

# selfbuilder & homemaker

September/October 2015

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Glass & Glazing  
Landscaping & External Finishes  
Rainwater & Greywater Products  
Structural Insulated Panels (SIPs)  
Bedrooms Interior Showcase  
Fires & Fireplaces Showcase  
London Homebuilding & Renovating Show Preview  
Grand Designs Live Show Preview



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CLASSIFIED & DIRECTORY



Cover image of the Vogue Midi woodburning stove © Stovax. See page 40 for more.



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## editor's letter



As we went to print the country's political landscape had changed with the Labour leadership taking a decisive step to the left. It is too early to see how self-build will sit in Jeremy Corbyn's 'must do list' but it was heartening to see that housing formed a key part of his pitch to Labour members and supporters. Although his housing policy paper did not specifically mention self-build it did say that 'housing requires a joined up policy'.

Speaking about policy it is pleasing to see that ahead of the Self-build and Custom Housebuilding Act 2015 becoming law later this year, according to the NaCSBA, councils are already taking action to help boost the opportunities for potential self-builders.

Even the GLA has created a 'Build Your Own London Home Register' and hopefully the remaining local authorities still to develop their self and custom build policies will soon follow suit.

*David Mote*



## Regional workshops for local authorities

The NaCSBA is arranging a series of free regional workshops for local authority planning and housing officers and housing association development teams, to explain how they can help to facilitate the creation of more self and custom build homes.

The events, which will be run throughout October and November, have been organised in association with councils that have been designated as vanguards by the government to pilot the forthcoming 'Right to Build' initiative.

Each event will:

- Explain the most popular approaches that councils and housing associations are taking to support potential self and custom builders
- Provide advice on how to set up a

demand register

- Illustrate cost-effective ways of resourcing local initiatives
- Showcase a range of innovative projects from the UK and internationally
- Demonstrate how councils and housing associations have worked in partnership with specialist custom build developers or community organisations to support this form of housing

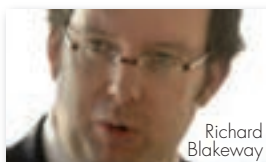
Speakers will include the NaCSBA's research and development team, representatives from 'Right to Build' vanguard councils and the Homes and Communities Agency, plus specialist custom build developers and organisers of community-led self-build projects.

**London Homebuilding & Renovating Show**  
25 - 27 September, London  
[london.homebuildingshow.co.uk](http://london.homebuildingshow.co.uk)

**Grand Designs Live**  
8 - 11 October, Birmingham  
[www.granddesignslive.com](http://www.granddesignslive.com)

**Edinburgh Homebuilding & Renovating Show**  
8 - 11 October, Edinburgh  
[edinburgh.homebuildingshow.co.uk](http://edinburgh.homebuildingshow.co.uk)

**The Big Green Home Show**  
23 - 25 October, Swindon  
[www.nsbc.co.uk/the-big-green-home-show](http://www.nsbc.co.uk/the-big-green-home-show)



## The Build Your Own London Home Register

Londoners are being encouraged to sign up to a new register that will gauge city-wide interest in a programme which could see councils allocate plots of land for small-scale housebuilding across the city.

The 'Build Your Own London Home Register' is open to individuals who have an interest and the capability to take development into their own hands. The register will give City Hall a live database that will display the level of interest and demand across London, and help shape future housing policy for the city.

It is envisaged that the register will empower Londoners to shape their own living spaces the way they want, and contribute to vibrant and unique communities. Facilitating the 'custom-build' method of construction will empower individuals and

groups and strengthens neighbourhood links, and creates local construction jobs.

Once the Self-build and Custom Housebuilding Act 2015 becomes law later this year, local councils will have a duty to set up their own registers for people looking to acquire land to build a home, and to offer suitable land opportunities. The London register will help provide a model for how these local registers may be run and data can be shared with boroughs directly.

Smaller registers have been running since earlier this year in other parts of the United Kingdom, but this is the first chance for Londoners to show their interest. The city-wide register will cover the largest area in the country in terms of size and population and be run by the Greater London Authority.

The 'Build Your Own London Home' programme complements the range of initiatives that the Mayor, Boris Johnson has put in place to increase the supply of affordable housing in London.

Discussing the new register Deputy Mayor for Housing and Land, Richard Blakeway, said: "Through initiatives such as Housing Zones, the London Housing Bank and the Affordable Homes Programme, City Hall has a range of measures in place to increase housing supply in the capital but we're always looking for new and innovative ideas. By setting up the Build Your Own Home Register, we will be able to gauge how many Londoners are interested in building their own homes. I urge any individuals willing to take on the challenge to sign up."

### news

## MyGlazing.com launches transparent advice

The Glass and Glazing Federation (GGF) has launched a new website, MyGlazing.com, to help consumers make informed decisions when it comes to choosing the right windows, doors and conservatories for their homes, as well as an easy search function to enable consumers to easily find the right companies and trades people to supply and fit these products.

After witnessing growing consumer demand for impartial advice on glass and glazing products and services, the GGF decided to create a valuable resource where homeowners and potential home builders can get independent up-to-date information, advice and inspiration.

As well as providing easy to understand information around the benefits of installing energy efficient glazing, MyGlazing.com offers an interactive energy efficiency calculator to help homeowners work out how much they could save on their energy bills by

upgrading their windows and doors.

Consumer protection is a key point covered by MyGlazing.com. The website features advice on guarantees, choosing a reputable installer and how to ensure your project is secured via a free deposit protection scheme which safeguards up to 50 per cent of contract value or £12,500 - whichever is less.

Site visitors will also be able to browse a range of galleries, which includes both images and videos that showcases examples of different styles of windows, doors and conservatories.

All information and advice is explained in a jargon free language, so finding the right company with highly skilled professionals is as easy as possible.

Head of GGF Group Marketing and Communications, James Lee said: "Currently the GGF's trade-facing website receives over one hundred thousand visits each year from people looking for independent and practical



advice on issues around glass and glazing. In view of this, we felt it was important to communicate on one consumer-friendly website. MyGlazing.com aims to help consumers make the right choice for their home, so their selection and installation, be it for windows, doors, conservatories, or any other home improvement glass products, runs as smoothly as possible."

### event

## The Big Green Home Show

The Big Green Home Show, organised by and held at the National Self Build & Renovation Centre (NSBRC), is back this year for its sixth show, running from 23 - 25 October.

The show aims to dispell any myths and clear up any confusion or jargon surrounding the use of renewable energy sources and sustainable products in an eco-friendly project and build.

The show will include over 220 manufacturers and suppliers exhibiting a range of specialist products and over 75 free seminars covering a range of self-build related topics. Visitors will also be able to question a variety of experts, from architects to eco consultants, who will be available to share their knowledge and experience. Also returning for 2015 is the show's live demonstration arena, showcasing the latest tech-

nologies. On the Saturday, Piers Taylor from BBC2's *The House That £100K Built* will be giving a headline talk at 1pm and meeting visitors throughout the day.

Tickets will be available on the door each day at a cost of £12, but can be booked in advance for free. The show will be open from 9am - 5.30pm each day. For more information, visit the website at: [www.nsbrc.co.uk/the-big-green-home-show](http://www.nsbrc.co.uk/the-big-green-home-show)

# How do we get more people building their own homes?

A new report from Goldsmiths, University of London suggests that even those with social, cultural and economic capital are struggling to build their own home in a housing sector dominated by traditional models of construction and ownership.

Dr Michaela Benson (Department of Sociology at Goldsmiths) has spent three years studying self-building as a form of housing provision in the UK.

Her report, *The Social in Self Build*, explores the changing context of housing in Britain, from supply through to regulation, and the role this plays in contemporary self-build. She has conducted numerous interviews with those who have created their own homes.

Dr Benson has explored a diverse range of paths into self-building, from community focused projects to self-builds that weren't planned but became necessary.

She has found that while access to financial resources are a necessity in order to become a self-builder, even those with capital

find that the housing sector and related industries just aren't geared towards their needs. It's apparent that more extensive adaptation of services and products to the needs of self-builders would be valuable if the industry is to be scaled up, Dr Benson argues.

She says that the population of self-builders can and should be more diverse: "Although the majority of self-build projects in England today result in home ownership, the community self-build sector also promotes self-build for social or private rent, while some innovative schemes such as ULAC centre on mutual home ownership," she explains.

"These are an important part of the housing landscape that present real opportunities to challenge the system of house buying and tenure as it currently stands. Self-building could challenge the dominant modes of housing procurement and a market oriented towards home ownership and profit making."

Dr Benson's report includes a number of recommendations aimed at shaking up the traditional housing sector and making self-

building a more viable option for a wider range of people:

- Promotion and support for community models of self build should be maintained and publicised, to show people how building challenges can be overcome
- Mortgages for self builders should be more flexible and there should be more support for people to maintain cash flow throughout a project
- There should be more training and support for self builders to manage social relations with each other, and develop their organisational and management skills

Michaela adds: "In conclusion, this research suggests that practitioners and supporters of self build need to actively challenge the structures of the housing and land market, as well as finding innovative solutions that work within these structures - as it is only in this way that self build projects can be scaled up."

## Learn how to build to Passive House standards with Saint-Gobain

On 21–22 October, Saint-Gobain UK holds a new edition of the Passive House Tradesperson Course, giving industry professionals and experienced tradespeople an unmissable opportunity to learn how to build to Passive House standard and gain international accreditation for one of the world's most efficient energy standards.

Over two days of intensive hands-on training, attendees will learn from experts in the field about the Passive House principles and the most important techniques, such as detailing correct airtightness testing and treatment, interpreting data from Passivhaus Planning Package (PHPP) and outlining the building methods to employ to avoid thermal bridging.

There is growing demand for Passive House buildings – in 2015, more than 1,000 Passive House buildings will be under construction in the UK, compared to just 100 in 2012.

"This revolutionary course gives participants the tools they need to build a competitive advantage and improve their business prospects as Passive House certified experts", says Stacey Temprell, Residential Sector Director for Saint-Gobain UK and Ireland.

Two additional days of online training are also available for attendees who want to sit



the exam to receive international accreditation from the Passivhaus Institute as a certified Passive House Tradesperson. The exam will be held on 7 November.

There is a 2 for 1 special offer available, reserved for those who book their places before 2 October, as well as a CITB grant

funding of £50 per day – a total of £100 contribution towards the course cost.

The Passive House Tradesperson Course will take place at Saint-Gobain's Technical Academy in Erith, Kent.

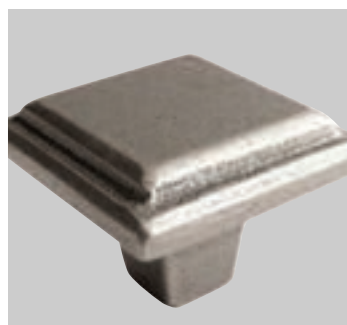
For more information and to book places, visit [passivehousecourse.co.uk](http://passivehousecourse.co.uk)

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# Cutting bat survey and removal delays

The presence of a single bat will require a self-build renovation project to engage in a lengthy bat licence application process. This will delay works for extended periods to allow for bat surveys to take place and Natural England to determine if the proposed mitigation or removal methods are suitable.

SLR Consulting is helping homebuilders save time and money on self-build/renovation sites with a new licence, which allows for the easy removal of small colonies of bats. The Low Impact Bat Class Licence, accredited by Natural England, permits approved ecologists to move low numbers of common bats off development sites without the need for consultation with the regulator.

SLR Senior Field Ecologist, Dale Broadbent, who is one of a handful of ecologists issued with the new licence, has been trialling the new approach on projects in the South East and explained: "We recently implemented the new licence on two sites where a small number of bats were discovered in buildings that were scheduled for demolition.

"After undertaking a bat activity survey, we registered the sites with Natural England and demolition began within 15 days. This saved around eight weeks on the construction programme and allowed the contractor to set a specific date for demolition. We also estimate that this approach could save around £4,000 when compared to a standard licence application.

"Using the new licence will allow projects to move ahead much quicker than the standard development licence method, potentially saving months of costly delays. Going forward we will be



recommending this approach where low numbers of bats are present in buildings."

By the end of the year SLR expects to have two consultants registered to use the new Low Impact Bat Class Licence to complement its 15 ecologists who already hold Natural England survey licences. Its nationwide team of ecologists is able to support clients on projects of all sizes with bat surveys and developing cost-effective bat mitigation.

## news

# Kingspan Low Energy Homes Hub launched at Potton Show Centre

The UK's leading self-build specialist Potton, in collaboration with Kingspan, the global leader in high performance insulation, building fabric solutions, renewable energy and water solutions, has opened a brand new low energy home information hub at Potton's Self-Build Show Centre in St Neots, Cambridgeshire.

The Kingspan Low Energy Homes Hub has been designed by Potton to provide self-builders with a comprehensive range of information on insulation products, provide guidance with specification and procurement and critically, point them in the right direction to ensure their new home will be as energy efficient as possible – right from the outset of their project.

With interactive technology installed, the Hub allows prospective self-builders to access Kingspan Insulation's on-line U-value calculator which instantly provides a recommended insulation solution and the resulting U Value for planned projects.

In addition, visitors will have access to Kingspan Environmental's extensive range of sustainable solutions such as renewable heating, off-mains drainage and rainwater

harvesting. This insight will help visitors understand how the renewable heat incentive (RHI) can reduce both energy bills and carbon footprint by using solar heating. The hub will also provide details of what options are available when properties are not connected to mains sewage.

All visitors will also receive a half price SAP assessment voucher which can be redeemed if they become a Potton customer.

Accessible to all Show Centre visitors, regardless of whether they intend to build with Potton or not, The Hub also provides free information about U-Value calculation; condensation risk analysis and product solutions for wall, floor and roof insulation.

Paul Newman, Self Build Director at Potton said: "Specification and procurement of building fabric solutions and energy efficiency elements is a critical part of a self-build project. Crucial decisions have to be made early on in the process that will determine the long-term outcome of the efficiency of a new home - it can be a risky exercise with lots of room for error.

"As part of the Kingspan Group of companies, Potton is ideally placed to understand sustainable construction methods, environmen-

tal sustainability and cost-effective, risk free procurement for self-builders and it is hoped that The Kingspan Low Energy Homes Hub will soon become an invaluable resource to anyone embarking on a self-build project.

Potton's unique Self Build Show Centre has over 6,000 visitors each year and is essential viewing for any would-be self-builder. With four show homes and an information centre providing invaluable advice and design ideas on self-build, the Kingspan Low Energy Homes Hub is a perfect complement to it.

Kingspan Potton's Self Build Academy will be holding a special one day self-build event on 17 October at the Eden Project in Cornwall. The session will run from 9.30am to 3pm and cost £40 per person. The price includes entry to the Eden Project after the session, complimentary refreshments and lunch and a self-build course information pack. The event will cover three main topics: finding land and gaining planning permission, creating a design brief for your home and introduction to energy efficiency. Find out more and book tickets by visiting the Self Build Academy website:

[www.selfbuildacademy.co.uk](http://www.selfbuildacademy.co.uk)

## Figures show a rise in number of homes being built

With the government hoping that the Self-build and Custom Housebuilding Act 2015, due to become law later this year, will further increase the creation of new homes, the Housing Minister, Brandon Lewis, has welcomed recently published new-build figures. The government statistics identified a rise in the number of properties being built.

The latest figures show that there were over 131,060 completions in the last 12 months, which is 1.5 per cent higher than in the previous 12 months and at their highest annual level since June 2009.

However, identifying this rise in delivered homes as being part of the government's actions to create a new generation of homeowners, Brandon Lewis said: "Our One Nation government has

got the country building again with today's figures showing that 131,060 extra homes have been built in the past year.

"However, we know there is more to do. That is why we have outlined plans to deliver 275,000 affordable homes by the end of this Parliament – the fastest rate of building for 20 years.

"We're also determined to support those who aspire to own their own home, which is why we're making up to £10 million available to bring forward brownfield sites to build new Starter Homes which will be available to young first-time buyers at a 20 per cent discount."

Latest figures from the Office of National Statistics have also shown that work on new private housing between April and June rose by nearly 3.9 per cent on the previous quarter.

## news

## Achieving carbon targets White Paper launched

BSRIA, the test, research and consultancy organisation, which provides specialist services in construction and building services has launched a White Paper covering 'Achieving Carbon Targets'. The paper asks: "What does our industry need from government to deliver and achieve the carbon targets over the next 10 years?"

The paper, written by Jeremy Towler, Senior Manager, Energy & Smart Technologies, BSRIA Worldwide Market Intelligence, recommends that government can help with appropriate legislation, regulation, incentives and sponsorship.

BSRIA Chief Executive, Julia Evans explained: "Our industry will be aided through the establishment of clear policy, uncomplicated legislation, and more regulation. However, there are currently too many different government departments dictating policy, therefore, industry supports the creation of a single government department with which it can interface. This will help to reduce contradiction and confusion.

"More attention needs to be given to the life-cycle operation of low-carbon assets. Expanding the Display Energy Certificate

(DEC) requirements will drive change in terms of building performance. However, it is not just about energy efficiency, health and well-being should also be assessed: government could promote communities that reduce total travel, as part of a smarter cities approach.

Regulation is currently viewed as the minimum standard people need to achieve. Government should tax poor performance and provide subsidies to encourage best performance and the use of best low-carbon technologies."

## book

## Build Your Own House by Andy Patmore

Andy Patmore has worked in the construction industry for over 30 years, in areas including project managing for both private clients and national housebuilders, as well as building single and multiple dwellings. His work and experience has given him a vast knowledge of every step necessary to complete your own self-build.

*Build Your Own House: A guide that will hand you the keys to self-build success* is written as a complete step-by-step guide, covering every aspect from the initial idea of taking on a self-build right through to moving in. The book was first published in 2014. Andy released a 2nd edition in March 2015 to include more information on demolition and wayleavers, as requested in the feedback he



received on the 1st edition. The book includes Andy's knowledge on planning, costing/budgeting, Building Regulations, Code for Sustainable Homes, materials, putting together a programme for the works, warranties, health and safety, reclaiming VAT and more. Andy has also included an A-Z guide on the construction phase, listing each step in order from site preparation through to final certification – no matter how far along the self-build process you are, *Build Your Own House* will prove a handy guide.

Alongside the book, *Build Your Own House* has a website that includes additional information to help with the self-build process. Andy has previously held Let's Build It seminars and is planning to host more in the future. For more information on these (including dates and



locations once available) visit the website at [www.buildyourownhouse.biz](http://www.buildyourownhouse.biz)

Andy and his *Build Your Own House* team will also be on stand B9 in the Grand Build section of Grand Designs Live at the NEC in Birmingham from 8 - 11 October. They will be on hand to answer any questions about self-build and hand out advice to help with successfully building your own home.

*Build Your Own House* is available both as a hard copy for £12.95 from Amazon, as an e-book for £7.79, available for Kindle and iBooks.

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# editor's focus

1

## BAUFRITZ

Baufritz was commissioned to design and build House Imagine: a new sustainable dwelling to replace an older, uneconomic and poorly designed house in North London. Baufriz's response was this striking, contemporary five-bedroom home with generous living spaces. Sustainability was a key criterion for the house, which is far cheaper to run than a conventional home. The house uses a wide range of materials and technology to minimise energy requirements and create a healthy living environment.

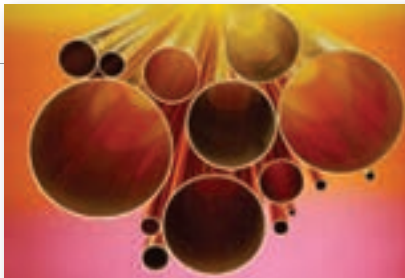
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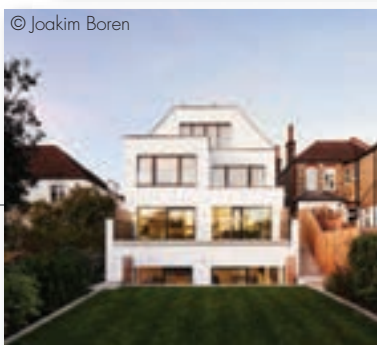
## COME HOME TO COPPER

Come Home to Copper provides ideas and information on the uses of copper; for plumbing and heating pipework, sheet for cladding, roofing, decorative and artistic design objects. Designers use copper and brass, when creating pieces for the home, e.g. light fittings and door handles. Architects specify copper for its long life and its ability to change appearance over time.

**Enq. 105**



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3

## JB KIND DOORS

Pocket Door Systems: space saving pocket door solutions that bring contemporary style to your development. JB Kind Doors now supply a quick fit pocket door framing system to suit their wide range of contemporary and classic door designs. Easy to install, the rigid framing system is pre-assembled and can be fitted in half the time of other brands. Suitable for single and double door situations with compatible sliding door hardware also available.

**Enq. 106**



4

## OAK DESIGNS

With the warm weather fading and another long winter looming, your thoughts will most likely be turning to protecting your vehicles from the elements. You may assume that a garage with doors would be the best option and this is the case of course for security purposes, however garages with open bays provide the best environment for your cars longevity. Your vehicle is protected from falling debris, bird droppings, snow and rain but also allows circulation of fresh air to reduce moisture and keep it cool, thus slowing down the process of oxidation.

**Enq. 107**



5

## STAIRKRAFT

Stairkraft is a leading UK specialist manufacturer and supplier of stunningly engineered feature staircases. Each staircase is handcrafted to made-to-measure specification using contemporary materials such as stainless steel, structural glass and hardwood timber to achieve sleek lines with minimalist appeal. A dedicated in-house technical team will establish the overall architectural brief, working closely with clients to develop the staircase design, ensuring individual requirements are met. Stairkraft is proud to offer a truly bespoke service from concept all the way to completion of installation.

**Enq. 108**

6

## LONG RAKE SPAR

Pebbles and cobbles can be used in a wide variety of applications in landscapes and domestic gardens, they can be added to water features or planters to make an eye-catching display and can be used to create attractive walkways or striking borders. Ice Blue pebbles and cobbles, with their subtle colouring and elegant blue, grey hues can be used in contemporary and traditional landscaping projects and add a graceful contrast to bright planting and dark paving. Exclusively supplied by Long Rake Spar, Ice Blue Pebbles and Cobbles can be found in builders merchants and landscaping centres across the UK.

**Enq. 109**



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## Vectaire chosen for Battersea Reach development



Vectaire's EVO250DC has been chosen by St George for the prestigious Battersea Reach development. These MVHRs, installed and commissioned by Air Quality Services Ltd, are made in the UK (and are SAP Q eligible). Just 250mm deep, for in-line installation, it provides low level, continuous ventilation in a kitchen and up to six wet rooms. It is up to 88 per cent heat exchange efficient (with SFP down to .70 w/l/s). Standard are integral frost-stat and summer bypass, and over-run timer on boost setting with an optional delay-on timer. It is available for left or right handing, and has the option of an integral humidistat.

01494 522333 [www.vectaire.co.uk](http://www.vectaire.co.uk)

Enq. 111

## Ancon is honoured by HM The Queen



Ancon has again been honoured at a Royal Reception following the company's second Queen's Award for Enterprise. Ancon's Managing Director, Stuart Maxwell and Marketing Manager, Annabelle Wilson, attended the reception held in Buckingham Palace. Ancon's success in the 2015 Awards comes in recognition of its International Trade and acknowledges the company's outstanding achievements in growing sales across new and existing export markets. It follows

success in 2012, for the development of a unique Lockable Dowel, a system that has revolutionised post-tensioned concrete construction.

0114 275 5224 [www.ancon.co.uk](http://www.ancon.co.uk)

Enq. 112

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Enq. 113



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Enq. 114



2

## Interior inspiration: Bedrooms showcase

Whether you're choosing furniture for a new bedroom or simply restyling, find inspiration in our choice of the latest ideas and styles in bedroom furniture and make it a place for rest and relaxation

1. These quirky, asymmetric pendant light shades perfectly suit the current industrial, warehouse style of interior design. The wire Scribble pendants are made from iron and will make a great decorative accessory to a modern bedroom. The light shades dimensions are H45cm x W45cm x D45cm, and each require one E27 bulb. Pictured from left to right is Metal, Copper and Gold. Every shade is individually handmade so each piece will be slightly different. They are priced at £70.  
[www.alexanderandpearl.co.uk](http://www.alexanderandpearl.co.uk)

Enq. 115

2. The Guidoriccio wall mirror tiles have endless possibility for compositions, making them versatile, modern and personal. The tiles are made from solid wood, set to an angle to give it the shadow, with a high quality mirror front. They are made by Tonelli, Italy, who are glass experts and produce stunning pieces of contemporary glass and mirror furniture, and designed by Andrea Tempestini. The tiles cost £140 each and the dimensions of each one are W35cm x L35cm x D5cm.

[www.gomodern.co.uk](http://www.gomodern.co.uk)

Enq. 116

3. A designer shelving unit that will complement any space, these beautiful, contemporary shelves from Chipp Designs play with light so well and ensure that whatever you choose to display on it will be admired. They look good both on their own, or as an opposing pair. The Mirage designer shelving units come in a range of wood species: cherry, oak (pictured), olive ash and walnut. Dimensions are approximately L122cm x W43.5cm x D15cm. The unit is priced at £475.

[www.chippdesigns.co.uk](http://www.chippdesigns.co.uk)

Enq. 117



4

5



6



4. Stay in Bed's Luca bed has a strikingly modern and inspiring design and makes a style statement that cannot be ignored. The low base of this bed lends itself beautifully to contemporary design and the smooth quadratic panelling gives it an exquisite finish that perfectly complements its shape. It's available in a variety of colours – from neutral tones to bolder colours such as Wild Fuchsia – to suit any scheme. The bed is available in Double (£549), King Size (£599) and Super King Size (£649).

[www.stayinbed.co.uk](http://www.stayinbed.co.uk)

**Enq. 118**

5. If you have the room, why not enjoy the luxury of a walk-in wardrobe? There's no end to the combination of options you can have, and Hammonds will make them to any size and take care to ensure that every detail is just perfect. Once you've chosen the fitted furniture, you can tell Hammonds what you want or need, and the company will modify your furniture to include it – from hiding TV sets to champagne chillers, segmented makeup drawers and much more in between.

[www.hammonds-uk.com](http://www.hammonds-uk.com)

**Enq. 119**

6. Be bold and daring with this trendy aerospace metal three drawer side unit that can be used perfectly as an industrial chic bedside unit or chest. The metal aerospace unit is finished in a dull silver with tarnished accents, adding to the modern industrial look. Matching items are also available within the collection. The products dimensions are H70cm x W59cm x D41cm. The drawer side unit is priced at £425.00. To view the collection's other items, visit the company's website.

[www.alexanderandpearl.co.uk](http://www.alexanderandpearl.co.uk)

**Enq. 120**

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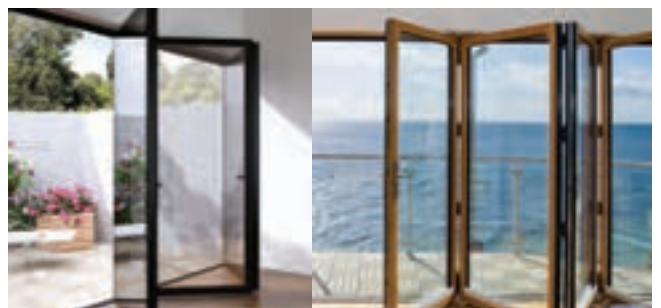


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**121**

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# A breath of fresh air

Improving indoor air quality with modern ventilation,  
by Jon Hill, Technical Manager of Polypipe Ventilation

All dwellings need a supply of fresh outdoor air, not just for the health and comfort of the occupants, but also to control condensation, disperse indoor pollutants and to ensure the safe and efficient operation of open-flue appliances.

## Poor air quality and its effects

Moisture is probably the most significant household pollutant because of the high humidity rates generated by day-to-day activities. A house with five occupants can generate in excess of 5kg of airborne moisture daily through condensation, which can quickly make the household atmosphere dank and musty if not ventilated adequately. It can also lead to ugly staining and mould growth, which can affect the health of the occupants as well as being unsightly.

Interstitial (i.e. within the building fabric) condensation is another effect of high humidity levels, which may cause rot and, as a result, unseen structural damage.

In addition, the level of pollutants in urban areas has led to outdoor air quality deteriorating. It is therefore important to minimise the levels of pollutants entering the dwelling; imperative for allergy sufferers or those with breathing difficulties.

## Getting the balance right

Traditionally, many UK dwellings have relied on natural air infiltration, such as an open window, air bricks or window trickle vents. However, these very basic ventilation methods can result in excessive ventilation rates. In new or refurbished dwellings the reverse is the case with increased air tightness leading to internal pollutant sources having a greater impact on indoor air quality.

## Ensuring compliance

Building Regulations Part L is regularly revised to require ever higher levels of air tightness; in Part F, a permeability figure of  $<5\text{m}^3/\text{h}$  per  $\text{m}^2$  is considered airtight and  $>5$  is considered 'leaky'; limited to a maximum of  $10\text{m}^3/\text{h}$  per  $\text{m}^2$  envelope area at a pressure of 50Pa by Part L. As a result, improved ventilation strategies are required.

The 2010 revision of Part L also saw the introduction of maximum Specific Fan Powers (SFP) for mechanical ventilation units; for example, no higher than 0.5 Watts per litre per second ( $\text{W}/\text{l/s}$ ) for an intermittent fan.

The introduction of new regulations also brought a greater emphasis on the quality of ventilation installations and mechanical ventilation is now a notifiable service in most cases.

Other guidelines that have had an impact recently on ventilation in domestic dwellings include revisions to SAP scoring (the Standard Assessment Procedure for the energy rating of dwellings) and the introduction of the NHBC Mechanical Ventilation with Heat Recovery (MVHR) specification. The former has also contributed towards the adoption of more controlled forms of ventilation, particularly MVHR.

## Energy efficient ventilation options

As regulations for ventilation tighten, so too does the requirement for solutions which meet these standards and help improve indoor air quality.

### Intermittent Extract Ventilation

Also referred to as System 1 ventilation in Building Regulations Approved Document F, this basic type of ventilation consists of local extract fans fitted in a dwelling's wet rooms to provide rapid extraction of moisture and pollutants. They operate intermittently under either occupant or automatic control. This is the simplest, lowest cost form of ventilation and is easy to fit and use, but is also the least energy saving method.

### Passive Stack Ventilation (PSV)

A System 2, PSV comprises of inlet grilles located in wet rooms, connected by near-vertical ducts to ridge or other roof terminals. Warm, moist air is drawn up the ducts by a combination of the stack effect and wind currents. Highly cost effective – there is no electrical supply and no direct running costs – PSV's provide silent continuous operation, but their effectiveness is heavily weather dependent.

### Continuous Mechanical Extract Ventilation (MEV)

System 3, MEV systems actively extract air from wet rooms via ducting to a central ventilation unit. They are relatively easy to install due to single external termination, but will require system balancing and commissioning. The systems are typically dual speed, providing low speed continuous trickle ventilation and high speed boost flow. This is a more costly ventilation solution, but also a more effective one for modern homes.

A sub-set of System 3 is Decentralised Mechanical Extract Ventilation (dMEV). dMEV systems are an extremely cost effective and easy



to install ventilation solution. They offer continuous low levels of ventilation to a single wet room, coupled with virtually silent operation.

### Continuous Mechanical Ventilation with Heat Recovery (MVHR)

Unlike all the other ventilation systems discussed, MVHR systems combine supply and extract ventilation in one system.

MVHR systems efficiently pre-warm the fresh air drawn into the building with waste stale air using a heat exchanger; up to 95 per cent of waste heat can be recovered by this mechanism. The filtered, pre-warmed air is distributed around the home, meeting part of the heating load in more airtight properties (ones that have a figure of  $<3$  of the permeability figure of  $<5\text{m}^3/\text{h}$  per  $\text{m}^2$ ).

The incorporation of a highly efficient heat exchanger will also help lower a property's DER and therefore provide a higher SAP rating.

MVHR systems are extremely effective at reducing the risk of condensation and cold air draughts and also include built-in air filters that are particularly useful in more polluted urban areas.

The range of readily available, energy efficient modern ventilation solutions means that no domestic properties – new or old – should ever have to suffer from the effects of poor ventilation. Breathing clean and fresh air in our homes should be seen as a necessity, not a luxury. We are, after all, quite literally breathing life into a property.

Enq. 122



# Taking the long term view

THE HOUSE IS BUILT ON A SLOPE OVERLOOKING WOODLAND AT THE BACK. FRAN AND SIMON WANTED TO CREATE A HOME THAT COMBINED TRADITIONAL MATERIALS OF OLD-STYLE BRICKS, WOOD AND GLASS WITH MODERN DESIGN



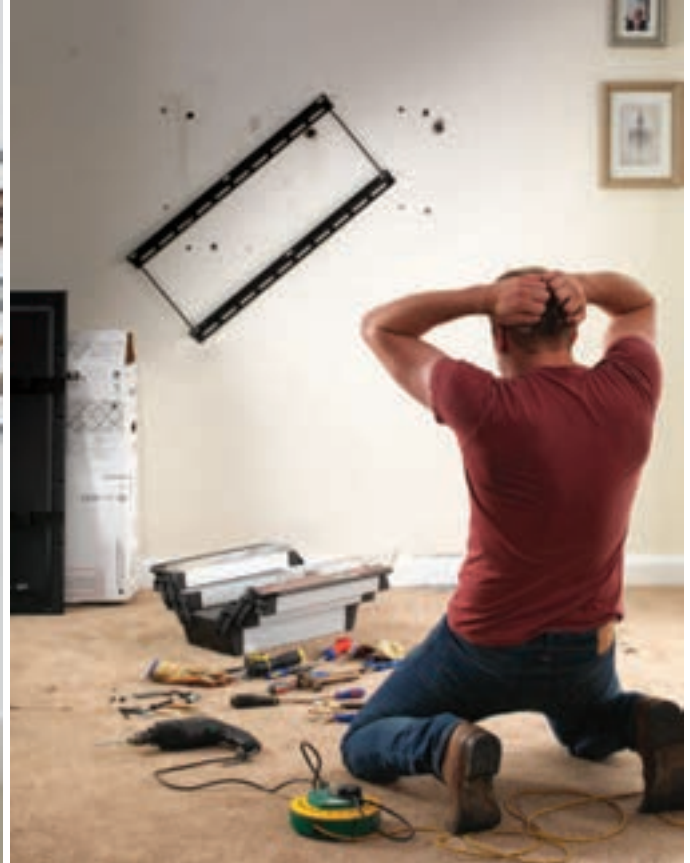
Farmers Fran and Simon Ackerley waited seven years to build a home designed with future generations in mind

Words and pictures by Heather Dixon

*Continued overleaf...*



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When Fran and Simon Ackerley bought 200 acres of prime East Yorkshire farm land in 2008 they thought it would be relatively easy to get planning permission to build a farmhouse for themselves and their three sons.

Instead it took five long years of patient negotiating, perseverance and optimism to get the go-ahead for a four-bedroom family home, and a further two to reach the point where they could finally move in.

"It was a very drawn-out process," says Simon. "There were changes to the family business arrangements which gave us the opportunity to buy the land and expand the farm."

They were also living in a two bedroom cottage and needed more room as the boys got older. They ploughed everything they had into the land and farm buildings, on the outskirts of Pocklington, and applied for planning permission to build a farmhouse on site so they could run the business as efficiently as possible.

But their application was turned down on the basis that there was no functional need for a family home.

"They wanted to see three years of business accounts and for us to prove a functional and financial need for a house on the site," says Simon. "It didn't make sense to us – we already had a small cattle herd and a poultry business and saw this as an expansion of the existing business."

Undeterred, Fran and Simon managed to get permission to create temporary accommodation in the form of pre-fab cabins, so they could still live on site while running the farm and collating the documents required to re-submit their planning application.

"We put in for a larger house than we actually wanted, fully expecting it to be knocked back," says Simon. "We were delighted when East Riding of Yorkshire Council finally granted planning permission, without change to its size, on October 13 2013 – the date is permanently etched in my mind!"

"Until this point Simon had refused to plan anything at all to do with the build in case it was rejected again," says Fran. "The whole process was really draining. Then suddenly it was all systems go and we could start to look ahead."

*Continued overleaf...*

It took five long years of patient negotiating, perseverance and optimism to get the go-ahead for a four-bedroom family home

THE HIGH GLASS WINDOWS IN THE HALLWAY FILL THE PROPERTY WITH NATURAL LIGHT



## LOW POINT

We laid water based underfloor heating topped with screed, which took six weeks to dry, and were ready to lay the tiles when we were told the underfloor heating needed to have been running for a week beforehand. We didn't have a boiler at that point, so everything was put on hold while we got it installed and the underfloor heating on by the end of November. That gave just enough time for the tiles to be laid and kitchen units installed before Christmas



THE FOUR BEDROOM HOUSE IS A MIX OF TRADITIONAL AND MODERN DESIGNS AND FURNITURE



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IT TOOK DAYS OF RESEARCH AND INDECISIONS BEFORE FRAN AND SIMON SETTLED FOR A MODERN GLASS AND OAK STAIRCASE IN THE TWO-STORY ENTRANCE HALL



They were already long-standing friends with York-based builder Paul Anderson who had been involved with the planning application from day one. He started virtually straight away and by Christmas the foundations – comprising solid concrete under the main part of the house and elevated block and beam under the single storey extension – were laid.

"The land is a mixture of clay and chalk," says Fran. "It had been a dry autumn so there was no problem with drainage and the footings were very straight forward. The only challenge was in raising the floor level of the extension to create a seamless link into the main house. The extension is built on a slope but we didn't want a step inside, so the extension had to be raised instead."

Although Fran and Simon wanted the house to be oak framed with plenty of glazing, they were also keen to respect local build styles and materials. With this in mind they agreed to combine hand-made, old style Brantingham Blend bricks with a Penrhyn Welsh slate roof, adding timber framed extensions front and back. The brick structure was built first while the timber frame section was created off-site by Yorkshire Oak Frames. The company's precise engineering, coupled with Paul Anderson's perfectionism, resulted in a perfect fit between the two structures.

This perfectionism also paid off in the detail of the build.

Fran and Simon were keen to introduce subtle but significant architectural details into the exterior, such as a plinth stone around the house. This rim stands proud of the main wall and required an additional two-inch concrete support plinth to be built behind it, around the entire property, to provide support for the main wall above.

The hand made windows are all set back into



**HIGH POINT**  
When the oak frame went up. It had all been made off-site and then assembled like meccano. It fits absolutely perfectly thanks to a great team effort between the builder and the oak frame company. The glass also went in without a hitch. It took longer than expected, but the glaziers were nothing short of craftsmen. It was fantastic to see it all pull together

the openings to create a shadow line around each one, and Fran wanted a substantial overhang on the roof-line to avoid a 'flat' finish to the exterior.

"We had renovated properties before and knew we wanted to use reclaimed materials, or materials that looked ready-aged," says Fran. "We had always liked the natural style of oak frames, but didn't want the entire house to be built of wood because we felt it would be too overpowering, so we chose just a central section to give the house character."

Fran and Simon were also keen to source everything locally where possible, so the main structural elements were provided by local companies.

"A lot of the house evolved as we went along," says Simon. "We changed our minds along the way but both Paul and Adam, from the timber frame company, were very easy to work with and always adaptable. As a result the design of the house and the details within it evolved as the build progressed."

The house had already changed beyond recognition from the first application. Their initial plans showed a barn-style house, which Fran and Simon thought would 'suit the planners', but when that was rejected they decided to ask for exactly what they wanted rather than compromise. Even though the design continued to change in subtle ways during the build, both Fran and Simon were acutely aware that they had to get everything right first time.

"You are actually under a lot of pressure to make the right decisions all the way through the build," says Fran. "If a socket is in the wrong place, it will bug you; if a room isn't the right size you will always wish you had designed it differently, so there is an underlying pressure to get it perfect from the word go. If you make a mistake you have to live with it – and so does the next generation. Our sons may well take over the business at some point and want to live here, in which case it will affect them too."

One of the biggest dilemmas they faced was the choice of roof finish. They honed down their

*Continued overleaf...*

options to just two – Spanish slate or Welsh – with the Welsh slate coming in at an extra £5,000.

"We had a budget to work to but we were also aware that whatever choices we made for the exterior would be long-lasting and have a big impact on the final appearance of the house," says Simon. "When we saw the texture and effect of the Welsh slate compared with the flatter Spanish ones there was no contest – it would cost more but we felt it was worth it to get what we wanted." They added stone ridges to complete the look.

One of the biggest structural challenges was getting the glazing in place. The house was surrounded by scaffolding when the huge windows arrived for the timber framed porch and hall elevation, and the extension at the back. "The glass couldn't be installed while the scaffolding was in place, so it all had to come down, the windows installed and then the scaffolding rebuilt so the house could be completed," recalls Simon.

Scaffolding also had to be built inside the house for the plasterer and left in situ until Simon and Fran completed the decorating and they were able to move in.

"After living in a portacabin for three and a half years we couldn't believe how much space we had, or how wonderful it was to finally move in," says Simon. "It was such a long and protracted process that we did wonder whether we'd ever see the day, so it was a massive relief and everything else – all the waiting and hassle – just paled into insignificance. We finally have a house that we have built and it's exceeded all our expectations as a family home. We don't plan to move from here but, if we did, we wouldn't hesitate to build again. It's been worth the wait."

THE MAIN STRUCTURE OF THE HOUSE, WHICH INCLUDES THE KITCHEN, IS BUILT OF HAND-MADE OLD-STYLE YORKSHIRE BRICKS WITH A WOODEN FRAME RUNNING FRONT TO BACK



### LOW POINT

The first rejection from the planning department. We bought the land thinking that within three years we would have a house built here. It actually took twice as long. The whole process was incredibly draining and there were times when we wondered whether we would ever be able to live here permanently on our farm, but it all came good in the end

"We finally have a house that we have built and it's exceeded all our expectations as a family home. We don't plan to move from here but, if we did, we wouldn't hesitate to build again. It's been worth the wait"

– Simon Ackerley

## Contacts/suppliers

Design, planning & main contractor:  
Anderson York Ltd  
07932 732154

Agricultural appraisal: Chris Clublely & Co  
[www.chrisclubley.co.uk](http://www.chrisclubley.co.uk)

Oak frame: Yorkshire Oak Frames  
[www.yorkshireoakframes.co.uk](http://www.yorkshireoakframes.co.uk)

Bricks: York Handmade Bricks  
[www.yorkhandmade.co.uk](http://www.yorkhandmade.co.uk)

Stone sills: Sam Cryer Ltd  
[samcryerltd.co.uk](http://samcryerltd.co.uk)

Windows and staircase: Longwood Joinery  
[www.longwood-joinery.co.uk](http://www.longwood-joinery.co.uk)

Welsh slate and guttering: Burton Roofing  
[www.burtonroofing.co.uk](http://www.burtonroofing.co.uk)

Roofing: Alan Shaw Roofing  
07713 499321

Joinery: Dyson Joinery  
[www.dysonjoinery.com](http://www.dysonjoinery.com)

Plumbing: Carl Potter Plumbing & Heating  
07734 871932

Sanitaryware: Watermark (York)  
[www.watermarkplumbing.co.uk](http://www.watermarkplumbing.co.uk)

Electrics: Shapeshifter  
07827 823300

Slate floor and tiles: Ceramic Tile Merchants  
[www.ceramictilemerchants.co.uk](http://www.ceramictilemerchants.co.uk)

Biomass boiler: Steve Wilcock  
[www.swilcock.co.uk](http://www.swilcock.co.uk)

Bathroom mirrors and lights: Wainwright  
Bathrooms (Easingwold)  
[www.wainwrightbathrooms.co.uk](http://www.wainwrightbathrooms.co.uk)

Site clearance and digger work: Trevor Lee  
07754 765179

Brick/block works: KB Construction  
[www.kb-construction.co.uk](http://www.kb-construction.co.uk)

Kitchen: Travis Perkins, Howarth Timber and  
Howdens  
[www.travisperkins.co.uk](http://www.travisperkins.co.uk)  
[www.howarth-timber.co.uk](http://www.howarth-timber.co.uk)  
[www.howdens.com](http://www.howdens.com)

## Cost breakdown

Land cost: already owned

Current value approx.: £750,000

Oak frame and glass: £40,000

Biomass boiler: £15,000

Floors: £8,000

Roof slates: £9,000

Bricks: £7,000

Windows: £12,000

Kitchen: £5,700

Electrics: £5,000

Bathrooms: £3,000

Guttering: £1,500

Remainder labour and materials

Total build cost: £280,000

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Enq. 126



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Enq. 127

## MX introduces new tap ranges



MX Group has made a stunning entrance into the taps and mixers marketplace with a selection of brassware ranges.

This adds to the extensive range of shower trays, electric showers, thermostatic shower mixers, enclosures and accessories that make MX a true one stop shop for shower related products.

High quality products, with excellent warranties. Take a closer look at the products available by visiting the company's website.

01684 293311 [www.mx-group.com](http://www.mx-group.com)

Enq. 128

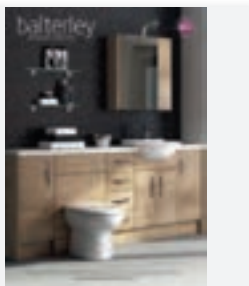
## Snickers new RUFFWork trousers



After 40 years of innovation, Snickers Workwear is now launching a completely new generation of Work Trousers for professional tradesmen. While fabric, functionality and fit are the hallmarks of this 'next generation', it's the innovation and technology in the design of the garments that really sets Snickers work trousers apart from the rest. The new work trousers for 'RUFFWork' are based on an uncompromising design for tough work. These are modern heavy-duty work trousers combining amazing comfort and fit with reinforced functionality. These work trousers are made from a revolutionary fabric that's heavy duty yet extremely comfortable.

Enq. 129

## Balterley Furniture launches new brochure for 2015



The new Balterley brochure is here – with new ranges and a wider selection of products, the August 2015 edition brings the ideal styles and finishes for you to create your dream bathroom. Previously known for its modular and fitted ranges, Balterley has now grown and this year sees the launch of its third concept – the Combination furniture range. This range features six different fascias, each with matching bath panels and a range of 12 handles to choose from – all without any difference in price. These additions really enhance the Balterley range to bring you a complete collection for your whole bathroom.

01282 418012 [www.balterleybathroomfurniture.co.uk](http://www.balterleybathroomfurniture.co.uk)

Enq. 130

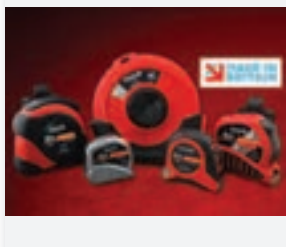
## Hultafors Tools' new range of clamps



Professional craftsmen know the difference it makes when they're working with top quality tools. This is especially true for clamps, which often have to be put into place quickly to hold, support or stabilise what you're working with. That's what Hultafors' new range of clamps do. They are easy to use and durable. They're made from sturdy glass-reinforced nylon and have a die-cast steel rail that enables them to withstand tough conditions and maintain a consistent clamping force over a long period of time. Hultafors has prioritised compact and ergonomic design and durable materials combined with maximum clamping force in a handy tool that will work effectively even in tight spaces.

Enq. 131

## Fisco Tools joins the 'Made In Britain' campaign

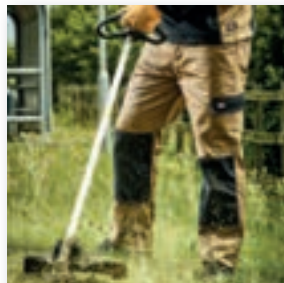


With more and more consumers in the UK seeking out home-based British brands, Fisco Tools has now joined a growing number of British manufacturers to become a member of the 'Made In Britain' campaign. Fisco is a leading world force in the field of measuring and enjoys an unrivalled reputation for high quality measuring instruments both in the UK and abroad. So it's highly appropriate that Fisco's products carry such a prestigious hallmark to promote the quality of British manufacturing

around the world. As well as the Made in Britain brand, every Fisco product is stamped with the 'Hultafors Tools' Hallmarks of quality and reliability – a guarantee of on-site effectiveness.

Enq. 132

## Dickies launches Every Day work trousers



Dickies is launching its new ED24/7 trousers from September this year. They are not only practical for the everyday working environment but also comfortable and stylish. With 245gsm fabric ensures they are tough but light enough to retain agility. Every Day trousers ED24/7 are free of any exposed metals such as zips and buttons making them scratch free and suitable for use across all industries. Cargo pockets ensure you have direct access to your tools enabling you to finish the job quickly and easily. Using the two-tone colours you can easily match the ED24/7 to any other item of clothing in the Dickies workwear range.

01761 419419 [www.dickiesworkwear.com](http://www.dickiesworkwear.com)

Enq. 133

## The Snickers way of staying hot and looking cool



This new 'next generation' workclothes brochure celebrates 40 years of workwear innovation and focuses on what to wear if you want to stay warm this winter. Snickers' mission has always been to lead the workwear industry with technically advanced garments designed and developed for craftsmen's specific on-the-job needs, providing a superior level of working comfort, protection and functionality – wherever you are on site. This new *What to Wear* brochure provides

practical information and advice on the best working clothes for the autumn and winter months – with a particular focus on the new 'Next Generation' Work Trousers.

Enq. 134

## Yale Premium Wired 2 Camera CCTV Kit



The Yale Premium Wired 2 Camera CCTV Kit from IronmongeryDirect comes with a range of features. It comes complete with DVR with real time and D1 full screen video recording and playback. The weatherproof cameras have infrared LED's for night vision up to 20m/65ft with a recording resolution of 752 x 582. The system can also be expanded with two extra cameras. It comes with a pre-installed 500GB hard drive that can be used for up to 30 days continuous recording. The CCTV Kit also allows for remote viewing on a 3G/4G or Wi-Fi enabled smartphone or tablet using the Yale App, which is available to download for both Apple and Android devices.

Enq. 135



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grand designs live stand no B208

Enq. 137



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Enq. 139



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# Grand Designs Live celebrates 10th birthday

Grand Designs Live, sponsored by Anglian Home Improvements, is set to return to Birmingham from 8-11 October 2015.

The exhibition event, celebrating its 10th anniversary, offers visitors a chance to view the latest trends and unseen products in self-build, from kitchens to gardens and everything in between

Grand Designs Live will be returning to the NEC in Birmingham, with over 500 exhibitors across six different sectors including: Grand Build, Grand Kitchens, Grand Bathrooms, Grand Technology, Grand Gardens and Grand Interiors. With each section boasting a specialised feature, this year's Grand Designs Live is set to be better than ever. Kevin McCloud, design guru and presenter of the Channel 4 TV series, will be hosting the four-day run of the design exhibition, while architect and TV personality, George Clarke, will also be making an appearance. Designer and TV presenter Charlie Luxton and interior stylist and designers Sophie Robinson and Daniel Hopwood will also be on hand to give expert tips and tricks.

Lee Newton, CEO of organisers Media 10, said: "Our grand show always delivers the most up-to-date trends in home design, with hundreds of exhibitors there's a range of inspiration for our visitors to take in and implement in their own home designs. We are excited to be in Birmingham to celebrate our 10th birthday." Alongside these amazing features, the show offers an array of other great attractions, including:



- Ask an Expert, sponsored by Express Bi-folding Doors – visitors can bring their property plans to the show to book and attend a free 30 minute session with an expert in any one particular field. With 30 experts present each day in areas such as architectural technology and structural engineering, budding designers can take advantage of a range of information available all under one roof.
- The Green House – dedicated to showcasing the latest in technological eco-innovations, this new feature housed within Grand Technology gives visitors the opportunity to learn more about eco tech and how it helps our environment.
- Miele Live Kitchen Experience – boasts a unique interactive cookery demonstration stage. Watch top chefs cook a variety of dishes at timed sessions.
- Miele Kitchen Design Stage – new to 2015, visitors can listen to short seminars throughout the day from kitchen design experts, specifically about kitchen design.
- Kevin McCloud's Green Heroes – First launched at Grand Designs Live London in 2010 & inspired by his passion for innovative eco-friendly product design and green building products. This dedicated feature that sits in the heart of the live show

*Continued overleaf...*





gives a platform to unsung product designers to showcase their innovations and designs to a large audience, allowing the products to achieve wider recognition in the consumer market.

- Self-Build on a Shoestring – a competition in association with NaCSBA (National Custom and Self-Build Association) in which consumers are welcome to create unique, ultra-flexible self-build homes that can be expanded. The winner is awarded £5,000 during the show.
- Grand Theatre, sponsored by Airflow – Located in the Grand Village, the theatre hosts a large number of interactive sessions throughout the show. Top speakers include

Kevin McCloud, George Clarke and Charlie Luxton. All seminars are free to attend, arrive early to guarantee a seat!

- The River Cottage Seasonal Garden – a brand new feature for 2015 in collaboration with the River Cottage! Taste and sample delicious produce from the Midlands and River Cottage HQ, plus takeaway ideas on how to support your local suppliers and create your own harvest at home. Resident gardening team James Alexander-Sinclair and Mark Diacono will also be taking to the stage to answer your gardening dilemmas!

With all this and much more, make sure you plan a grand day out this October!

## 2 for 1 tickets\* for all readers...

Selfbuilder & Homemaker has teamed up with Grand Designs Live to offer 2 for 1 tickets.

Simply log on to [www.granddesignslive.com](http://www.granddesignslive.com), follow the link to book your tickets and enter the code **SELFB241** to claim, or call the ticket hotline on 0844 854 1348

\*T&C's - Transaction fee of £1.70 applies per order. Tickets must be booked in advance. Offer ends 7/10/2015. Offer valid on standard admission tickets only. Saving based on the door rate.

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**info@tdca.org.uk | 01977 558147**



Look out for DeckMark™ and CladMark™, it's your sign of quality



Enq. 141

## Cemwood adds seamless colour to summer house



Cembrit Cemwood cladding has been selected to add a touch of colour and a contemporary finish to a garden summer house. Over 40m<sup>2</sup> of Cemwood has been installed on the new building, designed and built by homeowners, Effie and Peter Antoniou. They decided to install Cembrit Cemwood cladding as they believed that it would achieve a contemporary look for their tranquil summer house. They opted for a light green colour, which complements the dark grey of

the building's bi-fold doors and windows and blends in perfectly with the garden setting. The fibre-cement, wood-effect weatherboard is fire, rot and insect resistant, as well as being unaffected by heat or sunlight.

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## LABC approval secured for Celsius Solid Roof



Synseal's recently-launched Celsius Solid Roof system is now fully approved and registered by the LABC (Local Authority Building Control) under certificate number EVV550. The LABC is a not-for-profit membership organisation that represents all local authority building control teams in England and Wales, aiming to ensure that all buildings are habitable, dry, safe and warm. Celsius Solid Roof has also been submitted for approval by the LABSS (Local Authority Building

Standards Scotland) who are currently assessing the system under the Scottish Building Regulations.

**01623 443200 [www.synseal.com](http://www.synseal.com)**

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# RMIG appears on *The House That 100k Built*

RMIG has helped an ambitious couple on BBC TWO show *The House That 100k Built* to successfully build their dream home in Burnley. One of the world's leading perforated materials specialists was shown on the programme and delivered an eye-catching perforated decorative panel that would transform the dull staircase into a striking centrepiece of the home's downstairs.

With Wajid and Anam keen to create a unique wow-factor within their six-bedroom Burnley home, the couple required a perforated screen that would further enhance the aesthetically pleasing nature of the large hallway and complement the other areas of the glamorous home.

RMIG worked very closely with Wajid and Anam during the consultation period and specified a 3mm thick aluminium screen featuring Islamic script that was extremely personal to the couple. Using its innovative ImagePerf technology, RMIG expanded on Anam's artistic designs and produced a stylish and tasteful floor to ceiling perforated screen, finished in an RAL 1036 Bronze Satin polyester powder coating. With the couple's time and budget constraints in mind, RMIG delivered the high quality and stunning screen in a cost and time effective manner, much to the appreciation of Wajid and Anam who were keen to move into the finished home with their new born baby at the earliest possibility.

The metal screen received positive reviews from both a delighted Wajid and Anam, who commented on its uniqueness during the show, transforming what would otherwise have been dull and wasted space into something fantastic.



RMIG can perforate sheet metal to meet any desired style, producing limitless designs and patterns to achieve unique and attention-grabbing architectural visions. To learn more about RMIG and its full service offerings, please visit the RMIG website.

*The House That 100k Built* is produced by Remarkable Television, part of Endemol Shine Group.

01925 839 600 [www.city-emotion.com](http://www.city-emotion.com)

Enq. 144

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## Make summer stylish with the Celsius Solid Roof



Synseal, a home improvement expert, has unveiled its contemporary Celsius Solid Roof – a warm solid roof construction which is perfect for new or replacement conservatory extensions. The Celsius Solid Roof combines a timber framework with a tiled roof, available in three colours: black, brown or terracotta. The structural timber framework uses high quality Kingspan TEK Building System SIP insulated panels and is finished with 100 per cent recycled lightweight Envirotiles. This unique system has been designed to create a truly warm solid roof construction, with no possibility of cold bridging. Unlocking the potential possibilities for both inside and outside living, the Celsius Solid Roof guarantees a warm winter and a cool summer and ensures a sophisticated and spacious setting for friends and family to enjoy all year round. Fully approved and registered by the Local Authority Building Control (LABC), Celsius Solid Roof is available for existing glazed conservatory roof replacements or new build applications in Lean-To, Georgian, Gable and Victorian building extension styles. Thanks to Synseal, improving your home is made simple.

01623 443200 [www.synseal.com](http://www.synseal.com)

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## New Evolve range of sash windows from Synseal



If you are looking to upgrade old and draughty wooden sash windows, take a look at the new heritage range of Evolve sliding sash windows from Synseal. Combining excellent thermal retention with beautiful design and high levels of security, the Evolve range is a fantastic choice for homeowners seeking the very best vertical slider solution for their property. Evolve windows are constructed using PVC-U, ensuring superior thermal retention properties with an A window energy rating as standard, excellent weathering performance over time and very low maintenance for the end user, without losing the charming visual characteristics of a traditional timber sash window. Perfect for heritage and conservation projects, the Evolve vertical sliding sash windows are available with a 100mm deep ovolo bottom rail. This feature combined with a run through sash horn provides an even greater degree of authenticity for period properties. Catering for window spans of up to 1500mm wide x 2500mm high, Evolve windows are available in 15 design styles and 16 colour options including woodgrain white, Irish oak, golden oak, cherrywood and dual colour combinations.

01623 443200 [www.synseal.com](http://www.synseal.com)

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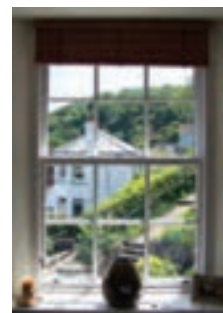
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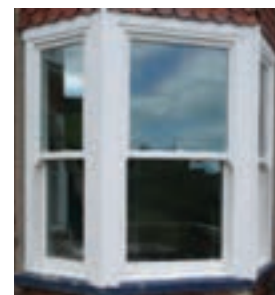
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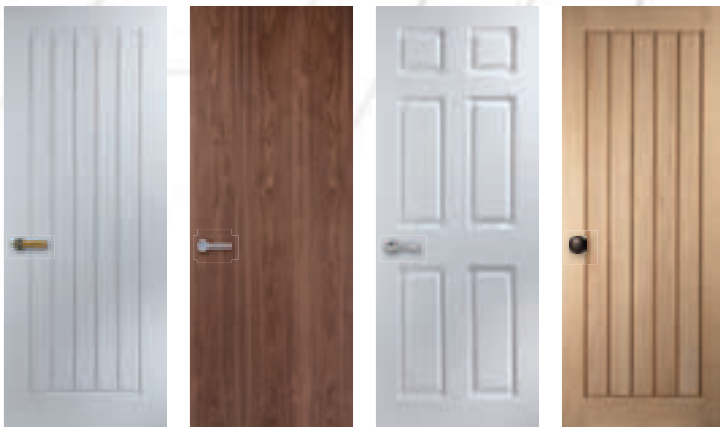
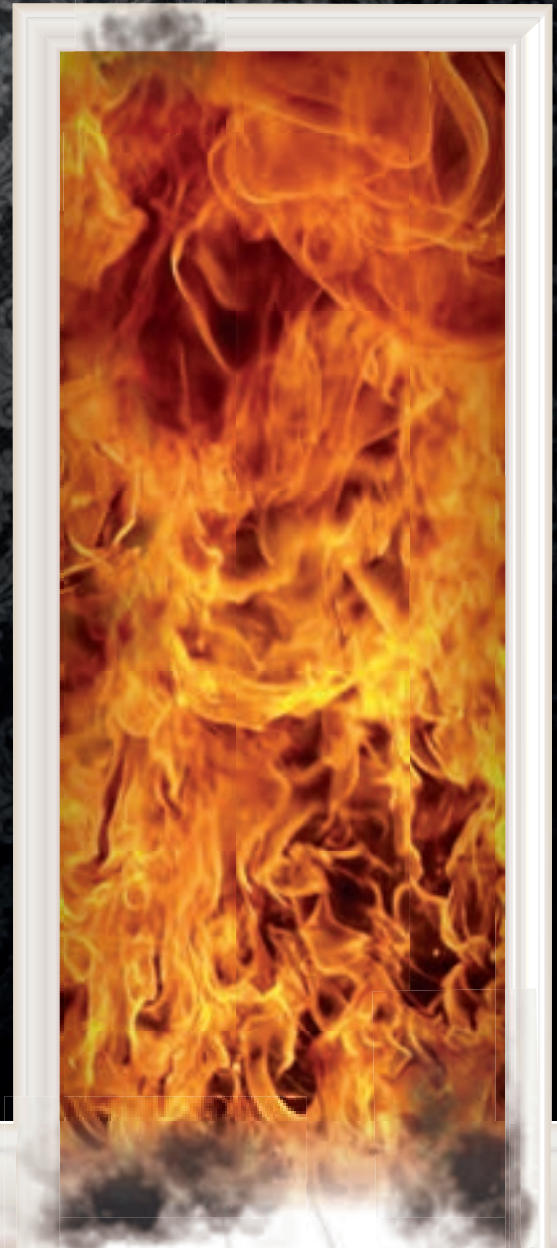
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## Two new products enhance Schueco's offering



New from Schueco UK are two products, SmartClose and SmartStop. Developed for use with Schueco's range of sliding door systems, both products make the sliding vent easier to operate. SmartClose makes the closing action effortless by converting the energy generated by the initial pull on the sliding vent into momentum that carries the vent smoothly along the length of its track. Schueco SmartStop employs a controlled soft braking action that allows the vent to be drawn smoothly along its track but brings it to a stop prior to closing, when it can be locked in the normal way.

01908 282111 [www.schueco.co.uk](http://www.schueco.co.uk)

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## More colours stocked for Global conservatory roofs



All colour options for Synseal's Global conservatory roofs and Global Summer hybrid orangeries are now available directly from stock, to reduce lead times for these popular aluminium and PVC-U glazed roofing products which are supplied as made to measure kits to thousands of industry installers through Synseal's extensive network of fabricator partners. In addition to White, the stock colour range now includes Anthracite Grey, Black/Brown, Chartwell Green, Cream, Golden Oak and Cherrywood. For more information regarding Global conservatory roofs visit the website.

01623 443200 [www.synseal.com](http://www.synseal.com)

Enq. 153

## Sheerframe doors can resist the floods



Sheerframe flood doors have been independently accredited and Kitemarked to meet the specifications of PAS 1188-1 (Flood Protection Products Part 1: Building Aperture Products) for single and double doors. At the respected test centre at HR Wallingford, inward opening Sheerframe PVC-U doors recorded "no leakage" at 0.6 metre external submersion under static test over 48 hours. The doors also remained watertight under dynamic tests simulating waves

and rapidly moving water. French doors are also approved with just 0.001 litres of ingress after 48 hours.

01773 852311 [www.sheerframe.co.uk](http://www.sheerframe.co.uk)

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## HWL Windows website



HWL Windows Group has launched an exciting new website, which is set to become an information hub for windows, doors and bi-folds to the self-build market. The website demonstrates HWL Window Group's complete product range, including its authentic Residence 9 windows, aluminium bi-folding doors, energy efficient Kommerling PVC-u windows and stylish Solidor composite doors. The website is designed to make the process of buying windows and doors

as easy and straightforward as possible for self-builders, as it includes easily downloadable technical product specifications and its latest product brochure – the Definitive Collection.

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Enq. 156

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Reader  
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Life Engineered.

# Fires & Fireplaces Showcase

In this issue we look at recent trends in fires & fireplaces

## 1 ARADA

With a sleek body, large glass viewing window and convector jacket for increased heat distribution, Arada's i400 Freestanding stove range is the perfect choice for any modern home. The ultimate in versatility, the i400F range is available with a choice of colour finishes and comes in three heights with the tall and mid models featuring an integrated log store. Starting from just £999 (inc. VAT) this British-built beauty comes with Arada's lifetime guarantee.

[www.aradastoves.com](http://www.aradastoves.com)

Enq. 159



## 3 CHARLTON & JENRICK

The P9 is the largest offering in the range and with a visible glass size of 690mm x 690mm (27 1/4" x 27 1/4") is perfectly proportioned to fill a wide range of fire surrounds to dramatic effect. The P9 is designed to fit into the majority of stone and marble fireplaces to create the perfect suite feature to suit any room from the traditional to the ultra modern. The Paragon P9 becomes the fifth fire in the P series range meaning there is now a P series fire for every size imaginable.

[www.charltonandjenrick.co.uk](http://www.charltonandjenrick.co.uk) Enq. 161

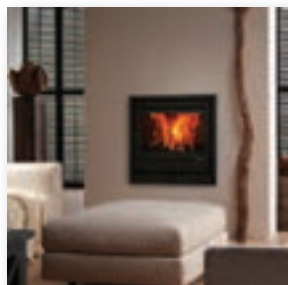
## 2 CAPITAL FIREPLACES

This new fireplace range from Capital Fireplaces Ltd has been purposely designed with the influence of historical source data to match period design and manufacturing techniques. The designers have created a combination of historical characteristics and have cleverly adapted the range to accommodate today's current trends. The mantels are grand and make a real statement, substantial in proportions and generous in the use of material while being versatile.

[www.capitalfireplaces.co.uk](http://www.capitalfireplaces.co.uk) Enq. 160



## New in the DG Fires range



DG Fires is the brand name for the wood burning stoves and fires produced by DRU, one of Europe's leading manufacturers of contemporary fires and fireplaces. Recently launched under the DG brand is a new collection of wood fire inserts with built-in ventilators, providing fan-assisted convection to boost the performance of the fires. The new Instyle and Prostyle V models are designed to be installed into an existing brick chimney or connected to a steel flue.

In addition to the radiant heat generated by the burning logs, the home owner can activate the ventilator in order to heat up the room more quickly and enhance the comfort of the fire.

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## An innovative inset wood burning stove



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home. Available in four sizes, the pioneering Stilkamin sliding door stove is built from steel with a refractory brick chamber, and cast iron base.

01934 750 500 [www.eurostove.co.uk](http://www.eurostove.co.uk)

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**5 SCHIEDEL**  
IGNIS PROTECT is the new CE approved wall pass thru’ system used for SWV connecting flue pipes up to the temperature class T450 and DWV stainless steel System Chimneys up to the temperature class T600. The unique features of this product has helped it win the Flueing and Ventilation Product of the year at the Hearth & Home exhibition in Harrogate this year. Ignis Protect is suitable for SWV and DWV connecting flue pipes passing through interior or exterior walls.

[www.schiedel.co.uk](http://www.schiedel.co.uk) Enq. 166



**6 STOVAX**  
One of the latest models to join Stovax's woodburning stove range; the Vogue Midi combines cutting edge design with modern-traditional elegance. The Vogue Midi's customisable design presents a variety of installation options. Homeowners can opt for either hearth mounted, plinth or Midline installations in order to create the desired look. With a nominal 5kW heat output, this highly efficient stove is also suitable for use in Smoke Controlled Areas.

[www.stovax.com](http://www.stovax.com) Enq. 167



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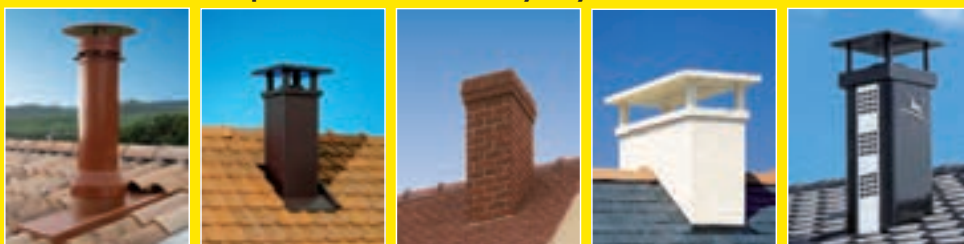
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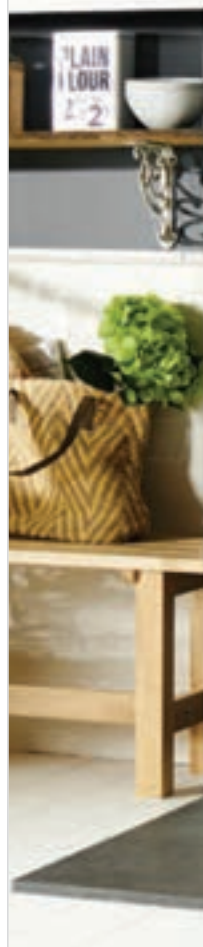
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Enq. 177

## Putting the cosiness into a home



With home fuel bills continuing to rise, many households are turning to alternative energy sources in a bid to save money and according to HETAS, the regulatory body for stove installations, there has been a five-fold increase in the number of wood burners being installed annually when compared to 2007. A wood burning stove can be a great addition to a home, as it undoubtedly becomes the focal point of family-living during the long cold winter months. Therefore, when specifying a stove, aesthetics, quality and efficiency must work beautifully together. Distributed in the UK by **Specflue**, TermaTech is one of the leading suppliers of wood burning stoves in Northern Europe. It has made a number of improvements to its range over recent years that have resulted in enhanced environmentally-friendly combustion, easier operation, better heat distribution and minimal maintenance. Combine these with efficiency levels above 82 per cent and an increased choice of artistically designed stoves, supplied in a variety of finishes, such as steel, soapstone and Indian sandstone, there is no doubt that the humble wood burner is now a worthy appliance.

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## Change of focus for ATAG Heating UK Ltd



ATAG Heating UK Ltd is to focus its business towards commercial boiler sales and the domestic boiler 'new build' specification market. To avoid confusion in the marketplace, it will operate under the banner ATAG Commercial and continue to supply the UK industry through the wholesaler distribution network. ATAG Heating UK Ltd's team led by Managing Director, Phil Bell, has been responsible for establishing the ATAG brand's reputation for quality, reliability and technical

innovation since the early 2000s, distributing both domestic as well as commercial boilers.

01243 815770 [www.atagcommercial.co.uk](http://www.atagcommercial.co.uk)

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Panasonic's brand new 50L buffer tank is now available and is ideal as a volume extension or low-loss header tank, maximising the effectiveness of Aquarea heat pump applications in properties large or small. Buffer tanks are used with air source heat pumps to increase volume, provide storage and to prevent short cycling of the heat pump. This new addition to the Aquarea range is cost and energy efficient, and requires low maintenance once installed within a property. With

Automated Air Vent (AAV) capabilities, the new Aquarea 50L buffer tank will maximise the efficiency and effectiveness of current heating applications. The unit also lends itself for a quick and easy install.

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# New venue for the London Homebuilding & Renovating Show

ExCel, London, 25-27 September

Coinciding with the latest report that the South East of the UK has seen the largest rise in self-builders in 2015 with the numbers increasing year on year by 16 per cent, the up-and-coming London Homebuilding & Renovating Show, sponsored by Anglian Home Improvements, is set to attract thousands more visitors at its new spacious and contemporary venue, ExCel, London from 25-27 September.

The event will showcase how the property market, architectural and design trends, which have shaped the social aspects of the UK families, have evolved over this time. In addition, throughout the three-day event, people who are still unsure how to undertake a project efficiently from inception to fruition will have access to expert guidance and tailored advice at 15-minute consultations, in-depth seminars and masterclasses hosted by the UK's leading property experts and companies. The show will see more exhibitors than ever before, with over 350 companies displaying the latest products and services in the market place.

For the first time, Gabrielle Blackman, BBC's *DIY SOS* interior specialist, will be making her debut on the London show expert panel to provide attendees with inspiration, advice and recommendations on how to tackle architectural and interior innovations. Gabrielle is a firm believer in vanity decorating and encourages people to opt for colours that suit their personality so she will also be on hand to help visitors add their own stamp to their property.

Charlie Luxton, sustainable architectural designer and presenter of *More 4's new Building the Dream* series, and Julia Kendall, interior design expert and co-presenter of ITV's *Rebuild Our Home*, will return to meet with the London event audience and share their invaluable insight on current industry trends and tips from their latest projects. Topics such as eco living, homes of the future and new architectural ideas will be covered by Charlie on the Friday

of the event. Julia will be attending on the Saturday to speak with those looking to find out how they can spruce up their homes through clever interior touches.

The Dulux Interior Design Clinic is where attendees will find insightful decoration advice on the latest tonal schemes, wall coverings and furnishing. The company's roomset at the event will be a real life inspiration corner to demonstrate how colour and patterns can make a real difference to the final appearance of a project.

The Ask the Architects zone will be hosted by four experienced members of the Royal Institute of British Architects (RIBA) who will be available to provide solutions on how attendees can navigate their building projects and overcome challenges on the way.

Highly trained architects from Oakwrights, the oak framed home company, and a team of skilled self-build specialist from Potton Design Lounge, renowned for building sustainable timber homes, will be offering their services at the Design Consultation area to cater for every homeowner's tastes and needs. Both companies will be delivering one-to-one sessions to visitors interested in how to use their building resources efficiently to meet their plans and budget requirements.

15-minute consultations, designed to be individual interactive sessions with over 20 property specialists, will be available at the Ask the Experts zone, where attendees can show their plans and discuss ideas with a variety of self-build experts.



Standard tickets are £12 in advance or £18 on the door (children under 16 go free). Visit [www.homebuildingshow.co.uk/London](http://www.homebuildingshow.co.uk/London) or call the ticket hotline on 0871 231 0824



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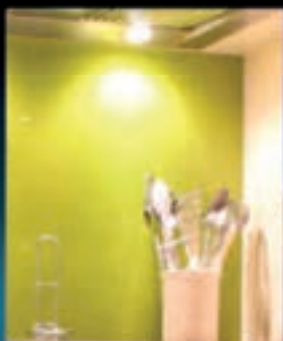
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# 10 considerations when choosing between sliding and bi-fold doors

Head of Marketing at Reynaers, Hugh Moss, highlights the choices available for patio and bi-fold doors – and explains some of the technical terms that homeowners may need to get to grips with

When choosing whether to have a sliding patio door or a bi-fold door, there are a number of pros and cons that you may want to consider. Here's a top 10 list of the major factors to take into account.

## 1. Opening size

Bi-fold doors have an obvious advantage in that they can open up about 90 per cent of the aperture, letting in lots of fresh air and extending the room. Patio doors by comparison will typically open up between 50 per cent and 65 per cent of the aperture.

## 2. Ventilation

If you want to open the door for a little ventilation, the patio door offers the most flexible solution with the ability to open the door just as far as necessary to make a room comfortable. Bi-fold doors' flexibility will depend on the design, but often opening a door leaf is the minimum you can do to let some fresh air in.

## 3. Uninterrupted view

If having an uninterrupted view is important, then a patio door may be a better option. Bigger door leaves with large panes of glass give more of a panoramic view than a bi-fold door that comprises several narrower door leaves, each with a frame around them.

## 4. Open in or open out

Most people choose to have their bi-fold doors open out rather than open in. The main reason for this is that if you open the doors when it has been raining, you don't want a puddle of rain water inside the house.

## 5. Clear space

With bi-fold doors, you can choose to have all the door leaves stacking to the left or the right, or you can choose to split them so some stack



each side. You can also choose whether the doors open in or out. When making these decisions, it is worth remembering that the doors require some clear space around them in order to open, as you don't want to be moving furniture or plant pots every time you open the doors.

## 6. Traffic door

There's a variety of bi-fold door designs to choose between. The number of door leaves will be largely dictated by the size of the opening, but it is worth considering the benefits of choosing a design with a traffic door. Typically found on designs with an odd number of door leaves, the traffic door is a single door leaf that can be opened without unlocking the rest of them. Effectively operating just like a normal back door, this is convenient for when you want to quickly nip out into the garden.

## 7. Weight at top or bottom

Bi-fold doors are usually mounted on sets of rollers that carry the weight of the door and run in a track set into the floor. There are a few

*Continued overleaf...*

Bi-fold doors have an advantage in that they can open up about 90 per cent of the aperture, letting in lots of fresh air and extending the room. If you want to open the door for a little ventilation, the patio door offers the most flexible solution



bi-fold doors where the door leafs are hung from rollers that run in a track across the top of the door. This can work well in isolation, but it is worth considering that as the top of the door frame is secured to the lintel above the door, the extra weight of the door suspended from the frame will be transferred to the lintel. If the lintel is not strong enough to carry this extra weight, there is the potential for catastrophic consequences.

## 8. Threshold

Most marketing photos of bi-fold doors usually feature a door that has a flush threshold, meaning there is a continuous floor with no step between inside and outside. This can certainly be achieved, but it is worth considering that most bi-fold doors come with a choice of as many as four different options. This is because there must be a trade-off between the height of the threshold and the level of weather resistance the door can offer. Flush thresholds won't be very good at keeping out draughts and the doors with the best weather ratings will have a higher threshold to step over. It's certainly worth considering how exposed the door will be to the elements, but most people find a compromise by using one of the intermediate thresholds.



## 9. Ease of track cleaning

Whether you are considering bi-fold doors or patio doors, keeping the tracks clear of debris will be important to the long-term reliability of the doors. It's usually just a question of running a vacuum cleaner over the track, but some sliding doors have a design that makes it tricky to clean. Rather than having the wheels attached to the door leaf, the doors sometimes run on wheels that are set into the track at intervals. Most of the track is covered by a cap with slots for the wheels to poke through. This solution is considered by some to be fundamentally flawed as a build-up of dirt in the track may eventually stop the wheels from turning. It's also possible that in winter, any water that has not drained properly from the track may freeze and stop the wheels from turning altogether.

## 10. Slide or lift-and-slide

Patio doors are designed to achieve a compromise between being easy to open and close and being good at keeping out wind and rain. The majority of patio doors are opened by pushing the door leaf to the side. When doors are of moderate size and weight this 'slide' mechanism allows the doors to be opened easily enough.

For bigger doors – it is possible to have door leafs that are up to 3m high and weigh up to 400kg – it is advisable to opt for a lift-and-slide mechanism. Turn the (slightly longer) handle through 180° and the door leaf is lifted by a few millimetres to reduce the friction between door and frame. This makes it possible to move even the biggest and heaviest doors with relative ease.

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Whether you are considering bi-fold doors or patio doors, keeping the tracks clear of debris will be important to the long-term reliability of the doors



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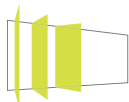
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# Choosing the right garage door for your new home

David O'Mara, marketing manager at garage door manufacturer Hörmann, highlights the different options available

Although it's often one of the last decisions to be made on a self-build project, the choice of garage door is not necessarily an easy one. With so many styles and designs available, it can be hard to pick the right option for your home, especially as it's a finishing touch that can have a huge impact on kerb appeal.

It might seem like a relatively minor aspect of your self-build but the humble garage door should be considered as early on in the project as possible. You need to think about how the door will fit in with the overall style of your build,

whether the garage is integral or detached, and what you intend to use the space for. After all, if you're planning to keep thousands of pounds worth of prized possessions in there, the door needs to be fairly robust and break-in resistant.

If your property has a particularly unique design, a traditional garage door might not be the right fit. Some manufacturers offer options to

customise your door by cladding the frame in any suitable material, which is ideal for creating a continuous facade or reflecting design elements used elsewhere in the build.

Up-and-over doors are one of the best options for doing this and are available in two styles; canopy – where the door lifts up and out, leaving around a third protruding – and retractable, which slides completely into the garage on tracks suspended from the ceiling.

As with any style of garage door, up-and-over doors can be automated or manually operated, and are often less expensive than other types. It's worth noting, however, that these doors require significant exterior space to open, so for houses with short driveways, an alternative may be more practical.

In addition to considering the aesthetics of your new garage door, you also need to think about how its mechanism will fit within the space available. If you have your heart set on a specific design, it's worth checking with your architect early on that your garage is a suitable size and shape.

Roller doors are a particularly popular option in the UK. They require no ceiling space and open upwards, with the door rolling up around

You need to think about how the door will fit in with the overall style of your build, whether the garage is integral or detached, and what you intend to use the space for



a central drum. No overhead or wall tracks are required, so this is a good choice if ceiling space is sparse, but the garage will need to be able to accommodate the roller barrel.

For integral garages, the door may need to be well insulated. Sectional doors are usually the best for this, and the better designs come

with seals around all four sides of the door.

If the garage opening is an unusual shape, such as an arch, sectional doors are the ones to choose. Fitted behind the opening, they work with any shape entrance and can provide a stylish finish to a garage's facade. Although, like retractable designs, sectional doors slide into

tracks on the ceiling of the garage, so overhead space needs to be considered.

Security is also something that shouldn't be overlooked. Most of us keep expensive items in the garage, whether in the form of a prized motor, family bikes or DIY equipment. Good quality doors will offer multi-point locking, but for added peace of mind, choose a design with police approved Secured by Design accreditation. These doors have been put through their paces by experts to prove that they can withstand common methods of forced entry.

For a style statement or if headroom is limited, side-sliding doors are ideal. They recess into tracks along the garage wall, offering a good alternative to the traditional sectional style.

Most doors are available in a range of colours and textured surface finishes, so your garage door can be sleek and stylish or a natural classic. Decorative options, such as windows, frosted glass elements and assorted handles can also add to the overall look.

If aesthetics are the most important element, you may wish to consider a matching entrance door. Many manufacturers offer styles specifically designed to complement its wide range of garage doors.

With a huge selection of doors on the market, it's important to be able to differentiate between the various options. A high-quality product, carefully selected will not only add to a property's appeal but also remain high-quality and appealing even after the years have passed.



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Enq. 198

# ProWarm™ – affordable luxury for your home

If you're planning a new build, extension or major refurbishment on your property, it may be the perfect time to seriously consider ProWarm™ underfloor heating as an efficient way to heat your home

The ProWarm™ range of underfloor heating products offer the home owner, and installer, flexible solutions to suit any project and budget. Easy to install water systems are available, perfect for new builds, or electric systems, which are ideal for retro fits as they create minimal disruption.

## Water Underfloor heating

ProWarm™ water systems are available for single or multi-rooms, giving the user efficient heating control throughout the home. There are also low profile solutions where floor height is paramount and, with the option to space the pipe accordingly, you can easily create high output systems suitable for conservatories or extensions with lots of glass.

Each water underfloor heating kit comes with everything you need straight out of the box; included will be a thermostat, high quality multi-layered pipe (guaranteed for 50 years), 'A' rated Grundfos pump, installation tools, fixings and an instruction manual. There are also online videos, on their website, giving you detailed step-by-step guidance for a successful installation.

## Electric Underfloor heating

The ProWarm™ range of electric underfloor heating systems are available for any room scenario, are well suited for various floor coverings such as tile, wood, vinyl or carpet and are extremely quick and easy to install. The loose cable system is designed for those awkward



shaped rooms, perfect for bathrooms and small kitchens, which again work with most floor coverings. There's also an electric inscreed system offering the user a new build solution if water underfloor heating is not an option.

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## Efficient heating control

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With so many positive online reviews it would appear that ProWarm™ is the smart way to heat your home. Check out the complete range by visiting the company's website.

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## Sleep well in your cosy home

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**201**

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**202**

## Energy saving refurbishment with Remmers



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0845 373 0103 [www.remmers.co.uk](http://www.remmers.co.uk)

Enq. 203

## Classic Butler sink from Shaws of Darwen



This deep, heavyweight Victorian style, English made fireclay ceramic sink from Shaws of Darwen has a round overflow and central 3½" waste outlet. This beautiful Classic Butler 'statement' sink is available in White and Biscuit finishes and can be completed with a basket strainer waste complete with ceramic index with the Shaws logo, to 'finish off the look'. Shaws recommend, due to the weight of the Classic Butler sink, that bespoke cabinetry is in place prior to installation. For more information on the Classic Butler sink or other products, please visit the company's website.

01254 775111 [www.shawsofdarwen.com](http://www.shawsofdarwen.com)

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## KBB raises Pisa's game with complementary colours



KBB Replacement Doors has added three critical finishes to its Bellissimo Pisa range, as the perfect complement to the existing five woodgrains.

White, Cashmere and Cream are the on-trend solid colours. Pisa is made in the innovative new PVC-edged MFC with almost invisible laser edging. There are bespoke sizes and a curved option.

For more information on KBB Replacement Doors, as well as information on the Bellissimo Pisa range please visit the company's website.

028 9048 3676 [www.kitchenbedroomdoors.com](http://www.kitchenbedroomdoors.com)

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## Osmo fills the gap in the market



Osmo UK, the eco-friendly wood and finishes expert has launched Gap Sealer, an extremely versatile gap filler and sealer for internal wooden floors.

Osmo Gap Sealer is the ideal product for filling, fixing and repairing all types of splits and gaps in both finished and unfinished wood, making it more adaptable and usable at all stages of the wood working process. It can also be used to seal and fill joints in skirting, wood flooring and door thresholds.

For more information about the Osmo Gap Sealer or to find out about other Osmo products, please visit the company's website.

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Enq. 211

# Edging – your gardens ultimate finishing touch

Peter at EverEdge looks at the different types of edging available to self-builders to give their new properties the finishing touch



Self-builders and homemakers are spending increasingly more time, money and effort on the outside of their properties. It is all well and good having the perfect home but it needs to be surrounded by the perfect external space

It is often the finishing touches to a property that make or break a design and landscape edging really is the ultimate finishing touch. Good edging should either blend in or compliment a garden and steel edging now allows for a whole range of options to suit virtually any taste.

Metal edging has been used for centuries in gardens right around the world. In some historic gardens, thick strips of cast iron can still be seen today fulfilling their function of maintain edges on lawns, flowerbeds, driveways and paths. Metal edging has moved on since those early days and can now be offered in a whole range of finishes. Steel remains the most popular metal option because of its durability and flexibility. In its raw, untreated form, steel will rust over a period of around five years. However, once galvanised the life expectancy of steel edging will rise past 15 years and it is not uncommon to see galvanised steel edging still functioning perfectly well over 20 years after installation.

Because of the inherent strength of steel, edging can be made from a gauge thin enough to allow it to be formed to most shapes and

designs. Although still popular in more formal gardens, most private gardeners prefer more intricate and interesting shapes than the traditional straight lines. The flexibility of steel means that clever designs can be employed to make a garden really stand out. By using steel edging, one can be safe in the knowledge that the shapes will stand up to the rigour of everyday garden maintenance.

Self-builders and homemakers are spending increasingly more time, money and effort on the outside of their properties. It is all well and good having the perfect home but it needs to be surrounded by the perfect external space. While edging might be low on the list of initial concerns, a properly finished garden really can make or break the overall impression of a property. Steel edging is now available in a range of finishes and can, therefore, be used as more than just a functional tool.

By far the majority of people will still use a brown powder coated finish to subtly blend the edging into the landscape. However, more and more people are now using edging in a variety of colours to accentuate designs or to draw the

eye to certain features. A dark grey slate finish might work best against a stone path while a black edging might be used to give a heritage feel. Even an unpainted shiny silver finish might be used for a more contemporary feel.

In recent years, a desire for a more rustic look has become prevalent among high-end garden designers and this has now begun to filter down to private gardens. Steel can be offered in its raw form and allowed to rust naturally. While this does not give you the life expectancy of other options, it is a cost effective and simple way to achieve the desired effect. However, a material that was, until recently, little known outside of the manufacturing industry is now proving very popular in gardens around the world.

Cor-Ten™ Steel is a unique brand of steel which is designed to form a rusty patina but, unlike raw steel, will not break down or flake. Clever engineers have, over the years, developed this steel with a much higher copper content than regular steel. This extra copper prevents the outer layer of rust penetrating into the core of the steel meaning that a rustic look can be achieved

*Continued overleaf...*

All in all, steel edging might not be the sexiest product you will install in your self-built property, but it might just be the product that ensures that wow factor



without the fear of the steel breaking down.

Although stainless steel is also an option as a garden edging product, and it is still requested from time to time, most people have now come to the conclusion that its benefits do not come close to outweighing its costs. Stainless steel edging comes at a huge financial premium and does not live up the billing that most people give it. The key point to consider with stainless is that it is 'stain less' not 'stain free'. Stainless steel will begin to show marks of rust over the course of a few years and, although it starts off an attractive shiny silver, it will quickly fade to a dull grey. Understandably,

if one is going to pay the stainless premium, one might expect a product to hold up better to weathering problems.

Two new sectors have thrown up new issues for the steel edging industry over the last few years. The first is the growing popularity of roof gardens. Although still relatively rare in the self-build sector, they are becoming more widely seen. Steel edging can now be made with drainage holes in the front face and with systems to connect the edging into the roof itself.

The other challenge that the industry has had to rise to is the ever increasing use of artificial grass in gardens. For a number of years, the

only edging available to use with artificial grass was wooden, which would last considerably less time than the grass itself. A steel edging product is now made specifically for this sector making installers' lives easier and ensuring that buyers of artificial lawns can rest assured that their edging will last at least as long as the grass carpet.

All in all, steel edging might not be the sexiest product you will install in your self-built property, but it might just be the product that ensures that wow factor and makes sure that the external works match the quality that you will have insisted on for the property itself.

Enq. 212



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Enq. 218

## Refresh roofline with Anthracite Grey woodgrain



With the increasing popularity of grey window frames and colour composite doors, **Freefoam**, a leading manufacturer of a wide range of innovative products for the building industry in UK, Ireland and mainland Europe, announces the addition of Anthracite Grey woodgrain to its extensive roofline range. Six widths of Fascia and eight widths of Soffit along with matching corners, joiners and trims in RAL 7016 equivalent gives specifiers, property developers and installers a comprehensive product range with an attractive contemporary woodgrain finish. Freefoam woodgrain products are manufactured using Exofol PVC film provided by leading supplier Renolit. This robust exterior grade film consists of two layers, the woodgrain finish in the base film uses Solar Shield Technology to protect the cladding against excessive heat build-up and the upper transparent layer prevents against fading caused by UV radiation or other weathering effects. This technology allows Freefoam to offer a 10 year guarantee on all woodgrain cladding products. In addition to foiled products, Freefoam manufacture an industry leading range of co-extruded fascia, soffit and trims in 10 colours using its patented Colormax™ technology.

Enq. 219

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Enq. 221

# Right as rain – the right rainwater system for the job

Sally Moores, marketing manager at Yeoman Rainguard, talks about considerations when choosing a rainwater system for your building project

The first consideration when choosing a rainwater system should be, will it do the job? But do we actually ask this question?

For an invention that dates back to the Indus Valley Civilisation in 3000 BC and the Romans bringing drainage technology to Britain in 47 AD, gutters and downpipes have been something we have taken for granted and are commonplace in our everyday lives.

We probably don't ask enough questions or do the research to get the best out of the rainwater system we choose.

Before a rainwater system is purchased for a self-build, development or regeneration project we should consider:

- Capacity for flow rate
- Life expectancy/Value for money
- Ease of installation
- Style and look
- Green credentials

## Why size is important

Water – even small amounts – can do untold damage to the structure of your home. Roofs, foundations and exterior sidings can be penetrated by small amounts of water leading to interior damage.

Damage will start around the roof structure, soffits and foundation. Gutters and downpipes are installed to move the rainwater away from vulnerable areas helping to protect the buildings foundations.

It is important that when choosing a rainwater system you ensure that the gutters and downpipes are capable of taking the amount of water which will flow from your roof when encountering one of our infamous Great British downpours and efficiently channel it away via the downpipes.

Either you or your architect will have calculated the gutter flow rate for your house or extension and it is wise then to ensure that the gutter system you choose will be able to cope with this flow.

A reputable rainwater system supplier will be able to advise you on this size, offering a deep flow gutter option where necessary.

*Continued overleaf...*



## Long may it rain

When building to a budget, value for money when sourcing and purchasing materials is what everyone looks for. However value for money should not be mistaken for being the cheapest materials. It should be purchasing the product which gives you the most.

For example, most people when looking at rainwater systems will immediately consider plastic gutters and downpipes as a more economical option. This however may cause problems in future years with discolouration due to sun bleaching, cracking and breakage under a weight such as collected leaves and snow.

For an economical alternative which will have long term lifecycle benefits, take a look at a metal system such as one made out of aluminium, a strong and lightweight material.

Aluminium gutters and downpipes are coated in a durable polyester powder coating giving 25 years and over of rust proof, maintenance free service requiring practically no painting or replacement.

Other metal rainwater systems such as cast iron if well maintained give 50 years service with copper reportedly a hefty 100 years.

This can be of benefit to developers who offer a 10 year and upwards builders guarantee ensuring that the rainwater system on the property will not be on the list of things that require attention.

## Taking it easy

Drainage systems made a return, half a millennium later after the Romans left, with the Normans who realised that their large buildings such as churches and monasteries required a rainwater system.

It can be a certain bet that the Normans' wood and clay rainwater systems were not as easy to install or to maintain as those that are around today.

Modern rainwater systems have been developed as years have gone on to incorporate mechanisms which can speed up the installation process saving time when fitting on housing developments.

For example some aluminium extruded gutter systems come with time saving internal joint fit mechanisms which require no mechanical fixings and cast iron soil pipe systems have a no nonsense push fit socket feature which requires no special tools for joining.

It is worth researching how easily and quickly gutters and pipes can be installed when choosing a rainwater system, as it could not only be less hassle to install but also cost less money during the installation process.

## The perfect finishing touch

There is a vast array of rainwater systems to choose from, different profiles, sizes and materials in the current market enabling a discerning choice of rainwater systems not only on the practical side but on the style and aes-



thetics front also adding value and kerb appeal to your property.

Aluminium and cast iron gutters and downpipes can offer traditional profiles and ornate accessories such as decorative earpieces and hoppers – maybe not quite the magnificent gargoyles that were used by the Normans as water spouts to remove water from the roofs – but it's not a bad start.

For more ornate styles, or if you are looking to replace an existing design a GRP system is the key for a perfect replicate replacement.

Contemporary requirements can be fulfilled with zinc or stainless steel systems giving a fresh

Scandinavian or New England feel with fabulous copper systems adding dimension as it changes colour naturally from a bright finish to a Green Patina.

Looking around at the different rainwater systems available can be a great way to not only ensure that your property has an economically efficient guttering and downpipe system, but it also helps in making your home stand out from the crowd.

## It's easy being green

As our civilisation moves on we become more aware of how important it is to be Green and ecologically aware.

In the 18th century cast iron became popular as the main metal to form gutters from being plentiful and cheap in times when renewable resources were not even thought about.

Cast iron is still as popular today not only for its traditional look but also as a product that is 100 per cent recyclable along with materials such as aluminium, copper and zinc.

Copper and zinc gutters and downpipes, coming from elements which are naturally occurring, are the perfect choice for those people who want to make the most of the rain by harvesting it.

Rainwater systems which offer a long life cycle, are also ecologically sound adding to the lifecycle of a building and reducing the necessity for re-manufacture, transport and fitting of replacement goods.

The vast range of rainwater systems, which is now available thanks to the trial and error of our ancestors ensures that when it comes to choosing a rainwater system in the 21st century you can choose one which will meet all of your requirements.

Contemporary requirements can be fulfilled with zinc or stainless steel systems giving a fresh Scandinavian or New England feel with fabulous copper systems adding dimension as it changes colour naturally

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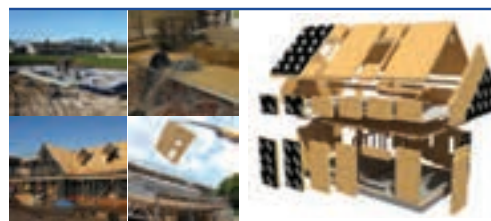
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# Structurally insulated panels – a radical change in building design

Ian Clay, of SIPS@Clays, a leading supplier of SIPs building systems for the UK self-build market, discusses how structurally insulated panels continue to make an increasing impact across the sector – and why they are proving so popular with the “Mr & Mrs Smiths” out there who own a plot of land and are looking to build their own dream homes



Many people long to build their own home and, whatever the design, the one thing they all share in common is an inherent desire for an individual lifestyle under their own roofs – a home offering shelter, space and comfort. Plus, the lighter they are on the bank balance, obviously the better!

Structurally insulated panels – or SIPs as they are commonly known – provide a versatile and highly sustainable method of building an extremely energy efficient home.

SIPs have been used for decades in the United States and are now proving increasingly popular and becoming a far more accepted way of building among self-build aficionados UK-wide. They are now one of the most trusted, modern and cost-effective building techniques available, proving key to greener, more efficient

self-build projects.

Not only do SIPs have the advantage of being as strong and hard-wearing as traditional building materials, but they are also quick and easy to erect – most SIPs houses can go up in two to three weeks.

The other big advantages of SIPs are that they dramatically reduce carbon emissions and slash heating costs – and these are obviously key considerations for people building their own homes.

As well as being ideal for walls, they can also be used for the roof, increasing roof space. Where space is at a premium, the highly efficient integral insulation helps make full use of the available footprint, being much thinner than traditional construction methods, without loss of strength or thermal performance.

Using SIPs for the entire build also generates

SIPs dramatically reduce carbon emissions and slash heating costs and these are obviously key considerations for people building their own homes

a genuine warm roof space, which can easily be designed to create an additional room or a safe, dry storage area.

Another major bonus is that SIPs are also extremely flexible, as pretty much any type of finish can be applied to the exterior – brick, render, timber, stone, tile or metal.

The introduction of Target Fabric Energy Efficiency (TFEE) rates indicates a shift towards long-term sustainability and traditional masonry and timber frame constructions need to work much harder in order to meet these regulations.

The homes of the future will most likely be constructed using a fabric first approach, which provides a long-term solution that can help ease the discrepancy between building quality and cost, minimise the strain on resources and, ultimately, improve modern living standards.

With their outstanding thermal performance, innovative construction technologies such as SIPs can be used to create airtight homes. They offer a more sustainable and more economically viable alternative to attempting to maintain affordability by building to a lower standard. This means that people with self-build interests can rest assured that new regulations are being fulfilled without any compromise on quality.

So what exactly is a SIP? Perhaps the simplest answer is to describe them as “innovative, cost-effective and environmentally friendly insulation panels.” Without getting too technical, a typical example of a SIP construction would be two 15mm Oriented Strand Board facings with a 112mm rigid urethane insulation core, provid-

ing a thermally efficient, structurally strong rigid panel.

The panels are factory cut to the design of the building and come ready to slot together like a giant 3D jigsaw puzzle using specialist jointing systems that provide extremely high levels of airtightness. They have even been compared to Lego kits and some people have even described them as the building blocks of the future.

There are plenty of satisfied SIPs self-builders out there for whom the dream has become reality, such as one young married couple with a modest budget looking for their first home together. Their new three bedroom terraced starter home came in at an extremely affordable £139,000.

Another young family made a leap of faith when buying a plot of land on an extremely challenging site. Against the odds, they successfully built a single storey three-bedroom SIPs house that has since won a local design award for the best residential new build.

An older couple downsizing and selling their original house successfully built their own SIPs-inspired energy-efficient eco-cottage in the garden.

One thing's for certain – environmental issues are likely to dominate all our lives for the foreseeable future. SIPs represent a radical change in building design and technology, equipping the self-build sector with the wherewithal to provide their very own dream homes, with the added bonus of minimal heating bills. Someday soon, maybe all houses will be built like this.



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## Triple-glazed roof windows for Passivhaus design



Another highly insulated, airtight home to use FAKRO roof windows is a self-build for Michelle Sutherland and Neil Thompson in fashionable North Berwick. 14 FAKRO FTT triple-glazed roof windows were specified for the home by Certified European Passivhaus Designer Julie Wilson of Dunbar-based Brennan and Wilson Architects. They were installed on the south-facing roof alongside solar PV and solar thermal panels, the combination of which provides high

thermal efficiency and net credit on energy bills. For more information visit the company's website.

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## New handmade clay tile launched



Marley Eternit has launched a new range of premium handmade clay plain tiles to help create stand-out roof designs for high quality housing developments and sensitive refurbishments. The Canterbury range provides a genuine handmade appearance that specifiers are looking for in today's market. The traditional hand making process used to create the range brings random undulations and variations that give each tile a unique appearance and

character. The tiles are available in three rich colours with soft edges, fully formed nibs and a sandfaced texture which is synonymous with the handmaking process.

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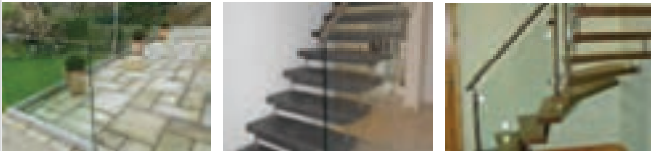
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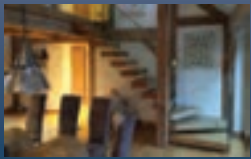

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## Timeless Timber product offering for summer 2015

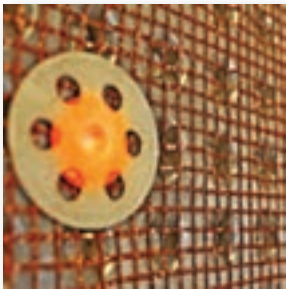


Timeless Timber, BSW Timber's leading outdoor brand, is building on the success of its fencing and landscaping products by introducing a new range of garden buildings. Designed to make outdoor space an extension of the home, the new range includes sheds, log stores, gazebos, pergolas, garages and car ports. The stand-out product is the Timeless Timber shed range, available in five designs: Georgian; Gothic; Contemporary; Pod and Post and beam.

Intended to take centre stage in a garden, the sheds have a choice of contemporary finishes are strong, weather resistant, secure and easily erected.

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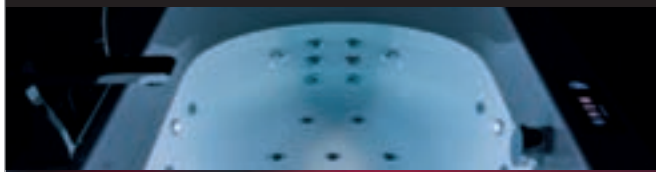


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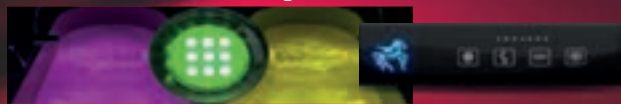
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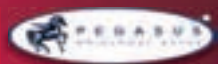
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