablets and smartphones. The videos are available to view on YouTube.

Enq. 326

Emperor Concealed

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Enq. 327

A window with thermal efficiency out of this world

Origin, one of the UK's leading manufacturers of bi-fold doors, windows and blinds, is continuously striving to push the limits of style, security and thermal performance. With innovation in its DNA, the Origin Window is no exception.

Thermal efficiency

It is the only window in the UK that can be upgraded to the revolutionary Aerogel. Used in space shuttles and space suits, Aerogel has the lowest thermal conductivity of any solid material. Using just 10mm of it in the thermal break of the window can boost thermal efficiency by up to 67 per cent, for substantial savings over time. When Aerogel combines with the Origin Window, it delivers a ground-breaking A++ energy rating and certified 0.9 U-Value.

Flush casement, inside and out

Clean, simple and unique, the Origin Window is the only window to offer an internal and external flush casement. The timeless, elegant finish provides unparalleled versatility, making it ideal

for installation in all styles of property. The strength of the aluminium frame allows for incomparably slim sightlines, for less window and more light.

Superior security

Attention to design is matched by high levels of security. Every window is installed with Yale's highly renowned and dependable Encloser Lock, featuring bi-directional locking technology. The Origin Window also makes use of the highest grade stainless steel hinges, capable of carrying heavy loads, plus hinge guards, impenetrable crimped frames and locking handles. These features all make the Origin Window one of the most secure systems on the market.

Unparalleled product quality

As a British manufacturer, Origin is able to offer an industry leading 20-year guarantee. The Origin Window is finished with durable, scratch resistant powder coating, making it smooth to touch and highly resilient to the elements.



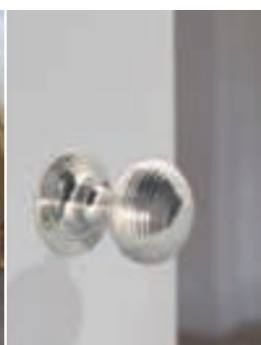
Available on a one week lead time

The Origin Window is available on an industry-first one week lead time in eleven popular colours, and a three week lead time for the further 150 shades. The window handles are available in brushed aluminium, chrome, satin or gold, or in Origin's industry-first colour match option, whereby the handle is uniquely powder coated to match the colour of the window.

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www.origin-global.com

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Snickers' new Solid Gear Hydra GTX Safety Shoe



Nowadays, good safety shoes are part and parcel of a day's work on site. The Hultafors Group's new 'Solid Gear' brand – available through Snickers Workwear stockists in the UK – is revolutionising footwear on site. The new HYDRA GTX trainer-style safety shoe is a highly technical safety shoe that integrates modern design with best-in-class materials for water protection, durability and a sporty look. Waterproof and breathable GORE-TEX® lining keeps your feet dry and comfortable, while the Vibram outsole and Cordura ripstop fabric offer great protection and ruggedness. What's more, the unique BOA Closure System distributes the pressure of the fastened shoe evenly across your feet.

Enq. 121

Snickers' – ready for everything



Snickers' Next Generation Workwear range are modern working clothes that combine fit with hardwearing comfort and functionality. The WorkTrousers are a new, contemporary design packed with innovative features that focus on fit, comfort and freedom of movement using hardwearing fabrics for long lasting protection. The new ALLROUND WorkTrousers are the most modern products of their kind with superior knee protection, built-in leg ventilation and a stretch gusset for extra

movement. Made from a hardwearing nylon with Cordura reinforcements, they not only have a host of pockets, but extra features like an advanced side panel design that gives superior weight distribution for tools and fixings.

Enq. 122

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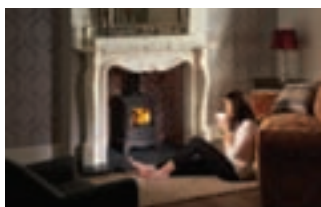


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Enq. 123



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Enq. 124

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Enq. 125

Why installing a septic tank could land you in hot water

Self-builders need to be aware of some key issues around septic tanks when dealing with the drainage of wastewater. Dave Vincent, operations director at Kingspan Klargester, explains further



The question of how to deal with wastewater from your bathroom and WC is one that all self-builders should consider very seriously – otherwise you could be prosecuted and face a heavy fine.

If your new home is not going to be connected to the main sewer, you will need to look at options to deal with wastewater, and it's a fairly safe bet that your first thought will be installing a septic tank.

Septic tanks are probably the most familiar private drainage solution – and, anecdotally, the most common off-mains product typed into Google – and they are fine for some homes. Given the right ground conditions and the addition of a reed

bed, they may well be all that's needed. However, despite their widespread use for homes across the UK, septic tanks are not always the best, or indeed a legal, solution appropriate for the property or its local environment.

Worryingly, reports from accredited installers show that the number of pollution incidents are rising, and the vast majority of these are as a result of inappropriate installations of septic tanks.

The legal responsibility for disposing of wastewater lies with the property's owner. In the event of a local pollution incident, both the owner and the installer are at risk of prosecution under new regulations from the Environment Agency. Both

parties face the prospect of a heavy fine and a large clean-up bill.

Recent changes to off-mains legislation in England and Wales have made off-mains drainage installation a less cumbersome and bureaucratic process for the majority of homeowners, but these revisions should not be mistaken for permission to act irresponsibly, and personal liability remains unchanged.

The drainage connection requirements for UK homes

First, UK Building Regulations stipulate that whenever possible houses must be connected



to the main sewer – if necessary using a pump station.

Pump stations may be the only requirement to access the drain or they may be part of a package of solutions. For example, an effluent pump-set may be required to make a sewage treatment plant work effectively if the level of the outlet of the holding tank is too low to enable gravity flow to the discharge point or soakaway. The design and use of private package pump stations is covered in two principal regulations – Building Regulations H1 and British Standard EN 752-6.

Your first step must be to arrange a site visit by a suitably qualified expert to consider all the alternatives before a decision is made. Again, this is in line with 2010 Building Regulations. Their advice is vital because installing the wrong solution is a disaster waiting to happen e.g. the misery of overflowing toilets or blocked drains.

Sewage treatment plants – the preferred solution

If, for any reason, it is impossible to connect to the main sewer even with a pump station, the only option for self-builders to install private drainage.

There are a range of sewage treatment systems to choose from, each with an efficiency rating based on how effectively they break down the sewage.

Sewage treatment plants (STPs) should always be considered as the preferred, default solution; they provide an environment where aerobic bacteria can break down sewage and are highly efficient, treating more than 95 per cent of the pollutants.

Packaged sewage treatment systems with tertiary treatment such as packaged reed beds are the current 'gold standard', bringing the efficiency rating up to 98 per cent. They produce a clear, odourless overflow that is environmentally friendly and suitable for discharging even on sensitive sites, including into

a watercourse, but this is regulated and requires registration with the Environment Agency/Environmental Protection Agency.

Septic tanks do not treat waste, they simply produce soluble waste from solids, which is then discharged and filtered through the ground. Poor quality septic tanks, installed in the wrong location can pollute groundwater – our drinking water essentially – as well as streams, ponds and rivers. If the ground conditions don't allow efficient filtration, sooner or later you will know about it.

Do you need a discharge permit?

Once the decision has been taken to install private drainage you must apply for a permit to discharge into groundwater or surface water, under the Environmental Permitting (England and Wales) Regulations 2010 (known as EPP2), revised in January 2015 with the introduction of new binding rules.

Not everyone needs a discharge permit – under EPP2 owners of small, domestic sewage tanks or plants may, under certain

circumstances, be exempt. Instead, they must comply with various conditions which include:

- following the industry guidelines on the installation of septic tanks and sewage treatment plants;
- incorporating manufacturers' operational guidance, the British Standard BS6297 regarding soakaway design;
- following the advice given by British Water regarding de-sludging and servicing.

You will only be exempt from requiring a discharge permit if you have also purchased a product that has been performance-tested and certificated in line with European Standards

Most importantly, you will only be exempt from requiring a discharge permit if you have also purchased a product that has been performance-tested and certificated in line with European Standards (EN12566). If an uncertified product is used, then you will have to apply for a permit.

While there is no longer any need to register a septic tank, keep records of maintenance or notify the Environment Agency if the discharge ceases, as you still need to make sure your system is working well and not causing pollution.

If you are in any doubt as to the suitability of your garden to filter wastewater, then take the prudent course – protect yourself and your family by installing a sewage treatment plant.

Enq. 126





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Enq. 127

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Enq. 128

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Enq. 129

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Enq. 130

Hybrid heating combines sustainability and savings

Richard Paine, who is product manager for Domestic Heating and Renewables at Daikin UK, explains why more and more self-builders are embracing hybrid heat pumps for the combination of key benefits they offer

Sustainability is often a key requirement when self-building, with the desire to minimise both carbon emissions and running costs at the forefront of the property's design. With domestic heating one of the biggest contributors on both counts, it's no surprise that many self-builders turn to a renewable solution when developing their dream home.

The adoption of alternative renewable heating technologies can lead to dramatic reductions in energy consumption and household bills

The adoption of alternative renewable heating technologies can lead to energy consumption and bills being dramatically reduced, along with a property's carbon footprint. However, when considering a move from traditional heating to a solely renewable heating system, some self-builders remain reticent.

A renewable heating system combined with a traditional gas-condensing boiler, known as a hybrid air-to-water heat pump, therefore, presents the ideal solution for the environmentally conscious self-build community.



© Daikin Europe

Removing the prospect of relying solely on renewable heating, innovative hybrid systems combine a low temperature air-to-water heat pump that extracts latent heat from the outside air, with a gas-condensing boiler. Working in series, the system is significantly more efficient than a boiler alone.

Most units are built to fit in the same space as a traditional boiler. The outdoor and indoor units are seamlessly connected using a small diameter refrigerant pipework which is usually concealed underground. Installation is quick – and the gas boiler of the system can be commissioned and installed before the heat pump

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131

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unit, meaning the property has a functioning heating system as soon as possible.

In terms of noise emitted from the systems, hybrid units are a lot quieter than one may imagine, with outdoor units producing a similar level of noise as that of a hushed conversation.

Hybrid systems often have two heating modes: 'ecological' and 'economical'. In ecological mode, the user can decide to minimise the ecological impact of their heating system by limiting its carbon emissions. When in economical mode, the smart control automatically searches for and chooses the most cost effective heating solution, based upon energy prices (electricity and gas), heat pump efficiency and heat load. When compared to other off mains gas heating solutions such as traditional gas or LPG fueled systems, the more the hybrid heat pump system runs – the more money it is continuously saving from household bills.

Plus, if installed by an appropriately Microgeneration Certification Scheme (MCS) qualified installer, the system is also eligible for the Government-funded domestic Renewable Heat Incentive (RHI). The scheme works by making a payment into the homeowner's bank account every three months at a fixed rate paid for every kilowatt hour (kWh) of renewable heating energy produced. For the best performing properties, hybrid systems can produce an annual RHI income of up to £3,300.

The energy efficiency rating of a system



should therefore be a significant factor when purchasing a heat pump. Based upon how much electricity is used, versus how much heat the heat pump generates, the energy label is a clear and simple indicator of energy efficiency. Heat pump energy labels range from A++ to G, where A++ represents the most energy efficient system available and consequently, the highest energy savings and potential RHI payments.

Unlike most traditional boilers, which when turned on generate anxiety surrounding the cost of energy, hybrid heat pumps can actually save on household expenditure through the RHI. Ideal for self-builders, the heat pump – boiler system provides the peace of mind that the property's heating is not solely relying on renewable technology, while significantly reducing property running costs and carbon emissions.

In a recent research project, Leeds Beckett University analysed data from a selection of two and three-bedroom homes across the UK, installed with 5 kW and 8 kW capacity hybrid systems. Aiming to independently verify the high efficiencies of hybrid systems, the Centre for the Built Environment at Leeds Beckett University wanted to highlight the important role heat pumps can play in reducing the UK's carbon emissions.

The properties were all monitored for one year, throughout all of the seasons to ensure capture of the systems true seasonal efficiency. The results found that hybrid heat pump systems out-perform conventional boiler systems, with the heat pump itself relied on for between 48 per cent and 94 per cent of space heating annually. This therefore reduced the property's space-heating costs by 22 per cent on average, and in one case by up to 36 per cent – clearly demonstrating the cost saving benefits of hybrid systems.

Enq. 132

Impressive heat release and sleek design



Four years after launching the original FlatLine radiator, **Vasco** is now taking a step further in this success story with the introduction of the Vasco FlatLine Collection. Besides the well-known FlatLine (horizontal), this collection now includes the new vertical FlatV-Line and the new FlatPlinth-Line which is designed to fit horizontally beneath windows or other objects where space is limited. The FlatLine radiators have impressive heat release because the flat front plate is in direct contact with

the water channels in the radiator so the heat is released immediately, giving an excellent return.

01254 704420 www.vasco.eu

Enq. 133

Johnson & Starley extends guarantee



Johnson & Starley has extended the five year free parts and labour guarantee to cover all of its QuanTec boiler range. Until now, only the flagship QuanTec HR28C with Integral PFGHR qualified for a full five year guarantee, but from 1 February 2016 the manufacture free five years parts and labour guarantee has now been extended to cover the whole range of QuanTec boilers, and when installed as a package with any of the Johnson & Starley Aquair range the five year guarantee will also apply to the Aquair. Introduced in 2012 the Quantec boilers have proved reliable, easy to install and popular.

01604 762881 www.johnsonandstarley.co.uk

Enq. 134



Smart controls made simple

We're all wishing for ways to better manage our fast-paced, modern lifestyles, and being able to control our heating systems from outside of the home is definitely something that can offer a helping hand. That's why heating specialist **Drayton** has granted your wishes by launching miGenie, a fantastic new collection of internet connected heating control packs – known as miGenie Wishes – that make smart technology simple.

The miGenie Wishes feature devices that utilise smart technology, enabled by an intuitive app that you can download onto an iOS or Android smartphone, tablet or Apple Watch. This allows you to regulate your heating and hot water from anywhere, at any time, using the app. Greater control of your heating means you can reduce energy usage – for example, if you've gone out and accidentally left the heating on, you can remotely turn it off with ease. The miGenie Wishes also come bundled in packs that contain product combinations suitable for all applications, no matter what your requirements are.

What's more, if you're building a holiday home to let out, miGenie is ideal as you're able to make sure that the heating is at a comfortable temperature before guests arrive, and check that it's turned off once they have left.

Enq. 135

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Enq. 136

Stylish inset stoves create a contemporary look



When you want the warmth and character of a wood burning stove but you also like the look of a modern flush-fit design, an inset stove offers the best of both worlds. **Eurostove** offers a wide range of inset designs from leading European manufacturers. With sizes ranging from 400mm to 1,000mm, there's something to suit every interior with a choice of single or double-sided stoves perfect for open-plan schemes. Inset stoves can be space saving with clean lines and a

modern look to suit rooms of all sizes. And for every model sold, £10 will be donated to the Woodland Trust, helping to plant native trees in the UK.

01934 750 500 www.eurostove.co.uk

Enq. 137

Knauf plasters make light work of TV superhome



Fairways, the Isle of Wight superhome showcased in September's *Grand Designs* programme, features large areas of impeccable plastering made possible by spray-applied MP75 Readymix Plaster from **Knauf**. The effect, says designer Lincoln Miles, has been a resounding success. "It's a joy to see immaculate large surfaces of a contemporary house against the jaw dropping backdrop of the woodland and foreshore to the beautiful Solent".

The spray-applied plaster was both an aesthetic and pragmatic choice, as the project involved plastering 7,500ft² of concrete, blockwork and plasterboard to a tight schedule.

01744 766600 www.knaufinsulation.co.uk

Enq. 138

Topping off kitchen design, in style

Worktops play a crucial role in kitchen design and as such need to look good as well as be practical. David Beckett, sales director at Caesarstone, explores the current trends



As well as providing a practical surface on which to prepare food, worktops have a very big impact on the overall look and feel of the kitchen. Taking up such a large expanse of space, the eye is naturally drawn to the work surface and of course it is always on show, so it is important that it is chosen with both its looks and its practical advantages in mind.

Engineered quartz worktops are increasingly gaining popularity amongst designers and homeowners due to their outstanding qualities. Quartz is an incredibly strong material that easily withstands the wear and tear that comes with modern living and it is also practically maintenance free. Best of all, from an aesthetic perspective, it is possible to choose from a broad selection of colours and textures to find the perfect design solution for the home.

Engineered quartz worktops are increasingly popular among designers and homeowners due to their outstanding combination of qualities

Hard at work

First and foremost, it is crucial that the work surface chosen for the kitchen is hardwearing and able to withstand the general wear and tear of day to day life. With food preparation being a primary use, hygiene and ease of cleaning is key. A non-porous material such as quartz is particularly suited to this environment, as it is designed specifically to offer a hygienic solution for moist and humid surroundings. Resistant to

mildew, and thus to mould and bacteria, quartz is simple to keep clean and germ-free. Even if the environment is damp, microbes and the like cannot breed, helping to significantly reduce the spread of potential viruses and illnesses.

While materials such as marble and granite are popular options for contemporary and classic kitchen design, they can be difficult to maintain, require the use of special cleaning agents to keep them germ-free and will need to be re-sealed over time. Quartz, on the other hand,



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requires minimal maintenance to keep it looking as good as new and won't need to be resealed. In fact, the hard, non-penetrable surface is simple to clean with just soap and water or a mild detergent.

Materials such as granite, stone and wood, while all popular options for kitchen surfaces, can be difficult and costly to repair should they get chipped or scratched. Again, quartz is a hard-wearing alternative, offering up to four times the strength of other options, while being highly resistant to stains, scratches and cracks. Quartz worktops also shrug off most household chemicals so they won't be damaged by an accidental spill and can even handle direct heat up to 150°.

Trend setters

Practicalities to one side, selecting kitchen work surfaces is as much about creating the right statement in terms of style, depending on the overall design of the space. Rather than simply looking like a cheaper alternative to the real



thing, a high quality quartz surface emulates the look and feel of materials such as granite and marble, offering the best of both worlds.

A quartz work surface enables the latest trends in kitchen design to be introduced, with dozens of colours available, as well as a wide choice of styles and various thicknesses and edging profiles.

In the contemporary setting, simple minimalist surfaces work well, with solid colours offering contrast to cabinetry and sleek edge profiles adding to the modern appearance of furniture

and appliances.

There is a trend too towards combining complementary or contrasting colours and worktop thicknesses, particularly in larger, open-plan spaces, in order to define zones for cooking, eating and socialising. Being available in a wide range of colour choices and various thicknesses, quartz worktops lend themselves to this look. For added practicality they enable clever design features such as soft ridge edging to prevent water spillages, or the combination of a thin surface on a bank of cabinets with a chunky worktop on an island unit to add definition. Where thick work surfaces were once the norm, super-slim worktops are now the hottest look in kitchen design, with profiles as slim as 15mm helping to achieve a simple, minimalist finish.

The trend for uninterrupted flows of surfacing from the horizontal to the vertical also continues apace, with the seamless, 'one-piece' look working well from work surface to sinks and splash backs and similarly to cabinet ends and island unit sides. With achieving such a look though, consistency in the detail of the surface is key, something that is virtually impossible to achieve with materials such as marble, making quartz surfaces which emulate the look of marble once again being a suitable alternative.

With worktops making such a big impact visually on a kitchen design, choosing a surface that successfully combines form with function while tapping into current trends will deliver long-lasting results.



Shaws Utility range Longridge sink



A laundry or utility room requires a sink that's both durable and flexible enough to suit the many tasks required of it. The **Shaws** Utility range of sinks provides a number of design options and sizes to suit your exact needs. As practical today as a century ago, this range is handcrafted to the highest standard using time honoured techniques to produce a sink of substance and style. Bleach safe, these hard working sinks will last a lifetime. The heavyweight Longridge, a

combination sink and drainer is perfect to utilise in laundry or utility rooms, or even in the kitchen.

01254 775111 www.shawsofdarwen.com

Enq. 141

Future proof your home...

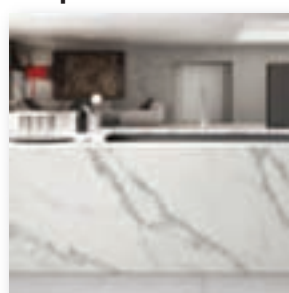


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01514 953111 www.silvatimber.co.uk/wood-care.html

Enq. 142

Unique Calacatta from COMPAC



Inspired by the beauty and elegance of natural stone, **COMPAC** has launched Unique Calacatta, a stunning pure white quartz work surface featuring powerful grey veins characteristic of marble. Architects and designers can specify this new finish for their projects with confidence. Every reference in this new product category is unique on the market, because just like in nature, each slab presents different nuances and patterns in design. The natural hardness of

quartz comes hand in hand with a waterproof, hygienic finish offering even greater resistance. This means that it is especially appropriate for intensive use areas such as kitchen surfaces, floor tiling or wall cladding.

Enq. 143

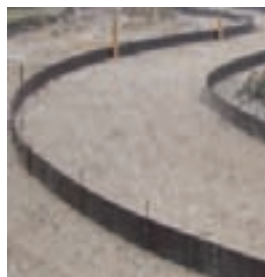
BLANCO's induction hobs make cooking a breeze



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. 144

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Enq. 145

Rainwater & Greywater Products Showcase

1 SAINT GOBAIN PAM UK

If you are looking to add value to your property by specifying a strong, durable, lightweight and aesthetic alternative to plastic rainwater systems, then take a closer look at Saint Gobain PAM UK's Cyclone steel system. With no risk of shrinking or leaking, Cyclone has a no fade colour warranty of 15 years and will typically last for more than 40 years. Its longevity, and 100 percent recyclability also means it has the lowest carbon footprint of any material.

www.cyclonesteelguttering.co.uk Enq. 146



3 YEOMAN RAINGUARD

Yeoman Rainguard's Copper 125 x 70mm half round gutter and 80mm dia. Copper downpipe were installed to a Larch clad barn. Providing the perfect complement to the barn's pinkish hue exterior the system was supplied in a classic bright finish which will naturally oxidise to a patina finish overtime. Requiring little or no maintenance a Copper rainwater system has a life expectancy of up to a 100 years as well as being 100 per cent recyclable.

www.yeomanshield.com

Enq. 148

2 ARP

Arp Ltd's Mustang® Seamless Gutter System is the best kept secret in the guttering market. Independent review by the British Board of Agrément, who has extensively tested the system, quotes a 30 year life expectancy. Compared to other materials in the market, you will find that aluminium can outperform other metals and plastics. The high strength aluminium gutter will not crack, creak or fade resulting in a truly 'fit and forget' system, which will last in excess of 30 years.

www.arp-ltd.com

Enq. 147



The all weather solution

Cyclone – a steel rainwater system designed to add long-life value to your homes

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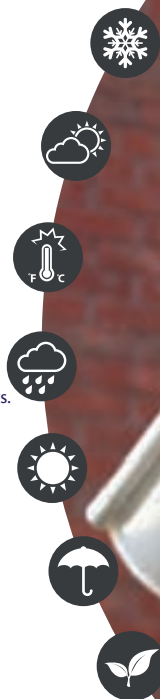
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Enq. 149

In this issue of Selfbuilder & Homemaker we look at recent trends in rainwater and greywater products



4 FREEFOAM BUILDING PRODUCT

Freefoam Building Products is delighted to announce the launch of a new range of rainwater products in the contemporary colour Anthracite Grey. With a 45 per cent increase in sales of Anthracite Grey fascia and soffit in 2015, Anthracite Grey Deep gutter range was the next logical step. Freefoam has created a product that allows customers to create a truly co-ordinated roofline with the new rainwater range offering an exact match (Ral No.7016) to the popular fascia and soffit products.

www.freefoam.com

Enq. 150

5 RAINCLEAR SYSTEMS

Online retailer of metal guttering and downpipe products Rainclear Systems, has added four new colours to the range of quality Galvanised Steel it keeps in stock for next day delivery nationwide. The demand for steel guttering has never been higher with homeowners and installers looking for high quality rainwater solutions that last. The steel systems are made of highly durable and recyclable metals and come either galvanised or colour coated. Visit the website for more information.

www.rainclear.co.uk

Enq. 151



6 BRETT MARTIN

Brett Martin Plumbing and Drainage has launched a new colour option to the Cascade Cast Iron Style Rainwater and Soil Systems range, adding Anthracite Grey to the mix of six heritage colours, allowing customers to capitalise on the growing market trend for this colour on windows and doors. With a price tag in line with modern construction, and an appearance that blends the past with the present, the Cascade rainwater and soil system is the perfect solution for discerning builders and clients.

www.brettmartin.com

Enq. 152



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Enq. 153

Manage rainwater the Anthracite Grey way



Freefoam Building Products is delighted to announce the launch of a new range of rainwater products in the contemporary colour Anthracite Grey. With a 45 per cent increase in sales of Anthracite Grey fascia and soffit in 2015 and a growing overall market trend towards grey window frames, doors, fascia and soffit adding an Anthracite Grey Deep gutter range was the next logical step. Freefoam has created a product that allows customers to create a truly co-ordinated roofline with the new rainwater range offering an exact match (Ral No.7016) to the already popular fascia and soffit products. With a 77mm depth and a 116mm width the Deep gutter is designed to manage the increasing levels of rainfall that are being experienced throughout the UK. Available with the full range of matching fittings including Union Bracket, Running Outlet and Hopper and manufactured using co-extruded PVC-U the Freefoam Freeflow range offers a long lasting, leak free, no fade, low maintenance solution all with a ten year guarantee. Freefoam manufacture the new Anthracite Grey products using the co-extrusion method to create a white interior and darker exterior colours.

01604 591110 www.freefoam.com

Enq. 154



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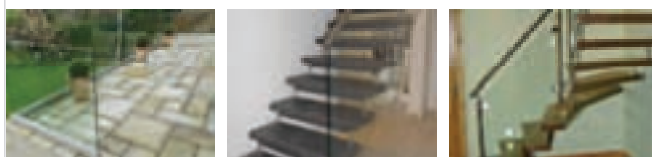


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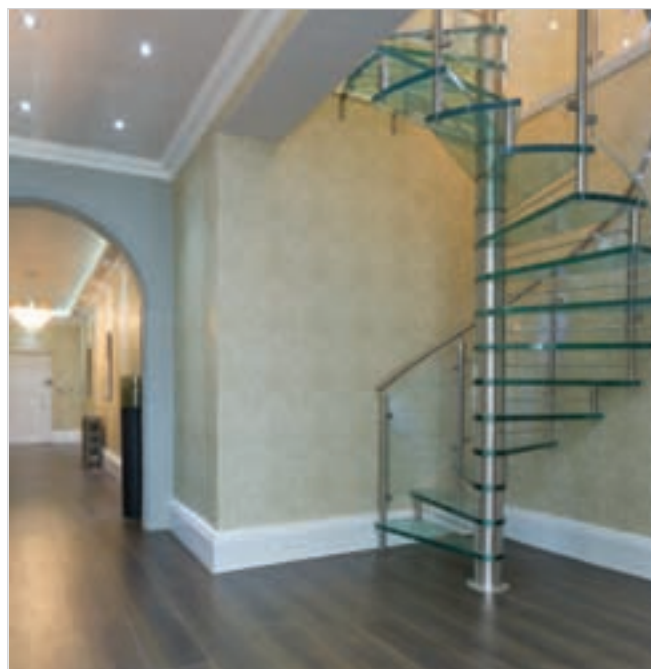


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Enq. 156



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Enq. 157



No room for compromise

The latest standards on smoke and carbon monoxide alarms in homes can appear complicated and contradictory. Rex Taylor, technical support manager at Kidde Safety provides some clarity for self-builders

With occupants at least four times more likely to die in a house fire where there is no working smoke alarm, it's not surprising there is a growing momentum for alarms to be installed in all homes. But how many do you need, what type and in which rooms? Definitive guidance can be found in the British Standard Code of Practice BS 5839, Part 6, which covers the design, installation, commissioning and maintenance of fire detection and fire alarm systems.

British Standards take the form of guidance and recommendations, and are not in themselves mandatory, although they are used as a benchmark in legal or insurance claims and other situations. The latest 2013 edition of the Code covers both new and existing homes and lists the minimum 'Categories' (locations for the alarms) and 'Grades' (types of power source in

the alarms) recommended for different types of property, including owner-occupied and rented.

Heat alarms in kitchens

For most existing as well as new homes up to three storeys, the Code recommends 'Category LD2' i.e. smoke alarms in any areas where fires might start, such as living rooms, plus heat alarms in all kitchens and smoke alarms in all escape routes. Self-builders planning a substantial 'Grand Design' (i.e. with a floor area over 200m²) will need specialist advice on panel-type fire alarm systems. Most house fires start in kitchens, so it's important to always install a heat alarm – smoke alarms being triggered by small amounts of smoke or steam from cooking – and interconnect it with the smoke alarms elsewhere in the house.



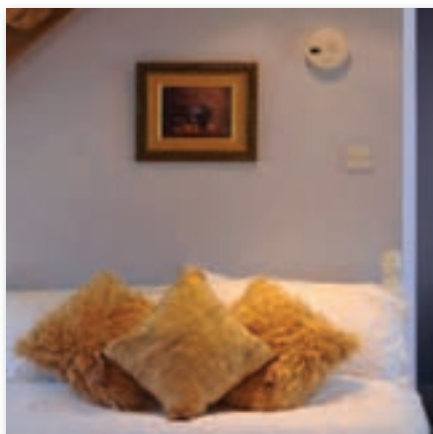
When it comes to new-build and converted properties, National Building Regulations (which are all based on the Code) apply, with mandatory minimum requirements – but do they go far enough? Building Regulations in Scotland and Northern Ireland mirror the Code, although for England and Wales, Building Regulations Part B falls short, requiring only Category LD3. This



effectively means smoke alarms in escape routes such as corridors and landings only, and a heat alarm just in any kitchen open to escape routes.

But, as the Code stresses, with Category LD3 the evacuation time once fire is detected in the escape route might be quite short and “might not prevent death or serious injury of occupants of the room where fire originates”. Self-builders should therefore think seriously about installing more alarms than demanded by Part B to ensure the safety of their families or tenants. Building Regulations and the Code are agreed in demanding Grade D hard-wired, interconnected smoke and heat alarms with back-up power for new homes and many existing types.

Hard-wired smoke and heat alarms should always be interconnected so that all the alarms sound when one is triggered. But there are both practical and aesthetic reasons to avoid interconnect cabling in existing buildings. Here, wireless interconnection is an ideal solution, with each alarm simply powered from a lighting circuit nearby. Some wireless alarms also offer additional facilities using extra accessories, for example a remote switch to control an alarm that might otherwise be difficult to access. This is particularly useful for elderly or disabled people, or where alarms are fitted on higher ceilings.



Curbing carbon monoxide poisoning

There is also a strong case to fit carbon monoxide (CO) alarms in all homes. The main difficulty with CO is that the dangers are often far from obvious and it comes from a surprisingly wide variety of sources, causing headaches, nausea, unconsciousness – and finally death. We simply cannot predict all the possible causes of CO in a home, but CO alarms that provide an audible warning at exposure levels well below those critical to healthy adults can alert occupants – whether awake or asleep – and save lives.

Self-builders should think seriously about installing more alarms than demanded by Building Regulations Part B to ensure the safety of their families or tenants

The latest guidance on CO alarms is provided by BS EN 50292:2013. It recommends that, ideally, a CO alarm should be installed in every room containing a fuel-burning appliance and also in other well-used rooms remote from the appliance, as well as all bedrooms. In addition, rooms with extended or concealed flues

passing through should also have an alarm.

Building Regulations throughout the UK all require CO alarms to varying degrees but only with installation of new or replacement combustion appliances (whether in new-build or existing homes) – and that excludes those used for cooking. In particular, BS EN 50292's more rigorous approach contrasts starkly with Building Regulations Part J applying to England and Wales. This only demands a CO alarm with installation of certain, solid fuel heating appliances, whether as replacements or in new-builds. The continuing toll of deaths and illness resulting from carbon monoxide incidents associated with other fuels and types of combustion appliances – including cookers – has to further highlight the need for CO alarms in all homes.

Mains or battery CO alarms?

All Regulations and BS EN 50292:2013 are unanimous in allowing either mains or battery-only CO alarms. Battery-powered alarms should incorporate a battery designed to operate for the working life of the detector. With this in mind, the latest long-life carbon monoxide alarms, enjoying a full 10-year guarantee covering both the alarm and sealed-in lithium battery, provide long-term protection. Alternatively, mains powered hard-wired (but not plug-in) alarms, fitted with a sensor failure warning device, can be used.

Some hard-wired CO alarms can not only be interlinked with each other but also matching hard-wired smoke and heat alarms, effectively forming a complete system. Here, it is essential that products have different, distinct alarm sounder patterns for carbon monoxide and fire. This arrangement can automatically alert occupants throughout the property of the specific hazard that confronts them, without the need for any further operation of the system (such as remote switches). This allows occupants to respond quickly, making the right choice from the very different potential safe actions for either fire or carbon monoxide.

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Enq. 163

Living walls for healthy homes

Paul Garlick of Mobilane explains the aesthetic, wellbeing and environmental benefits living wall systems can bring to your home

Technology has transformed the modern home, and not only in the obvious way of incorporating communications and electronic management, but also in the very fabric used to build houses. As a result, those who design and build their own homes now have a vast palette of materials and technologies from which to choose. The only limitation seems to be the imagination of the designer or the homeowner.

An unexpected result of all this technological progress is that we are seeing a growing appetite for more organic design, whereby homeowners embarking on self-build projects are stipulating designs that have at their heart the wellbeing of the occupants and the environment. Natural ventilation and lighting, low energy use and renewable energy systems, sustainability as a foundation of design, rainwater harvesting...these are all seeing continued popularity as self-builders appreciate the value of responsible design as being as important, if not more important, than aesthetics.

In light of this trend living walls systems are becoming increasingly common in the domestic environment. However, like all good ideas they are not new. We need only to think of the Hanging Gardens of Babylon or the ivy-covered walls of Oxford University's Trinity College to realise that the idea of plants growing up the outside of buildings is anything but modern.



Living wall systems are now a familiar sight in the commercial and industrial environment. From hospitals to office blocks, railway stations and libraries, schools and factories, living walls – or green walls as they are sometimes known – have enjoyed a period of growth in recent years. It would be easy to assume these systems are there for aesthetic purposes only, but that would be to misunderstand the raft of benefits they bring.

In the urban environment, where open green space is an increasingly rare commodity, living walls attached to the outside of buildings deliver the very important benefits of cleaning the air of particulates and pollutants, lowering ambient temperature, and providing support for birds and insects that are crucial to keeping

the nation's gardens healthy. When used in a commercial environment they also make strong statements that the organisation that owns or occupies the building takes its sustainability responsibilities seriously.

These proven benefits have seen living walls move indoors. It is not uncommon to find them in hotel receptions, shopping centres, and office foyers. Research has suggested that living walls and other interior plant systems offer additional benefits of improved productivity and attendance in the workplace. While no such research has yet been conducted on their effects in the home environment, it's hard to find a reason against them.

The growth in modern living walls has not always been easy. During the 1990s they



developed a reputation for being difficult to install and maintain, and there were many cases of high-profile failure. These were largely due to systems at the time being overly complex. However, a quarter of a century later these problems have been addressed. Lessons have been learned and the modern modular living wall system is simpler, more flexible, and much easier to install and maintain.

The latest modular living wall systems offer benefits of design flexibility and ease of installation and management

Flexibility has been key to their growth. No two installations are the same, and the environment, the building, the wall itself; all have a bearing. The latest modular systems have been designed to offer design flexibility and ease of installation and management. They can be cut to fit around windows, doors and extrusions,



and it is even easy to change the plants used, depending on mood, environment or the season. This modular approach supports installations of any size, from small decorative installations through to expansive installations that cover entire walls.

The best modern systems consist of panels stacked onto the face of a building or wall and secured by an aluminium frame. These panels hold modules of removable cassettes that feature a specially developed substrate into which plants are added and which has been designed to enable the plants to establish and thrive. The feeding of the plants with water and nutrients is ensured by an integrated irrigation and drainage system. Installation is simple and the systems are lightweight, even when plants are included and completely filled with water. Smaller installations can be manually watered and fed, but for larger installations it is advisable to install an automated irrigation unit.

The simplicity of this modular cassette approach has lent itself to other innovative planting solutions for interior and exterior use. For instance, living 'pictures' are now available,

which are essentially wall-hung aluminium picture frames that hold cassettes into which plants are added. Featuring an integrated watering system with a reservoir to ensure that the plants are provided with water for four to six weeks, these living pictures are a stunning addition to any home. Again, they are extremely easy to maintain (as easy as the humble potted plant), and plants can be changed depending on the mood or the season.

While cultivating plants on walls and in picture frames is clever and innovative, the question that must be asked is: why bother? Surely potted plants achieve the same aesthetic, environmental and wellbeing benefits around the home? Yes they do, however, potted plants take up valuable space and can be messy, especially when it comes to watering. They also lack the 'wow' factor of living walls or living pictures, and it would take a lot of potted plants to deliver the same level of benefits that a living wall provides.

For the self-builder keen to maximise space but still introduce plants into their home environment, living walls and living pictures offer a range of compelling advantages.

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Naturally versatile, strong and durable, wood is the perfect choice for exterior use. It's recyclable and sustainable and can be used for decking, fencing, roofing and cladding, where it will also provide an extra layer of insulation. Silva Timber's cladding products will enhance the character of your home while the Sansin range of finishes ensures that the exterior and interior timber stays looking like new and lasts for many decades to come.

When it comes to wood protection, one question is asked more than any other – how long will it last? It's difficult to answer this question, as there are so many factors to take into consideration. The design and orientation of the building, wood species, preparation taken, how translucent the finish is, exposure to sunlight and moisture among other variables, will all influence the life of the finish.

The timber industry is saturated with different finishing products. More commonly used are high build oil and water based finishes which have a greater viscosity and sit on the top of the wood creating a protective layer. Whilst it may give the appearance desired both of these finishes over time are likely to crack, split and flake and will essentially trap moisture in the wood which will cause the wood to rot.

The Sansin range of finishes from Silva Timber are a low build, highly penetrating water-borne alkyd based finish which offers the best of oil based and water based finishes whilst containing no VOC's and is environmentally friendly. It works by using water to carry modified natural oils and resins deep into the wood's cell structure. The water then evaporates allowing the finish to bond directly with the wood substrate enabling the wood to breathe while forming a

ThermoWood cladding in Sansin SDF Autumn Gold



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When deciding on a stain it's important to understand the characteristics of the timber species it is being applied to. The effect of the stain will vary depending on texture, grain, colour and porosity so it is recommended checking the colours on samples of the timber

being used. There are various staining options; natural and translucent tones, which let the beauty of the wood shine through or saturated to ultra saturated tones that provide a more solid colour appearance to the timber.

The key to an excellent finish is preparation; always ensure that the timber is clean and dry, for woods that contain knots and tannins use a primer (check the finish you are using – some finishes contain a priming agent), sand the timber thoroughly. Sanding the timber thoroughly removes mill glaze and creates an even surface allowing the stain/finish to penetrate the wood, providing an even, consistent and long-lasting finish. Studies have proven sanding can extend the life of a finish by up to three times compared to an unsanded surface. Following the preparation stages, finish/stain application is the most rewarding part of the protection process. Water-borne alkyds can be applied in a variety of ways; brushing, dipping, hand or automated spraying (low pressure or airless). It is recommended to always flood the surface to the point of saturation (approximately 5-6 wet mil). If using a spray application remember to back brush following the grain pattern to ensure consistent penetration.

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Enq. 165



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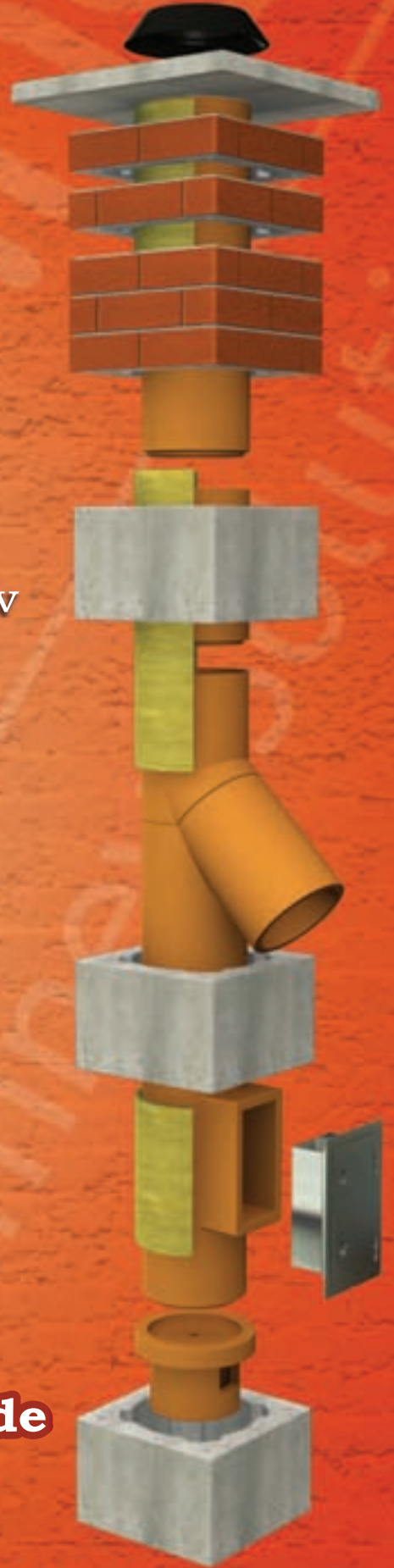
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