

Design Buy Build

Issue 43 2020

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M A G A Z I N E

Self Builders



Property Developers



Architects



Interior Designers



Octagon Bespoke

A long-term plan to build a dream house on the River Thames; *"If we had to do it all over again, we would".*



Avalana

Two new collections of Tropic and Orient inspired hand-painted home accessories, wallpaper and murals.



Pecan Farm, Texas

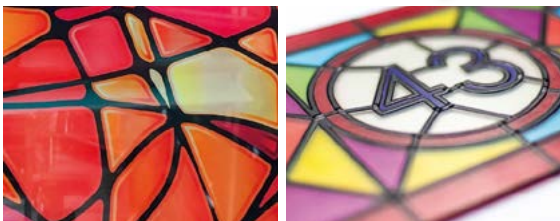
Kebony-clad home comprises four "pods" and utilises organic materials to complement its surroundings.

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Issue Highlights

- 04-05 Sanctuary House**
IQ Glass worked closely with Barc Architects to help create a contemporary new build home in Devon.
- 08-09 A guide to construction safety for home builders**
The government recently introduced changes to make self-builds more accessible, including reduced stamp duty and a home building fund.
- 12 Constructing a healthy environment for the future**
Prioritising health to provide a sustainable environment for future generations.
- 16-19 “If we had to do it all over again, we would”**
A long-term plan to build a dream house on the River Thames.
- 24 Hand-painted home interiors**
New Tropic and Orient inspired home accessories, wallpaper and murals inspired by the exquisite beauty of the natural world.
- 30-31 South East Construction Expo**
This year will see the event being held for the first time at Sandown Park Exhibition Centre, Esher on 23 September 2020.
- 34-35 Pecan Farm, Texas**
The residence blends elements of its original pecan orchard site with materials complementary to the environment.
- 46-48 West London Project**
Reconfiguring and extending a substantial existing 1850’s four-storey villa.
- 50-51 Victorian Villa**
A prime example of how a dark and dated dwelling can be transformed into a modern and contemporary family home.
- 72-73 ‘Alexa: What’s next in smart homes?’**
Heat will be generated only when and where its required to the exact temperature that is optimal for every square foot.

Products & Services

- 06-15** Editors Choice
- 16-19** Design & Build
- 20-22** Bathrooms & Wetrooms
- 23-24** Ceilings, Walls & Partitions
- 25** Coatings, Sealants & Paints
- 26** Computing & Software
- 27-29, 33** Doors, Windows & Fittings
- 30-32** South East Construction Show
- 34-35** Timber
- 36-37** Floors & Flooring
- 38-44** Heating, Ventilation & Insulation
- 45-52** Interiors & Interior Design
- 53-59** Kitchens
- 60-61** Landscaping & External Works
- 62-63** Refurbishment Case Study
- 64** Lifts, Stairs & Balustrades
- 64** Lighting & Electrical
- 65-71** Roofing, Cladding & Facades
- 72-74** Smart Home
- 76-77** Smart Home Expo Preview
- 78-79** Tools, Plant & Equipment
- 80-81** Industry News
- 82** Property Development

Cover Photo



04 Sanctuary House
IQ Glass UK

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Published by:
MH Media Global Ltd
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Innovation House, Discovery Park,
Ramsgate Road, Sandwich,
Kent, Ct13 9FD

Tel: 01304 806 039

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Sanctuary House

IQ Glass worked closely with Barc Architects to help create a contemporary new build home in Devon which made the most of the expansive views it had to offer.

Large elevations of structural and minimally framed glazing were specified by the architects in order to offer an unimpeded view of the Devonshire countryside from the upper floors. The lower floors of the building benefited from carefully chosen and highly detailed architectural glazing installations to provide light but also offer privacy to the living areas when required.

The architects combined our large and almost frameless elements of architectural glazing on this new build house with a natural palette of materials, including stone cladding, larch, zinc, porcelain tiles and lime render.

Our frameless glazing installations were well paired with the architect's design of large overhanging eaves which block the high summer sun, whilst allowing the winter sun to penetrate through the large elevations of frameless architectural glazing.

The architects chose their architectural glazing specification carefully. They designed the house to surpass the performance requirements of building regulations in terms of insulation and energy efficiency.

Our minimal windows sliding door system was used in conjunction with the large elevations of frameless structural glazing on the first floor. The system is fully thermally broken with high thermal insulation properties. The large elevations of structural and minimally framed glass offer high levels of thermal performance thanks to enhanced glazing fixing details and the inclusion of specialist coatings.



Mixed with these large frameless elements of structural glazing, IQ provided our Sieger aluminium window and door systems to complete the architectural glazing package. These thermally broken aluminium windows and doors are well in keeping with the

contemporary architectural design that the architects were looking to achieve and can integrate successfully with the more complex and bespoke areas of architectural glazing.

All glazing on the project was Heat Soak Tested with carefully chosen elements of glazing finished with a Solar Control Coating for enhanced solar protection.



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API interface and a secured gateway to iKONICs cloud-based system. iKONICs leading monitoring tool can measure all key operating parameters and environmental conditions which can be viewed via most smart phones, allowing for diagnostic and if the correct fit, form and function of the lift has been executed for its environment.

iKONIC aim to inform of lift issues before they arise. Utilising various levels of access to the monitoring dashboard, enables end users to have their own interface, so they too can monitor performance, availability, traffic, trends and energy consumption via a simple app!

New for 2020 iKONIC cloud base lift monitoring system will reduce downtime, improve operational efficiency and allows for faults to be predicted and resolved pro-actively.

For further information please contact iKONIC LIFTS LTD on 0203 376 6440 or email info@ikoniclifts.co.uk



Bin blazes are hot topic

Architects designing in waste and recycling facilities for social housing schemes must ensure wheeled bin stations are 6m or more from property to comply with CFPA guidance.

Whether the brief is a redevelopment or new build, Fire Risk Assessors working for social landlords, and follow Confederation of Fire Protection Associations Europe guidance, will expect a minimum distance between bins and residential property. Following Grenfell awareness of fire safety issues have never been more topical and although cladding is currently the focus, the regularity of fires caused by wheeled bin fires spreading to domestic property, makes this a hot topic.

To find out more about metroSTOR's range of fire-resistant bin stores and how the company can advise specifiers and Fire Risk Assessors visit www.metrostor.net/cfpa-guidance-to-keep-tenants-safe or call 01227 200 404.

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A guide to construction safety for home builders

By Chris Pendrey, SHEQ Manager at Actavo Direct

The government recently introduced changes to make self-builds more accessible, including reduced stamp duty and a home building fund. The plan is to increase new-build homes by 35 percent.

With more people realising the benefits of self-build homes in affordability and customisation, we discuss how to stay safe while managing your project...

Playing fast and loose

Despite recent changes meaning all construction projects must now have a 'principal contractor' – including self-builds – many home builders still don't focus on health and safety.

Self-builders who dip into projects as-and-when often work in normal clothing, putting themselves in danger. For example, a loose-fitting t-shirt can catch on powerful construction equipment, plus jewellery like watches and bracelets can also get caught on tools.

Remove all accessories before dealing with any equipment and keep clothes tight-fitting or tucked in to avoid injury.

Manage working conditions

If you're spending long days on site, make sure you've got access to toilet and hot water facilities. Dust and dirt can build up on construction sites and if you don't clean your hands regularly, particularly before touching food, germs and bacteria can make you ill. If your home bathroom isn't built yet, this may mean hiring a portaloos and making sure there's a clean water supply.



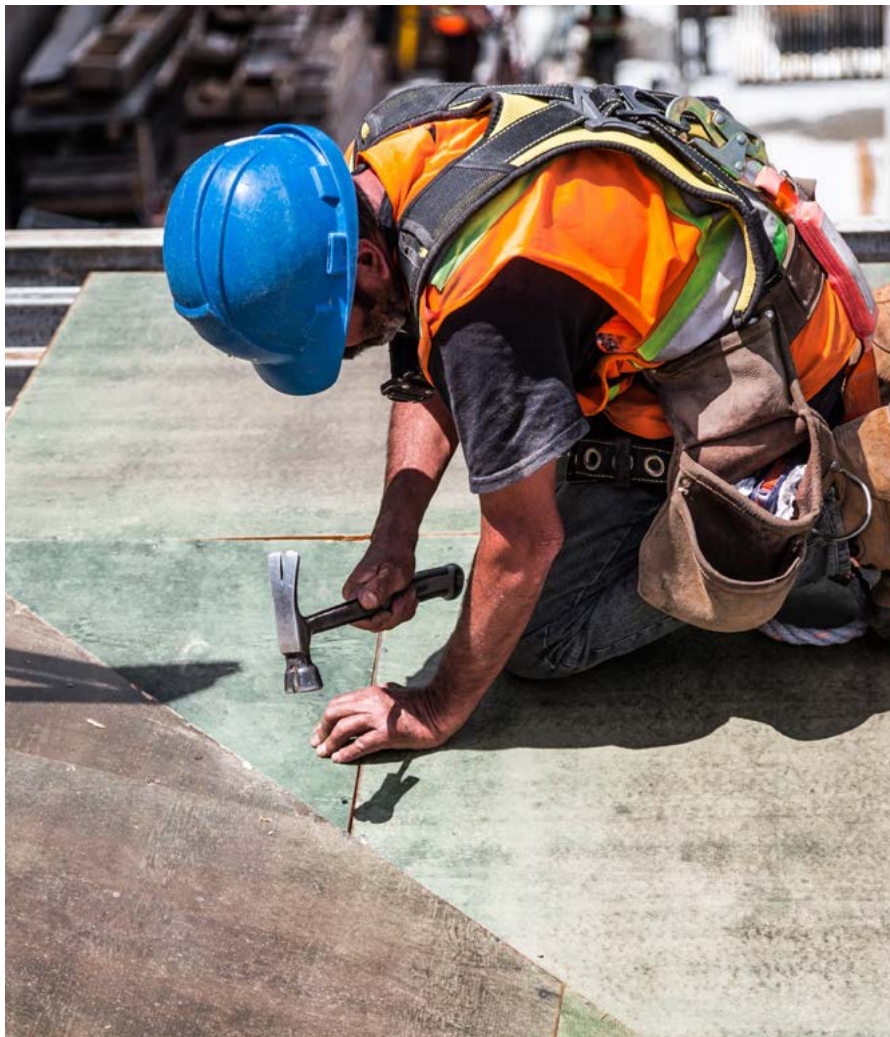
Regularly vacuum dusty areas and even invest in a dust mask if you're spending long periods in highly concentrated areas.

Plus, if you need to work through the winter, make sure to wear thermal underlayers and boots with proper grip. In windy and wet conditions, try to work with a partner who can watch over you and if weather conditions become too extreme, pack up for the day and wait for it to pass.

Visitor pass

Home construction shouldn't be treated any differently to a normal construction site – especially when it comes to visitors' health.

Don't let anyone enter the site of your home without proper protective gear and ensure to brief them on any potential risks if they need to walk through or access the site.



Keep hard hats to hand and additional kit like hi-vis jackets and steel-toed boots should be worn by anyone who wants to take a look around.

Be aware of potential hazards, like objects falling or left lying around which could cause an incident. Attach netting above head height to catch any objects or loose materials that could fall and keep a checklist of all tools used and make sure they're accounted for and kept in a safe place before you leave each day.

Eyes and ears

Vision and hearing damage are among the most common construction injuries, but people tend not to notice as the symptoms gradually increase over time.

Noises over 120 decibels can cause hearing damage and a standard power drill is likely to produce up to 130 decibels. Long days of drilling are tough on your ears so invest in protective headphones to block out noise. 85 decibels is the threshold to wear hearing protection.

Also, be aware basic work like sanding, cutting and dry sweeping can produce high concentrations of dust, which can cause breathing problems if inhaled. If you're going to be working in particularly dusty areas for hours at a time, get a pair of goggles to protect your eyes.

Take your time

Research shows 92 percent of incidents are a result of workers not taking the time to do tasks properly.

Rushing construction is dangerous, but when working on your home project, the temptation can often be to get things done as quickly as possible.

Skipping steps in health and safety will cost you in the long run in sub-standard buildings and missed work through injury. If you're short for time, prioritise important tasks and bring in additional help for repetitive or time-consuming tasks, rather than cutting corners.



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To find out more about Helifix Micro-piles for new build or foundation stabilisation visit www.helifix.co.uk or contact our team at sales@helifix.co.uk

New Homes in Pinner



Troy Homes' new development on Uxbridge Road will consist of 26 one and two-bedroom apartments with parking — just a short walk from local amenities at Pinner Green and less than a mile to Pinner Underground Station.

Many locals maintain Pinner is the first true village you reach as you come out of central London. Yet despite its tranquil setting, it is the ideal location for those with a penchant for the cosmopolitan life.

On the Tube, it's just a quick 25-minute trip to Baker Street, and commuters are virtually guaranteed a seat for the short journey into the city.

Construction of the development is expected to start this spring, with first completions due in winter 2021.

Contact Troy Homes on 0203 829 5550 sales@troyhomes.co.uk www.troyhomes.co.uk

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Constructing a healthy environment for the future

Within 30 years, it's estimated that the UK's current housing stock will make up 80% of the entire nation's supply. With this in mind, it's crucial as an industry, we change the way we build, prioritising health to provide a sustainable environment for future generations.

A healthy building is one which focuses on enhancing the health of its environment and its occupants. Healthy buildings are often constructed using natural and sustainable materials.

The benefits of healthy building

Currently, our buildings account for around 40% of our global energy use and 35% of resources. These numbers can be significantly lessened if the entire construction industry works together to prioritise healthy building materials, processes and techniques.

1. Higher indoor air quality

Natural materials are highly breathable and vapour-permeable, meaning they facilitate the air-exchange between our internal and external environments. This breathability allows water to escape a building's fabric, preventing the build-up of condensation and mould.

Levels of toxic fumes within a building can also be reduced through the use of natural materials because they do not release the same pollutants as their synthetic alternatives.

Any toxins present in the air will also be filtered by natural materials.

2. Improved energy efficiency

Natural materials offer higher thermal efficiency which remains constant, even while absorbing and releasing moisture from the building's internal environment. This results in a warmer internal environment, reducing the need for artificial heat.

As healthy buildings are also designed to maximise natural light – which helps to improve productivity, focus and regulate sleep cycles – the reliance on artificial light is less.

As a result of this reduced reliance on excess energy, within homes and workplaces, healthy buildings also act to reduce carbon emissions.

3. Carbon storage properties

Natural materials – in particular woodfibre – have the potential for carbon capture and storage (CSS). Wood sequesters carbon during its lifetime, pulling CO2 from the atmosphere and storing it in its mass. The stored carbon will only be re-released into the atmosphere when the wood comes to the end of its life – ie through burning or decomposition. Using reclaimed or recycled wood products can prolong the effects of wood's carbon embodiment properties.

4. Increased sustainability

Additionally, natural materials are sustainable, as they don't deplete natural resources and can be used without adversely impacting the environment.

Regulating health

Currently, there is no legal requirement in UK Building Regulations which sets out minimum standards for indoor air quality, breathability, or other factors which enhance the health of building occupants. There are optional standards you can adhere to, such as the WELL Building Standard, which outline the key factors you should consider when building with health in mind, but nothing is compulsory as yet.

Securing healthy homes

Protecting our environment and securing a healthy planet for future generations are not the only advantages of healthy building. A planet laden with healthy buildings will have reduced carbon emissions, cleaner air and – most crucially – a healthier and happier population.



Are you interested in learning more about the healthy building? Sign up to Steico's healthy building newsletter at www.steico.com/en/news/campaign/



Cutting-edge luxury design from Amara Property

These developments are made even more impressive by the eco-credentials, as the industry's focus grows on the importance of climate change, Amara Property leads the way by identifying innovative ways to ensure sustainability sits at the core of its design approach.

Smart build techniques such as opting for recycled materials and increasing the construction fabric of the building dramatically minimises waste, while the installation of solar roof panels and Ecotricity meters creates long-term low carbon footprint homes. By further harnessing this green energy through the use of Tesla Power Walls, from which devices can be charged using stored solar power, electricity costs at its Kingwood development in Hadley Wood were reduced to as little as £6 per month.

Winner of an International Property Award, Amara Property's latest build, Aria, is an enviable £5million flagship home in Hadley Wood that pushes the boundaries of architectural construction and fuses luxurious living with state-of-the-art technology. Designed with entertainment in mind, the property features an expansive basement leisure



complex that includes a home cinema with surround-sound system, games room, swimming pool complete with bar area, gym, steam and sauna rooms, all of which can be controlled remotely from a Gira central hub. Gira is an intelligent home automation system that Amara selected in line with its commitment to tech-focused design, allowing everything from temperature to security to be conveniently operated via a smartphone or tablet, proving yet another example of Amara Property's attention to detail.

Aria is an exceptional property that perfectly exemplifies the company's core vision of combining contemporary luxury, sustainable living and

technology through both traditional and modern design techniques.

Currently, Amara Property are creating Waterside Mansions, a development of three exquisitely designed five-bedroom detached homes situated on Gordon Avenue - one of Stanmore's most prestigious roads.

Blending luxurious family living with contemporary architecture and carefully crafted design, Waterside Mansions are created with Amaras values in mind, and offer the lucky residents elegant light-filled interiors where classic form meets stylish functionality, and lavish finishes blend seamlessly with a sense of relaxed refinement.

www.amaraproperty.co.uk



AMARA PROPERTY
exceptional homes made to cherish

Britain's busy tradespeople face double DIY as they fall behind on home improvements



A new study by Draper Tools, the UK's leading distributor of hand and power tools, has revealed that the average tradesperson has more than double the household repairs and home improvement jobs on their list than the rest of the UK population. The survey of 2,000 people found that those who worked in a trade such as construction, plumbing or electrics had on average 18 DIY and maintenance jobs currently on their list to do at home. By comparison the average person had just eight.

Furthermore, tradespeople will spend an average of five weeks each year on their own home improvements, whereas the rest of the public will spend around three weeks a year getting their DIY jobs done.

Draper's 'Job Done' study looked at the nation's attitudes to some of life's essential but often put off jobs. From everyday home, garden and car maintenance, right through to DIY and household repairs, the research explored how Britain gets the job done, paying close attention to the nation's hard-working tradespeople.

The research revealed a staggering number of unfinished jobs on UK tradespeople's to do lists. Among the most common tasks needing to be done were cleaning the car, painting walls, bleeding the radiator and cleaning the patio. Other neglected jobs included checking tyre pressure, building flat pack furniture, hanging a picture frame, weeding and clearing out the shed.

It seems hectic lifestyles and busy work schedules are mainly to blame for tradespeople having so many jobs left undone at home, with over a third of trades saying they just never have the time. A quarter of tradespeople said they often made a mental note to fix something around the home but ultimately went on to forget it. While 1 in 5 tradespeople admitted they didn't have the right tools for the jobs on their list.

Clive Richardson, Marketing Director at Draper Tools said:

"When you consider that the UK's tradespeople often spend their working lives coming to the rescue in other people's homes and sorting out the general public's DIY dramas, it's easy to see why they may not always have the energy to take on their own home improvements. And, once the list of jobs start to build up, it understandably becomes overwhelming, even for a seasoned professional.

However, with the right tools and some dedication to getting the job done, these tasks don't have to take over anyone's life. It can even be very rewarding. More than 85% of the tradespeople we surveyed actually said that nothing beats the satisfaction of a getting a job done – so it can be incredibly worthwhile when you finally tackle those put off jobs."

Despite the number of jobs on their list, tradespeople have a better attitude towards home improvements than the

general public, with nearly half of them saying they actually enjoy DIY and repair jobs, compared with just 15% of the general public. Perhaps unsurprisingly, tradespeople also rate their DIY skills highly with almost 90% of them scoring their skills as 'very good' or 'excellent'. Meanwhile just over a third of the general public claimed to be this accomplished at household maintenance jobs.

However, even the most skilled tradespeople sometimes need to ask for help with their home improvements and when they do, Draper's Job Done study found that they'll turn to a mix of both traditional and modern sources. Jointly topping the list of popular resources for help getting a job done were tradespeople's own dads and YouTube videos. In fact, 93% of tradespeople said their dad was the first person they'd call on for help with repairs, maintenance and DIY jobs.

It seems the old adage of 'If A Job's Worth Doing, It's Worth Doing Well' rings true for the UK's tradespeople too. Almost 90% of them admitted that if they set out to do some DIY, they get the job done right.

Draper's Job Done survey has revealed the most common unfinished household jobs on UK tradespeople's lists.

The top ten jobs on UK trade's to do lists:

1. Cleaning the car
2. Painting walls
3. Cleaning the patio
4. Hanging a picture frame
5. Bleeding a radiator
6. Replacing a doorknob
7. Painting a door
8. Checking tyre pressure/inflating tyres
9. Organising or clearing out the shed
10. Weeding

For more information on the Draper Job Done study or the latest products to help get the job done visit www.drapertools.com

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“If we had to do it all over again, we would”

Anna and Jake had a long-term plan to build their dream house on the River Thames. But it took some time to find the plot, acquire planning permission to knock down an existing dwelling and then build a new home to their exact specification.

Five years ago they found the perfect location, a 2/3 acre plot with uninterrupted views of a pleasant stretch of the Thames, complete with its own pontoon. The couple and their two children moved onto the plot, living in the existing property there, and started to think about creating their new dream home.

Working with Exedra Architects' Daren Drage, they drew up initial plans with some firm, clear cut ideas about living areas, leisure and most essential, touches of unexpected drama.

One of the biggest challenges was finding the right company to translate their blueprint plans into magnificent reality, and after checking the credentials of half a dozen top end housebuilders, they selected Octagon Bespoke.

Comments Anna,

“With over forty years' continuous experience in the luxury property market, along with reassurances from friends who owned Octagon homes, we felt we could entrust our lifelong dream of building the perfect house to the Octagon team, a decision we have never regretted from day one.”

The front of the house has all the classical good looks expected for an imposing house flanking the Thames.

Set well back from the road behind period style iron railings, the white rendered exterior walls, large sash windows, elegant portico entrance, and resin graveled drive emit a timeless quality, paying deference to the original villas nearby.

Walking through the front door, after taking in a most dramatic trompe l'oeil decorated entrance hall, visitors discover a contemporary, light flooded open plan interior, where the rear of the house opens up to an elevated decked terrace, beyond which rolling lawns lead to the floating pontoon and the clients' beloved Thames.

The ground floor living space, with its clever undulation of differing floor levels, takes up a considerable proportion of the 9,000 sq ft home.



The soft bronze tones of the Extreme Designs kitchen, with its extraordinary leathered granite work top and latest range of Gaggenau appliances, extend harmoniously into adjoining family dining and sitting areas, with focal point centre piece floating gas fired log fire.

Frequent entertainers, Anna insisted on an out-of-sight utility room housing dishwasher and deep sink, so she could close the door on the increasing stack of dinnerware until guests had departed.

Returning to the astonishing entrance hall - definitely the scene stealer of this extensive home - with no little part due to the specially commissioned digital mural, which extends from the front door, around the vast swathe of walls, and descends via a circular sweep of marble stairs to the lower ground leisure and fitness suites.

“We fell in love with the mural artist Adam Ellis’ work, after discovering some of his earlier work at The Ivy in Richmond. He creates bold, colour rich wall coverings to order, and will incorporate features that have a special significance for the client. For us, it was important to include the flora and fauna we grew up with, and because my husband is passionate about Greek

mythology, ancient temples and figures were woven into the brief. Adam and his artists install the mural, and then embellish on site with their own palettes and paintbrushes.

“For the hall floor, we asked the stone suppliers to create an optical illusion design in black and white marble. When viewed from above, the tiles magically transform from a flat, level surface into a bowl curve, which is both clever and intriguing.

“Part of the hall has been designated for formal dining, where behind retractable glass doors, our treasured table, made from reclaimed Rhodesian railway sleepers that have been French polished, and leather lace (riempie) seated chairs take pride of place.”

On the first floor are five substantial double bedrooms, three en-suites plus a separate family bathroom, and Anna’s own study, with rough-hewn African rosewood ‘work bench’ facing out of a wide internal window into the lower living levels of the house – the perfect matriarch look out post.

The second floor is devoted to the Master Suite, with a comfortable sitting room, and a double length dressing room with designated ‘his’ and ‘her’ storage.



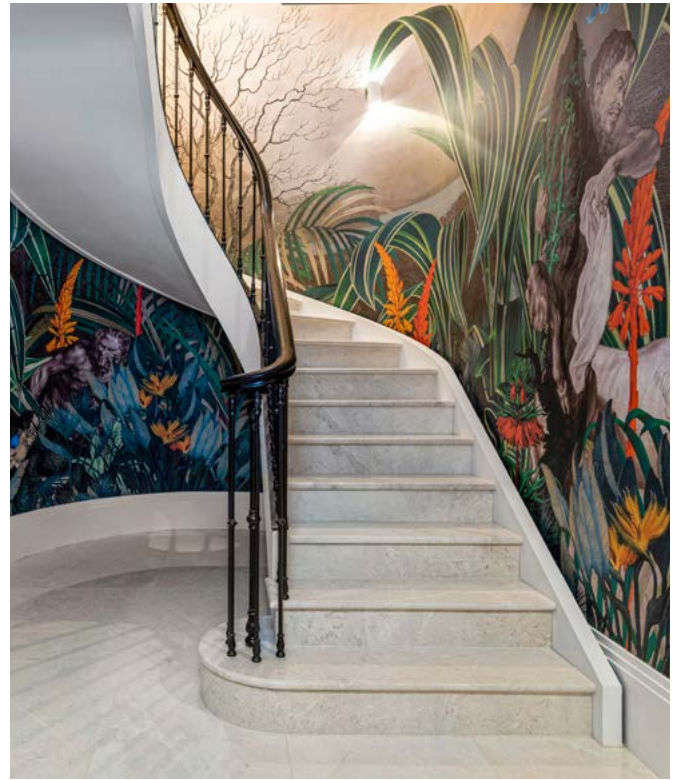


The dressing room opens onto a beautiful Perlatto Olympo polished marble clad bathroom, with double open shower and freestanding bath - the warm earth tones of the marble marrying well with the antique copper taps and shower controls. The large full height window with opaque lower panel allows the clients to relax in this oasis, while enjoying views of their rear gardens and checking on the sedate river traffic.

As well as their passion for the river, where the family take regular kayaking trips, when not relaxing in their new waterside summer house built from mellow, well-seasoned timbers, the family are seriously into sport, indoor leisure and not least, fitness.



The lower ground floor of their spectacular home houses a gym of gargantuan proportions, kitted out to professional standards, with room enough for the World Cup winning Springboks 15 to train in comfort. Then there is the playroom, with full size pool table, cinema screen wall, and long 90-degree angle cocktail bar in beaten metal, facing enough sumptuous high stools for a dozen or so house guests. A dumb waiter from the ground floor utility room opens in the bar area, providing the family's very own 'Deliveroo' service, perfect for both partakers and observers of competitive sports.



Anna concludes,

“This has been a long, and at times, exhausting project. We were ambitious with our vision for design and specification and our team of architects, suppliers, and not least Octagon have been there every step of the way. We all absolutely love our new home, so it has been worth it, and if we had to do it all over again, we would - as long as Octagon was at the helm.”



www.octagonbespoke.com
0208 481 7500



Bathroom planning doesn't have to be tricky – with Kaldewei it's easy!

Planning a bathroom shouldn't be hard work, believe it or not – it can be fun! But limited space, awkward angles and alcoves as well as layouts – like galley bathrooms or those under the eaves – often present home owners with major challenges. However, with Kaldewei's enamelled bathroom solutions, you can create a dream bathroom - no matter how many odd angles you have, even if, at first glance, it looks impossible. "Can it be done? Yes, it can!" This is the positive response you will hear from Kaldewei, the manufacturer of steel enamel showers, baths and washbasins, because they have developed innovative solutions for home owners, whose bathrooms don't have the ideal dimensions.

With Kaldewei's smart suggestions, planning a bathroom becomes fun again.

For more information, call Kaldewei on 01480 498053 or visit www.kaldewei.co.uk



Getting Steamy with AQATA

AQATA recently collaborated with Roccia Tiles on an exciting new project. The brief was to create a large walk in steam enclosure that was light, airy and used stone tiles and flooring which added warmth to the space.

The client wanted the room to be fully visible from the outside so chrome fixtures and hinges were used and AQATA installed the screen and door using 10mm toughed clear-shield glass. This is ideal for a steam enclosure as it is easy to clean, eco-friendly and prevents the growth of bacteria.

When designing the steam enclosure because of the exterior set up, in this instance the door opens to the left. However, as the DS range provides numerous options, doors can open in either direction and depending on aspects, such as height of showerhead; it can open inwards or out into the bathroom.

www.aqata.co.uk



Cabuchon Launches The Space-Saving Studio Compact Built-In Bath

British bath manufacturer Cabuchon Bathforms has launched its new Studio bath, the latest addition to its range of baths which can be built into the fabric of a bathroom. A space-saving tub, it is designed for modern en-suites and bathrooms where space is at a premium. Measuring 1522mm x 837mm (5ft x 33"), the Studio has a noticeably smaller footprint than conventionally designed baths.

Despite its reduced length, the Studio is built for comfort. This is because it takes some of its design cues from Cabuchon's deep soaking tub range. In particular, it substitutes depth for length. At 505mm (19 3/4") deep, it enables bathers to adopt a more upright, semi-seated posture.

More information about the Studio, including a technical specification sheet, can be found on the company's website - www.cabuchon.com - or by calling 01524 66022.

THE MOST IMPORTANT HIDDEN LUXURY IN YOUR BATHROOM

In 1992 Demista revolutionized the bathroom mirror market by introducing a heated mirror pad which adhered to the back of the mirror to prevent condensation from forming on the glass. The inconvenience and frustration of these foggy mirrors was therefore eliminated forever, giving you a clearly perfect steam free mirror without the need for time consuming wiping or costly cleaning products.

Demista has been proven and accepted nationally and internationally and through its unique reputation and unblemished track record has been the number one choice for specifiers of mirror defoggers for over 26 years. Demista has been fitted in hotel developments globally and has become the industry standard. With over 400 sizes now available, demista can cover virtually any mirror in 230V, 120V, 24V, 12V, demista can also make bespoke sizes if required.

You will find demista installed in the domestic bathroom / en-suite's, along with some of the most prestigious properties and hotels around the world, which include The Burj Al Arab, The Royal Atlantis, Fairmont in Dubai as well as the Hilton Group, Marriott's, Crown Plaza's, Holiday inns, The Intercontinental O2 and the prestigious developments along the River Thames in London.








For further details please visit www.demista.co.uk or email sales@demista.co.uk or call +44(0)1932 866600

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www.insigniarange.co.uk

EUROPE'S LARGEST STEAM SHOWER SUPPLIER

CCL Wetrooms launch new Wetroom Installation Videos



LINEAR SCREED DRAIN INSTALLATION



The task of installing drainage and waterproofing solutions into a wetroom has been simplified, thanks to the new CGI animated videos from CCL Wetrooms.

Providing a visual step by step guide to installing a Linear Screed Drain & Tilesure Waterproofing & Decoupling Membrane onto a solid wetroom floor, the cutting edge wetroom videos have been designed to aid the installation process onsite.

The BBA approved Linear Screed Drain has a unique 55mm waterless Lo-Seal Trap that has been developed for installation into shallow screed depths. Tilesure Waterproofing & Decoupling Membrane creates a secure waterproof barrier that is guaranteed to remain waterproof for the life of the wetroom tiles.

To watch the full installation video simply scan the QR link or visit www.ccl-wetrooms.co.uk

Case Study: Fitzroy of London at Locket's Wine Bar, London

In the heart of St James's in London, Locket's is a vibrant café by day and an ambient wine bar by night. For this popular hospitality project, accessible bathroom specialists Fitzroy of London was specially commissioned to create a range of fully compliant disabled bathroom products. Working closely with the designers, Fitzroy of London was able to create stunning disabled washrooms that now allow all customers to enjoy a first-rate visit regardless of their requirements.

Designed by Fran Hickman Design & Interiors, this retro Italian café features modish interiors and is one of the most stylish sanctuaries in the city. The brief was to create accessible bathroom space that would meet the high level of quality and



beautiful aesthetics of this elegant space.

Now the washrooms not only look exceptional, but also demonstrate outstanding functionality – ensuring that both ambulant and disabled customers can enjoy the same level of style while visiting this lively café and wine bar, whilst being assured that they're able to access and use all areas.

www.fitzroyoflondon.com

Shower solutions with CR Laurence

CRL supplies high quality hardware specifically designed for frameless shower doors, from support bars, hinges and U-channels, through to door knobs and towel bars.

CRL's Compact-X sliding door system conceals all its sliding components within the top track, while an enhanced double soft brake system provides a comfortable sliding action that cushions the glass panels when opening and closing the glass doors.



Helping to maintain the frameless appearance of a contemporary shower enclosure, CRL's range of glass clamps are available with square cornered and bevelled edge hinges that can be exactly matched, in a variety of finishes. Hinges with a bottom and top mount design also allow for more of the glass to show, for a minimal look that is on-trend.

CRL also offers a square support bar that responds to the trend for geometric design, while its range of shower door hardware is available in a choice of finishes.

01706 863600 or visit www.crlaurence.co.uk



Cistermiser valves help to conserve water at Cambridge Assessment's new HQ

The washrooms in the prestigious new international headquarters of exams group Cambridge Assessment feature the latest infrared water management technology from Cistermiser.

More than 1,600 Cambridge-based employees, formerly based in 11 Cambridge Assessment offices located across the city, have been brought together in the new HQ complex called The Triangle.

The series of linked buildings, sited to the south east of the city centre, have been designed to provide enough office space to eventually accommodate up to 3,000 people by 2025.



96 Cistermiser Direct Flush 'Discreet' infrared urinal flush control valves (DFDs) have been installed in The Triangle's 20 washrooms by M & E sub-contractor Allied Mechanical Services, the main contractor being construction company Bouygues.

The Direct Flush automatically flushes the individual urinal after use, using as little as 0.5 litres of water each time. This ensures high levels of hygiene from the minimum volume of water.

www.ourworldiswater.co.uk

Industry News: Don't Let Rusty Ruin Your Render!

Building regulations outlined by NHBC and LABC only advocate the use of austenitic stainless steel or PVCu beads in all external rendering applications, anywhere in the UK. Galvanised steel beads are no longer approved for external rendering in any situation.

Simpson Strong-Tie Sales Director Jon Head explains: "We only recommend the use of stainless steel or PVCu products for external applications. Galvanised steel beads should not be used externally, unless secondary protection against corrosion is provided.

Although it's generally known for its corrosion-resistant properties, galvanised steel can react with the chemical components in render, which will lead to quality issues, from unsightly rust stains, to the degradation of the bead



and possible cracking in the render.

Simply put, galvanised steel in external rendering may rust, which will reduce the lifespan of your work and can be costly to put right. But the good news is it's easily avoided.

For rendering and plastering made simple, download the Simpson Strong-Tie 2020 catalogue which is packed with handy tips and installation guidance... and make sure you stay away from Rusty!

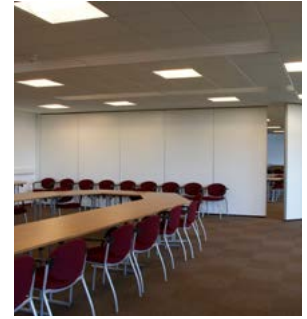
For further information or to download our 2020 catalogue, visit www.strongtie.co.uk.

Create multifunctional event space with the right partition system

A movable wall or partition system can be a valuable addition to any event space as they allow rooms to be adapted for different occasions and make maximum use of the space available. The flexibility of being able to divide a room into two separate areas enables events to be run simultaneously, a key selling point for many of Building Additions' customers.

Experts in the field, Building Additions regularly advise those thinking about a partition system for an event space about the factors they need to take into consideration before choosing which system is best suited to their venue.

Building Additions is an established folding partition manufacturer based in Frome,



Somerset with a reputation for manufacturing, supplying and installing quality room partitions and movable walls to leisure businesses, health authorities, educational organisations and homes across the UK.

Further information is available from Building Additions on 01373 454577 by emailing sales@buildingadditions.co.uk or by visiting the website at www.buildingadditions.co.uk



Using CaberDek with CaberFix X-Treme Tape in winter

What is CaberFix X-Treme Tape?

CaberFix X-Treme Tape is a tape designed for use with CaberDek chipboard flooring in cold and wintry conditions.

Will the CaberFix X-Treme Tape still result in a BBA-certified floor?

X-Treme tape is covered by, and has been tested by the BBA. When installing CaberDek chipboard flooring the tape must be used in conjunction with CaberFix D3 glue in the T&G joints, and CaberFix Joint&Joist glue to bond the board to joists to receive the BBA certification. Correct installation ensures CaberDek will be protected from weather, moisture and construction mess up to 42 days whilst retaining its BBA guarantee, after which the film can be peeled away leaving a clean chipboard floor ready for carpets or laminate.

For further information, call 01786 812 921 or visit www.norbord.co.uk



The Lemac Multilift

The Lemac Multilift is a low-cost lifting solution ideal for residential and commercial applications. Quick and easy to install, it eliminates the need to move loads manually between floor levels, completing the job at the press of a button.

Simply install the rail system, attach the carriage and plug it in. The Multilift comes with all the wiring you need and the included mounting bracket enables you to add further components.

The Multilift can be left open or enclosed depending on your requirements, and the rechargeable DC batteries means it will continue to work in a power cut.

Contact Lemac Multilifts now on 0800 093 8555 to find out more, email us at sales@lemacmultilifts.com, or visit www.lemacmultilifts.com



Armstrong Ceiling Solutions launches new online product catalogue

Armstrong Ceiling Solutions has released its new mineral ceilings and suspension systems catalogue as an online flip book for ease of use and on-the-go accessibility.

The 106-page catalogue provides complete technical and product information on the manufacturer's market-leading mineral ceilings and full system solutions, as well as its range of floating ceilings and options for specific applications - arming specifiers with all the information they need to make educated design decisions when specifying ceilings for new-build and refurbishment projects.

The catalogue is available on <https://www.armstrongceilingsolutions.co.uk/en-gb/ceiling-tiles/product-catalogue>



Avalana Launches Tropic And Orient Inspired Collections Of Hand-Painted Home Interiors

Escape to the Tropics or take solace in the Orient – boutique home interiors brand, Avalana has launched two new collections of hand-painted home accessories, wallpaper and murals inspired by the exquisite beauty of the natural world.

TROPICS

Moody tropical palms, a prowling jaguar at sunset, life sized toucans and delicate jungle foliage - the Tropics collection was inspired by designer Hazel Carruthers' recent holiday to Costa Rica and captures the very essence of the rainforest and its inhabitants at its most beautiful. Palm printed cushions and lampshades will add a subtle hint of the Tropics to the home, whilst Avalana's signature wall murals will create full-

on wow factor for those wanting an unmissable style statement.

ORIENT

Adding a touch of Eastern flair and flamboyance to the home, the Orient collection features striking kimono-inspired blossom prints in rich gold, pink and black, alongside intricately hand-painted wall murals capturing Great Blue Herons wading through a moodily lit lily pond, surrounded by golden green leaves. With murals available in two different colourways, the timeless designs will create a luxurious talking point in any home.

The collections feature hand-illustrated cushions, lampshades, wallpaper, murals and art prints which are all made to order and bespoke variations

in colourways and designs are available on request. Prices start from £32.00 for hand illustrated prints

Avalana was founded by textile designer and artist Hazel Carruthers who has more than 10 years' experience in the wallpaper and textile industry. Studying Printed Textile Design at Duncan of Jordanstone College of Art, she has designed for a wealth of high street brands including Graham and Brown, John Lewis, Next and M&S. Hazel launched Avalana in 2018 to bring to life her vision for luxurious home interiors inspired by nature, folklore and travel.



For more information about Avalana visit avalanadesign.co.uk



Silancolor Tonachino PLUS by Mapei

Mapei's Silancolor Tonachino PLUS is a fibre-reinforced silicon resin-based coating, ideal for internal and external surfaces that can be affected by the growth of algae, mould and fungi. It comes in a paste form with good filling capacity, making it perfect for a contemporary finish.

Silancolor Tonachino PLUS is particularly ideal for protecting deteriorating or north-facing facades due to its excellent repellence to water and its resistance to UV rays, cracking, and ageing.

Available in various grain sizes, including new 1.5mm, it combines the advantages of mineral coating materials for high breathability, as well as those of synthetic coatings for a uniform colour, excellent adhesion to old paintwork (depending on its condition), and is available in a wide range of colours.

www.mapei.com/gb



Fenwick & Tilbrook

Fenwick & Tilbrook is a premium brand of truly high-quality paint offering a stunning palette in a range of finishes - made to order, delivered next day. With great coverage and fantastic depth of colour in a finish that really lasts - we firmly believe you won't find a better paint.

Fenwick & Tilbrook paints are water-based and environmentally friendly with low VOCs. Our exterior finishes have been developed to withstand the harshest of elements, Claypaint specifically for lime plaster, and interior finishes that are beautifully matt and durable. Our newest product, Pure Matt Plus is even washable, perfect for high traffic areas and children's fingers! Additional to our extensive colour palette, we offer a bespoke colour creation service.

www.fenwickandtilbrook.com
 Email sales@fenwickandtilbrook.com
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AeroTherm

AeroTherm, a revolutionary, 1.0 mm thick, insulation coating, that reflects heat from any source back into a room, at the speed of light!

Independent tests show that AeroTherm saves as much as 35% of heating energy, being of particular interest for treating solid wall or hard to insulate buildings, without changes to the buildings' external appearance, or loss of internal room space.

Manufactured from 3M, glass microspheres and Aerogel, AeroTherm exceeds energy savings of older insulation methods, producing a more comfortable living space, at lower heating thermostat settings.

Applied using conventional plastering techniques, AeroTherm can be painted or papered over, for a final finish.

www.aerotherm.co.uk
 info@aerotherm.co.uk
 Telephone 01202 854767

Earthborn doubles silicate colours

Exterior masonry is probably the toughest test of all for a paint. It needs to be durable and weatherproof, as well as good looking and not all masonry paints were born equal. Ecopro Silicate Masonry Paint is a highly durable, breathable and weather resistant mineral paint, which is also is virtually VOC and toxin free.

Earthborn believes its Ecopro Silicate Masonry System is the most advanced masonry paint available and in response to a growing demand, it is increasing the colours available from 24 to 48.

The system comprises a primer and paint, which together form a chemical bond with the underlying mineral substrate. The result is a very hard wearing, water and weather resistant barrier, yet it is

highly breathable, which prevents moisture damage within walls.

Now, both the primer and all of the 48 paint colours are available in 100ml tester pots, so the whole system can be tested on site.

The new colour card and tester pots can be ordered from the Earthborn website.

www.earthbornpaints.co.uk



The lime rendered walls and stone window sills of this exterior courtyard feature Ecopro Silicate Masonry Paint.



HR PROF THE ECO-FRIENDLY FIRE RETARDANT

- Water based - does not leach
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Also for Wood Protection Fire Retardant UK **One Coat Interior**
 A clear, colourless treatment for Euroclass B s2 d0 and Class O in a one coat application on porous wood, porous-faced plywood and porous wood based boards.

Fire Retardant UK **Top Coat Sealer Interior Option**
 For protection against dirt, UV, and splinter resistant surface, a wipe-able sealer for application over Interior One Coat. In clear or Wood-stain - Matt or Satin finish



Landmark launches Premium Layers subscription for Promap

Landmark Information has announced the launch of a new monthly subscription service, which provides surveyors, developers, architects and other land and property professionals with access to premium location data that provides vital intelligence for current and future projects.

The low-cost subscription provides immediate access to a wealth of data layers within Landmark's flagship data and mapping tool, Promap v2 – including:

Planning Application Data – includes planning applications for planning permission submitted to local authorities throughout Great Britain via local authority weekly planning lists. The data includes large, small and minor applications which are split on the basis of estimated project value.

Personal Ownership Title Information – contains Title numbers for non-commercial polygons. This dataset does not provide any information regarding the owner.

Price Paid Data – contains information about the sales of single residential properties which are sold for full market value to private individuals in England and Wales, which have been submitted to the Land Registry (HMLR) for registration.

Land Use Constraints - includes areas that are deemed to be of natural importance and have restrictions that may limit the extent and type of property development that can take place. Land Use Constraints Data includes Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Listed Buildings and Green Belt.

OS MasterMap Highways Network - includes access to Road Classification, Road Name, Unique Street Reference Number (USRN), Turn Restrictions, Access Restrictions, Maintenance Responsibility, Reinstatement Information, Height Weight Width and Length Restrictions – includes existing, planned roads and also those under construction.



By accessing the data in Promap v2, it saves time from having to research the data from multiple sources and enables quicker decisioning on projects. Users purchase Premium Layers on a one month rolling contract. A special launch promotion is taking place whereby customers who sign-up before the end of March will receive the third-month for free.

A special launch promotion is available which offers subscribers the third month free – to get started contact the team on 0330 036 6627, email sales@promap.co.uk or visit www.info.promap.co.uk/premium-layers to find out more.

MBS Software: trusted solutions for daylight & sustainability

Founded in 1997, MBS Survey Software Ltd is an independent company specialising in providing bespoke software, expert analysis and training for professionals within the built environment. The business employs a small and highly motivated team of software developers and analysts, led by Managing Director David Maltby and Software Director Jason Bird, both of whom have been with the company since its infancy and continue to play hands-on roles.

MBS Products include the best selling Waldram Tools for AutoCAD®; the recently developed Daylight for SketchUP®; and Surveying Software. The Revit plugin is also soon to be released.

These are enabling customers to carry out a range of tasks, quickly and efficiently, within a familiar and intuitive software environment. Tasks include:

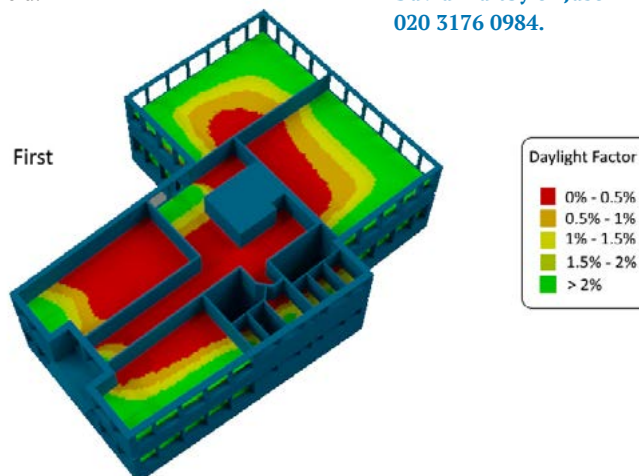
- Master planning
- Facade analysis
- Solar glare studies
- BREEAM analysis
- Transient shadow studies
- Rays oflight.

MBS supports its range of software solutions, with comprehensive training and information services designed to get the most from the software, as well as professional analysis, consultancy services and development of bespoke solutions.

The company can also provide Laser Scanning and 3D modelling services, in consultation with leading specialists in this field.

“MBS products are the most widely used software solutions of their kind in the UK and are increasingly used all over the world. They are fully in line not just with BRE guidelines and compliance tests, but also with the latest climate-based modelling.”

For further information about MBS Survey Software Limited and its range of products & services, please contact David Maltby or Jason Bird, on 020 3176 0984.





Taking a leaf out of nature's book

Figurative knots and distinctive woodgrain configurations are both authentic and much loved wood characteristics, that are admired and sought after by specifiers everywhere. This desire for irregularity and a closer affinity with nature, has led leading interior timber door manufacturer, Vicaima to introduce the new Naturdor® Heritage Oak finish. With its open grain and randomly mixed real Oak veneer, it takes a leaf out of nature's book.

As a leading exponent in the use of trend-setting designs and with over 60 years' experience in the manufacture of real veneered products, Vicaima's Heritage Oak doors present figured oak veneer that entices the senses of true rustic wood lovers. This new wood veneer treatment has been inspired by authentic influences of nature and reflects a more recent market trend towards wooden doors that embody materials made from more genuine and under refined materials.

Naturdor® Heritage Oak reflects the unexpected harmony of nature, with veneer mixed randomly in a choice of

either vertical or horizontal designs. These can have either a matt or standard sheen surface depending on taste. Heritage Oak can be enhanced yet further by the potential collaboration of decorative face grooves, or the option of deep texturing. Introduced for 2020, Deep textured allows real veneer to take on a more rustic feel for an even greater tactile experience. Other combinations are afforded by a choice of available frame finishes, ranging from Naturdor® Oak and Stained Ash to Dekordor® foil or Laccdor paint, creating a unique style to the whole door assembly. This fusion between a rustic oak veneer appearance,



optional face grooves and choice of frame finishes, allows Heritage Oak to blend in and accentuate modern living and working space for a multitude of applications.



Emphasizing its commitment to the planet and to the sustainable use of natural resources, Vicaima Heritage Oak is covered by FSC® certification. Where performance criteria are demanded, Heritage Oak is also available in fire, acoustic and security solutions. In addition to door only and door and frame assemblies, matching wardrobes and wall panels can also be provided.

Visit the Vicaima website
www.vicaima.com for further
inspiration and trend-setting ideas.

TOUCH

IRONMONGERY LTD

www.atouchofbrass.co.uk

210 Fulham Road, Chelsea London SW10 9PJ

THE PERFECT TOUCH

Touch Ironmongery is one of London's leading Architectural Ironmongers Established in October 1982

Originally called "A Touch of Brass", the firm changed their name in 2003 in reaction to slowly advancing market changes in architectural ironmongery which is no longer supplied solely in brass, and to also reflect the broader range of product and finishes that they sell.

In fact today, Touch can supply a wide range of finishes including Brass, Satin Brass, Polished Chrome, Polished Nickel, Satin Nickel, Copper, Bronze – solid and plated, BMA, Antique Brass, Black, Pewter, Ceramic, Leather, Stainless Steel, Satin Stainless Steel, Gun Metal, and the list keeps growing. Whatever finish you require, Touch can help you get the right look.

Touch occupy their recently refurbished showroom at 210 Fulham Road, Chelsea, where they display a vast range of their 5,000 products. With a customer base including Interior Designers, Builders and Individuals who are interested in the quality end of the Ironmongery market, Touch mainly supply to residential premises but hotel and office properties also contribute to their vast clientele.

The company also have a healthy export market to all corners of the world, namely the Middle East, Europe and the Americas. Touch's owner and founder, Bill Benham, has 38 years' experience in the ironmongery trade, as do his colleagues Jim Haselup and Alan Blanchard. Saleem Qureshi is the newest member of our team and has 10 years' experience, meaning their knowledge is unrivalled in this industry.

The range of products supplied by Touch date from circa 1640 French (Louise XIV) and cover all subsequent periods (Georgian, Edwardian & Victorian), art deco and contemporary pieces also make up the product ranges. In addition, Touch showcases the very best of British manufacturing; the best ranges are still produced in the Midlands by craftsmen in factories dating back 200 years or more.

Touch Ironmongery have recently become suppliers for **Designer Doorware (Australia)** who have beautiful products with a cutting edge design Metal, Wood and concrete. We also have the exclusive rights to sell the **Olaria (Barcelona)** range in the UK.

Olaria make all our bespoke products, they have incredible levels of workmanship. Touch also sell European manufactured goods which is considered to be of a very good quality and in recent years they have introduced some of the far eastern made products, albeit in a limited range but cost effective. With trends continuously evolving new innovative products are constantly under development. Touch understand that keeping up with the fashion-shifts is imperative in order to provide every customer with the best solution for their requirements.

Ironmongery can be a difficult and complicated aspect of a building project, as a result Touch aim to take this awkward aspect and make it user friendly and clear to understand by offering an on-site service where they carry out a detailed door by door, window by window, room by room Ironmongery schedule, highlighting all requirements and identifying any items that can be refurbished. Refurbishment is a large part of the business; Touch will undertake complete ironmongery refurbishment projects, and can restore old paint covered door furniture to their former glory, looking as new, at a fraction of the cost to replace.

**For more information about Touch Ironmongery or to arrange a
showroom visit please call 0207 351 2255 or alternatively
visit www.atouchofbrass.co.uk**



BRITISH & EUROPEAN MANUFACTURERS SUPPLYING THE FINEST QUALITY IRONMONGERY

Touch combine traditional skills with modern manufacturing techniques to produce the most beautiful, quality fittings, built to stand the test of time.

As well as specialist bespoke items, Touch supply over 1000 products, available in 23 different finishes to furnish high end residential and commercial properties, royal palaces, government houses, historic castles and stately homes.

Olaria, available from Touch Ironmongery

www.atouchofbrass.co.uk & www.olariabarcelona.com





Construction Expo returns to Sussex

The South East's leading construction industry exhibition, the innovative South East Construction Expo, will be returning to Sussex in April 2020.

The event, being held at the South of England Event Centre, Ardingly, on 28 April 2020, will welcome speakers from across the industry, including Malcolm Clarke, Managing Director at Baxall Construction; Cedric Laurier, Chief Technical Officer at Gatwick Airport; and Julia Gregory, Director of Projects at Ebbsfleet Development Corporation.

Free to attend, the events are dedicated to the construction section and brings together clients, contractors, developer, consultants and other related industries from across the UK. With live demos

of products, industry speakers and over 150 exhibitions the event is a 'must-visit' for anyone in property, development or construction.

A networking breakfast opens the events, followed by practical workshops, speakers, exhibitions and the opportunity to sign-up to 'Meet the Buyer' one-to-one sessions.

Ana Christie, Chief Executive of Sussex Chamber of Commerce, said: "Despite the ongoing political and economic uncertainty this past year, according to the Builder's Conference, the performance of the UK construction sector shows no signs of slowing. In the first month of 2020, more than 400 companies won new contracts, so there is no better time to get along to events like this, make new contacts and win new business!"

An exciting programme of Speakers and Workshops are currently being put together and will be announced over the coming months. Advanced Panel Manufacturing will also be demonstrating their unique 'green' sustainable and eco-friendly, full format construction panels. These versatile, attractive and cost-effective, Fire Resistant A rated boards are easily assembled without the need for skilled labour.

Sussex Chamber of Commerce is supporting the event this year as well as the IoD. Big name businesses already involved include Balfour Beatty, Sunninghill, Glenigan, Builders Conference, Willmott Dixon, Galliford Try, Baxall, Logan Construction and Westridge Construction Ltd.



Over 2,500 delegates attended the Expo in September 2019, where 120 companies in the construction industry exhibited the latest technology, ideas and expertise and dozens of workshops and presentations were held on key topics for the industry.

This year will also see the event being held for the first time at Sandown Park Exhibition Centre, Esher on 23 September 2020.

SOUTH EAST CONSTRUCTION AWARDS 2020

South East Construction Awards 2020 has once again been launched with six categories, covering the sector, to be celebrated at a second South East Construction Expo to be held on 23 September at Sandown Park Exhibition Centre in Esher, Surrey.

Carole Black from South East Construction Expo said, “These awards celebrate our heroes in this industry with an exciting panel of judges

seeking entries for categories, ranging from best construction project to best architectural design, best contractor to best supplier. We are also looking to celebrate women in the industry and want to reward the best apprentice on a construction project in the South East.”

South East Construction Expo 2020 will take place at South of England Event Centre, Ardingly, Haywards Heath, Tuesday 28 April 2020, 9 am – 4pm.



Find out more and how to book a trade stand or register your free place to attend as a delegate at:
www.constructionexpouk.co.uk

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 How is the UK construction sector really doing? Neil Edwards, Builders' Conference gives a transparent review of new construction contracts with a focus on London and the South East



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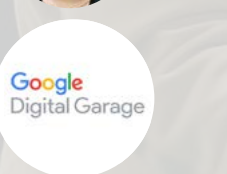
orbis
 Ian Roadnight, Housing, Property & FM, talks you through the opportunities available over the next 12 months



BAXALL
 Malcom Clarke, MD at Baxall Construction Why is Baxall Construction so keen on BIM? Could it be due to the fact that it has helped raise margins and double turnover?



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Open plan kitchens are hugely popular as they allow more natural light into the space. However, there's a lot to be said for separate spaces, so the development of broken plan kitchens arrived. Steel windows incorporate the best of both worlds with internal partitions to break up the space, as well as external windows that maximise the area for light to enter the kitchen. External steel windows can be amalgamated into kitchen extensions as a replacement for exterior walls. This is a perfect way to bring light into the home and create the illusion of a larger room, blending the indoors with the outside. Steel windows come in a range of sizes allowing for the option of large glass panes spanning across the space of an external wall which will not obstruct the view of the garden (as pictured).

For further information on the Steel Window Association, please visit www.steel-window-association.co.uk or call 020 8543 2841.



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For more information about Touch Ironmongery or to arrange a showroom visit please call 020 7351 2255 or alternatively visit www.atochofbrass.co.uk 210 Fulham Road, Chelsea, London, SW10 9PJ



Modern Ranch Estate recently completed on Pecan Farm in Texas

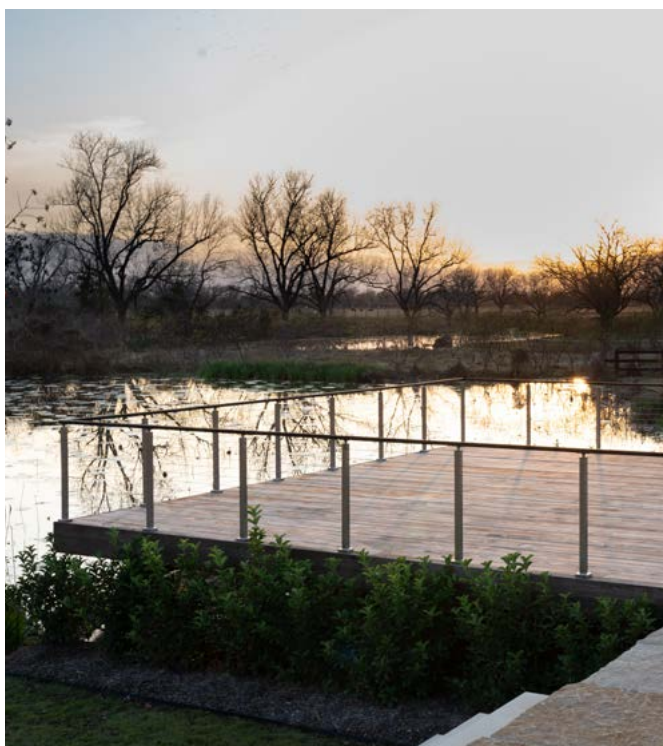
Kebony-clad home comprises four “pods” and utilises organic materials to complement its surroundings

An expansive four-building modern residence recently completed construction on a former pecan farm a few miles outside of Houston. Developed on his family’s 210-acre ranch, David Wersebe, who works in the mineral royalty business in Houston, designed the nearly 6,000 square-foot project himself and hired an architect to draw up the plans for construction.

The residence, which is currently on the market, blends elements of its original

pecan orchard site with materials complementary to the environment. Hand-cut Texas limestone and hand-hewn beams from a 200-year-old Amish barn frame the expansive entry, and large-scale custom metal windows open to the native landscape. Kebony, a global leader in the production of sustainable modified wood, was carefully selected to clad all four facades, reflecting the organic but modern feel of the house.

The home is arranged in four distinct “pods”: the center pod houses the living room, kitchen and other common areas; the north and south pods comprise the guest rooms and master suite, respectively. A separate air-conditioned garage can accommodate four cars and features a hangar door that opens into an awning as well as two elevated workspaces and a rooftop observation deck.



All four structures are roofed in metal with custom-designed awnings with irrigated trellises; the center pod features a two-story white oak living room cathedral ceiling; its back porch includes a cantilevered deck overlooking Lake Lucille with a covered patio and wood-burning fireplace. A glass-walled steel frame bridge with unobstructed views leads to the master suite. This one-of-a-kind home is surrounded by polo fields and equestrian facilities.

Developed in Norway, Kebony's revolutionary technology is an environmentally friendly and patented process which modifies sustainably sourced softwoods by heating the wood with furfuryl alcohol - an agricultural by-product. By polymerising the wood's cell wall, the softwoods permanently take on the attributes of tropical hardwood including high durability, hardness and dimensional stability. This unique process also provides Kebony with its characteristic appearance, which only grows more beautiful with time.

David Wersbe explained: "I built this house for me, so if it doesn't sell, I might move into it. We're trying to attract a \$3 million buyer, and it's dialed-in for the equestrian culture that's big down here. The Kebony cladding worked extremely well for this project and as it weathers into its grey patina over time, it will blend beautifully into this environment."



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Mid-toned colour wood flooring

Adding warmth and personality to all spaces within the home, natural mid-toned flooring from Havwoods provides a truly traditional and welcoming feel to interiors. Versatile, neutral and bright, mid-toned floors will add personality to the room whilst not overpowering it. Mid-toned floors originate from a classic oak finish, but using advanced colouring and surface finishing techniques, wood floors now cover a wide spectrum of contemporary and classic oak finishes, with all options from a smooth to rustic wood look. Inspired by traditional flooring themes, deeper tones of mahogany, walnut and antique oak are effective in creating a look of heritage and elegance, ideal for styling both classic and contemporary looks. From the honey hues of VenturePlank's Barbosa, to the richer shades of Henley's Antique, each board from the expansive Havwoods collection is beautifully crafted to offer an organic yet sophisticated scheme that will flow beautifully across every room in the home.

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Designer Contracts enhances sustainable product offering with eco-engineered underlay

Designer Contracts, the UK's largest flooring contractor, has launched a brand new, sustainable underlay made from recycled plastic bottles. An eco-friendly alternative to PU foam, felt and rubber underlay, SpringBond is manufactured in the UK and is made from 85 percent recycled fibres. Designer Contracts worked closely with the manufacturers to develop the exclusive offer of the 7mm and 9mm underlay products for the new build market, which is fully recyclable at the end of its life. Said Designer Contracts md, Peter Kelsey: "We are excited by this brand-new product, which demonstrates our passion and commitment to the environment, and we feel that homeowners will be just as enthusiastic. Interestingly, if the average three-bedroom household used it throughout their property, they would divert the equivalent of 1000 500ml PET plastic bottles from landfill!"

www.DesignerContracts.com



George Clarke visits new Woking design centre

TV Presenter, architect and builder George Clarke visited the new V4 World design centre in Woking and praised the company's commitment to sustainability.

Following a multi-million pound investment the innovative and exciting 'V4 World' design centre allows the company to showcase its luxury flooring products and wall panels to customers, architects, specifiers and designers in individual room settings with the emphasis being on creating environments that demonstrate how the products can give homes the wow-factor.

The new centre will support the dealer network with a wider range of large samples for customers to view and product training facilities, including the fitting of the various floor and wall products.

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Rinnai Continuous Flow Hot Water System Specified in Food Manufacture Plant

A Rinnai continuous flow hot water solution has been installed at a large-scale seafood processing and manufacturing plant on the North East coast. The system was installed by H Pickup & Sons having used Rinnai products for several years on major projects.

H Pickup Mechanical & Electrical Services Limited were established over 100 years ago and are based in Scarborough, North Yorkshire. The company offer a comprehensive range of mechanical & electrical services

direct to their clients: Electrical Building Services; Mechanical Building Services; Planned & Reactive Maintenance; Gas Servicing; Heating and Plumbing Services; Electrical & Mechanical Design & Installation Services and Contract Management.

“We employ our own staff engineers both on site and in contract management in order to enable us to deliver unprecedented service and ongoing support to our customers”, says Mike Joy for Pickups.

The food manufacture site had an old stored hot water system which was no longer able to cope with the demand for the high volume and high temperature hot water needed for cleaning down production areas as the site increased its production lines, as it expanded its market ordering and product range. The site was also looking to substantially increase energy, fuel cost efficiency and reliability by removing the stored hot water.



“There were long periods of time with no requirements for hot water, then sudden high demand as production areas need deep cleaning. Running out of hot water would result in substandard cleaning, especially the removal of grease, and industrial cleaning products used to clean many of the surfaces. Another deciding factor for the site - Rinnai’s ability to resist Legionella breeding which is a risk with a “lukewarm” hot water system. With Rinnai continuous flow units water temperature for distribution is accurate to $\pm 1^{\circ}\text{C}$. The fact that there is no stratification as there is no storage, ensures a continuous, permanent even temperature. There is no requirement to heat a volume of water just to ensure the elimination of Legionella bacteria as the minimum temperature that a continuous flow unit achieves is in excess of advisory levels.

The modular nature of the Rinnai Systems also removes a single point of failure from the hot water system, ensuring hot water will always be available and not run out. The site used 3 x HDC1200i Natural Gas Water Heaters and also featured the Rinnai Limescale Protection Package.

The Rinnai HDC 1200i continuous flow hot water unit has the capacity to easily deliver in excess of 1560 litres of hot water in excess of 50 degrees C temperature per hour, with an overall gross efficiency of more than 95%. These levels of performance, with unbeatable efficiency levels, mean the Rinnai 1200i is more than capable of meeting and exceeding the hot water demands of all applications.

This precision engineered unit can also be combined as multiple units into one single, easy to handle module incorporating cascade frames and common flue. Both the HDC 1200 internal and external models turn in a market leading energy performance of 107% net efficiency and offer superlative ranges of modulation as the systems internal analytical system can modulate the burner modulation range from 54kw to 2.4kw. The Rinnai HDC 1200i is engineered for minimal energy wastage and maximum energy performance.

It is worth remembering that Part L of the Building Regulations 2013 has set minimum thermal efficiency levels of 90% for natural gas and 92% for LPG, consequently outlawing non-condensing gas fired water heaters for use in new build projects.

Rinnai is the only manufacturer that can supply a complete range of internal and external ultra-high efficiency condensing continuous flow water heaters, aligned not only to comply but surpass changes on the regulatory horizon.

Rinnai units and systems are now the number one choice for any size of site or large building or business with a heavy demand for constant hot water or where high peaks of demand occur at certain times. Any number of modules can be manifolded, so the water handling capacity is truly infinite and there is no risk of the ‘cascade’ of hot water ever running out.

The manifolded 1200i units can be delivered direct to site in one complete, easy to manage package and at a very competitive price. For the end user this guarantees considerable cost savings over other forms of hot water generation. The relatively compact footprint of all Rinnai units and systems means it can optimise plant room space and safeguard accessibility for maintenance and servicing.

There is huge potential for on-demand style water heaters such as the Rinnai HDC 1200i units to play their part in new build and in refurbishments projects alike, where in the latter there are still many old systems that need replacing. By replacing this older technology with new condensing appliances will help support the UK drive towards greener industry.

The Rinnai Infinity HDC 1200i water heater uses heat exchanger technology to allow the largest capacity flow rates, thereby guaranteeing all the hot water needed, when it is needed. As well as increasing capacity, the Rinnai Infinity water heater has lower greenhouse emissions because of the new reduced NOx burner technology and as there is no storage, this scores well with BREEAM.

The only time the site uses energy to heat water is when there is a demand, in other words, it is only burning gas when a tap is being run.

For more details on RINNAI products visit www.rinnaiuk.com



The benefits of High Heat Retention Storage Heating

High Heat Retention Storage Heating (HHRSH) is an efficient way of storing heat from cheap off-peak electricity tariffs. Originally developed to make use of the excess night-time energy generated by nuclear power stations, storage heaters use cheaper off-peak energy to heat elements within the unit, which gradually transfer heat to a high-density core to be stored for future use. Insulation material retains this heat within the core, and when the off-peak period finishes it is gradually released throughout the following days.

With no pipes, boilers, flues, fluid or gas safety requirements, HHRSHs are quick and easy to install. They generate significantly less carbon than gas central heating since the electrical grid has transferred to renewable production methods.

Advances in controls and insulation mean HHRSH now retain heat for significantly longer than traditional storage heaters. These systems are up to 27% cheaper to run than a standard storage heater system, and up to 47% cheaper to run than any direct-acting electric convector, aluminium radiator or panel heating system.



This is calculated using SAP software, the Government-recognised tool for modelling building energy requirements and running costs.

Automated controls with user apps and IoT technology can now accurately track the required heating profile of the user, calculating exactly how much energy is needed without user-intervention. This maximises comfort and prevents the user from using, or paying for, more than they need.

Off-peak electric heating has a major role to play in tackling climate change and reducing UK fuel poverty, and HHRSHs are ideal for those struggling to pay the bills or wishing to reduce their carbon footprint. The average storage heater is more than 20 years old, with more than 70% requiring the user to manually set the amount

of energy to be stored overnight. Replacing these with HHRSHs can reduce the annual running cost by £418 over the typical lifespan of the heater, and £975 when replacing direct acting electric heaters, creating savings of up to £19,500 over 20 years.

Tackling fuel poverty in electrically heated homes is vitally important, with 16% of electrically heated homes in England and 50% in Scotland are fuel poor. These homes are typically smaller, less-well insulated and often rely on landlords or grant funding to complete the necessary upgrades required to make the building and its heating system comfortable, controllable and efficient. The continued rollout of HHRSHs to these properties is vital to meeting the climate and fuel poverty strategies that are top of the agenda in the UK today.



www.gdhv.co.uk



Rinnai celebrates its first 100 years of manufacturing products to serve its customers

Rinnai, best known in the UK for its comprehensive range of hot water and heating home units, is globally celebrating its first 100 years of manufacture in serving its customers with a three-year period of planned anniversary related events to connect to the start of the company's next centenary.

The Rinnai Corporation was founded in Nagoya, Japan in 1819 and today operates in 17 nations and regions around the world with sales of kitchen appliances, air conditioners, hot water heating & home heating units in over 80 countries.

Says Rinnai UK Managing Director Tony Gittings, "The company has evolved and developed into a group that produces a diversity of products and services that directly benefit ordinary people in their daily lives.

"Our policy is to help enrich the lives of people in local communities by providing optimal solutions that fit the lifestyle culture, climate conditions, and the energy situation of each country around the world. The three-year period is aimed at connecting the first century to the next one. The theme will be named - Connected in passion for the next 100 years."

This follows the other significant corporate developments on the global presence of Rinnai - the issuing of a new logo and a new brand statement - 'A Healthier Way of Living'.

In the UK Rinnai is the acknowledged leader in continuous flow hot water heating technology. The company offers a comprehensive range of A-rated units plus large systems for any size of site or application.

www.rinnaiuk.com



More Space with kitchen plinth heater?



As we know when it comes to the kitchen, every home owner likes to have more usable space. This may be for extra kitchen cupboards or worktop areas but the kitchen is already full so finding that valuable extra space may prove to be difficult. Sometimes the only space available is where the radiator is fixed to the wall.

Once the radiator is removed to free up the space it brings another challenge as there now needs to be an alternative heating option installed to heat the kitchen. Underfloor heating is one option, however the cost of installing this in the old existing kitchen could prove to be very expensive. The floor would need to be excavated, new insulation boards have to go down and the under floor heating pipes secured. The pipe loops are then connected to an appropriate manifold and finally the screed goes down.

A much more cost effective solution is installing the hydronic plinth heater (fan-assisted radiator).

This has become a great choice for home owners when either replacing kitchen radiators or planning a new kitchen. Plinth heaters can not only save space, they are so much cheaper to install compared to under floor heating. Hydronic plinth heaters can be directly connected to two pipe central heating system.

A Thermix plinth heater that's controlled by a wireless thermostat not only provides consistent temperature control in the kitchen, it also allows the user to set different on /off time periods to the plinth heater. There is also an option available to control the heater using a smart phone or Alexa.

With the help of their low water content, plinth heaters provide faster heat response and leave much less residual heat when the heater turns off. This feature not only provides comfort heating to the user but also saves energy by not heating the room when not in use.

www.thermix.co.uk





Free hot water energy audit for all hospitals & medical centres - courtesy of Rinnai

Rinnai is offering FREE audits for all hospitals and medical centres in order to maximise energy and financial efficiency in the delivery of hot water at the point of use. Maximising efficiencies can lead to fuel savings, alone, of up to 30% on current energy prices as the hot water is heated only when it is used - turn the tap off and the energy costs can stop immediately.

The audit, in close co-operation with the site, measures all data concerning use and presents a full and detailed report prepared by CIBSE recognised engineers. This is all free of any charge.

Rinnai is the world's leading manufacturer of continuous flow hot water systems a range of units that can be manifolded to supply, virtually,

limitless temperature accurate water to a site of any size. It also means less space spent on plant rooms and no or little maintenance as all units are proven to be robust with extended working life and warranties to support this.

Rinnai's Sensei N Series water heating range offers a new and compact design with enhanced combustion that allows for easier and quicker installation - and gives high levels of operational performance.

All components in the range are designed and manufactured by Rinnai, and this ensures maximum quality and reliability from the world leader in commercial continuous flow water heating products and systems.

The Rinnai Sensei N Series is also the first ever continuous flow hot water heating unit manufactured with stainless steel heat exchangers to be available in the UK - this gives a greatly extended working life. Added to this is the Sensei N Series market leading extended warranties.

The advanced burner controls with the Sensei N Series models ensure that all the appliances are well ahead of the NOx requirements set within ErP. The current level of permissible NOx set by ErP is 56 mg/Kwh.

The Sensei N Series range have been third-party tested at 28 mg/Kwh making them one of the greenest water heating appliances available.



As the units do not incorporate storage their 'green credentials' are further recognised by BREEAM and score additional credits under the building regulations.

In answering the threat of Legionella proliferation – continuous flow technology is recognised as heavily reducing the risk of Legionella proliferation when compared to other types of hot water delivery. The main reasons for this are that there is no

storage, system turn over is regular and the area for debris is much lower than storage type systems.

The industry uptake of Rinnai's continuous flow heater systems is proven to be more energy efficient than conventional storage systems and are increasingly the experts' preferred method of hot water provision. Rinnai units easily cater for any size projects that need high volumes of water at intermittent or any times of day.

Rinnai manufactures over 2million water heaters every year and as such is at the forefront of creating unit cost advantages for installers. Competitively priced, the units offer all technological advances and innovations, all at a similar cost to lower specification competitor models.

Contact the company direct by telephone or email info@rinnaiuk.com for your FREE audit on hot water usage on your site.

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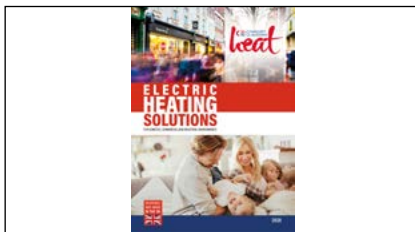
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Consort launches new electric heating brochure plus updates to BIM library

Consort Claudgen have launched their latest Heat brochure which includes a host of new heaters and heating controls in their product range. The new products are detailed along with the established panel and fan heaters, convectors, LST heaters, air curtains, downflows and towel rails. Consort have also added new BIM objects of low surface temperature heaters to their BIM library which consists of panel and fan heaters, recessed ceiling heaters and air curtains. All BIM objects can be downloaded from Consort Claudgen's website or the NBS National BIM Library.

Technical details such as dimensions, ratings, insulation standard classes and electrical specifications are also available on the NBS National BIM Library.

www.consortepl.com
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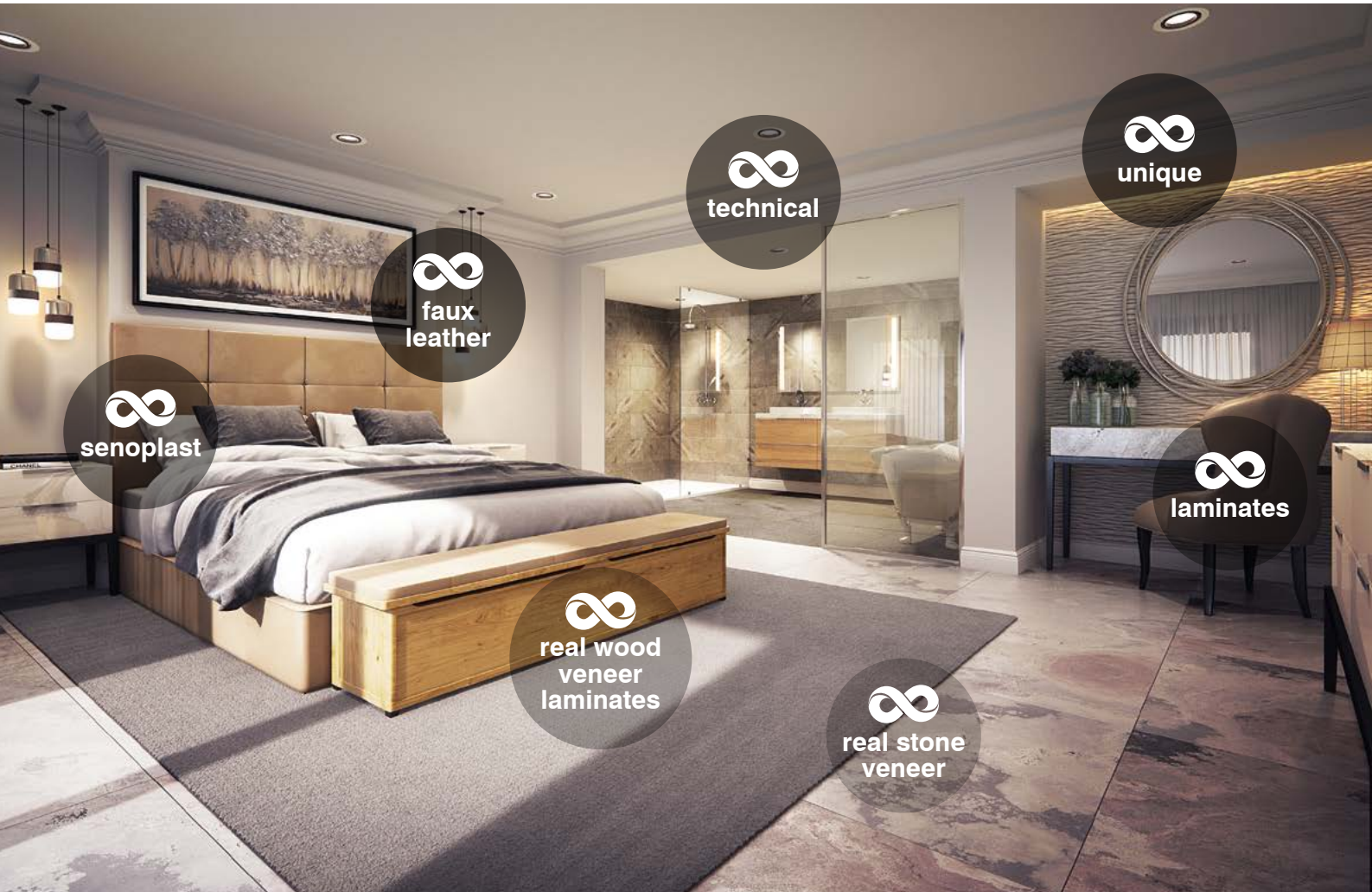


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West London Project

This impressive white stucco Victorian villa stands on a prominent corner site in London's Notting Hill and as such the house benefits from triple aspect and an abundance of natural light.

23 Architecture were approached by their clients to obtain planning for a new basement and completely reconfigure and extend the substantial existing 1850's four-storey villa.

The client brief was to design a family home to house their four growing children, with large open spaces in the basement that the children could be free to play and hang out together, but also providing sanctuary in spaces for each of them to retreat.

As with most of 23 Architecture's designs, they focussed their attention on combining inter-connecting volumes

and double height spaces together with a stunning staircase at the heart of their design.

This house is no exception with a beautiful stone staircase housed in a geometric glass and steel enclosure which stacks throughout the entire house from basement level up, terminating in a white plastered sculpture of a staircase at attic level.



There is a circular rooflight which sits aloft the sculptural spiral stair and brings with it a tower of natural light that penetrates down into the centre of the basement plan. The floor plates on the upper floors were extended and completely reconfigured to house the new staircase and were designed to connect views between floors via the openness and geometric design of the fire-resistant glazed staircase enclosure. The reconstruction of the staircase and its extension down into the new basement level allows for the multiple floors of the house to tie together architecturally such that the basement rooms feel as though they are an extension of the above ground living space rather than separate and subordinate to it.

The basement has a generous floor to ceiling height and further enhanced by harnessing natural light into the basement via walk-on roof lights at garden level and external light wells.

The main family space with generous proportions, is situated at garden level and houses a large open plan kitchen, dining and family room with access onto a garden in what was once a series of low ancillary spaces under the main living floor. The kitchen forms the functional heart of the home with access to a front entrance, a boot-room to the side entrance and out onto the rear terrace through a large, Crittal-style subdivided doors, running full width of the rear facade. This space was further enhanced by the incorporation of a double height area above the dining table, bathed in light from a new roof light located two floors above. What little floor space was 'lost' from the floor above has been more than compensated for in the sense of drama, air and light created in the centre of the home. The staircase and its



glazed enclosure is most dramatically expressed in this location as we can read the 'floating' stone edges of the staircase and its landings behind the screen whilst beyond we see the lines of the polished plaster balustrade twisting and turning up multiple flights.

The formal reception room sits on raised ground floor and adjoins the double height space from the floor above. A decision was made early on relocating the formal reception room to the rear of the plan in order to benefit from the southerly aspect and also to occupy a lateral space across the rear facade, allowing for a dining

room and study to be located on the front façade. Consent was also achieved to demolish and replace an existing side extension with a two-storey conservatory composed of masonry piers, generous windows and a glazed roof. The effect is a spacious formal reception area flooded with natural light.

The first floor was dedicated to a generous master suite which was also rearranged such that the master bedroom enjoyed a twin aspect, east and south. A fireplace was installed concealing a TV above in order to minimise visual clutter in the room.



Generous his and hers dressing rooms with rosewood glossy veneer and brass accents and generous master bathroom were arranged across the front of the property.

As the main staircase rises through the house, it was required by the pitch of the mansard roof to compress a little in plan. As such, the straight flights forming the rectangular arrangement at lower levels contract into a spiral contained within a cylindrical shell. The sculptural spiral ribbon contrasts to the airy, floating, glazed enclosure below. The spiral steps are set back from the shell enclosing it to maintain the 'floating' detail, enhanced further by a ribbon of artificial light. The change in volume is reflected too in a change of material under foot as stone switches to timber within the spiral. The simplicity and elegance of the staircase is enhanced by a finely crafted solid oak handrail that twists up through the spiral. The reduced size of the staircase within the upper floors provides a maximum of usable space for the bedrooms on these levels.

The children's bedrooms and bathrooms are housed on the second and third floors, all with generous sash windows accentuating the feeling of height. The attic bedroom suite was originally conceived to be a den or play space and to appear as the underside of a hull of a boat suspended within the roof. This concept evolved from the requirement to improve the ceiling height within the attic room by lowering its floor whilst avoiding slicing the generous dormer windows on the level below. As such, in section the floor plate curves up at each dormer to maximise ceiling heights

in the room below and utilise what would otherwise be unused eaves space, maintaining airy volumes throughout the second floor. Two new roof lights in the attic suite supplement the generous rear dormer whilst a tiny arched dormer on the front facade provides a quirky reminder of the attic space that was previously there.

Between lower ground floor and basement there is a two-storey wine cellar, the upper floor being accessed from the half landing onto a suspended glass walkway - a little bit of drama to highlight the owners' collection. The back lit rods supporting the wine bottles are lit by fibre optics and they together with the bottles appear to be suspended in space.

Initially the basement was developed as a large games room, with children in mind. As the project developed however, and the eldest children were entering teenage years, the basement spaces became a little more grown up in their design. A large home gym is accessed from the basement lobby at the foot of the stairs which leads to a beautifully executed wellness area complete with sauna and steam room. The basement lobby leads into a large open plan games-room and cinema, complete with onyx and back lit marble bar, for an added touch of luxury. The entertainment space can be subdivided by a sliding partition or at the touch of a button blinds may draw down around the staircase enclosure and the windows to allow for the cinema experience. Multi-functionality was the key to the successful integration of this space into the family home.

The floors in formal areas and staircase are a buttery large-format marble, whereas engineered timber laid in a herringbone pattern softens the family room / kitchen. Likewise, wide smoked oak engineered boards provide warmth and texture underfoot throughout the bedrooms and the hallways to the upper floors. A simple grey poured resin was selected for the cinema, games room and gym for practical and aesthetic reasons.

A minimal palette of off-white is used for the walls and ceilings throughout; however, many small splashes or marble, stone, veneer, paint and lacquer provide visual accents to bathrooms, the kitchen and feature items of joinery.

23 Architecture were the lead consultant, Architect, designing and managing the project from our development of initial design ideas and concepts through to its completion working closely with our clients throughout the process to its conclusion and their occupation. The main supporting team included: RAI Developments (the main contractor); Conisbee Structural Engineers and Carnell Warren Associates who designed the building services. SSH provided some additional support in respect of some of the interior fittings and finishes. The client carried out much of the furnishing with 23 Architecture's assistance.

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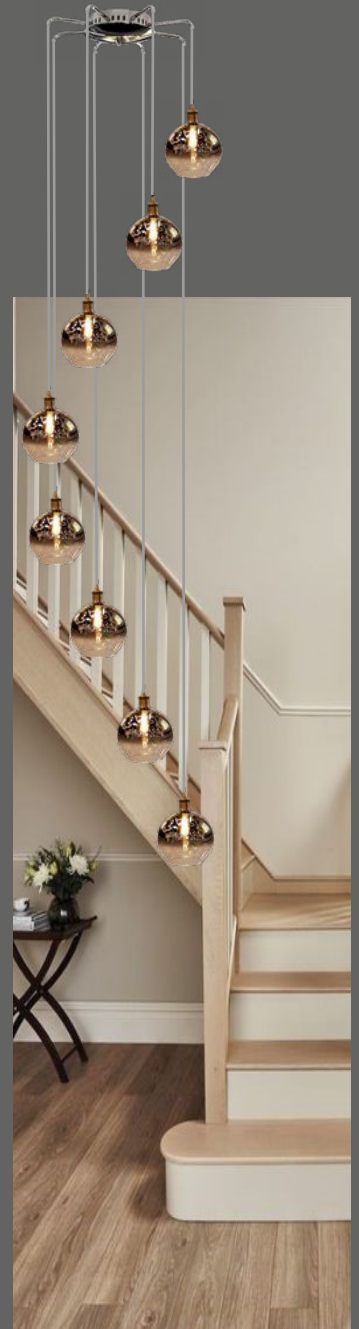
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Victorian Villa

The stylistic marriage of Victorian architecture and modern interiors can be an unhappy one; ultra-modern schemes clash violently against signature period features. Victorian Villa, the latest Cheshire project by Llama Architects and Janey Butler Interiors, is a prime example of how when executed properly; a dark and dated dwelling can be transformed into a modern and contemporary family home.

The existing 3 storey building was completely redesigned; the layout altered entirely, and a new basement added under the house to provide a fourth floor. After under-pinning and constructing the new basement level, a cinema room, wine room and cloakroom were also created; extending the existing staircase so the central stairwell now spans over all four floors.

On the ground floor, the existing parquet flooring was lovingly refurbished, and a new 'Club Lounge' added; allowing the residents an entirely new space to relax and entertain in. A stylish and functional family room links to a large kitchen/dining area; featuring sliding windows which allow the home to extend out into the gardens in the summer months.



Moving upstairs to the first floor, the newly relocated master bedroom is accompanied by a large en-suite bathroom and luxury dressing room; framed by a stereotypically beautiful period bay-window. The home features interiors by Janey Butler Interiors throughout; glittered with exclusive signature a-list luxury furniture and lighting brands now synonymous with the prestigious design practice.

Once the structural alterations in the roof were completed, the second-floor bedroom was completely remodelled and a new ensuite wet-room created within the roof space; making for an ideal guest suite. The existing electrics and plumbing systems were replaced entirely; and the very latest in AV installed to complete the home's transition to the 21st century.

A now beautifully elegant contemporary interior for this wonderful period family home.



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Outstanding Practical Surfaces Staron Kitchen Case Study

Combining a flawlessly smooth finish with outstanding practical qualities, Staron's award-winning and revolutionary solid surface was specified throughout the kitchen of this modern family home.

The centrepiece of this project is the impressive, oversized kitchen island, which brings concealed functionality into the heart of the home. Using Staron's Sanded Heron in a 12mm thickness, the island cleverly hides an impressive uprising within its centre. When the middle is electronically raised it reveals useful storage space including a cooking station, a study nook, a media tech zone and a bar. When the centrepiece is closed, the Staron worktops meet again to create one large, seamless island surface.

Staron's light grey and smooth Fog is used for the remaining kitchen surfaces. The unique make up of Staron results in a surface that offers

outstanding practical qualities, providing an innovative material that is both hygienic and durable in equal measure. The rare qualities of the material offer total flexibility, allowing the surface to be wrapped around the window, bench tops, side walls of the cabinetry and underside of the bulkhead for a seamless finish, which is not only hygienic but also reflects light around the room. LED strip lighting is recessed into the unique Staron material, creating a beautiful ambience.

The use of Staron enables clean lines in the space delivering a minimalistic look, while the colour provides an urban, yet coastal feel, which perfectly links the kitchen to its natural surroundings.

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CASE STUDY: Harvey Jones – Shaker Kitchen

How many bedrooms and bathrooms does the house have and what is the architectural style/period of the property? (eg. six-bed Edwardian terraced townhouse in Chelsea)
Semi-detached Victorian house in Highgate. Four bedrooms and two bathrooms

Who lives there – names, occupations and name/age of children?

Clients do not want to be named - family with three children

Can you briefly run through any building/structural work that had an impact on the kitchen – like an extension perhaps?

Extension was added, incorporating high level of glazing as well as crittal doors.

What are the overall dimensions of the kitchen now (length x width in metres)?

Overall dimensions of kitchen are 10 x 6.5 metres

What materials/range/colours were used for the cabinetry and why?

Range – Shaker range

Colour – Royal Navy 257, Little Greene

What appliances/brands were selected and why that particular range cooker?

The homeowner was keen to incorporate integrated appliances throughout the kitchen to create a sleek contemporary look. Even though the husband was not involved in the design

sessions, Destiny was made aware very early on that his key requirements were to have a bean to cup coffee machine as well as a fridge that has a built-in ice maker. Destiny suggested the Liebherr models as from experience they offer great quality/performance which aligns perfectly with the Harvey Jones cabinetry. Miele was used throughout the kitchen

What can you tell us about the sink and taps – anything clever going on?

The homeowner always wanted a Belfast sink, this was immediately factored in. The tap is Quooker Pro3 Classic Fusion Square Mixer. To create the unique colour/finish this was sent to a specialist, who sealed in the smoked bronze finish. This was done to tie in with the colour of the handles.

Directory

- Overall price for the kitchen furniture – ia similar kitchen by HJ would cost around £26,000 (cabinetry only); Prices start from £20,000
- Worktops: Unistone Carrara Misterio quartz composite worktops, from £400 per sq m
- Tiles: Oparo Onyx Damask porcelain splashback tiles by Topps Tiles, from £325 per sq m
- Floor: Mora Oak porcelain floor tiles by Topps Tiles, from £49.93 per sq m
- Range cooker – the client used their existing model, which was a Falcon in Dulux 1092
- Extractor – Elica Elibloc HT
- Sink – Thomas Deny Metro Medium Bowl 460 x 460 (White) + The Kitchen Sink Company for the Belfast Sink
- Dishwasher – Miele G4990SCVICLST
- Fridge/freezer – Liebherr IKBP3560 Fridge / SIGN3576D Freezer
- Paint – Royal Navy 257, Little Greene
- Taps – Quooker Pro3 Classic Fusion Square Mixer (in smoked bronze finish)

Designer: Destiny Smith, Harvey Jones

The property: A four-bedroom Victorian semi-detached in Highgate, north London



Design brief: The owner wanted a practical, family-friendly kitchen that would impress guests. The overall look was to be bold, with industrial elements and pockets of glamour.

Layout

With help from architect Karolina Wojtyra-O'Malley, the owner secured planning approval for a side and rear extension to replace the existing small, dark kitchen. The new glazed space, which was built by Mackan Developments, provided a dining area overlooking the garden. Karolina

positioned the main kitchen in the narrowest part of the room, to give the owners panoramic views while she cooks. 'We spent time thinking about the location of key components, such as the pan drawers next to the cooker, and bins next to the sink, so that the space worked with military precision', says designer Destiny Smith. 'A tight but efficient work area can be more effective in terms of speed and ease. We placed the cooling appliances, cooker and pantry cupboards on one wall, with one main sink, dishwasher and prep area on the island. It only takes a few steps to reach everything.'



Cabinetry

A simple Shaker door was a good choice for this kind of space, but the owner was looking for a handmade design that would feel as substantially built as her Victorian home. Harvey Jones offered the right degree of build quality and value for money. ‘You can buy Shaker kitchens virtually anywhere, but if you want something that’s going to last, look at the construction quality, particularly the hinges, drawer runners and door thickness’, explains Destiny. A dramatic, deep-blue paint colour – Little Greene’s Royal Navy 257 – was chosen for the units. ‘It strikes just the right balance between impact and comfort’, says Destiny.

Appliances

With the exception of the existing Falcon range cooker, integrated appliances were fitted throughout. The owner’s husband requested a built-in bean-to-cup coffee machine, plus a fridge with on-demand ice, which would both prove very useful when entertaining. Destiny recommended German brands Liebherr and Miele, which offer great quality and performance.

Surfaces

A marble-look quartz that would be practical and pretty was essential. Settling on a design took time, but the heavily veined options were decreed too strong. The subtle patterning in Unistone’s Carrara Misterio was

selected for its timelessness. ‘The owner could imagine repainting the units later on, so choosing a quartz that would go with anything was wise’, says Destiny. The flooring is wood-effect porcelain.

Styling

Metallic finishes give on-trend, industrial edginess. The cupboard handles are a mix of knob, cup and D-bar designs in soft, burnished brass, lacquered to keep its warmth. The splashback was covered in exquisite gold-and-black tiles in a Moorish-inspired pattern. ‘It’s a small area, but by using a powerful tile design, it really packs a punch’, says Destiny.



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Laccato Corda Opaco

VITA BELLA

A tribute to the poliedric Italian style

Vita bella, ARAN Cucine's brand new product, is a kitchen able to harmonize elements from the past and the Italian manufacturing tradition, with contemporary 'ingredients'. Through its different versions offers multiple possibilities of reinterpretation of classic taste, and is not by chance that it is considered as the collection with a more traditional taste compared to the most modern LAB 13, the ARAN Cucine 'extra-storage' system, based on multiples of 13 cm.

Proposed in many colours and finishes, this kitchen, thanks to the combination of different elements as well, confers a touch of unicity to each environment. Core of the project are the doors, framed or smooth, optical or with decorations, which combine each time with simple volumes, or with sinusoidal and curved cabinets, giving freedom of composition, typical of ARAN Cucine. All different versions of Vita Bella meet different styles, adapting this way to a classic or a more contemporary taste.



Laccato Lucido Grigio Luce

Metallo Liquido Rame

Most suitable to a modern living concept, the composition sees a big island as guest star, with its soft and round lines in matt corda lacquered finish, embellished by a travertine sanded resin worktop and customized with a leather durmast snack table.

More elegant and traditional is the Vita Bella version in which all framed doors with handle are matched with lacquered framed and smoked glass wall units. All gray nuances combine harmoniously with the Carrara Marble shades, chosen as work top, and with the dust durmast snack table.

Contemporary, almost industrial, is the composition studied to give max relief to the materials. An essentially designed island, underlined by smooth doors for which a new finish was created: liquid copper metal lacquer; an original colour which recreates the metal sheet effect on the door, enhancing all its features.

Vita bella is a tribute to the most poliedric Italian style, a kitchen able to adapt continuously to tastes and trends, confirming again the huge versatility of ARAN Cucine.



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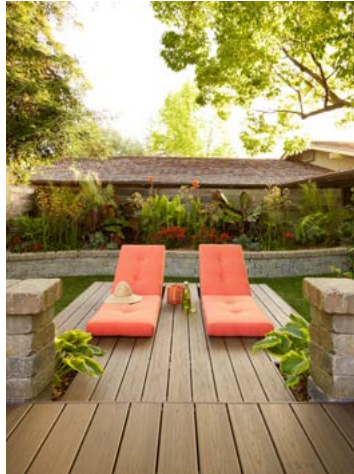
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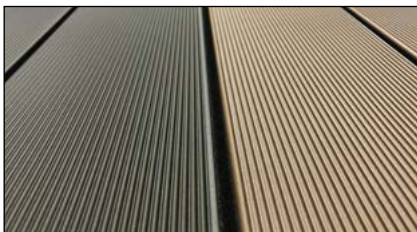
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New 'Hero' furniture range offers style, function and sustainability for all seasons

Plaswood has launched a range of picnic tables called 'Hero' that twin style with sustainability to help transform external spaces with elegant but durable statement furniture.

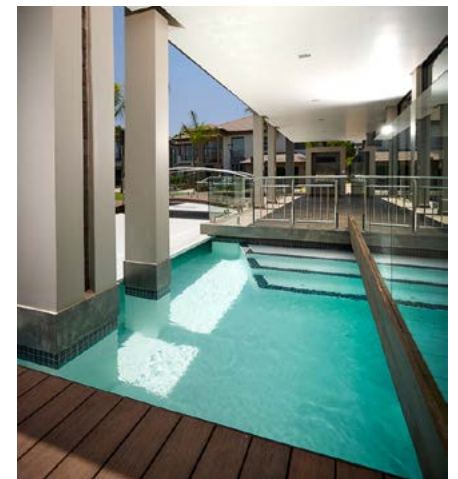
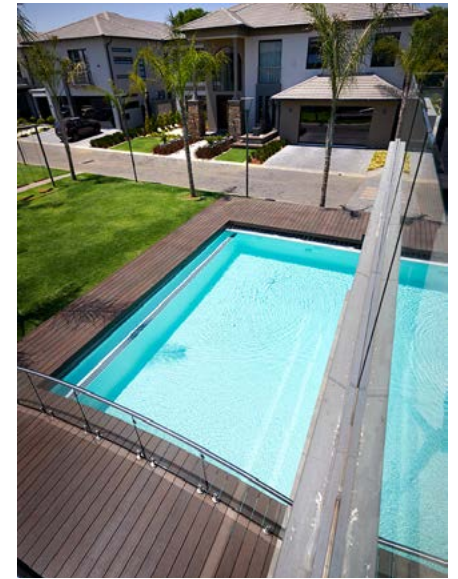
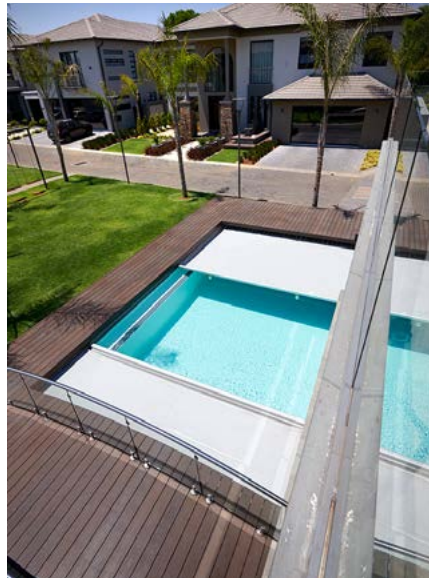
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A bespoke, beautifully restored loft



Loft design is an art which often transcends that of a typical aesthetic refresh. Working with structural changes and abstract changes presents the opportunity for a beautiful conceptual design to transform a

house into a home. A recent project undertaken by The Loft Room saw a dusty attic space converted into a spacious master bedroom with a stunning en suite.

The project commenced with a special loft design architect working closely with the clients to draw up plans for this beautifully restored loft. Throughout every stage of this project, detail was a key focus – from wall plans being laid out and walked through together by the client and Managing Directors right through to an expert mastic applicator presenting the client with over 20 colours to choose from and the bespoke finish of every join.

Abstract angles are complemented by mixed materials in the interior design; the soft furnishing of the wall-mounted headboard working harmoniously with the sleek purple bathroom features.

The Loft Room thrived off of the passion of the homeowners, who showed interest at each stage and helped ensure the project not only ran smoothly and on time, but also ensured their personality sparkled in every detail of their new loft.

The bespoke, ‘independent hotel’ feel of this loft shines through in the flush marble shower and uniquely designed cupboards, which maximise storage space without disrupting the flow of the room. Bi-folding doors and the frameless glass balcony also create an uninterrupted view and flood the space with an abundance of natural light.

Working with smaller spaces often leaves owners feeling they can’t do anything exciting, resulting in them resorting to white walls and plain furniture to grasp whatever additional space they can create. But with the right designer and builder, these smaller spaces can become a haven – demonstrated by a delighted client stating: “Particular attention was paid to tidiness, punctuality and they were accommodating of my very demanding husband who is a perfectionist. The result is a loft extension which has transformed our house, and I couldn’t be happier”.

Externally, the luxury loft renovation matches its internal quality.



The crown roof blends seamlessly with the rest of the property, and the frameless glass balcony pulls all details together to create a modern twist on this family home.

As a whole, the project shows how design is in the detail and any space – no matter what size – can be transformed from a dingy, unloved room into your favourite place in the house.

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The new Concord Beacon Muse Xicato is a best in class spotlight for colour reproduction. The Beacon Muse Xicato utilises the Xicato Artist LED module and boasts improved optical control, ultra-high colour rendering. It provides an exciting accent and display lighting tool that uses cutting-edge LED technology and ancient lens principles to create a fully adjustable spotlight. With its impressive CRI of 98, the Beacon Muse Xicato spotlight ensures that all 99 TM-30 colour samples can be showcased in their full vibrancy. It is the ideal spotlight for museum, gallery and retail applications where a high quality of light is required.

“Colour reproduction is so important, especially in display applications,” comments David Neale,



Marketing Manager at Sylvania UK. “You want visitors to see artwork in its truest form and for shoppers to know that the products they are buying in store will look the same when they take it home. We can’t underestimate the power of colour and that is why we have introduced the Concord Beacon Muse Xicato. It will enhance the environment and improve the experience for customers and visitors.”

For more information visit www.sylvania-lighting.co.uk



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Building Better with the Roofing, Cladding & Insulation Show

The RCI Show returns to the Ericsson Exhibition Hall, Ricoh Arena, Coventry on 25th – 26th March 2020

The RCI Show is the UK's largest free to attend event dedicated to the roofing, cladding and insulation supply chain. Take a day out of your routine and benefit from the opportunity to speak directly to the experts, try out their latest products and discover how you can transform your projects with new or innovative solutions.

The RCI Show consists of two core elements: an exhibition of leading suppliers and a comprehensive conference and workshop programme featuring content from industry experts and associations.

Why not start your day by joining Kiwa Building Products for a breakfast briefing? Breakfast rolls and hot refreshments will be on offer for all delegates as the Kiwa team talk you through the legal requirements for product and system manufacturers in the UK, along with additional market led requirements, and explore the best routes for manufacturers looking to maximise the confidence in their products and reach the biggest market.

Essential sessions for architects include sessions from Technical Consultant John Mercer and Dr Ronan Brunton, Technical Manager, Single Ply Roofing Association (SPRA). John Mercer will explain how you can design and construct pitched roofs to ensure

they remain watertight and durable by using techniques and materials that add very little to the overall build cost of the roof. With safety factors being paramount in the design stage, Dr Ronan Brunton will detail SPRA's new wind load protocol and how to determine and apply the correct factor of safety during the calculation process.

Further highlights on day one include the Scaffolding Association providing a best practise guide to commissioning scaffolding, Janice Tyler of Briggs Amasco will demonstrate how the roofing industry can mitigate the effects it has on climate change and Vivalda Chairman, Peter Johnson will discuss managing through tough times – Austerity, Grenfell and Brexit.



If you are interested in discovering what the future of building and infrastructure design, manufacture, integration and connectivity within our built environment could entail, then be sure to join us for the opening keynote of day two. Trudi Sully from The Manufacturing Technology Centre and the Construction Innovation Hub will lead you through how it's work will benefit industry and how you can get involved. Following sessions include Bauder's Nigel Blacklock discussing fire in flat roofing, John Mercer will show delegates how to design and construct modern pitch roofs to be watertight & durable and Marley will discuss Making the Grade - BS5534 graded roofing battens: Are you roofing to standard?

To promote professional development within the industry, practical seminar sessions are being delivered by Actis Insulation, Alchimica Building Chemicals, Fixfast, Quin Global, Xtratherm and Mates in Mind. The Actis Insulation session will demonstrate how Building Regulation compliance of construction systems can be obtained. The module shows a manufacturer's view on how compliance can be



achieved by providing trusted products within building systems and robust laboratory and real-life testing of materials within construction systems.

As a visitor to the show you can tailor your agenda to meet your unique learning requirements by pre-booking your preferred conference and seminar sessions during the booking process.

The exhibition of leading suppliers sees a wide variety of companies showcasing the latest construction products and services including, materials, safety equipment and tooling. Many exhibitors will feature live product and tool



demonstrations on their stands as well as providing product application advice and offering unique show only promotions.

The RCI Show is delivered in association with RCI magazine, is supported by sponsors, Fixfast, Kiwa Building Products, Xtratherm and DT Technologies and key media partner, Fix Radio, who will be broadcasting live from the show floor.



To sign up for your free visitor badge and to see the full programme and exhibitor list visit www.rcishow.co.uk

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For more information on Seal It contact our Sales Team on 01422 315300 or visit www.bond-it.co.uk



The Market Design & Build

The Market Design & Build is now one of London's leading home conversions companies. It was established several years ago after the founder realised there was a gap in the market in terms of building management.

They have undertaken 100s of projects; from loft conversions to full house refurbishments and to brand new build and have an impeccable reputation for customer service.

They offer an extensive building package from start to finish and use an in-house team that specialize in the different areas of building and construction to ensure they complete your project quickly and efficiently. The Market Design & Build team will work closely with you to help create your perfect build and help you realize your vision.

Telephone: 02037155892, 02034325269
 Email: info@themarketdesignbuild.com,
designteam@themarketdesignbuild.com
 Visit our website:
www.themarketdesignbuild.com



Retirement Village Sees The Light With Glass Roof Design

A stunning new retirement village has benefitted from a series of rooflight solutions from leading manufacturer Xtralite.

"This is an exciting project that we were delighted to work on as it provides alternative lifestyles for those approaching or nearing retirement age whilst encouraging community and social engagement," said Jim Lowther sales director Xtralite. "Great thought has gone into the design of the building and the inclusion of extensive rooflights ensures areas of the building are flooded with natural light which has been proven to improve wellbeing, especially during the darker months."

Further information can be found by visiting www.xtralite.co.uk or by calling 01670 354 157.

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Create a standout project with Eternit fibre cement slates

Designing a project from top to bottom is no easy task, but one feature which can often be overlooked is the roof. The exterior of a building provides the perfect opportunity to make a lasting first impression and one way of achieving this is by using Eternit fibre cement slates.

Available in four slate options, Rivendale, Birkdale, Garsdale and Thrutone fibre cement slates have been designed to provide a range of options in terms of colour, texture and visual appearance, offering the opportunity to produce innovative and imaginative projects. Eternit's fibre cement slates also achieve a 'very good' rating under BES 6001 Responsible Sourcing providing extra credits under BREEAM Schemes.

Eternit Rivendale Fibre Cement Slates

Available in striking Blue-Black and Cromleigh Graphite, the Rivendale slates feature a finely detailed surface and dressed edge, combining the benefit of modern technology with the look of natural slate.

Ideal for use on projects where a natural look is sought, Rivendale fibre cement slates are perfect for homes where sustainability is key.

Eternit Birkdale Fibre Cement Slate

Birkdale fibre cement slates can be used for pitch designs down to 20° in a moderate exposure location, offering the designer and contractor increasingly flexible design and installation options.

Featuring a smooth surface and dressed edges, the Birkdale range offers a traditional aesthetic creating the perfect look.

Eternit Garsdale Fibre Cement Slates

The Garsdale range features a detailed surface and square edges. Versatile and easy to install the Garsdale range is a favourite with both architects and contractors alike.

Available in a solid Blue Black colour, Garsdale is ideal for those looking to refresh a traditional home.

Eternit Thrutone Fibre Cement Slates

Finally, Thrutone slates feature a smooth surface and clean-cut edges for a sleek, aesthetically pleasing finish. With its low wastage and ease of installation, Thrutone slates are the ideal choice for new build and refurbishments. This range is available in six distinct colours and three shapes providing design flexibility.

Eternit fibre cement slates offer specifiers and designers the ideal solution for completing projects with ease.

For further details about Eternit visit: www.eternit.co.uk





Build a beautiful home with Cedral

The exterior of a property is an important aspect of any renovation, providing the ideal opportunity to improve the overall efficiency of your home as well as improving its visual style. One way of achieving this is with Cedral fibre cement cladding, which can help add style and individuality to your property. Cedral can be fitted on top of your home's existing structure and can be designed to complement windows, doors and other external features.

The lightweight nature of Cedral and other fibre cement cladding lends itself to short installation times as it is available in set sizes of manageable length, making it an ideal solution whether you are looking to give your home a quick refresh or a complete transformation.

Cedral fibre cement cladding provides a minimum life expectancy of 50 years, along with the ability to withstand

attack from insects, rot and the external elements. This provides you with the peace of mind that your renovation has been designed to stand the test of time, whilst looking good all year round.

As fibre cement cladding including Cedral is available in factory applied colours, it doesn't require regular repainting or maintenance, unlike other cladding materials, which may require frequent repainting or treating to maintain their appearance.

Cedral Lap and Cedral Click fibre cement cladding offer 21 colours across four colour palettes, which have all been designed to create a standout property.

These include the Mineral range, which contains colours with a distinctive stone feel whilst the Earth range boasts a darker and richer colour, echoing the natural feel of raw



materials. The Forest range includes a pleasant array of warm neutral shades including Sand Yellow and Sage Green and finally the Ocean range consists of cool hues from Blue Grey to Violet Blue. All of the colours within the four palettes offer subtle yet striking finishing touches to your home.

Cedral Lap and Cedral Click fibre cement cladding materials offer a Class A fire performance rating and provide the perfect solution for completing exterior renovation projects.

For further details about Cedral visit: www.cedral.co.uk



‘Alexa: What’s next in smart homes?’

*By Nico van der Merwe,
VP of Home & Distribution
at Schneider Electric*

Our smart home assistants do more than play our favourite playlists and tell us the weather. In many ways they are our life assistants, planning our days, telling us the news and controlling our home appliances. For years, homeowners have been able to customise the aspects of their home using their smart devices, so what’s next?

As homes become smarter, bringing greater benefits, so will heating systems. By adopting smarter features, heat will be generated only when and where its required to the exact temperature that is optimal for every square foot. Simple upgrades to homes across the country will have a huge impact on comfort, convenience and energy bills. Homes will provide more control and improved thermal comfort of occupants by enabling the personalisation of each room.

The Smarter Choice

Many smart heating systems are designed so users can easily control their thermostat directly from an app on their phone – whether you’re out, on the sofa or having a lie-in. This is an obvious and altogether better and smarter choice for people to keep out the cold this winter.

With homes and heating systems becoming increasingly connected, the benefits continuing to grow.

The Internet of Things (IoT), allows home owners to control their heating wherever and whenever, and schedule heating for when you wake up or arrive back. This saves not money and time, while improving comfortable.

To reduce energy consumption and heating bills, connectivity, reliability and overall performance are all crucial. However, there are a number of new functions that are fast becoming a necessity.

Smart Rooms

Today we demand personalisation. The next stage for heating is control and scheduling in each room independently. From a comfort point of view, each room should be at different temperatures – the bedroom cooler and the bathroom warmer. We control our lights switch-to-switch and we control our water tap-to-tap – why don't we control our heat room-to-room.

Traditional thermostats and radiator controls simply aren't efficient or measurable. A smart room thermostat, multi-room system measures and controls the temperature of each room and has a huge impact on comfort, convenience and energy bills. Smart heating systems now enable users to personalise their home environment according to their needs by allowing them to control the temperature and schedule in their home completely independently.

Smart Usability

With the explosion of apps, it's now possible to take control of at-home appliances including heating, lighting and entertainment systems. Not only does this make it easier for individuals to control their appliances, for heating in particular it allows individuals to take control of their energy on the go to reduce their long-term energy consumption.

Now, however, heating is joining the smart home assistant (Google Assistant & Amazon Alexa, etc.) revolution. Controlling heating with voice commands, makes it easier than ever. You can now ask them to set your heating at a certain temperature, increase/decrease the heating and check what temperature your home is at.



Smart Analysis

Next generation heating solutions aren't simply customisable, they provide complete insight into usage and self-improve. How does room temperature naturally change during the day, how does occupancy cause levels to fluctuate, and what is optimal? Today's systems enable the kind of insight, crucial in a data driven world.

Today pioneering smart heating system, come as a single solution, linking radiators and thermostats through IoT technology, while a phone app provides convenience and control and analytics continuation optimises cost and comfort. These solutions allows users to monitor the temperatures of individual

rooms and change them remotely via their smartphone, wherever they are.

Home improvers may now be striving for smarter, more connected homes, but they want something that's plug and play. Smart heating systems fit the bill as they have no wires, no installation and no mess and of course are better for the environment. Adopting technology like this is necessary if people want to reduce their energy consumption in the future. The most modern heating solutions will be key in facilitating smarter, more energy efficient homes for the benefit of our wallets and our planet.



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Smart Home Expo 2020: the UK's Ultimate Event for the Smart Technologies Revolutionising the Way We Live

38% of UK consumers own or use smart technology, and with this number rising it's evident why smart tech is continuously making the headlines! Welcome to Smart Home Expo. The UK's ultimate event for the smart technologies revolutionising the way we live back for another year on the 17th and 18th March 2020 at Birmingham's NEC.

Continuously bringing you the latest solutions and innovations in smart technologies that are a must for any future renovation or refurbishment project, this year's show will put its focus into key topics taking the industry by storm - from smart buildings and commercial spaces, to smart homes and their future, Smart Home Expo has you covered.

You'll be able to shop from world-class suppliers and try before you buy, but Smart Home is much more than just a marketplace where visitors can find the latest innovations - it is a place where

people come together and learn about the industry's future.

As the epicentre of the smart home and building world, you'll be under the same roof as the industry giants courtesy of the unparalleled speaker lineup, with such brands as ATKINS, National Grid, Honeywell, Euromonitor International, Centrica, WSP, IWF, B/S/H, Signify and more - all of which will be showcasing unbelievable emerging trends. Throughout both days, seminar theatres will be brimming with information and advice, leaving audiences informed, educated and empowered.

What's more, you'll be able to immerse yourself in countless interactive features, join the training sessions at the Smart Building Workshop, be face to face with the most innovative brands in Smart Building technology and attend our Workplace Innovation panel session to learn from the experts what it takes to make your workplace smart. You can find the answers to

major industry questions such as; how are smart technologies improving the security of our homes? What role will smart kitchens play in the future of our homes? Can smart technology help you save your pennies and the planet?!

We also have Tesla presenting an Energy Storage Masterclass which will provide you with unparalleled insight into the Tesla Powerwall. This innovative and revolutionary technology means that homeowners will have the power to own their own energy. The Tesla team will also be on hand to discuss any questions our visitors may have.



With all of this, and more lined up, Smart Home Expo is sure to become the hub of the smart world, offering all the innovations that are empowering people within the industry. Register for your FREE ticket at www.smarthometechlive.co.uk



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The Ei1000G SmartLINK Gateway

A New Year's Revolution: Aico launches groundbreaking SmartLINK Gateway technology

Aico, the market leader in domestic Fire and Carbon Monoxide protection, has launched the SmartLINK Gateway, the Ei1000G. This is a first in asset management and compliance, providing full visibility and remote whole system monitoring of Aico Fire and Carbon Monoxide alarm systems.

Aico, an Ei Company, is leading the way in home life safety by pioneering new technologies and offering high quality alarms, developed and manufactured in Ireland. All Aico alarms meet UK standards and offer a variety of sensor types to guarantee protection for every home, the cornerstone of which is delivering quality, service and innovation.

Stemming from their ethos of innovation, Aico has launched the SmartLINK Gateway to provide a groundbreaking solution for Registered Social Landlords (RSLs) to have access to real time data insight into the status of the Smoke, Heat and Carbon Monoxide (CO) alarm systems across their entire housing stock. Using its built-in GSM data connection, the Ei1000G reports events including fire/CO activations and alarm head removals as they happen to the SmartLINK cloud portal, for full visibility and remote monitoring.

The Ei1000G SmartLINK Gateway utilises Aico's next generation of wireless technology to enable real-time notifications via an online, cloud based SmartLINK portal system.

The development of the Aico SmartLINK Gateway has been greatly influenced by RSLs and their teams, through extensive feedback and rigorous trials that have significantly shaped the final product; Aico designed this alarm management system to assure tenant safety at any time. As the pinnacle of Aico's technology, this pioneering product facilitates the safety of tenants at all times and aids with compliance across housing stock, ensuring ease of monitoring for RSLs and clear, actionable intelligence.

Fife Council served as a trial site for the SmartLINK Gateway, Lead Officer Jim Macdonald commented "In a building that relies on residents for access, we can monitor alarm systems remotely to make sure everything is working

The image features a stylized cityscape background with a red cloud and Wi-Fi symbol icon at the top center. In the foreground, a large monitor displays the Aico SmartLINK web dashboard. The dashboard includes a navigation bar with 'Dashboard', 'Installations', 'Reports', and 'Users'. Key metrics shown are '7 Systems Installed' (100%) and '29 Devices Installed' (93%). A calendar view shows 'WEEK 45/46' with a red '14' on Thursday. A smartphone in the foreground displays the 'SmartLINK' mobile app interface with options for 'Add Installation' and 'View Installations'. To the right of the monitor is a white Aico Ei1000G SmartLINK Gateway device.

SmartLINK®
A Revolution In Tenant Safety

correctly, and the tenants are kept safe. The main benefit of this product would be saving time and money while getting an immediate response, rather than going through the normal procedures. We have always found that Aico is very adaptable in working with clients, such as ourselves, to make sure the products are fit for purpose.”

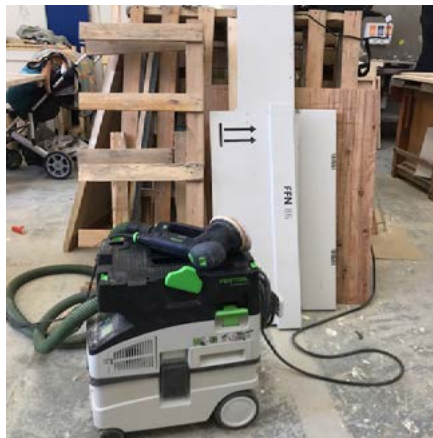
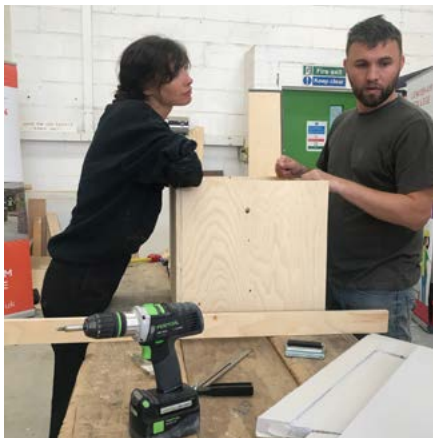
Aico have always been at the forefront of Radio Frequency (RF) technology and are now leading the way in revolutionising this technology. The foundation of RF technology simply enabled wireless interconnection between Aico alarms, allowing ease of installation. This technology has been expanded upon and has progressed to now having more capabilities than ever before. By using in-built GSM data connection and RF interconnection to interface the SmartLINK Gateway with Aico alarms and accessories, easy

installation and reliable connection is assured, meaning full visibility of connected RF systems. Although designed for SmartLINK, the Ei1000G is backwards compatible and therefore will also give visibility to RadioLINK+ systems. Events are reported directly as they happen via the online portal, which gives accessible intelligence that can be actioned, reported on and documented.

Electrical Engineer of Bassetlaw Council Andrew Norman said of the Gateway “With concerns about access and a duty of care to tenants, making sure the alarms are working, they have power and they haven’t been tampered with is so important. With the Gateway I can do all of this, even in properties where we have limited access, I can monitor for any problems. The Gateway gives me a better tool to work with.”

The Ei1000G SmartLINK Gateway aims to improve efficiency, reduce costs, aid with replacement forecasting and maintenance and enable smart asset management. This groundbreaking technology gives a proactive approach to fault-finding, defining any trends in alarm activations and maintenance requirements, while drastically minimising the issue of property access. The SmartLINK Gateway will revolutionise the way in which alarm systems are managed, paving the way to a solution-focused approach to asset management.

For more information about the SmartLINK Gateway and to register your interest, please visit www.aico.co.uk/Ei1000G or call 01691 664100.



Building for the future: creating furniture from V&A packing crates

As part of the V&A Museum's commitment to sustainability it has developed two exciting furniture upcycling initiatives using surplus stock of its exhibition pack crates. These initiatives demonstrate how waste materials can be given a meaningful life beyond a limited purpose.

In one initiative, nine designers were partnered with clients from the 999 Club, a homelessness charity in London, to co-create a piece of furniture that can be taken into temporary accommodation. The other gathered designers to create tables and chairs, also using the waste packing crates, for a Food Waste Feast that was held at the Day of Design event.

Throughout the project Festool power tools were used. James Wilson, Marketing Manager at Festool UK said "We are delighted that Festool products were part of this sustainability initiative, that has enabled expert designers/makers to share skills with people who have experienced homelessness enabling them to create unique pieces of furniture."

The project had a five-week turnaround time from design and creation to exhibiting at the Day of Design Festival that was part of the London Design Festival. The short time around time for the project meant that the power tools used needed to be sturdy, reliable and deliver accurate results, fast.

Furniture designer and maker, Tom



Olesen (@tomtedesign) joined the project to mentor one of the 999 Club's clients. "It is the small innovative features of Festool tools that make life easier. For example, on the router OF 1010 the spindle stop means that changing cutters is simple, so we can get the job done quickly" Tom explained.

Zoë Louizos, Sustainability Co-ordinator, V&A said: "We are thrilled to have been able to use Festool products. This project makes valuable use of our surplus materials and showcases creative solutions to waste and provides a platform to support a

diverse community of designers and makers, demonstrating design solutions to environmental and social issues we currently face."

Festool is a manufacturer of premium power tools for professional tradespeople. To discover more about Festool please visit www.festool.co.uk and for more on the project please visit

<https://www.vam.ac.uk/blog/design-and-society/upcycling-our-waste-crates-in-response-to-ldfs-day-of-design-challenge>

Ancon offering enhanced non-combustible balcony connector range



Ancon is leading the way in developing solutions to meet the Government's tough new fire safety requirements for buildings, with the launch of an upgraded range of non-combustible insulated balcony connectors.

The development follows news that the existing 18 metres height limit for combustible materials in high rise multi-occupancy buildings is to be further reduced to 11 metres,

extending the scope of the regulations to buildings over 4-storeys and affecting the vast majority of new flats, hospitals, residential care premises and student accommodation. This has again increased the focus on fire safety with contractors and developers looking to future-proof their buildings.

Connectors are available in a range of types, including Ancon Isotec for concrete to concrete applications, Ancon STS for anchoring steel balconies to a structural steel frame, and Ancon STC for steel to concrete fixing.

For further information or advice contact Ancon's Technical Team on 01142755224 or email tech@ancon.co.uk.

Site Power UK launch latest Safety Transformer

Leading construction site electrics specialist Site Power UK are pleased to launch their latest 10 KVA 110volt safety Transformer the SITE10 XLC - wound in copper for low temperature operating.

Extra internal 110volt light circuits give total control through its own dedicated MCB panel. 2 x 16 amp internal outputs for "Hard Wiring" safety lights are becoming the norm in today's building sites.

MCB's are now Site Power UK branded and new hi-spec and colour coded for the voltage ie. yellow (110 volts output) blue (230 volts input).

Best prices in the U.K. market as they are factory direct supplied and always in stock.

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DeWalt's Positive Commitment To UK Manufacturing

At a time when many want to see the UK's strong manufacturing heritage revitalised, DeWalt is investing in plant and people at its Hellaby manufacturing and assembly plant in South Yorkshire.

As part of its ongoing 'Make Where We Sell' campaign, DeWalt has selected the location as the lead global production and assembly plant for two key global products. It has resulted in significant investment into both the plant's facilities, as well as the creation of enhanced career opportunities for the local community in and around Rotherham.

Following a major overhaul of the plant's assembly layout, the two new assembly lines were created in 2017, and thanks to the dedication and expertise of the workers, within six months each line is already producing outstanding results. A DeWalt combi drill is now assembled every 62 seconds at Hellaby, while results for the impact driver are even better, as a new one is created every 45 seconds.

With over 140 parts used for the assembly process across the two products, it is

a major feat of planning, logistics and teamwork.

Extensive testing, including a 15-step application based reliability (ABR) process through the assembly, supports the quality-driven approach witnessed across the whole plant.

It ensures that every DeWalt product leaving the factory has passed a number of strict performance tests to meet the Guaranteed Tough status. Every staff member takes great pride in creating DEWALT products which go on to represent the UK in markets across the globe.

"The fact that existing staff were given the opportunity to undergo extensive training abroad and then bring back their newly acquired knowledge to share with their co-workers, means our staff take real ownership of their roles and responsibilities. On a daily basis, they demonstrate great pride in the work they carry out. This certainly helps to maintain the high standards we are seeking.



"Our teams employ a variety of skills such as precision assembly, electronics assembly, software upload and testing, as well as quality control – all of which go into creating the quality products for which DEWALT is famous.

"The success of what we have achieved so far could well help to bring other DeWalt products to the UK for assembly, which would be great news and open up even more employment opportunities and further expand the site here at Hellaby."



Self-Build Compliance Support

For a self-build or any new-build, compliance is the dreaded C-word. It can be all too easy to get caught up in aesthetics and build timelines, but you can't rest on your laurels with compliance.

A self-build has to adhere to Building Regulations, to demonstrate that it meets required energy standards and is structurally safe. If you fail to meet the necessary criteria, there could be time and cost ramifications.

In England, Scotland and Wales, the standards differ ever so slightly in each of the approved documents, but they cover the same key areas. We're going to look at 3 of those key areas in a bit more details, but a full list of the documents

can be found on the Gov.UK, Gov.scot, and Gov.wales websites.

Materials & Workmanship (Regulation 7/Section 0/ Technical Booklet B)

In a nutshell, to adhere to this, you must demonstrate that the work has been carried out on your self-build with adequate materials. These materials must be appropriate for residential housing, are mixed or prepared and applied adequately, used or fixed to perform the functions in which they are designed for.

In the documentation, the definition of materials includes manufactured products, fittings, items of equipment,

systems, backfilling, stone, timber, thatch and any other naturally occurring materials.

Conservation of Fuel and Power (Part L/Section 6/ Technical Booklet F)

Part L is split into two parts, part L1A for new build dwellings and part L1B for existing dwellings, as we're discussing compliance for self-builds, we're going to focus on L1A.

The purpose of approved document L is to ensure energy efficiency in buildings. The Target CO2 Emission Rate (TER) and Target Fabric Energy Efficiency (TFEE) rate are the minimum energy requirements for a new-build dwelling.



at junctions within the house. When a SAP assessment is combined with Build Aviator’s estimating service, the material list will be incorporated into the assessment calculation using the U-values of the materials to give a more accurate representation of the energy efficiency of the building.

Part E/Section 5/ Technical Booklet G

Part E is also split into two parts, E1 isn’t relevant to self-builds, as this focusses on the protection of noise from adjoining buildings, however, Part E2 needs to be a consideration as this looks at sound travel within a dwelling.

Part E2 requires that the house should be constructed in such a way that provides reasonable resistance to sound. These requirements can typically be met by using materials offering airborne sound insulation of 40dB, which are elements like a 100mm masonry wall or single timber stud wall.

Nevertheless, when you’re working with your project manager or construction manager, make sure you consider that 40dB won’t cover things like surround sound which is commonly around 110dB. Also consider those noisy items like washing machines, ventilation systems and hot water pumps which

can be a noise nuisance, so look for products that have a low dB or ones identified as silent.

Acoustic insulation can be an option, but it isn’t the only way of soundproofing, adding mass or isolation can often provide the same acoustic mitigation (ensuring there are no voids in wall or floors).

An acoustic desktop study is often invaluable for locating any sound issues in building designs and recommending measures for improvements, including specification alterations.

Build Aviator offers an acoustic desktop study in conjunction with LABC (Local Authority Building Control). The desktop study assesses the design drawings and material specifications, to assist self-builders in achieving internal sound standards that not only go beyond minimum building requirements but also meet their specific housing needs.



To find out more about the compliance support services Build Aviator offers, visit www.buildaviator.co.uk

To showcase that a building complies with regulation requirements, Dwelling CO2 emission Rate (DER) and Dwelling Fabric Energy Efficiency (DFEE) rates are calculated, and both must meet or exceed the TER and TFEE.

The DER and DFEE rates are calculated using a SAP assessment. This SAP assessment calculates likely energy costs for space, water heating and lighting per square meter, along with the CO2 emissions of the property producing a score of between 1-100, the higher the number, the more energy efficient the dwelling is.

A SAP assessment must only be carried out by a qualified SAP assessor. Build Aviator - specialists in building compliance support and estimating, offer a SAP assessment service that includes Registered Construction Details to help designers and contractors minimise thermal bridging





RUCCA

RUCCA is a booming London-based property development, design and investment company, established by three young entrepreneurs. Most recently, the company acquired Kent & Surrey Golf Club with plans to transform the property into an elegant assisted living community, and in 2021 RUCCA will be opening Liverpool's first ever five-star hotel after purchasing the Grade II listed former Liverpool Magistrate's Court.

Founded in 2018 by Fraser Carruthers, Jesse Burgess and Alex Gazzi, projects include a vast array of residential, hospitality, industrial, care-homes, offices and more located across the UK. Their knowledge and expertise gained from previous endeavours has led them to combine their skillsets into RUCCA, with the company currently pioneering schemes across the UK with a GDV circa £750+ million.

Prior to the formation of RUCCA, Carruthers and Burgess started as small developers renovating and converting central London properties whilst managing other businesses they set up. During this time, Gazzi was working for prominent property players with a portfolio from Mayfair to Hong Kong.

The design arm of RUCCA has proved particularly successful amongst the London A-List; currently the team are designing homes for Radio 1's Nick Grimshaw and chef/model Isaac Carew. Offering services in other areas of property design from architecture to project management, RUCCA also recently completed the re-design of London's oldest nightclub Raffles and King's Road celebrity hotspot E&O Chelsea.

Previous ventures have included Albert's private members' club and the redevelopment of properties in Great

Marlborough Street and Notting Hill. Fraser Carruthers comments, "Rather than be halted by Brexit, RUCCA has thrived and grown exponentially. We are three young men who have chosen not to be distracted by the national crisis – we look at every deal we are approached with and set no parameters for what we decide to finance, design and develop. So far, we've found this model seems to be working for us."

Operating a 100% plastic waste free company, RUCCA's goal is to prevent plastic waste from reaching the land, air or ocean. All exterior hoarding and concrete used on RUCCA projects is made from plastic produced during previous developments – this is just one of many steps that RUCCA are taking to be more environmentally friendly.



www.rucca.co.uk



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