

Design Buy Build

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M A G A Z I N E

Self Builders ● Property Developers ● Architects ● Interior Designers



Play Associates

Architecturally led design and stand out charcoal exterior in Cape Town, South Africa - totally unconventional for the area.



The Long House

A two-storey, new-build dwelling in Somerton, Somerset, designed by Neil Choudhury Architects.



Singing The Blues

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Design Buy Build - www.designbuybuild.co.uk

Editor in Chief
Antony Holter
antony@designbuybuild.co.uk
01304 806 039

Editor
Fiona Medows
fiona@designbuybuild.co.uk
01304 806 039

Sales Director
Rebecca Charlesworth
rebecca@designbuybuild.co.uk
01227 936 973

Studio Designer
Sarah Johnson
sarah.johnson@mhmagazine.co.uk

Business Manager
Josh Holmes
josh@mhmagazine.co.uk

Publishing Director
Martin Holmes
martin@mhmagazine.co.uk
01304 806 039

Editorial Assistant
Tom Moore
tom@designbuybuild.co.uk

Digital Manager
Jamie Bullock
jamie@mhmagazine.co.uk
01227 936971



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MH Media Global Ltd
Office 15, Second Floor,
Innovation House, Discovery Park,
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PLAY ASSOCIATES

Constantia Project, Cape Town, South Africa
Photography Adam Letch

THE AREA – CONSTANTIA

Having lived and worked in central London for years we loved the idea of being surrounded by nature. Although both my wife and I were born and initially raised in London we both ended up living and going to school in Southern Spain, which is where we first met aged 11. The memories of being in the heat, closer to nature and by the sea, always make us smile. Now we have a baby boy, just 18 months old, we felt we had to get that lifestyle back. We're 20 minutes in one direction from downtown Cape Town and 20 minutes from the sea, and 20 minutes from Katrina's parents too.

The area is naturally beautiful, wonderfully green and in the foothills of Table Mountain with all the amazing walks and runs on our doorstep. Our dog Chili, who came with us from London, loves it here too.

We've subsequently learnt that in Cape Town it's viewed as a very quiet (boring!) area, but the tranquility really appealed to us. We both travel internationally with work around once a month, me mainly to London, and Kat to London, Paris and Shanghai, so we love coming back to our oasis, although we do still have a small flat in Lancaster Gate, London, which we short let when we're not there.

THE PLOT

The first thing I remember about the plot were the three trees in front of the house. A palm, a Norfolk Pine and a Pepper Tree. Totally unusual and charming but equally they felt in the right place. It immediately drew me to the house. Walking from one side to another we had a wonderful view of Table Mountain. The house itself was sweet but a little uninspiring, in what is known locally as 'cottage style' but we could visualize what it could become.

THE PROJECT

Internally we kept the main ground floor footprint but took out all the internal walls, removed the ceiling, added a 2nd storey and a guest studio. We increased the footprint from 250m² to 400m² and added a huge amount of volume. Ceiling heights throughout are very tall, eleven meters at one point, eight meters in the main living area and six in our bedroom.

Externally we kept the wonderful three trees and planted a lot of local wild plants. (We grow our own fruit and vegetables now).



"The house is made from a light steel frame which I loved working with but it presented a different set of challenges."

The house is made from a light steel frame which I loved working with but it presented a different set of challenges. There is little room for site adjustments so you have to trust your design and be very detailed in the information you provide the steel producers.

I knew about and was interested in a light steel framed building but hadn't had a chance to work with it until now. It's a much more environmentally friendly way of building and involves a lot less site work which was appealing to me especially as we are travelling monthly. Most of the structure is pre-fabricated off site and then assembled very quickly when it arrives. It's very exciting to watch it all go into place.

Getting the structural design right for the exposed trusses in the main living room took a lot of back and forth / negotiation with the engineer. It's a big open space and we really wanted the height we had now which is a 30 degree pitch. We also wanted scissor trusses as we prefer the look.

We initially faced some resistance from one or two neighbours. The house is not in the traditional style which is quite conservative architecturally. It's also now painted charcoal so it stands out a bit. That being said we're all friendly now.

The wall on the south elevation in the living room is fully glazed with three meter tall glass doors at the bottom opening completely onto a covered external dining table which seats ten. With the doors open it has a wonderful feel of the house being open to nature and has the in-out flow we love.

The master bedroom and little boys' room are part of the new additional floor. Unlike the bold and striking palette of the ground floor upstairs has a soft and serene feel. In the master bedroom we have white washed floors, under bedside tables and a bespoke four-poster bed. We have added gentle texture whilst the ombre green curtains have a feel of bringing the many surrounding trees into the space. The extra deep balcony off the bedroom serves as a peaceful reading space with sun loungers at one end and chairs and table at the other. There is a beautiful palm tree happily growing over the balcony and a tall Norfolk pine beyond which provides shade.

We used a local joiner to make up to my designs the kitchen units, walk in wardrobes, our four poster bed, dining table, writing desk, and the drinks bar.

From the UK we shipped half a container of furniture and some art. Some we sourced for the new house (a beautiful pair of chairs from Kempton) but the rest was things we already had. Having moved four times in the last 6 years we had various pieces furniture and fittings in storage, some of which we'd almost forgotten about, so it was great to go through it all and incorporate pieces that worked.

Most of the furniture and art was sourced in South Africa though including; Pezula Interiors, Weytlands, La Grange, Block & Chisel, Karu Collection and The Gate House to name but a few. We're still furnishing the house and collecting new pieces as we go.





HIGHLIGHTS

- Architecturally led design and stand out charcoal exterior, totally unconventional for the area
- Constantia - prestigious part of Cape Town, where though traditional style and Cape Dutch architecture is more prevalent. Most houses have white exterior.
- Incorporated lots of glass windows and doors so as to integrate nature and the outside into the interiors.
- Rare triple height ceilings to provide a greater sense of space and maximise the plot.
- 90% of furniture was sourced or commissioned from local craftsman and artisans - from the four poster bed, the master bedroom desk, the canoe, the dining room table, the coffee tables, the soft furnishings, objects.
- Life-size giraffe mural hand painted by local artist Peter Jewiss.

- Collection of art, to include: Tanya Ling line paintings (x 2 blue and x 1 green), Castros, Fashion Illustration, limited edition photographs.
- Organic vegetable and herb garden - converted from a dead space at the back house. Complimented by other fruit trees, to include avocado, apricot and lemon.
- Three entertainment spaces - indoor dining area (open plan) that can open out fully to the outdoor dining and lounge terrace, great for sunset viewing. Summer Tequila bar and Braai area created by the pool (named after our dog "Chilli" - Chilli's Bar and Grill!)
- Home office created from a converted garage - loft feel and very light.
- Various zones created with reading, meditation and contemplation in mind, with nature in full view. With the master bedroom balcony, there is a feeling of sitting in and amongst the trees at canopy level.

www.play-associates.com





SUPPLIERS

- Local Cape Town

Weylands
 Pezula Interiors
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 Block & Chisel
 Karu Collection
 Malawian Chair Company
 The Gate House
 Crazy Chair Co
 Klooftique
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SUPPLIERS

- International

Flos Lighting
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 John England Fabrics
 Kempton Market
 Heals
 Carl Hansen
 Menu
 Oka

QUESTIONS ANSWERED BY RORY

Is this the first house you have designed ?

In a sense yes. I've designed houses in UK but with an architect and you tend to follow the local architectural language in London. This allowed much more creative freedom in terms of shape, size, materials etc which was wonderful. More of a blank canvas.

Was the pool already there ? did you change anything to it?

The pool was here but we dechlorinated it and its now a clean water pool, we also added the planting and tiling which wasn't there. Having lived here a year or so now our plan is to make it larger and deeper into an eco-pool but not for a while.

Did you design the staircase ?

Yes. I designed it to our specification and had it made by a local joiner

Details about the master bathroom

The master bath is monochrome but has a lovely texture through the tiling and accessories. Having had quite a cramped bathroom in our last London apartment this feels spacious and inviting. I kept the wall tiling to a minimum (in shower only) as we wanted to hang art and make although monochrome make it feel warm and a fluid extension of the bedroom and walkthrough dressing room.

Why did you design the bedroom terrace so deep?

It's such a lovely spot, with a stunning view of Table Mountain and with the palm tree growing over it. The bedroom is already quite spacious and I wanted somewhere you could happily spread out, do yoga, work, read and when the doors are open it feels like an extensions of the bedroom

Kitchen diner details

The kitchen was bespoke by Play Associates and build by a local joiner. The cabinets are matt charcoal and textured kiaat, the worktop is a semi matt charcoal quartzite.

The dining table and garden bar top were made from two beautiful slabs of gum tree we found and had made by a furniture maker here in Cape Town, Marc Pincete. He also made our 4 poster bed.

Baskets accessories on wall

I really wanted to have some traditional made African pieces but in a way that wasn't 'for the sake of it'. We found pieces with muted tones that worked with the overall palette and loved the textures of the hand woven baskets and bowls. We've collected pieces as we go. Beading is a traditional South African technique and we've bought some beaded cushions and are on the look-out for a fully beaded chair.

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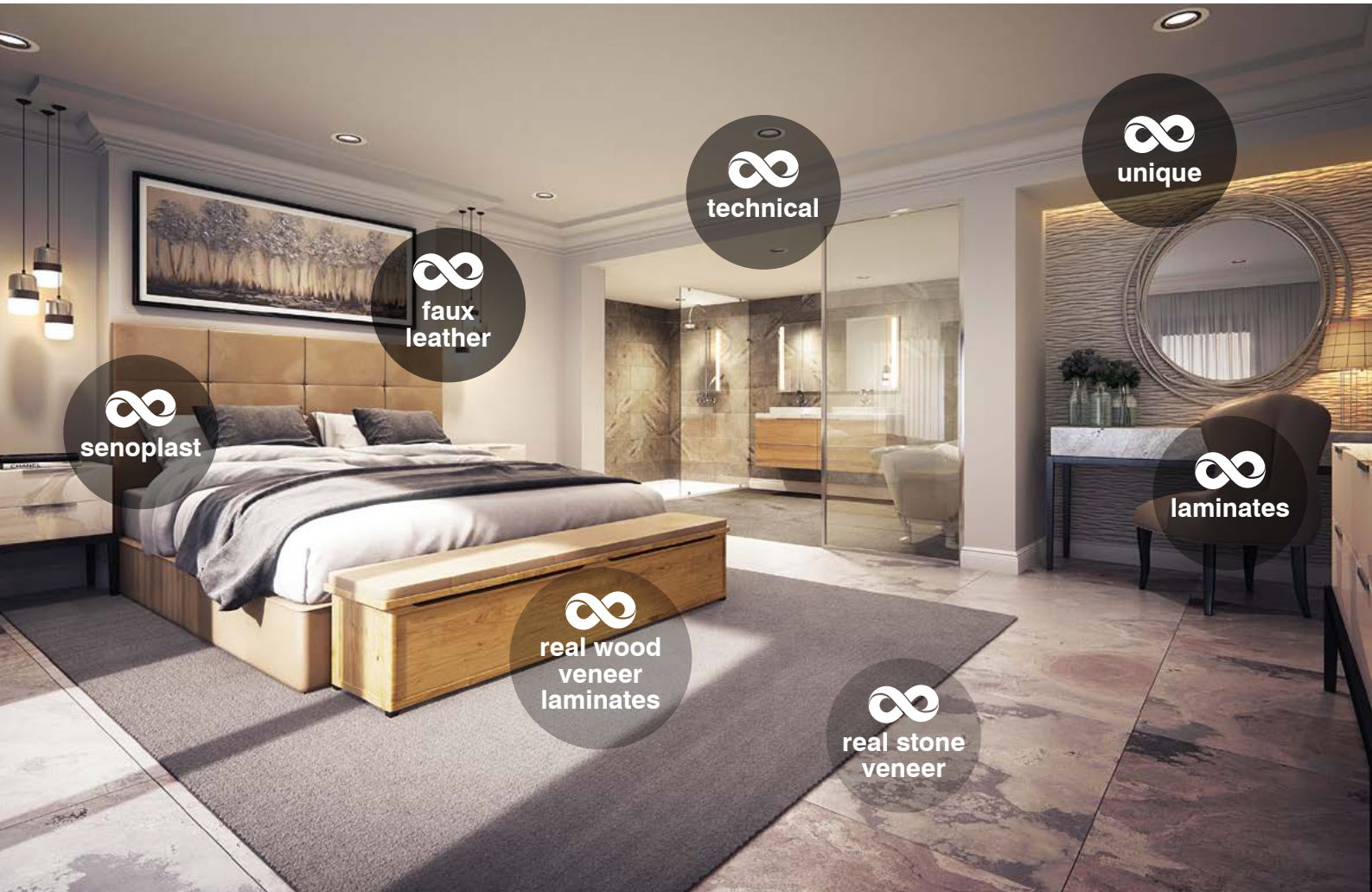


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Mr Deacon highlighted a London care home as a prime example of the issue.

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PF&D Ltd specialise solely in securing finance for the Housebuilder / Property Developer – we are not a 'jack of all trades' broker.

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DEVELOPMENT FINANCE - IT'S NOT JUST ABOUT THE INTEREST RATE

As brokers we often find that some developers seem to be more interested in saving 'a few bob' on the interest rate rather than ensuring the lender they choose can deliver the right blend of finance and quickly and above all are able to be flexible when needed.

LOW INTEREST RATE FACILITIES NORMALLY MEAN LOWER LOAN SIZES

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WORKING WITH DECISION MAKERS NOT COMMITTEES

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BUMPERS OAST HOUSE

Bumpers Oast represents a 21st century riff on a local vernacular derived from the houses used to dry hops as part of the beer-brewing process.

Four shingle-clad towers rise up from the natural surroundings, creating an extremely low-energy home with a bold contemporary aesthetic. The property has been created for a family that moved to Kent 10 years ago and almost bought an oast house at that time. They enjoyed the intimacy and idiosyncrasies of living in circular spaces and so were happy to receive a proposal from ACME for a modern interpretation.

The proportions of the tower roundels were based on a traditional oast and they stand slightly apart from one another, creating views inwards and outwards, and housing private functions such as bedrooms, bathrooms, and service spaces. The towers are all connected to a triple-height central space that opens out to an orchard setting and forms the heart of the house. This was made possible by assembling the frame with thick timber modules, topped by cones manufactured offsite and then craned into position.

Kent-style tiles have been used to create the exterior skin in six shades, slowly fading from dark red at the base to light orange at the tip. These were produced using local craft skills and the tiling work was a huge technical challenge. Every tile above eaves level has been individually cut, with over 41,000 used across the whole facade.

The interior of the roundels is clad in plywood, as a continuous surface for the cylindrical parts, and as overlapping plywood shingles for the roof cones. Curved furniture is built into the rooms where possible to make the best use of the space. The kitchen needed to feel warm among the harder surfaces downstairs, as the family see it as an important gathering space. Timber was selected for this reason and it has been employed to create bespoke curved



units and fronts to follow the line of the wall. A microcement was used to form the counter top to achieve a continuous surface that matches the polished concrete floor.

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The downstairs bathroom uses mosaic which echoes the grey tones of the concrete. As it is a north-facing room, matt and gloss finishes have been employed to play with reflections from sunlight as it enters the space. In fact, all window openings have reveals formed by the walls folding into them, which increases the light refraction coming into the rooms.



"Curved furniture is built into the rooms where possible to make the best use of the space."



All bedrooms are on the first floor, and each one has its own private staircase to an upper level in the roof cone, creating a building that is entirely communal on the ground, shared on the first, and full of secluded treehouse-like retreats on the second floor. The building's sustainable credentials stem from its heavily-insulated timber frame structure, which breaks from the tradition of solid bricks walls usually used to construct oast houses.

Architects: [ACME www.acme.ac](http://www.acme.ac)
 Images: [Jim Stephenson www.clickclickjim.com](http://www.clickclickjim.com)

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MONTALBA ARCHITECTS CELEBRATES MULTIPLE AWARD WINS FOR RECENTLY COMPLETED PASADENA RESIDENTIAL PROJECT

Montalba Architects received seven awards in 2019 for the design of the newly completed 4,200 square-foot residential property.

A “matchbox” concept is the driving force behind the design of this residence in Pasadena. The layered volumes of the structure are integrated into the downhill slope of the lot, creating open spaces between the structures for integrated planting areas, covered terraces, and dual linear water features for passive cooling.

Outdoor breezeways, porches, courtyards, covered walkways, and an immense rooftop deck extend the reaches of the limited floor area to the outdoors and provide immense views. The house includes guest suites, a home office, gym, and a theatre screening room, as well as abundant outdoor spaces, all showcasing views of the surrounding hills and valley.



The entry space flows with the landscape, guiding visitors along a reaching sidewalk that extends under the mass of the building. The compression of the resulting space offers a unique arrival experience incorporating the natural creek just beyond the front door, which is nestled on the second floor. Following the existing creek, the front stairs create an arching path to a bridged entry portal, all the while



"The entry space flows with the landscape, guiding visitors along a reaching sidewalk that extends under the mass of the building."



showcasing panoramic views of the house. As the front door opens, the dark, angular façade of paneled concrete gives way to a light-filled interior of softwood and bright white finishes. Upon entering, visitors find themselves within an indoor/outdoor living space. Once inside the residence, stairs descend to a private screening room or ascend to the third-floor living spaces.

2019 AWARDS FOR THIS PROPERTY INCLUDE:

2019 AIA LA Residential Architecture Award, Honor Award

2019 AIA California Residential Award, Honor Award

2019 American MasterPrize

2019 The American Architecture Awards, Chicago
 Athenaeum

2019 WAN Awards, House of the Year

2019 DNA Paris Design Awards

2019 LABC Awards

2019 WAF Awards, House - Finalist



Montalba Architects has recently completed a bevy of additional projects in the Los Angeles area and beyond, including the Headspace offices in Santa Monica, the BLDWN store in Los Angeles, the Zen Suite at the Whitepod Resort, residences in Switzerland, New York, and Los Angeles, and the Nobu Hotel in Palo Alto, with more to come throughout 2020.

➤ **Further information about Montalba Architects and a full suite of project images can be found at www.montalbaarchitects.com.**

Image Credit Kevin Scott

THE VERSATILITY OF STERLINGOSB ZERO TRANSFORMS I-JUMP TRAMPOLINE



i-Jump is Mansfield's popular trampoline park frequented by great numbers of ecstatic children and their accompanying guardians. When designing the interior, i-Jump needed to create a practical and easily managed space while still being fun. In order to achieve this, i-Jump has covered the walls using Norbord's revered SterlingOSB Zero. It is the UK's only manufactured OSB that doesn't contain any added formaldehyde making this an ideal choice for somewhere like i-Jump. Stephi Grayson iJump's Operations Manager has described the versatility of

SterlingOSB Zero as one of its most unique features. With its high adrenaline atmosphere i-Jump has benefitted greatly from the use of a material that Stephi has described as "totally self sufficient and effective".

Now that the decoration itself is completed Stephi, her colleagues and all their enthusiastic customers can simply enjoy the inviting appearance of the park without having to worry about degradation and upkeep.

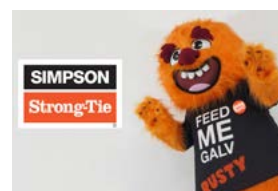
➡ For further information, call 01786 812 921 or visit www.norbord.co.uk

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.



STRETCH CEILINGS

Established since 1988 and based in Surrey, Stretch Ceilings offer nationwide and worldwide sales bringing a wealth of knowledge, technical innovation and assistance from the concept stage through to installation building on the vast experience and skills gained with the stretch ceiling product.

Made using a lightweight fabric membrane our stunning Stretch Ceilings offer the perfect solution for a

flawless finish in any area. Our innovative track system can be installed to accommodate numerous lighting fixtures and can be installed quickly and cleanly.

Available in a vast array of colour and finishes including Matt, Satin, Lacquer and Translucent, Stretch Ceilings provide you with endless possibilities to create a distinctive and unique environment.

➡ www.stretchceilings.co.uk

HELIFIX MICRO-PILE FOUNDATIONS INSTALLED IN JUST ONE DAY



Investigative work for a single storey workshop extension showed that load bearing depth and soil composition varied across the whole area of the proposed site.

These observations and the need for economical and reliable foundations to be installed quickly, whilst causing minimal disruption, resulted in the specification of Helifix Micro-piles as the solution. Not only would the Micro-piles provide rapid, cost-effective structural support for the new building, they would cause much less disruption compared to traditional high volume concrete pours.

The installation was so rapid that the foundations were installed in just one day, with no spoil removal, vibrations or major interruptions to the existing commercial property.

Each of the six Micro-piles required were simply 'screwed' vertically into the ground, at the appropriate locations, using a hydraulic drive head.

➡ 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



ALTERNATIVES TO ALUMINIUM

Graham Lindsay, Founder of Weru UK offers advice to customers looking for premium window profile systems.

Over recent years, there has been a significant increase in demand for aluminium and similar alternatives for high end building projects which require premium products.

Whilst aluminium products are driving the growth, there are extremely innovative hybrid solutions available on the market, which deliver superb quality and unrivalled thermal and acoustic properties.

At Weru UK, we manufacture a hybrid alternative to aluminium called AFINO-tec which is 25% lighter and allows for a 30% increased aperture than PVCu, making it an ideal option for bespoke, architecturally designed builds which demand larger, stronger glass areas.

"An increase in the environmentally conscious individual has also affected the demand for the best thermal insulation characteristics."

Pictured in the case study below, this system, specifically designed for Weru, is an innovative blend of PVCu and fibreglass, which creates a pioneering material called RAUFipro. This high-tech GFP composite produces a system 2x stronger than PVCu, making it an ideal alternative to aluminium. By reinforcing high-tech material and load-bearing components into the frame, the system surpasses other windows by means of its enduring dimensional stability and impressive resistance force.



"When researching options, it's important to look closely at the system profile, as it goes without saying that the smaller the airspace between the panes, the less effective it's insulation properties will be."

The AFINO-tec system has load-bearing hardware components screwed into the steel at several points, ensuring enduring functionality and long service life of the window. This steel reinforcement, paired with the GFP high-tech material in the sash, will guarantee outstanding stability and tensional rigidity. For the customer this reinforcement means it is possible for exceptionally large windows to be installed, allowing up to 30% more daylight to enter the home.

In terms of thermal properties, U-Value is no longer an afterthought for homeowners, with many actively seeking the lowest possible value for their windows. Typically, generic modern, double glazing holds a value of $<1.6 \text{ Wmk}^2$, whilst the value of the latest innovative profiles are remarkably lower at $<0.7 \text{ Wmk}^2$.

This significant improvement appeals to customers, as maintaining an energy efficient home is vital when trying to keep energy bills to a minimum. An increase in the environmentally conscious individual has also affected the demand for the best thermal insulation characteristics.

Profiles, therefore, need to be designed with this in mind, with homeowners and developers opting for system profiles which have been engineered to be triple glazed to create an exceptional living experience for the customer, whilst remaining environmentally friendly.

Weru's third generation AFINO-tec system has an impressive 85 mm system profile which comfortably allows for three panes of glass and a 12mm airspace between each pane. Comparatively, second generation PVCu profiles have a 70mm maximum system profile which has obvious limitations when it comes to fitting three panes of glass.

When researching options, it's important to look closely at the system profile, as it goes without saying that the smaller the airspace between the panes, the less effective it's insulation properties will be.

At Weru UK, our fitters are trained on the very strict RAL approved window installation standards, required for all aspects of installation including air tightness, security and wind loading. Once the training has been completed and fitters are fully vetted and trained to the highest standards, they are able to join the Weru UK Network, which offers developers and home owners in a specific catchment area, a complete windows and doors solution.

► For further information on Weru UK call 01253 341444 or visit www.weru.uk

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.

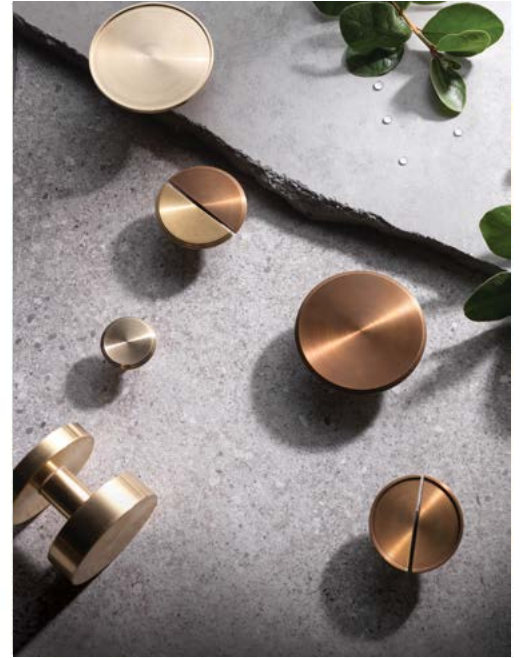
The range of products supplied by Touch date from circa 1640 French (Louise XIV) and cover all subsequent periods (Georgian, Edwardian & Victorian), art deco and contemporary pieces also make up the product ranges. In addition, Touch showcases the very best of British manufacturing; the best ranges are 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



COMAR LAUNCH THE ECO LT WINDOW & DOOR SYSTEMS

Comar profiles have thicker walls providing extra strength and durability for the British market, ensuring that Comar performs. Designed specifically for the British Market and offering a truly British engineered solution.

Comar ECO LT is a newly launched aluminium window and door system designed for the trade and installer market, where a competitive price yet the highest installed performance is required. Sightlines have been minimised whilst not sacrificing product performance. Large sizes come as standard from the same range of profiles.

With low U-values, energy ratings of A++ and Document Q compliance with Secured by Design status this is a feature rich system which guarantees a quality installation. BS6375 Weather performance is unquestioned with the high ratings.

Comar ECO LT is a lightweight version of the ECO range, but the aluminium profiles wall thickness has not been sacrificed, ensuring guaranteed long-term performance. Due to Comar's robust British design the size and weight limitations surpass the competition on a size by size basis.

5P.i ECO LT - Aluminium Window System

Comar 5P.i ECO LT Aluminium Casement Window System has both internally and externally glazed options. With the resurgence of slim aluminium high security externally beaded with sloped beads minimises the sight lines and maximises daylight. The square chamfered profiles are a distinctive feature of this system, keeping the square look of a truly aluminium solution.

For Ovolo feature the ECO range seamlessly suites in: No matter the situation Comar 5P.i ECO LT delivers.

7P.i ECO LT - Aluminium Door System

Comar 7P.i ECO LT Aluminium Door System has both inward and outward opening options in single or double door combinations. There are two thresholds available high weather performance and low-rise for seamless balcony terrace integration. Comar 7P.i ECO LT door has been designed to provide high performance solutions for today's specification demands. Utilising Comar's trademark Pi. (Polyamide Insulation) thermal break technology, it delivers superior thermal performance with an aesthetic edge.



Aesthetics come from its slim 55mm profiles, seamlessly integrating with the Comar 5P.i ECO LT casement window system. Comar 7P.i ECO LT has been tested to BS 6375 which ensures the door performs well against the rigours of the British weather, reducing draughts and providing excellent weather proofing.

Security concerns are alleviated with the Comar 7P.i ECO LT door exceeding the requirements of PAS 24:2016.

➔ For further information about Comar Architectural Aluminium Systems, please visit www.comar-alu.co.uk, call 020 8685 9685 or email projects@parksidegroup.co.uk

BRING THE OUTSIDE IN



Image courtesy of Lightfoot Windows (Kent) – www.lightfootwindows.co.uk

Q: How can I use the outside space to achieve a seamless light-filled home?

A: Crittall's Innervation internal sliding doors and screens and Corporate W20 windows and doors for external application provide the perfect solution.

Summer, winter, rain or shine, merging your indoor and outdoor space can create a light-filled home, enhancing its look and feel as well as benefiting well-being.

An outside area can be dramatically fused with the inside by opening-up living space to create a seamless transition between inside and out.

Adding bright, beautifully crafted walls of glazing and slim-profiled windows can reflect the timeless style of a period house, adeptly define spaces in a townhouse, minimalist urban loft, warehouse apartment or a self-build project.

➔ www.crittall-windows.co.uk

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Made from Grade 304 stainless steel, the new Vier Premium designer range combines high-quality manufacturing techniques with a series of luxuriously designed levers on an all new slim-line magnetic sprung rose for a sleek aesthetic appeal.

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Email: sales@zoo-hardware.co.uk
Visit: www.vierdesign.co.uk

Vier Premium is part of Zoo Hardware Ltd. 

TRIPLEX WINDOW HANDLE BY STEEL WINDOW FITTINGS



Steel Window Association member, Steel Window Fittings, is pleased to announce the availability of Triplex window handle system.

This has three locking points operated from a single handle using connecting rods which are available in five sizes.

Based on the same concept of the Duplex handle for windows up to 1300mm, Triplex is often used for opening windows above 1800mm.

Featuring three locking points provides additional security

along with thermal benefits as they pull in the whole window at three separate points. The handle can be positioned at the base of the window with two 'nose' locking points above or alternatively in the middle or at top for multiple applications.

Triplex is available across Steel Window Fittings' standard range of window handles along with inward opening and night vent variations. Triplex is available to order now in several finishes to match their window and door furniture for a complete suited range.

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

SEE THE WHOLE PICTURE WITH LAUNCH OF NEW VELUX STUDIO WINDOW



THREE-IN-ONE ROOF WINDOW MAKES ITS WAY TO MARKET

Leading roof window manufacturer VELUX® has launched its new STUDIO window, which is the first roof window to boast three sashes in one frame.

The innovative, one-frame design features two VELUX centre-pivot roof windows on either side of a fixed unit to bring in even



more daylight and offer a wider, more impressive view.

By utilising a solar conversion kit, VELUX STUDIO can be remotely operated via VELUX INTEGRA® technology, offering greater flexibility to homeowners who want better control of their indoor environment.

The VELUX STUDIO window offers a number of unique benefits to the trade, including:

- It's easy to order as only one product code and one flashing package are required to order
- The innovative one-frame module follows a standard installation process so you can save time and get the job done in one day
- Having three glazing units in one integrated solution makes installing multiple windows a whole lot easier

VELUX STUDIO is currently available in size FK06 (1837 x 1178mm), white painted finish, double and triple glazed variants with slate or tile flashing kits that include all installation products (usually sold separately). Prices start from £1,017 excl. VAT.

➤ **For more information, visit www.velux.co.uk/studio**



SUN-X BLINDS

Blinds are a common solution to dealing with glare from the sun, but what is increasingly becoming popular is the desire to maintain a view of the outside world, and avoid a room feeling 'closed off'. Perforated 'sunscreen' blinds are manufactured and fitted by Sun-X in a wide range of commercial and high-end residential properties. The fashion for large glass curtain walling resulted in Sun-X fitting several Sainsbury's stores with motorised sunscreen roller blinds, up to seven metres in height, to diffuse glare in their checkout and café areas.

Although these were mains-powered, there are now available motors with a high-capacity rechargeable lithium battery, which can be connected to a small internal solar panel to provide a constant trickle-charge.

The discrete solar panel connects to a rechargeable, wireless, low-voltage DC motor within the roller blind tubing. No other external componentry is required. It stores, boosts, and efficiently releases power to the motor when required, even in low light.

Without the solar panel, on one single charge, the blind can open and close once a day, for six months, or can be charged from a mains socket like a mobile phone if

required. Even large windows can benefit from this system, up to 3.5m x 3.5m. The motor also runs very quietly, at less than 40dB.

The user is able to control the blinds with the use of a remote handset, wireless wall switch, home automation system, and now even voice control.

This environmentally friendly solution will enhance the solar shading sustainability of any building; mains-powered motorised blinds use up electricity even in standby mode. This system offers incredible savings on the installation by eliminating the need for hard-wiring, and the resultant impact to operation, lost revenue, and damage to building fabric caused by the in-wiring process.



SUN-X WINDOW FILM



John Bell & Croyden, a prestigious pharmaceutical company with a central London outlet, called upon fellow Royal Warranty holder Sun-X (UK) Ltd, to help problems caused by sunlight on their large picture windows. Their display stock was being faded by the sun, and the customers and staff were suffering from solar heat gain. Sun-X installed their Vista61 'clearview' solar window film, eliminating 99.9% of UV radiation, 49% of solar energy, in a clear colour with minimal reflection so the view in from the street was not impeded. The installation was carried out quickly and efficiently, by Sun-X's own highly skilled and experienced personnel, during opening hours without disrupting running of the store.

LOW-E CLEAR WINDOW FILM

Heating, cooling and ventilation systems are responsible for over 50% of carbon emissions in non-domestic buildings and are largely impacted by the performance of the building's glazing.

Traditionally, window films are used to reduce summer cooling requirements.

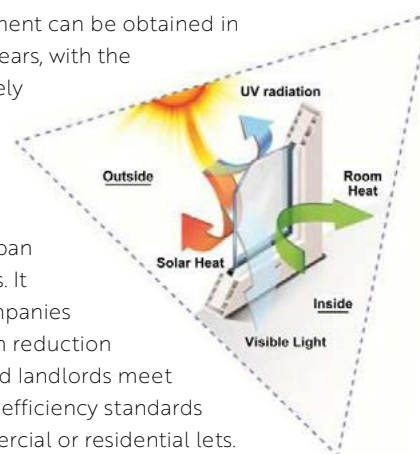
In addition to the benefits of the aforementioned film, the Sun-X MT70E Low-E film also reduces heat loss in winter, providing a true "all-season" solution that can significantly reduce total building energy consumption, often by more than 10%.

The Low-E coating reflects over 90% of radiant energy back to its source, reducing the glazing's U-Value from 5.8 to as low as 3.3, an improvement of up to 44%.

This effectively upgrades the insulating performance of a single pane window to close to double pane, and double pane to close to triple pane.

Whilst the film reflects solar energy, it absorbs very little, which has the added benefit of minimising thermal stress to the glass, and reflecting air-conditioned air back into the room, rather than being lost through the glass.

Return on investment can be obtained in as little as three years, with the film then effectively earning money by lowering fuel bills throughout its expected lifespan of at least 15 years. It will also help companies meet their carbon reduction commitments, and landlords meet minimum energy efficiency standards (MEES) for commercial or residential lets.



01243 826441 | www.sun-x.co.uk | @sunxuk

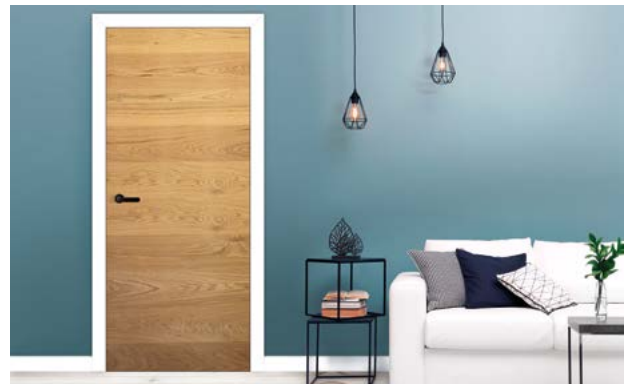
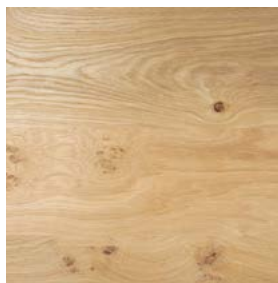


TAKING A LEAF OUT OF NATURE'S BOOK

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 Lacdor 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.



Freephone: 0800 328 5492
Email: sales@allertonuk.com
Website: www.allertonuk.com



The Dependable Choice in Drainage

In rural areas without a mains drainage system, and where septic tanks will no longer reach environmental standards, Allerton can provide the ideal solution. Trading since 1974, Allerton are leading specialists in efficient treatment systems. They pride themselves on their individual, problem solving approach to dealing with alternative means of treating and disposing of raw sewage.

The Allerton ConSept converts your existing Septic Tank or Cesspit into a fully functioning Sewage Treatment Plant.

Servicing & Maintenance on a wide range of Sewage Treatment Plant and Pump Stations by **BRITISH WATER ACCREDITED ENGINEERS.**

The Diamond Sewage Treatment range is suitable for either individual homes or small population applications

When Gravity Drainage is not possible choose Allerton Pumping Stations for Sewage or Dirty Water



NEW SEPTIC TANK TO TREATMENT PLANT CONVERSION UNIT BRINGS BENEFITS TO THE END-USER

Marsh Industries has unveiled its latest product innovation, the UNI:GEM STAR, a CE approved septic tank conversion unit which exceeds EN12566-3 / EN12566-6 standards and conforms with 2020 General Binding Rules.



The UNI:GEM STAR can be installed behind any existing septic tank and treats septic tank discharge to an effluent quality of BOD 12.25 : TSS 16 : Ammonia 14.845 (The UK Forward is less than 20:30:20), meaning final effluent can be discharged safely to a river, ditch or watercourse.

The new unit brings a host of benefits to septic tank owners whose existing tanks must be replaced or upgraded by 1st January 2020:

- The UNI:GEM STAR converts a polluting septic tank into a fully functioning sewage treatment plant.

- Provides a space saving solution for sites and where minimal disruption to surrounding obstructions is required.
- Installation provides enormous cost-savings as well as health, safety and environmental benefits.
- Tested and proven to be suitable for all ground conditions, all year round.
- Low maintenance and running costs.

➡ The UNI:GEM STAR is available in October 2019. For more information contact the Marsh team on 01933 654582 or email sales@marshindustries.co.uk



Uni:Gem★

Unique septic tank to sewage treatment plant conversion unit **CE**

- Converts a polluting septic tank into a fully functioning sewage treatment plant without the need for removing and replacing the old tank or building a drainage field
- Tested to EN12566-3 / EN12566-6 and CE-marked to ensure compliance with environmental and Building Regulations requirements
- Outstanding effluent quality of 12.25:16:14.845 (BOD:SS:NH⁴) ensures discharges well within national consent standards

+44 (0)1933 654582 | sales@marshindustries.co.uk
www.marshindustries.co.uk

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



MID-TONED COLOUR WOOD FLOORING

Adding warmth and personality to all spaces within the home, natural mid-toned flooring from Hawwoods 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 VenturePlankís Barbosa, to the richer shades of Henleyís Antique, each board from the expansive Hawwoods 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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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.

[For more information please visit www.v4woodflooring.co.uk](http://www.v4woodflooring.co.uk)

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QUICK-STEP INTRODUCES WOOD FOR LIFE FINISH FOR HARDWOOD FLOORS

Quick-Step has introduced a new varnish technology for its Hardwood floor collection.

Wood for Life is a protective varnish finish that helps protect the Quick-Step Engineered Wood range from moisture, dirt, scratches and stains.

It has always proved something of a challenge to maintain Hardwood's pristine 'just fitted' looks and with busy home life, it isn't unusual for real wood to show the marks of day to day use. Wood for Life technology counteracts this with an improved protection layer.

Each Quick-Step Hardwood plank is treated separately with a moisture-, scratch-, stain- and dirt-repellent coating that prevents dirt getting trapped in the grooves and moisture seeping into the planks. As an added benefit, the floor is easier to clean for homeowners.

WOOD FOR LIFE CAN HELP TO PREVENT THE FOLLOWING 'BATTLE SCARS' FROM OCCURRING:

Dirty pores:

Traditional wooden floors – unless they are lacquered – often have a somewhat rough structure. This causes dirt and dust to get stuck, making the floor look dingy. With Wood for Life the pores are protected against dirt, preventing that dull look.

Dark edges and dust:

It's not just the pores that are prone to catching dust. For many wooden floors, signs of aging are first noticeable on the edges of the planks and between joints. With Wood for Life, the dust simply doesn't get the chance to pile up in the crevices.



"Wood for Life sets a new standard in Hardwood flooring."

Dark and dirty grain:

The grain is what gives the floor its unique personality. But without proper protection, it will become dark and dirty with time. Wood for Life makes Quick-Step Hardwood easier to clean and keeps dirt from infiltrating the wood surface.

White bevel:

As moisture gets trapped between the joints and evaporates, it discolours the wood and damages the lacquer. The new technology in Wood for Life prevents this from happening and lets you remove dirt and moisture faster and easier than ever before.

Wood for Life sets a new standard in Hardwood flooring. From now on, thanks to this brand-new Quick-Step technology, even wood floors are able to stand the test of time and maintain their good looks for a lifetime.

Quick-Step is available to provide expert comment on how to look after wood floors, trends and best practices.

► For further information, contact Quick-Step at www.quick-step.co.uk



THE LONG HOUSE

NEIL CHOUDHURY ARCHITECTS

The Long House is a two-storey, new-build dwelling in Somerton, Somerset, designed by Neil Choudhury Architects.

The 350 square-metre project is built into a steeply sloping site and overlooks a pond, mill stream and garden designed by James Alexander Sinclair. Conceived as a liberal reinterpretation of local long houses, the plan measures six-metres wide by 40-metres long with a traditional flat gable end. A contemporary tweak is that the plan is cranked around the central entrance hall and stairwell. All habitable rooms face the garden to the south.

The west wing is the social heart of the house, with the kitchen, dining and sitting room located on the upper floor, and arranged in a linear sequence leading to an elevated panoramic view of the garden. The east wing contains the master bedroom suite enfilade. This is arranged in order of privacy: snug, master bedroom, master bathroom and dressing rooms. The lower floor accommodates guest accommodation, workrooms, a study, boot room, cellar, pantry and other ancillary spaces.

The house is orientated to maximise passive solar gain in the winter and provide protection from overheating in summer through the use of external sliding shutters. A careful balance has been struck between traditional, local and contemporary materials. These include local blue Lias stone from a quarry in the town, lime mortar and render, charred timber cladding in harmony with contemporary in-situ concrete, black zinc roofing, steel windows, brushed stainless steel window linings and an EPDM rubber dormer.



"The house is orientated to maximise passive solar gain in the winter and provide protection from overheating in summer through the use of external sliding shutters."

Internally, exposed concrete walls and ceilings are employed on the lower floor. Where possible materials are left in their raw state, such as in-situ concrete worktops, raw oak linings, a blackened steel and oak staircase. The architect designed all the fitted furniture and fittings, which were crafted in Dorset and Somerset, and include the bespoke, lime-wax oak kitchen.

www.neilchoudhuryarchitects.co.uk
www.nickguttridge.com

ALEXA, “TURN ON THE PLINTH HEATER”



Installing the hydronic plinth heater is 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 much cheaper to install compared to under floor heating.

Although plinth heaters are proven to be the best choice in heating the kitchen compared to radiators or UFH, in the past they lacked the controllability. The only control available was by means of a simple rocker switch to turn the heater on/off manually. Due to the location of the plinth heater, manual operation of the switch could be challenging for people with age related conditions. At Thermix we developed a new product to overcome this problem.

With smart speakers like Amazon Alexa or Google home becoming more common place in our homes, many devices are being controlled via these. We have introduced the hydronic plinth heater controlled by a voice command or smart devices (i.e. amazon Alexa or smart phones). Our voice controlled kitchen plinth heater (Pat pending) can be connected to your Amazon Alexa or google home system to control your heater using simple voice command or operate the device remotely via Alexa App.

The app has a user-friendly interface that allows you to control multiple heaters in your system with minimal effort. Customer can also benefit with other features like sharing to other family members so they can access the same settings, timers & schedules for total convenience, the app is Amazon Alexa and Google Home compatible for hands-free voice control.

We are the first company in UK to introduce the Voice controlled plinth heater in the heating market.

Thermix Voice controlled plinth heaters models are available with four different heat outputs ranging from 1.5kW to 2.4 kW. Also offered are a choice of front grilles, including the popular brushed stainless steel version, and a range of powder coated options in white, silver or black. For customers who want to colour-match their plinth, there is a self-colour grille ready to paint.

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 it's not needed.

www.thermix.co.uk



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SINGING THE BLUES: WHY THE COOLEST COLOUR OF 2020 IS HERE TO STAY

When Pantone announced its Colour of the Year 2020 as 'Classic Blue', interiors lovers across the country gave a big cheer.



At last, a colour we could all champion thanks to its timeless appeal and highly versatile nature.

"Blue has always been a perennial favourite of ours, and we've seen more and more of our clients ask for it in recent months," says Roselind Wilson, Owner and Creative Director of Roselind Wilson Design. "It's such a comforting, dependable colour, and we love the way it can be used in so many different ways and in so many different settings."

So, how best to use blue in your interior scheme? Here, Roselind talks us through why blue is such an effective colour, and explores some of the ways in which her design team has applied this versatile shade to their projects.

"Blues are also intrinsically uplifting because, from a psychological point of view, we associate them with the clear, sunny skies of summer."

TRUE BLUE

One of the great things about blue is its versatility. Dark tones can bring drama to a space whereas paler shades can act as a calming base note. "We love the fact that blue is such an adaptable colour," says Roselind. "You can dress it up or down which means that it can be used in both formal and informal settings. You can also use blue to create either a dramatic statement or a more pared-back feel. It offers the ultimate in versatility.

"Blues are also intrinsically uplifting because, from a psychological point of view, we associate them with the clear, sunny skies of summer. Add to that the timeless, classic quality of the colour blue and you really are onto a winner."

A SOPHISTICATED PALETTE

Paler shades of blue bring with them an inherent sense of sophistication, helping to create a calm and refined air. In the case of Roselind Wilson Design's Carlton Hill reception room, Little Greene's 'Bone China Blue' was used on the walls and cornicing of this grand space. The ethereal blue-grey shade emphasises the ceiling height and creates a real feature of the architectural details.



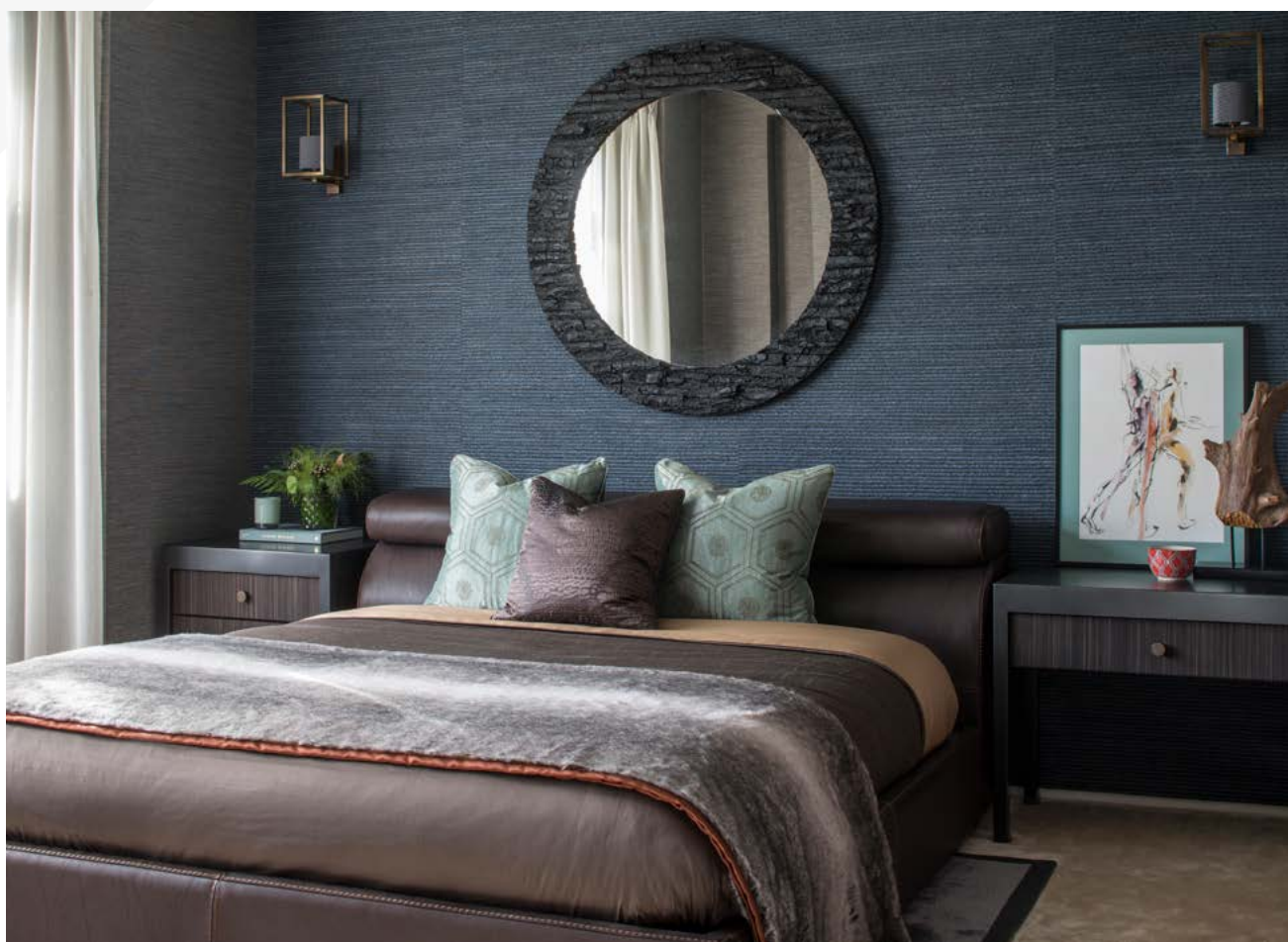
"The client took a little persuading to the idea of using duck egg blue in such an extensive way, but the results are exceptional," says Roselind. "We used fabrics that were neutral but textured to let the tranquillity of the pale, blue walls dominate the space. And we varied the metallic finishes throughout the room by using materials such as antique brass, bronze and blackened steel to enhance the sense of timelessness."

A TEXTURAL APPROACH

How do you create a predominantly blue scheme while still achieving contrast and interest to please the eye? The answer is texture. In the guest room of Roselind Wilson Design's Broad Walk project, the star of the show is a braided hemp grass wallpaper from Maya Romanoff. This deep navy paper sets the overall tone of the room with its heavy texture and dramatic feel.

"When paired with layers of rich texture, deep shades of blue create a real sense of luxury," says Roselind. "In this case, the texture of the wallpaper really grounds the interior feel, particularly when married with the highly textural, circular charcoal mirror."

The team then continued the look with the addition of bespoke bedside tables clad in blue-grey gunmetal with horsehair drawer fronts featuring a blue-and-amber stripe. Even the rug beneath the bed hints at the blue palette with its plush pile and teal trim detail. The bronze wall lights and charcoal mirror veer slightly from the all-blue theme, but in doing so they add visual interest and a sense of luxury.





THE PERFECT BACKDROP

Sometimes colour choices are all about what's going to go on the walls rather than the walls themselves. And this was definitely the case with Roselind Wilson Design's Bromptons project.

"Our client's knew from the outset that they wanted their formal drawing room to house some of the most prized items from their extensive art collection," explains Roselind. "Our team spent an entire day assessing which artworks should be used in this room and where they should be placed. These decisions then fed into our colour choice for the walls."

Because many of the grand oil paintings selected had green tones in them, a shade of blue with a green undertone was specified to complement the artwork. Then to create a striking contrast, the ceiling, coving and edges of the panelling were painted in brilliant white. The result? An elegant yet dramatic scheme with a distinct sense of grandeur.

A CELEBRATION OF BLUES

Blue may seem like a fairly obvious choice for a boy's bedroom, but an all-blue room doesn't have to be boring. Far from it. "The key is to find a strong visual starting point and then continue the theme throughout the room," says Roselind.

In the case of the boy's bedroom in Roselind Wilson Design's Broad Walk project, the initial focal point was a curved chair sourced from the Milan furniture fair, Salone del Mobile. "The faceted nature of this chair inspired us to create a bank of geometric shelving – also in blue – to which we added wallpaper with a rhythmic pattern featuring New York skyscrapers," says Roselind. "Given the strong base of geometric patterns, it made sense to use predominantly blue tones with the occasional hint of grey and a few pops of orange for added visual interest. The result is a cohesive, timeless look which – as specified by the client – will be slow to date."



3 TOP TIPS FOR USING BLUE IN YOUR INTERIOR SCHEME

1) Choose the right shade

"One of the reasons blue is such a versatile colour is the fact that it comes in so many different shades," says Roselind Wilson. "This means it's absolutely crucial to choose the right tone of blue for your particular project. Blues with a grey undertone tend to lend a more sophisticated feel while those with green tones add drama."

2) Be brave with blue

"The great thing about blue is that you can be really creative with it because it's such an adaptable colour," says Roselind. "It provides the perfect contrast to both pastels and primary colours and works really well when used in bold paint patterns such as stripes or chevrons. So don't be afraid to really go for it with blue and shake things up a bit!"

3) Highlight period features

"Painting architectural details such as panelling, corning and moulded ceilings blue is a really unusual and effective way to highlight period features," says Roselind. "Because of its versatility, blue can add an element of drama without fighting with the rest of the scheme."

www.roselindwilsondesign.com | @RosWilsonDesign

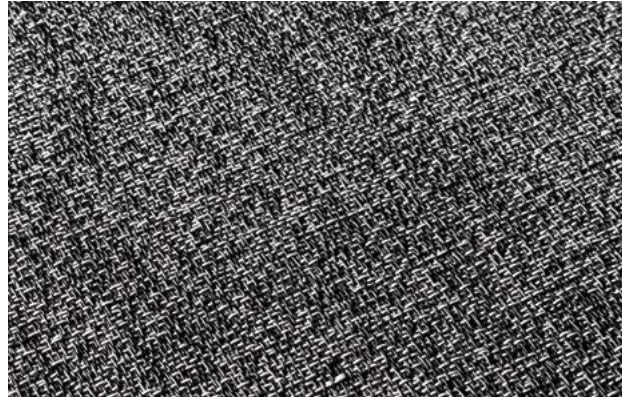
SMART, STURDY AND STYLISH: 2TEC2 IS THE FLOORING INNOVATION FOR YOUR PERSONAL PROJECT



2tec2 specialises in high-quality flooring that combines the assets of both hard surface floors and carpet. The Belgian company is known for its impeccable quality and personal service, while continuously setting the bar for the industry a little bit higher. The products are almost entirely made inhouse. From there, in the South of Belgium, they've found a way to upscale projects all over the world.

A smart combination of woven vinyl and fibreglass gives 2tec2 its characteristic, durable, easy-to-maintain qualities. Joining functionality with elegance, 2tec2 boasts the look and feel of textile flooring with the excellent properties of hard surface floors. It's sustainable, easy to clean, hardwearing and waterproof while still looking fresh and stylish. This makes it an ideal flooring choice for larger projects - hospitals, offices, hotels, public spaces - in which the floors need to be able to withstand some wear and tear. Moreover, the acoustic properties of 2tec2 are excellent because of the innovative Comfort-Backing® system that is built in the flooring system. An additional layer of felt, which is 100% recycled, makes sure sounds are absorbed and adds a welcome additional level of underfoot comfort.

2tec2 is continuously improving its products through thorough research and development. In its own research lab, the products are continuously tried and tested, looking for even better flooring solutions.

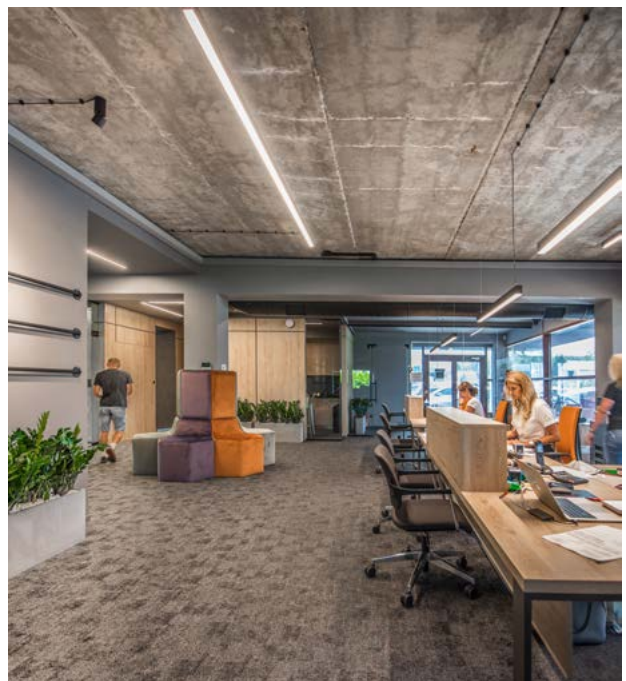


The product itself was the result of a five-yearlong search for perfection, resulting in a major innovation in the flooring sector.

Sustainability is key in these processes, and the production process is optimised to reduce the environmental footprint. For starters, vinyl is a thermoplastic that can be recycled over and over again. All products are free from dangerous chemicals and metals, making them suitable for healthcare facilities, and can be cleaned without the need for aggressive chemicals. Solar panels provide all the energy needed for the production, and a heat recovery system makes sure it is used efficiently throughout all daily activities. 2tec2 also invests in pre-consumer waste recycling, meaning that all materials which enter the facilities are fully used, either manufactured to an end product or used as a base for other materials.

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The seamless floor tiles and rolls of 2tec2 are made from an ingenious woven blend of vinyl and fibreglass, which combines all the best characteristics of hard surface flooring with the look and feel of textile floors. The functional hybrid flooring is extremely robust, waterproof, stain-resistant and easy to clean. On top of that, the standard Comfort-Backing® improves sound absorption and comfort, using an innovative additional felt layer. In short, it's an ideal flooring solution if you're looking for the aesthetic options of carpet flooring with the practical assets of vinyl.

The PLAY range adds a touch of joy to the collection, allowing you to fully experiment with pattern, shape and colour.

The module is based on 5 ready-made shapes - squares, diamonds, hexagons, triangles and rectangles - but you can actually choose any shape or size you want. Colour-wise, each shade from the entire collection can be used in the PLAY range as well. 2tec2 PLAY® is the perfect option for made-to-measure designs that blend in perfectly with its surrounding designs and allows full personalisation of any flooring project. Let your imagination flow!

[2tec2.com](https://www.2tec2.com)

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high tech flooring®



STAIRCASE DESIGN: WHAT MATERIAL TO CHOOSE?

Staircases are one of the richest architectural elements of homebuilding and are the masterful blend of form and function.

When it comes to design and material, modern architecture and craftsmen have pushed the boundaries of staircase design and style over the years.

Drawing on his 25 years' experience in design and building in stone, Ian Knapper takes an expert view of the options available for staircase design.

The choice of material begins in the very first thought processes of staircase design. It begins with the planning process; in considering the safety of those using it; allocating a proper budget; and evaluating the space within the building. Then, it's all about the look you wish to achieve. This will guide the decision on materials best suited to the requirements.

Several materials are available for staircase design; concrete, stone, wood, glass and metal. If budget may be a restriction, ruling out stone, concrete could be the solution. Where space is a constraint, glass, wood and metal are good options but require maintenance due to durability. Wood lends itself to most design styles whether that's contemporary traditional or rustic.

However, stone is where our passion lies and having worked in everything from historic homes and iconic buildings to contemporary mansions, we are seeing that architects and clients are being drawn more and more to the characteristics of stone.

"The wow-factor of a sweeping stone staircase could be a stunning practical design option when historically it was not."

This is down to five key factors: the look; the longevity; the value; the history and the feeling. The key features of stone is that the material is visible from all sides, where other materials often have a concealed or plastered underside, and, despite its weight, can achieve a gravity-defying elegance, unachievable by other materials. Stone is the most durable material available. It will last longer than any of the other materials we have spoken about and it is an investment for the future, likely to outlive generations. Innovations in the industry have added to this durability



too, with anti-stain and anti-slip treatments being able to be easily applied onsite and much more effectively for the customer.

The craft of shaping a natural material to form structures – stone masonry – has not changed radically in years. The same intricate detail and architectural design that was achievable by a hammer and chisel in the thirteenth century remains achievable today, with techniques being passed down for centuries. However, advancements in production processes mean that the huge physical and time element, not to mention cost, previously associated with stone as a material are dramatically cut as primary cutting elements,

for example, are taken over by robotics. Thus, making it easier for today's stonemasons to create their masterpieces by hand in days and weeks, rather than years. Add to this, the advancements in design and the fact that we are always pushing the boundaries, the potential for stone uses within buildings really does open-up, from grand listed buildings to modern mansions in the heart of the city.

The wow-factor of a sweeping stone staircase could be a stunning practical design option when historically it was not. Nothing beats the elegance or endurance of the material and the options for application are constantly moving forwards.



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CHILDCARE INSTITUTIONS WITH SOUND DESIGN

The design of spaces for children is intriguing because of the permanent influence it can have on them. A new online theme by Danish acoustic panel manufacturer Troldekt explores through articles and expert interviews how good acoustics plays its part when designing these areas. Of course, other factors such as colour, shapes, robustness and finish also have an impact but so does sound. Children are noisy and active and the rooms they inhabit are typically large.

Careful design considerations are particularly important because a child's environment moulds their perspectives for the future and the development of the mind and body. School, activity and childcare spaces all affect self-esteem, performance and friendships and help shape the individual into the adults they will become.

Studies such as Bronzaft and McCarthy (1975) have shown the effect noise has on wellbeing and learning - This is the reason why the products of specialist manufacturers like Troldekt are specified to solve the problems of noise and reverberated sounds. If acoustic absorption

is ineffective, discomfort and irritation will result from the reverberations. If it is designed well, the participant's interest will increase, as many case studies for new and transformed buildings prove.

In an interview with Troldekt, the Danish education psychologist Mille Sylvest comments, "It's very important to be aware of noise when designing facilities. Noise affects stress levels for both children and staff because nobody can endure spending long periods of time in a noisy environment. Lower energy levels, more sick leave and poorer learning outcomes are the direct results of noise."

Specified throughout the UK and Europe, the benefits of 100% Troldekt natural wood wool panels include high sound absorption, high durability, natural breathability, low cost life cycle performance and sustainability.

This high performance is recognised by their Cradle to Cradle certification at Silver level. Available in various sizes and in four grades from extreme fine to coarse, the panels can be left untreated or painted in virtually any RAL colour.

► Samples, case studies and technical information are easily sourced from tel 01978 664255 or visit www.troldekt.co.uk.

More information around the theme of childcare institutions can be found on <https://www.troldekt.com/News/Themes/Child-care-institutions>



BRAND NEW SURFACES ADDED TO THE DP-LIMITLESS COLLECTION BY DECORATIVE PANELS LAMINATION

October marked the launch of three new additional ranges to further enhance the stocked dp-limitless Collection available from Elland-based Decorative Panels Lamination – and alongside stunning products from Pfleiderer and REHAU are out of the ordinary surfaces from Voice Tec.

Taking its offer to more than 90 laminates from Pfleiderer's DST collection, the new additions to Decorative Panels dp-limitless range include striking unicolours like Orange, Signal Red and Gentian Blue. Grain embossed unicolours have also been added along with embossed woodgrains like Milano Walnut, Ponderosa Pine, Bordeaux Oak, St Tropez Oak and Zebrano.

Unlike traditional bonding techniques which use cold pressed Emulsion Adhesives, dp-lamination bonds the Laminate to the substrate using a high performance PUR adhesive. Not only does this give a higher glue line strength it offers the additional benefits of being waterproof with excellent low and high temperature performance. There is no doubt that Laminate bonded in this way has all round superior qualities when compared to other methods. The new Pfleiderer products are available in laminated board size of 3050 x 1300 x 15mm, or 18mm MDF, and 2440 x 1220mm dp-lite hollowcore in variety of thicknesses and quantities from just one board.

Next to be launched in October at UK Construction Week was the REHAU Rauvisio Crystal range – a collection of on-trend surface materials that's suitable for both furniture and interior wall cladding applications. Rauvisio Crystal laminate combines the visual appeal of glass with the uncomplicated processing properties of an acrylic, and it comes with the added advantage of being 10 times more break resistant than real glass and half the weight. It's also light, UV, scratch and impact resistant. REHAU's Rauvisio Crystal décors – Conglomerato Chiaro, Conglomerato Scuro, Marmo Toscana, Marmo Romano, Marmo Bianco, Marmo Nero and Ruggine – have all been added to the dp-limitless offer and all the designs are available in gloss and matt finishes. All are available laminated on 2800 x 1300 x 15mm MDF and in quantities as low as a single sheet. For a seamless look, matching edgebanding is available directly from REHAU.

If you're looking for a finish that's very different, you're sure to find inspiration in a new collection of Voice Tec acrylic textured surfaces that's been added to the dp-limitless range under the Textured Surfaces category.



Image: Voice Tec

Decorative Panels Lamination has launched six 1.4mm thick patterns that are supplied in a white matt finish for recoating with a universal 1mm backing sheet, if required. Launched by dp-lamination at the Surface & Materials Show in October, Voice Tec's Loop, Cactus, Diamantino, Italian Plank, Juta and Giglio are deeply textured and very tactile. Taking inspiration from flowers and bark as well as metals, weaves and abstract patterns, these totally unique finishes are ideal for any custom project, and the surface can be used either uncoated or with an over lacquer. It can be painted or lacquered using acrylic, polyurethane or water-based finishes, it's resistant to weather and UV rays and can be processed using normal woodworking tools and machinery. Recoatable edging is also available. If you need a design creating to your own specification, Voice Tec will even do that for you and Decorative Panels Lamination will apply it to 3050 x 1300 x 15mm MDF panels.

► For more information on these three exciting additions, contact Decorative Panels Lamination on 01484 658341 or visit www.decorativepanels.co.uk



TANSUN'S RADIANT HEATING PANELS SUPPORT CCC ON CLIMATE CHANGE IN HOUSING

The UK Government is committed to building around 1.5 million new homes by 2022 and there are major plans for new housing in every part of the UK.

All new homes should be future-proofed for low-carbon heating, and by 2025 at the latest no new homes should be connecting to the gas grid.

In a recent document released by the Committee on Climate Change (CCC) on the creation of low carbon and sustainable homes, existing homes can help meet the challenges of climate change by switching to highly energy efficient appliances so the country can meet its target of a 15% reduction in the energy used for heating existing buildings by 2030.

Following the release of the report, heating experts Tansun have launched its new radiant panels to help transform the way people heat their homes and commercial buildings. Stylish, discrete and unobtrusive to blend into any environment, Tansun radiant panels are the ideal indoor heating solution for both commercial and domestic applications.

The Climate Change document states that the 29 million existing homes across the UK must reduce their carbon and energy use and become resilient to a changing climate. Tansun radiant heating panels are developed to provide even heat distribution to gently warm people



and objects before targeting the surrounding air. Each panel uses advanced heating technology designed to be environmentally friendly and remarkably energy efficient, resulting in energy conversion rates of around 98%.

The UK Government is currently working towards low-carbon heat in every home. However, according to the CCC fewer than 500,000 homes currently have some form of low-carbon heating in place. Tansun radiant panels produce heat that is similar to the sun and instead of warming the air like conventional heaters they heat the people and objects directly in their paths. The rays emitted are easily absorbed by the items and as cool surfaces heat up the panels raise the ambient temperature of the room.

"Temperature levels can be adjusted based on heating requirements to heat each individual room separately."

At a time where space heating currently makes up around 63% of annual energy consumption in existing homes, the CCC says that by 2025 no new homes should connect to the gas grid and should instead rely on low-carbon heating

systems. Making all new homes suitable for low-carbon heating at the earliest opportunity can save £1,500 - £5,500 per home compared to later having to retrofit low-carbon heat. Tansun radiant panels are designed with a number of benefits which include providing healthy, comfortable and gentle heat, ensuring safety and reliability, and are silent making them perfect for noise-sensitive environments. Developed to be highly energy efficient, the panels are cost effective and can save approximately 30-70% in heating costs. They come with a full five-year warranty.

The UK Government has also recently launched a Grand Challenge Mission to halve energy use of new buildings by 2030, and to make sure that every new building is safe, high quality and much more efficient by using 'clean' heating. Designed at IP55, the new Tansun heating panels can be used in bathrooms and offer an unobtrusive design that easily blends into any environment. Each heater is easy to install as there is no pipework and can be wall or ceiling mounted to save floor space. No regular maintenance is required.

The report also states that the quality, design and use of homes across the UK must be improved now to address the challenges of climate change. With this in mind, all rooms around the home can benefit from radiant panel heating including living rooms, dining rooms, bedrooms, bathrooms, garages and conservatories. There are many commercial applications for the new panel heaters too such as restaurants, offices, salons, hotels, retail, education and healthcare.

With the installation of timers and thermostats also recommended, the Tansun Digital Thermostat helps to control the radiant heating panels easily to maximise their potential and save energy and money. Temperature levels can be adjusted based on heating requirements to heat each individual room separately. Designed to a high standard, the Tansun Thermostat will ensure a cosy atmosphere wherever a heater is installed.

Tansun has implemented and maintains a proactive policy on environmental issues and has carried out a thorough examination of its activities and their impact on the environment. The company supports the need to ensure that the new homes planned across the UK are fit for purpose and with low emissions and are designed with a package of design improvements to adapt to the changing climate. Tighter standards on new buildings to ensure they deliver ultra-high levels of energy efficiency will help reduce greenhouse gas emissions from homes where heating and hot water currently makes up 25% of total energy use and 15% of greenhouse gas emissions.

All of Tansun's products are made in the UK and are designed using premium components. The company has been established for 35 years and pioneered the concept of radiant electric heaters alongside Philips technology. Tansun has the largest range of domestic, commercial and industrial radiant heaters in the world, providing maintenance-free, safe and healthy radiant heaters for many different types of heating applications.

www.tansun.com



BEAUTIFUL BESPOKE BILLIARD TABLES

The craftsmen at Sir William Bentley Billiards' workshop, in Marten, England, have designed and made some of the world's most beautiful bespoke billiard tables.

With nearly 40 years of experience in Antique Billiards restoration and reproduction, they have become experts in their craft. Their aim has been to continue the Victorian tradition of Excellence in billiard table manufacture by restoring and reproducing designs of that era whilst applying the same attention to detail and focus on quality to the creation of bespoke contemporary tables for Snooker, Pool, French & Russian billiards, as well as dual-purpose dining tables, matching accessories and billiard lighting.

The family-run business is committed to providing a truly bespoke, personalised service, producing unique furniture of the highest quality, from the finest materials. Each piece is handmade to order, with every detail subject to the client's individual specifications – or that of their interior designer. Once finished, the tables are meticulously assembled on-site and set-up by the company's experienced fitters.

This truly bespoke approach, and the quality of its work, has led the company to be widely known within the Interior design industry, Internationally, as well as in the UK. Many of their tables have been uniquely specified by top Interior and are as likely to be found in a Luxury hotel in the far East, or boutique Bar in Dubai as they are in a private Alpine Chalet or a Mayfair basement.

As a result, their table designs have become increasingly diverse and contemporary, and the finishes, craftsmanship and attention to detail are subject to the scrutiny of this most discerning audience. The appeal to these clients is clear – every table is meticulously made to match the interior design of the property it's being made for.

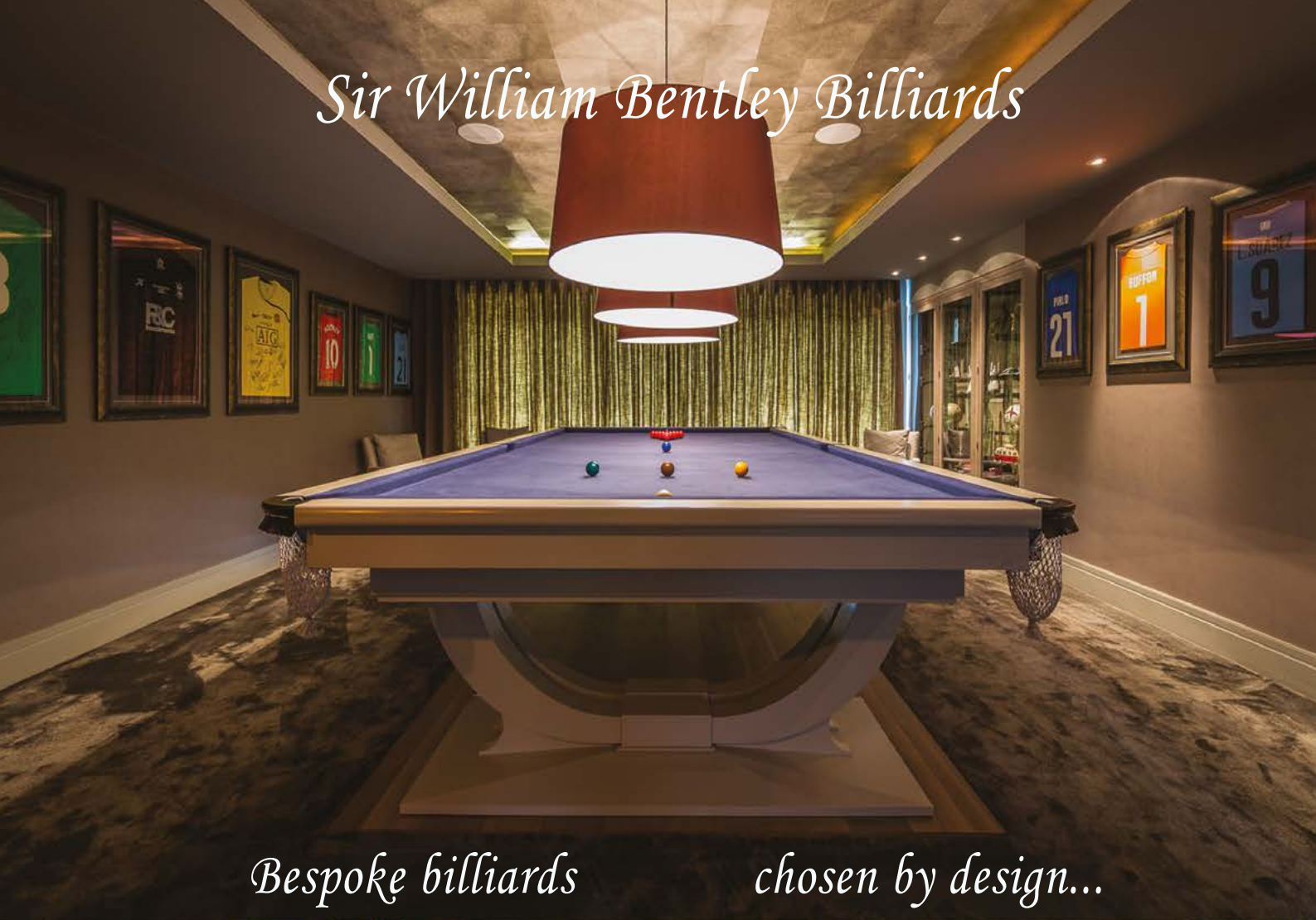
In recent years, working with commercial clients such as luxury Property Developers and boutique Hotels, the company has also started to offer their unique tables on a lease, rental or sale or return basis. Developers can therefore furnish their property with a stunning piece of furniture, and hotels and bars can offer a luxury feature – beautifully suited to their space, possibly offering alternative use of this space – without the capital outlay typically involved in owning such a piece of furniture.

► **If you're interested to find out more, the company welcomes visitors to its workshops and showrooms by appointment.**

Call 01264 731 210 or visit www.billiards.co.uk



Sir William Bentley Billiards



Bespoke billiards

chosen by design...



www. billiards.uk
tel. +44 (0) 1264 731 210





THE SOCIAL KITCHEN

Mark Elmore, Head of Design at Fisher & Paykel highlights the need for a social kitchen in the home.

As designers of kitchen appliances, we believe that great kitchens are crucial to wellbeing. The kitchen is the heart of the home. It can be both a retreat from a busy chaotic world and a social hub. It is where we nourish, we collaborate, we create and juggle busy lives. Its importance in wellbeing and health cannot be overlooked.

There's nothing worse than appliances that dominate or fight with the design of the kitchen and so it is crucial that appliances seamlessly integrate into the kitchen. As kitchens evolve to be more like living spaces, technology is becoming more embedded with a focus on simple, discreet interfaces that don't overwhelm.

Our world is changing at a pace never seen before. The way we live, interact, and what's important to us as consumers is in constant flux. We call it Design for a Changing World. It is the result of macro changes in the way we live, and these relate directly to our beliefs on health and wellbeing. A generational shift has occurred – Millennials are now the largest consumer group globally and with them comes a different set of values. A willingness to spend disposable income, a deep care for food and its provenance, a love of design and a desire for the finer things. They are looking for something fresh, new and authentic. Global lifestyles, cultures, mobility and urbanisation are distinct but intertwined.

The predominance of inner-city and apartment living as populations become more urbanised shapes the choice a consumer can make around home and kitchen design. Any home should be a sanctuary and we see demand for beautiful compact kitchens and appliances that fit seamlessly into the wider living spaces. Respect for our interaction with the environment is causing change as consumers are opting for brands that are serious about sustainability.

"The kitchen is the heart of the home. It can be both a retreat from a busy chaotic world and a social hub."

In kitchen design, the 'work triangle' was based on moving between the key mechanisms of the hob and oven, the fridge and the sink. This was derived from an efficient time-and-motion study – based on a production-line metaphor. This efficiency makes cooking seem a task: something we had to do alone, as quickly as possible and get out. But now we create and experiment. The kitchen is now our metaphorical 'shed' where we tinker, perhaps making it up as we go along, perhaps following a recipe. More people are moving into the kitchen. At parties, rather than just sitting and watching the theatre unfold, the guest is picking up the wooden spoon and giving the pot a stir. It is now a team effort.

Fisher & Paykel calls this “The Social Kitchen” philosophy and it remains at the forefront of the trends influencing modern interior design and construction. As an appliance innovator, it is our role to continue our active collaboration with housebuilders to ensure our products continue to meet their needs as well as those of our customers.

The notion of the Social Kitchen underpins our design philosophy in developing flexible appliances that can be distributed throughout the kitchen and tailored to individual lifestyle needs. The key to the social kitchen is understanding patterns of use – here, we engage and interact with family and friends at parties; we do homework and spend time on our hobbies. Considered kitchens reflect this in their layout – from the efficient single person space using the work triangle to distributed appliances in work zones that allow family and friends to prepare and share a meal together.

Often the design of modern homes does not allow space for separate hobbies or workshop rooms – we see the kitchen as a place for everyone to experiment, be creative and perhaps go from being a novice to an expert in baking or a new style of cooking. This can create a sense of wellbeing and satisfaction; our role is to work in the background and to provide discrete technologies without technology overload, but also have the sophistication to provide the perfect cooking result for both the novice and the expert.

To successfully create this social hub, it’s important to open up the kitchen design and to move the appliances out into places that allow work zones for more than one person. This means that a friend or partner can pick up a knife and chop some vegetables or stir the sauce – creating a shared



experience. Today’s kitchen needs to be able to respond to these needs through modular distribution and exceptional functionality.

Curating a collection of kitchen appliances that can adapt to the physical, architectural, sociological and psychological changes that are occurring in today’s and tomorrow’s kitchens can only be done by working closely with specifiers who are responsible for bringing these spaces to life.

www.fisherpaykel.com/uk





HEALTHY KITCHEN DESIGN

Dean Weston from Commodore Design offers advice on how you can create kitchens that meet the growing demand for healthier living.

Now worth £3.5 trillion, the global wellness industry is rapidly growing as more and more people across the globe seek to improve their physical and mental wellbeing. This wellness mega trend is filtering through many aspects of our lives, including the design of our homes.

Kitchens, in particular, offer huge potential for housebuilders and developers to help their customers feel healthier and happier. Here are just some of the ways in which this can be achieved.

MULTISENSORY DESIGN

Multisensory design is already being used in workplaces and urban planning but can be reflected across the home too. It's a concept that acknowledges people experience and react to space in many ways, using all of their senses. This can affect the way we feel, our behaviour and physical and mental wellbeing.

For example, the colour of a kitchen will appeal to our sense of sight but there is also strong evidence that colour schemes can affect our mood. Research linked to colour chromotherapy, which is believed to affect body vibrations, has highlighted that different shades can trigger a variety of emotional responses.

In the kitchen, this means a splash of the right colour could make a significant difference to the owner. Shades to consider include yellow, which can brighten a person's mood and increase energy, and blue which can increase a sense of calm and relaxation.

INCREASE NATURAL LIGHT

Lighting can be complex in a kitchen where functionality and comfort must combine, but it's another important consideration when designing for healthier living.

Too much artificial lighting can cause headaches and eye strain so different options such as dimmable lights must be weaved into the final design. However, one of the most beneficial solutions for our wellbeing is to flood the space with natural light.

Skylights and bifold doors work particularly well but if these aren't feasible then consider how kitchen finishes could be affected by light. For example, light coloured worktops can help to disperse light more evenly whereas darker ones will absorb more light. Gloss cabinets can also make the most of natural light.

ADD NOISE MINIMISING FEATURES

Open plan spaces are here to stay, but sociable living needs to be balanced with high levels of comfort, including minimising noise.

This could involve zoning larger spaces using screening to help contain the noise or installing products and systems specifically designed to absorb noise. Recent innovations include acoustic panels printed with patterns for floor to ceiling applications as well as adjustable acoustic beams that can be applied to both ceilings and walls to absorb sound and are available in 17 colours.

The choice of kitchen appliance is also important to keep the peace and there are several products worth considering in this respect. Kitchen appliance manufacturer, Novy, has launched a range of products aimed at providing silent power in the kitchen. Its cooker hoods have been designed with an advanced soundproofing system and a double-walled bottom plate, which make them quieter than whatever is cooking.

"Kitchens, in particular, offer huge potential for housebuilders and developers to help their customers feel healthier and happier."

Miele also offers an extractor fan with a specially insulated motor, chimney and cooker hood canopy for effective sound proofing. The same product diffuses one of three selected scents and changes colour helping to appeal to more senses as part of a multisensory design approach.

CLEAN THE AIR

A study commissioned by environmental charity Global Action Plan revealed that indoor air pollution is 3.5 times worse than outdoor air pollution and at its peak can be up to 560 times higher.

Although there are various ways homeowners can help to reduce air pollution, such as air purifiers, housebuilders can also play a part.

Many building products emit volatile organic compounds (VOCs). These are toxic gases which are partly responsible for an increase in respiratory and other serious health conditions. Choosing materials at the design stage that are rated as low/no VOC can therefore significantly improve air quality. These include natural construction materials for countertops such as stone, recycled glass, reclaimed wood and stainless steel.

A HAPPY HOME

There is no denying that wellness is a global trend. With a rapidly rising number of people taking action to improve their wellbeing, housebuilders and developers must move quickly to keep up.

From the application of new technologies and natural building materials through to more considered design concepts, there are many ways to create a bespoke kitchen that ensures homebuyers are not only happier but healthier.

www.commodoredesign.com

Commodore Design - Bespoke As Standard



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HOW HOUSEBUILDERS CAN MAKE KITCHENS MORE ACCESSIBLE

More than ever, housebuilders are experiencing an increasing demand for accessible homes without compromising on design.

With the kitchen being the heart of the home, homeowners of all ages and levels of mobility want to enjoy the experience of cooking, cleaning and socialising in a stylish space that they are proud of. Moores' latest innovations for the kitchen pair good looking design with accessible solutions to create spaces that are ergonomic for all. Here, Andrew Story, Head of Product Development at Moores shares the latest innovations in this area.

ACCESSIBILITY FOR ALL AGES

The Office for National Statistics¹ has named population ageing as a global phenomenon with people over the age of 60 expected to make up 16.5% of the population by 2030. Therefore, a key aspect of creating an accessible space is considering this ageing population and its specific needs, whether this be when specifying retirement and residential homes, incorporating accessibility into multigenerational homes or specifying projects for older clients.

By donning 'age explorer' suits that physically age their movements by 20 years and upwards, R&D teams can walk in the shoes of an older demographic. In doing so, they are able to experience the challenges faced by this demographic first-hand and conceptualise helpful solutions accordingly.

ADJUSTABLE WORKTOPS

The introduction of rise and fall worktops now allows each potential user to personalise the height of the cabinets and worktops to their specific needs, creating a versatile space for multigenerational homes and homes in which residents have varying levels of mobility. There are a variety of different options regarding functionality, ranging from a rise and fall electronic motor that can be operated via wall-situated buttons to manual adjusting via a handle.

Moore's Definitive Collection in Noventa Larch with floating base units



"Kitchen design is moving more towards accessibility becoming the norm in new homes, not least because these features are ultimately beneficial to future-proofing a home for all profiles of prospective buyers."

DROP-DOWN SHELF DESIGNS

Hard-to-reach, high-up shelving is a common issue faced by many homeowners including those living in multigenerational homes with children, those with specific height requirements and those with limited mobility including wheelchair users. However, kitchen manufacturers now offer drop-down shelf designs as a solution. Fitted internally, they allow access to hard-to-reach, high-up shelving without requiring an obvious and unattractive fixture that detracts from the homeowner's design aesthetic.

MANOEUVRABLE FLOORSPACE

It is important to consider small but important features that may often be an afterthought in kitchen design such as providing the option of wall hung furniture, making it much easier for those in wheelchairs to navigate the space and have closer access to worktops. The cabinets being wall-hung offers a sleek and contemporary statement feature in the home rather than detracting from the space.

Kitchen design is moving more towards accessibility becoming the norm in new homes, not least because these features are ultimately beneficial to future-proofing a home for all profiles of prospective buyers. By implementing these new features for the kitchen, we want to ensure that our designs are beneficial to homeowners of all ages and levels of mobility while maintaining the beautiful and contemporary aesthetic that is synonymous with our brand.

www.moores.co.uk

STARON INTRODUCES SEVEN COLOURS TO ITS SURFACE COLLECTION FOR 2020



Designed with modern living in mind, premium solid surface brand, Staron has introduced seven new colours to its collection. Inspired by contemporary design and interiors, the new surfaces offer a refined finish that's guaranteed to enhance any residential kitchen, bathroom or commercial space.

NEUTRAL, YET EYE-CATCHING, EACH NEW COLOUR FROM STARON FEATURES INTRICATE, CONSIDERED DETAIL.

From the unfinished, industrial look of Supreme Ash Concrete, to the contrasting flecks of Terrazzo Venezia, each new shade combines a stunning appearance with outstanding practical qualities. Opt for the wash-effect shades of brown, ash and white in Supreme Concerto for a unique worktop designed to make a statement, or choose Supreme Flux for a bright, yet subtly mottled surface. Pebble Tearose, made from Staron's most popular sandy stone shades, features a multitude of flecks for a more textured appearance, whilst Sanded Mint and Sanded Iceblue offer a more vibrant choice, perfect for the healthcare sector due to their translucent characteristics.



The award-winning, revolutionary surfaces from Staron combine a sophisticated blend of natural minerals and thermosetting acrylic polymers for a structure that's as durable as it is hygienic. The exceptional qualities offer total flexibility when it comes to design, providing a seamless, curvaceous look if desired.

Staron is priced from £350 per m² (based on a fabricated kitchen worktop to a basic specification with upstands)

www.staron.com



Lapitec - sintered stone – Marble & Granite Center.



Natural stone work-surface.

THE FIGHT FOR MARKET SHARE – MAN-MADE OR NATURAL!

There is a debate raging in the stone industry.

With the increase of market share by man-made materials, in areas traditionally occupied by natural stone, the choice for the consumer has increased. But not always in the full knowledge of what the choices contain and how they perform. What are the true ecological credentials of either and should we be using them at all?

The main battlefield is kitchen work surfaces. Traditionally made from natural marble, and in more recent years granite, limestone and slate - man-made quartz (or engineered quartz) has taken a large chunk of the market.

Is the natural stone industry just bleating about a successful rival, when they have long neglected to promote natural stone in any meaningful way themselves?

And if man-made quartz is the all singing, all dancing alternative to natural stone, why does it have to assume the names of natural stone, claim it is a version of stone and try to look like stone?

Man-made quartz (not to be confused with quartzite, which is a natural stone): a composite made from quartz mineral (approx. 75% by volume), bound together with a binder resin, (approx. 24% by volume), and then coloured with pigments, (1 to 2%). Heated, calibrated and polished. The finished product tends to come in singular colours, some with sparkles. Manufacturer's claim it is chip resistant, moisture and stain resistance and hygienic. There are warnings about placing hot pans directly on the surface as they may crack the material or leave burn marks.

The market is becoming saturated with choices and there is an unhealthy market for unbranded material, without the manufacturer's mark printed on the back, appearing as a cheaper alternative, and therefore without the manufacturer's guarantee. There is also another man-made product on the market called Lapitec which is a "sintered stone", available from the Marble and Granite Centre in Rickmansworth, which uses 100% natural products, is inert, recyclable and has excellent ecological credentials.

Natural granite is igneous rock, formed at high temperatures in the earth's crust, made up of varying quantities of feldspar, quartz, and mica. The name is applied to a variety of igneous rock, similar in structure, but not all the same. Generally, it is hard wearing, heat resistant and can be sealed to resist liquid ingress, which makes maintenance simple. It can be highly polished or honed. Colours can be uniform pinks and creams - salt and pepper or wild and unique.

Marble and limestone are increasingly specified for high end luxury apartment work-tops. These look beautiful, but the materials are calcium carbonate based and can be susceptible to acid etching from citreous fruit, wine and household cleaners. Though some prefer the natural patina that develops on the surface of these stones with age and use.

What can you do with all those the old worksurfaces once you decide to replace them in 10 or 20 years' time? Will an indestructible pile of inorganic resin bonded material pile-up somewhere, like the fridge mountains of earlier this century? What is contained in the resin that binds the man-made quartz together? Certainly Lapitec and all natural stones can be crushed and returned to the earth, naturally.

More questions than answers? Ultimately, the beauty is in the eye of the beholder. Perhaps, like imitations gone before, natural stone will shrug off the competition in time. After all, its been around for millions of years and will probably be around for a few more. Will its rivals?

WHAT'S YOUR CHOICE?

Robert Merry is a Director of the Stone Consultants. A member of the Stone federation of Great Britain, Chartered Institute of Building and the British Standards Institute. The Stone Consultants offer specialist advice and guidance on all aspects of using stone, both natural and "unnatural", as well as expert witness services.

► **Contact: info@stoneconsultants.co.uk or visit www.stoneconsultants.co.uk**



XUL ARCHITECTURE REBUILD A SEMI-DETACHED HOUSE IN NORTH LONDON

North London based XUL Architecture have demolished and rebuilt this family home in East Finchley creating a light-filled house with views to the garden.

Located in a quiet cul-de-sac, just outside the Hampstead Garden Suburb, the family of five had purchased the house which needed a full refurbishment. They decided to live in the property first for a year to better understand their needs.

House renovations are common in London as there is a wide variety of traditional housing stock that rarely suits the size and activity of a family in the 21st Century. When considering their renovation, this family turned to XUL Architecture to explore the best layout for their needs. With the considerable renovation suggestions, XUL produced a cost for two options: to renovate or demolish.

As a semi-detached property, there is often a pre-conception that demolition is not an option, however with steel structures to support the neighbouring house it can prove to be an option that is best for the project.

“By demolishing the existing building, the new home would be classified as a Self-Build project which does not attract VAT. This reduced the cost to the homeowner by 20%. When compared against a renovation project which would be charged VAT, this was a more favourable approach.” — Sebastian Sandler, XUL’s Managing Director

This social family wanted an open plan kitchen, dining and family area that would allow them to entertain. They also needed a large playroom for the kids that would work with them as they grow. The house has a beautiful garden but the existing arrangement was not making the most of the views so it was important to open up as much of the rear spaces to the garden and to create a view of the garden from the front entrance so that light carried throughout. The lower level at the rear provided an ideal opportunity to add a basement looking out on to the garden.



"House renovations are common in London as there is a wide variety of traditional housing stock that rarely suits the size and activity of a family in the 21st Century."

The Self-Build home reinstated the front elevation with minor alterations and extensions to match the neighbouring property. A full basement provides a guest bedroom with seating area, games room with gym, spa consisting of sauna, steam room, shower, relaxation area and utility with storage. With nine additional rooms, XUL increased the net internal area from 158.85m² to a total of 378.60m² (a 138% increase).

The tilted skylight above the dining room is angled to maximise the ingress of light. It was designed to have an integrated electric blind for moments when the sun would be too strong.





A mirror-clad light tunnel in the children's bathroom fills this internal room with natural daylight. The bathroom is within the centre of the house, therefore would usually be a dark space, however, the space above the bath is opened drawing light down from the skylight via a series of angled mirrors. At night the mirrors reflect LED lights which are set within the tunnel.

It was important to create close communication with the semi-detached neighbours as they would be affected by a demolition project. XUL presented the project to the local community in its early stages which proved effective in dealing with queries and helped to gain planning permission from Barnet Council with minimum objections.

www.xularchitecture.co.uk

Photography by Matt Clayton.

CONSULTANTS

Structural Engineer: Halstead Associates

Quantity Surveyor: Wheelers Group

M&E Consultant: Judd Consulting

Lighting Consultant: Joseph Interiors

SUPPLIERS

Aluminium windows & doors: HedgeHog Windows

PVC windows: Galaxy Windows

Lightwell glazing: The Natural Daylight Company

Sauna & Steam room: Oceanic Sauna & Steam

Kitchen: Braverman Kitchens

Staircase & external balustrade: Railing London

Lighting: iGuzzini

Ironmongery: SDS

Sanitary ware: Empress Bathrooms

Tiling: Porcelain Tiles

Joinery: Village Cabinets

Blinds: Village Fabrics

Sliding pocket door system: Selo UK

Aluminium cladding: ICB Fabrications



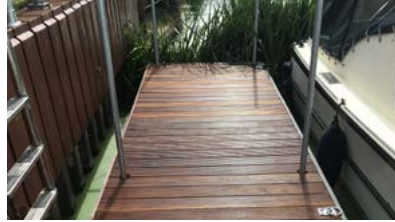
Trex Decking

Adding a deck to one's garden is unquestionably one of the best investments a homeowner can make.

Trex Company, the world's No 1 decking brand, offers a simple and easy way to enhance your garden, whilst also building with green materials. With high-definition wood grain patterns and rich, saturated colours inspired by the outdoors, Trex composite decking looks natural and boasts a vibrancy that remains unchanged for years

Featuring a protective shell for superior defense against severe weather and heavy foot traffic, Trex deck boards will retain their good looks even after years of wet British winters and are guaranteed to look as good as new by the time summer comes around – year after year.

Trex decking is available locally through Arbordeck stores www.arbordeck.co.uk



Stunning jetty finished with Osmo UK

After installing a jetty to provide safe access to his boat, a marine enthusiast was looking for a product that would protect the wooden decking from the elements whilst also enhancing its natural grain. Painter and decorator, Robert Moore of R.F.M Painting & Decorating Services was contracted for the project and Osmo UK Decking-Oil was chosen to provide a high-quality and professional finish. Designed to protect, maintain and enhance the wooden surface, Decking-Oil produces a smooth satin finish which is water and dirt resistant. The microporous finish consists of natural vegetable oils and waxes which allows the wood to breathe, reducing the risk of swelling and shrinkage over time. The professional nature of the finish means that it will not crack, flake, peel or blister providing the homeowner with peace of mind that his jetty will continue to look its best.

For more information on the complete range of Osmo eco-friendly finishes, please visit www.osmouk.com



Neaco launches new plank systems for ready-made building compliance

Decking manufacturer, Neaco, has launched a new range of aluminium plank systems which are made-to-measure for fast supply and installation, outstanding performance and full compliance with Building Regulations.

Two profiles, Neatlok and Neatwalk, are designed to replicate the aesthetic of traditional timber decking with the option of durable coating in any RAL colour or one of Neaco's standard finishes. Neatlok is a closed, interlocking plank that provides privacy and directional drainage. Neatwalk planks are laid with 5mm gaps for a free-draining solution. Both provide superior spanning capability and are categorised as Low Risk of Slip.

Providing an A1 or A2 Fire Rating, the systems are ideal for new build and refurbishment projects which are required by law to use non-combustible materials on balconies.

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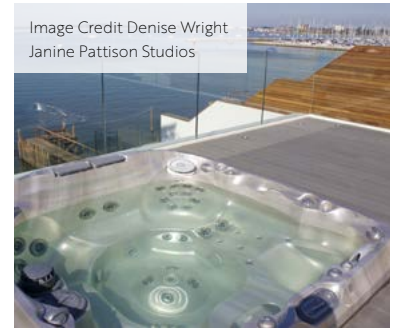
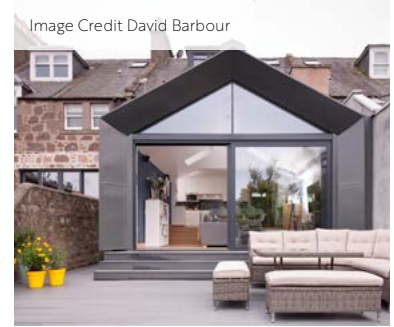
Image Credit Denise Wright
Janine Pattison Studios

Image Credit David Barbour

ECODEK

British manufacturer Ecodek have been producing their unique Wood Polymer Composite boards system for over 15 years. In 2018 alone, the production of ecodek® material consumed more than 3600 tonnes of recycled plastic milk bottles and sustainably sourced hardwood fibres.

ecodek® boards are available in three profiles, two finishes and five colours, so suitable for a huge range of applications both commercial and residential. ecodek® can be found across the UK and beyond, in public realm areas such as walkways, bridges, schools, care homes, stadia, restaurants – the list goes on.

With the versatility to adapt to urban or traditional design schemes, ecodek® decking systems will allow the designer to transform outdoor spaces and gardens into feature areas. A range of specific screws, substructure bearers and beams are also available.

Offering bespoke lengths to suit individual projects in both our AT and HD ranges means a welcome relief on site to the usual problem of waste materials. As ecodek® material is 100% recyclable, should any waste be generated on site, we can be buy this back and put into the production of new boards.

The boards will not warp, splinter or rot, and as ecodek® does not promote mould or algae growth, only require minimal maintenance, and do not require sanding or sealing.

ecodek® material comes with a 25 year warranty as standard, giving piece of mind to both specifier and end user.

An independent life-cycle assessment considered the manufacture of ecodek® (from cradle to factory-gate) showed that production of ecodek® had a net effect of

removing carbon dioxide from the atmosphere rather than adding to it – hence carbon negative - a huge achievement in modern manufacturing and one that clearly illustrates our environmental credentials and commitment.

Ecodek is a member of Made in Britain, an organisation established to promote and support British manufacturers, and proudly bear the Made in Britain Marque.

ecodek® AT and HD Reversible Grooved Ribbed boards are available in bespoke lengths and five colours.

ecodek® Heritage Woodgrain Effect boards are available in standard 3.6m lengths and five colours.

To improve safety and aesthetics for outdoor living and public realm spaces, Ecodek now offer DekGlo, an innovative form of lighting for the decking market, charging in daylight and glowing throughout the night.

Requiring no wiring, DekGlo is easy to install, sticking or screwing into decking or drilling a recess so the DekGlo discs lie flush with the surrounding surface. Guaranteed for 20 years, there is no ongoing maintenance issues giving peace of mind to the end-user.

Edges of steps, decking and balustrades can be highlighted to provide a safe outdoor area year-round, providing illumination without ongoing energy costs or damage to the environment.

Contact us to find out more about this fantastic new product, as well as our decking range.

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Terraqua Environmental Solutions specialize in the creation and maintenance of lakes and ponds. Our wealth of practical water-management knowledge means we provide a reassuringly good service for private individuals and Estate owners.

We operate mainly in the south of England and over the last 20 years have restored, improved, enlarged and created over 1,500 lakes and ponds in a variety of environments ranging in size from small ponds to very large lakes.

In addition to lake and pond construction we can provide a full range of maintenance services including dredging, pond lining, water control structures, dam repairs and leaks, construction of jetties, fishing platforms and bridges.

All works are carried out by our team of highly skilled and experienced staff who have worked with us for many years. They are very knowledgeable and passionate about what they do and take great pride in their work allowing us to consistently deliver projects of the highest quality.

If you are considering constructing a lake or a pond and have something in mind, please give us a call - we can take your vision and help you turn it into a reality.

Turn this...



Before

Into this...



After



We also have our own nursery in Surrey where we lovingly grow UK indigenous aquatic plants and create beautiful pre-planted coir rolls which are a brilliant solution to erosion control as well as creating a wonderful wetland habitat for wildlife.

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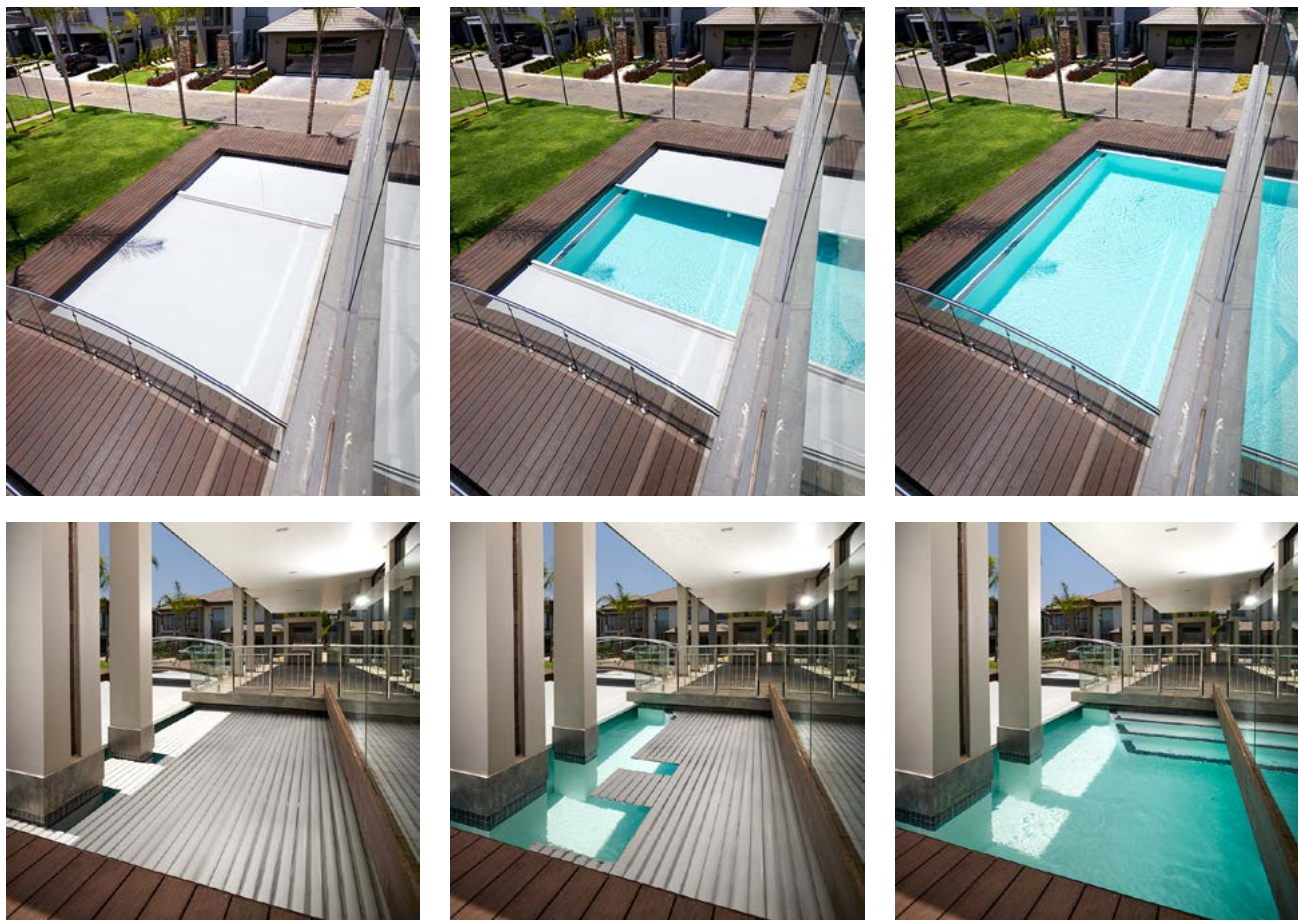
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TWO OF THE BEST

THE ELEMENTS:

The home focuses on accommodating a number of guests, providing an experience of a 'home-from-home'. As such the client's brief included leisure facilities such as a games room, gym, tennis court and indoor swimming pool.

The project consists of three wings comprising of the entrance/dining spaces, living and leisure at ground floor. These wings divide the site into zoned landscape areas with each space having multi-aspect outlooks. In particular, the pool overlooks the morning leisure garden and suntrap courtyard with glazing used extensively to blur the threshold between inside and outside.

The internal nature provides the opportunity for the pool to be used all year around, but the large sliding glazing can open up directly to the gardens in fairer weather.

Throughout the project a light tile floor finish is used both internally and externally to exaggerate this further. This finish seamlessly continues into the pool, the water reflecting the bright surfaces surrounding it.

The design also focuses on sustainability, incorporating a ground-source heat pump to primarily heat the house and the pool, with solar panels providing an additional source.

"The design also focuses on sustainability, incorporating a ground-source heat pump to primarily heat the house and the pool, with solar panels providing an additional source."



BLACK HOUSE:

The Black House rectangular massing divides the house into blocks by key site axes, informed by a view from the pool to a large populus tree, and a continuation of a previous path to the site. As such each block is linked to a distinct aspect of the surrounding garden and internal courtyard, the drawing room fronting onto the pool area to the west linking the functions of rest and play.

The axes informs an elevated path leading from the house to the pool, continuing and stretching the hovering nature of the building out into the landscape. This meets the pool area and continues to an existing summer house, linking elements in the wider landscape back to the main house. Planting in the landscape zones the space, creating some privacy to hide the pool from surrounding views.

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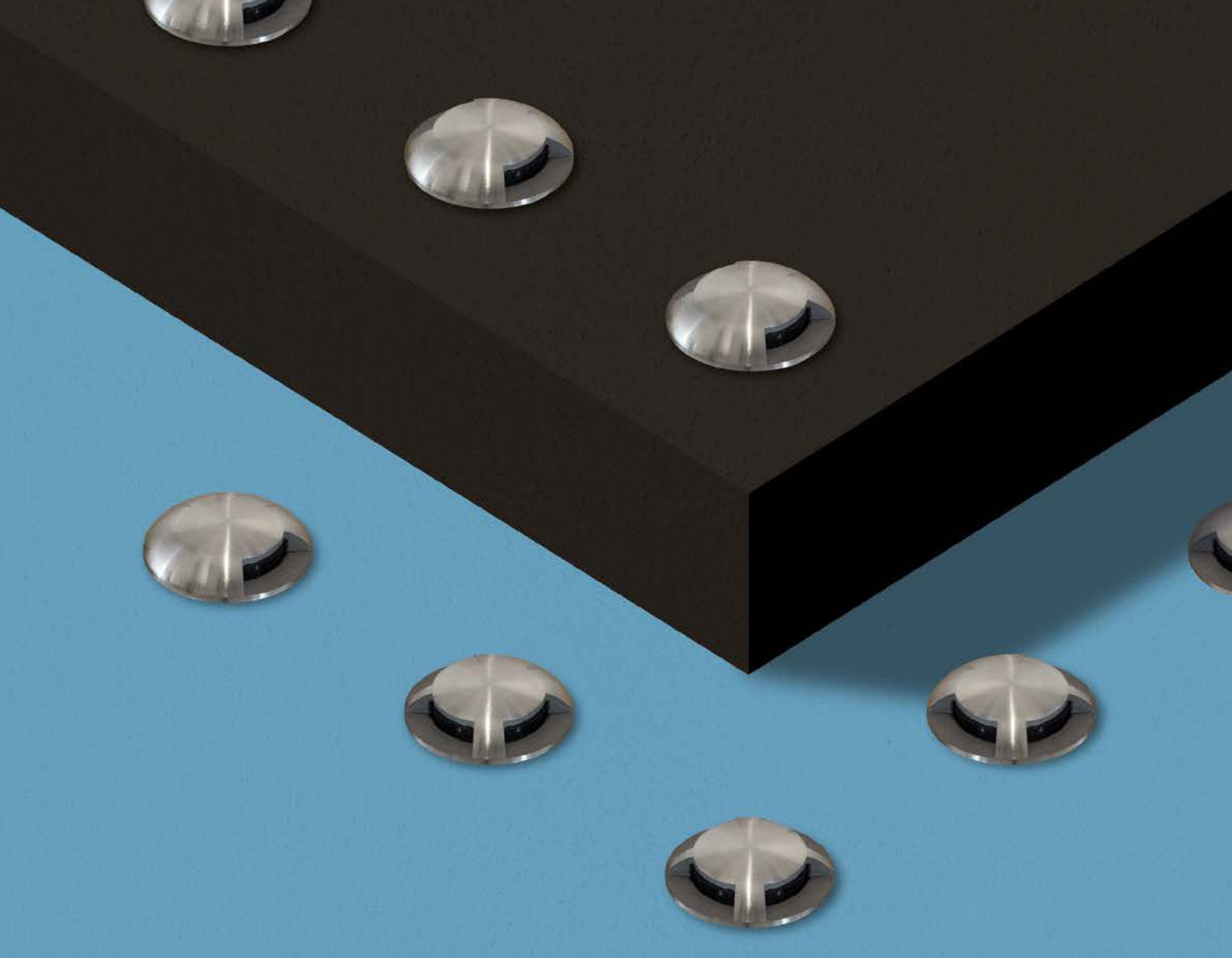


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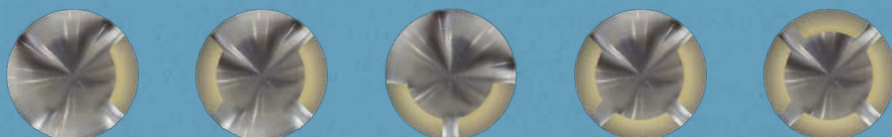
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‘TO SELL OR SPECIFY?’

By Wojciech Brozyna, Managing Director of Aluprof UK Limited

There are many ways of completing various projects we undertake in both our personal and business lives. So, what are the ‘drivers’ to complete the work required? how do we view the timeline to completion, what resources do we use and what inconveniences do we experience if we have to do the work again?

Taking a step back and looking at these issues enables us to better understand the work we require and how to complete it.

The question is do we look for a ‘quick fix’ one that will possibly fail again at some point, or do we look at a ‘permanent fix’, something that we can complete and forget, or hopefully have pride in a job well done? What about costs? I suppose it depends on our timing, availability of funds and potential inconvenience. Window and facade requirements easily fall within these basic parameters and mind sets.

LET’S LOOK AT AN EXAMPLE...

A vertical ribbon glazing requirement over several floors, do we use curtain wall, or do we consider a stacked window system? The curtain wall, correctly specified and installed, could be seen as a ‘permanent fix’, whilst a vertical run of jointed windows could be seen as a ‘quick fix’ and certainly cheaper. So, do we prioritise the ‘sell’ and offer the cheapest solution, or do we ‘specify’ offering the client the robust and probably correct solution for a long and trouble free installation? Maybe both approaches could be correct, but we need to determine the clients requirements.

When a commercial aluminium systems company or installer quotes for a project, they are seen as the ‘specialist’.



No one on site will generally question the specification, as long as it is broadly in line with the architect's design intent unless the main contractor has employed their own facade consultant, or has a full time facade manager involved. In the absence of this further specialist do we 'sell' or 'specify'? Often to gain an order, some installers will offer the most cost effective solution based on installation costs, but, by looking at the project as a whole and not the system being costed in isolation, a more robust system can be used at a similar cost if the installation was 'Value Managed'.

"The question is do we look for a 'quick fix' one that will possibly fail again at some point, or do we look at a 'permanent fix', something that we can complete and forget, or hopefully have pride in a job well done?"

Value Management looks at every process from order through to completion. In the facade industry the principles of Value Management have been adopted by Aluprof to deliver competitive installations in conjunction with their extensive network of fabricators and installers.

To begin with, an overview of the complete project programme is needed, with each of the processes and deadlines for completion itemised. It is at this stage that options are discussed. One of the obvious choices is that of the system to be used for the facade, as with other high end systems companies, Aluprof offer their systems in various designs to meet the exact needs of the building.

An example of this can be seen in Aluprof's popular MB-SR50N Curtain Wall system, far from being a single system there are many options to choose from, these include various insulation levels, capping options or structural arrangements, each choice represents a cost or a cost saving. It's a little like specifying options on a new car taking the base model of choice as a starting point.

A further consideration is the optimisation of aluminium profile cutting. To reduce wastage on fabrication, profiles can be extruded to special lengths which offer high levels of cutting optimisation which in turn reduces material waste, which reduces costs. These are just some of the important issues that are reviewed in the Value Management process which ensures that the completed project performs exactly as specified and perfectly meets with the clients expectations.

Utilising BIM to its fullest extent will always ensure that complications are discussed and cleared at very early stages, this again saves cost further down the supply chain. Utilising BIM reduces the quantity of detailed installation drawings that need to be completed which compliment the BIM model. Aluprof offer a wide range of BIM models which are constantly being revised to offer as much data as can be easily incorporated into a current BIM project.

With a large systems company such as Aluprof, working on the Value Management of a project at the very early stages, options such as choice of fabrication location can be explored to offer the best value and quality. An example

of this could be complex details within a unitised project where a local fabricator could produce all the standard units and where complex, say curved units, are manufactured competitively elsewhere where specialist equipment is available.

The key to any programme would be to add value, not in cost terms, but in quality and time performance. As we are all too aware, time delays on site carry significant costs for both main contractor and consequently sub-contractor.

To ensure that any installation meets exacting site requirements, new profiles can form part of the Value Management process.

New profiles could offer not just a better detail, but new profiles can reduce costs and can reduce the time taken to install on site. At the extreme end of Value Management is the option of developing an entirely new system to meet a project's requirement. The experience within the technical team at Aluprof makes this option entirely possible, as it has been done before.

Installation 'Value Management' could mean that on site teams are chosen with installers who are fully experienced in the exact systems being installed, possibly by making up new teams with highly experienced site agents who know the systems being used very well as they have worked on extensive installations using the same systems.

These are just a few of the considerations reviewed when Aluprof are specified in any facade or window project from the early design stages. The results speak for themselves, with Aluprof's extensive growth in the UK working for some of the largest commercial contractors.

Since setting up the Aluprof Project Office at the Business Design Centre in London the systems company has rapidly grown their specification influence in the UK with their high performance architectural aluminium systems. With overseas growth across Europe spreading into the Middle East and firm roots already in the East of the USA, the company is becoming a global player in facade supply.

► **Further information is available on the companies website at aluprof.co.uk or direct from their UK office in Altrincham on 0161 941 4005.**

"Since setting up the Aluprof Project Office at the Business Design Centre in London the systems company has rapidly grown their specification influence in the UK with their high performance architectural aluminium systems."



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The facade of the car park has been created with 3,600 m² of expanded metal and 400 m² of perforated sheets, with the Lincoln coat of arms and fleur-de-lis reproduced on to the perforated panels by means of RMIG ImagePerf technology. The inspirational style of the building and its architectural merits have resulted in the award for Best New Car Park at the British Parking Awards.



Technical characteristics

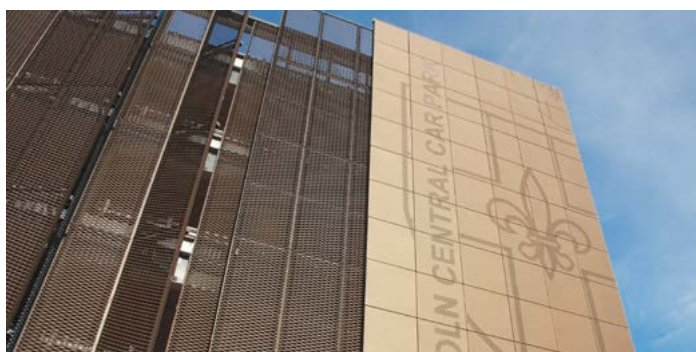
Raw material: ALU EN 1050 H14/H24

Pattern: LTH200x76x30x3 & RMIG ImagePerf

Thickness: 3.0 mm

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CAMPUS FIRE SAFETY AND SECURITY – MAKING THE GRADE

After the recent events at Bolton University, where a student accommodation tower went up in flames, Karen Trigg of Allegion UK looks into how campus management must improve their fire safety and security strategies to keep students safe.

Universities are more aware than ever of their responsibility to keep students safe and secure from all potential fire and security threats. However, after the recent events at Bolton University, where a fire ripped through the Cube building (an accommodation block that is home to more than 200 students) in a matter of minutes, there's an apparent issue.

Two years after the Grenfell tragedy, this shocking case has once again brought to light the serious issue of fire safety standards in high-rise and low-rise residential buildings, but most recently in our universities. Now, there is mounting pressure on facility managers, security teams and the government to not only reevaluate building design, but also fire safety and security protocols.

Whilst the government is banning combustible materials on new high-rise homes and has committed to replace aluminium composite material (ACM) panels on public sector high-rise residential buildings above 18m in height, there's still thousands of existing buildings that fall outside the scope of the ban.

Alarmingly, the ban also fails to include 966 existing university and school building projects. What's more, other areas such as fire door hardware, evacuation and lockdown procedures and also campus security are all crying out for re-evaluation too. So where should facility managers begin?

A WORRYING SITUATION

A university campus is a complex environment. The size and complexity of the buildings involved presents a challenge in itself. Adding to that, with student numbers rising, it would appear that facility managers have an increasing number of occupants to consider, and for that safety protocols need to improve.

In the last five years, more than one in four universities have received complaints from students, staff or the public regarding fire safety or building evacuation procedures. Pair this with the state of student buildings, which in many cases are years old and not regularly maintained, it's not surprising that safety standards need improving across the board.

"Two years after the Grenfell tragedy, this shocking case has once again brought to light the serious issue of fire safety standards in high-rise and low-rise residential buildings, but most recently in our universities. "



Although facility managers may not have full control over the physical building itself, they do usually have jurisdiction for the interior. With this in mind, it's crucial for facility managers and security teams to invest in technology and infrastructure, such as door hardware and access control solutions, to maximise security and guarantee student safety and wellbeing.

FIRST STEPS TO FIRE SAFETY

To guarantee the safety of our students, it's critical for facility managers to ensure that all buildings are well maintained by conducting basic risk assessments. This will involve completing a full evaluation of existing systems, such as fire doors and escape routes - reviewing what could be implemented to enhance facility and occupant safety.

Having a well-fitted fire door is a fundamental element of this. Under the Fire Safety Order, universities and colleges must demonstrate, that in the event of danger, it's possible for people to evacuate a building as quickly and safely as possible – and the state of fire doors falls within this.

In the circumstance of a fire, to help contain it, it's vital that fire doors are correctly installed and maintained. This involves making sure that the door hardware (including hinges, handles, door closers, locks and signage) is certified, functional, regularly serviced and maintained.

Educating staff and students on what to look out for when checking fire doors and how to spot any potential damage is also important. Simply putting up fire safety posters and guides can go a long way in helping students avoid easy mistakes (such as propping open fire doors) that could otherwise have detrimental consequences.

INTEGRATED SECURITY

From fire detection to cloud-based security systems, there's a range of innovative technologies that can be integrated into a university campus. Advanced security systems have a huge number of benefits that universities simply can't ignore. With most universities being designed as 'open environments', where people can freely move about, the implementation of an integrated security system is key, especially when aiming to streamline the flow of movement without substituting security.

Today, with cloud-based access control, facility managers can simply issue and retract access credentials meaning entry can be allowed or denied based on person, access point or even time of day. In the event that someone has wrongly gained access to a facility, to preserve student, staff and even equipment safety it's essential to have an effective lockdown procedure in place.

To avoid any security risks, a lockdown strategy should be based on two critical factors, these being security layers and people and protocols. Regarding layers, every campus is made of the exterior (such as the parking area) and interior (like lecture theatres), therefore the plan must cover this. There must also be trained people on site to make sure protocols are followed in the event of an emergency.

Furthermore, in the possibility of a safe escape, appropriate digital signage, which can switch between a number of escape routes and guide people towards the safest exist must be clearly seen and understood. Not only this, there must be a designated meeting place for students and staff to meet in the event of a fire.

ACTION IS KEY

As facility managers continue to see the importance of both fire and security elements, it appears more and more educational establishments are now integrating fire and lockdown into one critical incident plan. It's no doubt that the safety of students should be a constant goal for facility managers and security teams.

Through education, we can improve our investments into fire safety hardware, our understanding of effective lockdown procedures and our integration of increasingly holistic procedures and infrastructures. Only then can we be confident in our efforts to protect students.

 www.allegion.co.uk



UPGRADES TO REYNAERS' MARKET-LEADING HI-FINITY RANGE OFFER GREATER CHOICE TO ARCHITECTS AND HOMEOWNERS

Reynaers, the leading supplier of sustainable aluminium solutions, is announcing a series of new options for its Hi-Finity range of patio doors, including a manual lock and a double-wheel carriage. Hi-Finity patio doors are the epitome of modern design. They are structurally glazed and include an ergonomically designed handle and a concealed locking system.

Aiming to offer homeowners more choice than ever before, Reynaers has now introduced the new manual lock system, as an addition to the popular automatic option as part of the Hi-Finity range. The manual lock means that an electrician is not required on site during installation, giving the installer and the homeowner greater flexibility. Another key feature of Hi-Finity is the doors' impressive size and weight, which can reach a maximum height of three and a half metres, a sliding panel weight of 750kg and a fixed pane weight of 1200kg. This is made possible as a result of Reynaers' specially designed wheelbase which ensures the fluid movement of the glass panes and therefore allows increased weight capabilities.

This enables homeowners and architects to opt for specialist window solutions, such as acoustic glass, to suit a variety of individual requirements.

Furthermore, architects and homeowners can rest assured when it comes to security.



The Hi-Finity range is one of the first doors of its type to offer the PAS 24:2016 standard, which is a benchmark of quality and the latest test method used for the enhanced security performance of windows and doors. The test covers the automatic locking system, so it is ideal for those projects where security is paramount.

Rebecca Cope, Marketing Manager at Reynaers Aluminium UK said: "Our Hi-Finity patio doors are high-end products that beautifully complement any building seeking top levels of performance and security, whilst also taking advantage of the view to the outside.

Building on their success so far, the latest updates we have introduced aim to further enhance homeowners' experience with Hi-Finity."

The Hi-Finity range also features ultra-slim frames that can be built into the structure of the building. This makes achieving floor-to-ceiling and wall-to-wall glass a possibility, offering homeowners uninterrupted views. Additionally, the interlock between door panels measures an incredibly narrow 35mm, and the frame and spacer bars between the panes are black, enabling the door to blend in and offer truly panoramic sights.

Due to the variety of high-performance features, Reynaers' Hi-Finity door is a specialist product that is available through a network of trained suppliers.

► Further details are available from: **Reynaers Aluminium Limited**, Tel: 0121 421 1999, or email: reynaerstld@reynaers.com, website: www.reynaers.co.uk

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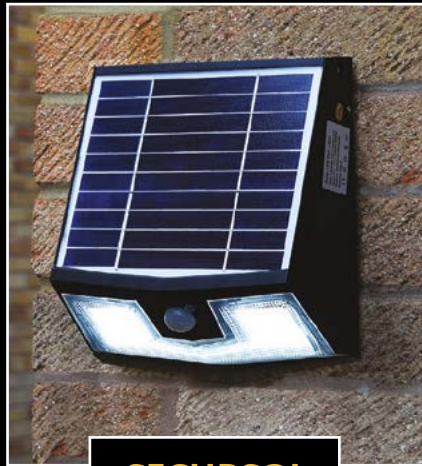
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Versatile & Bright Solar Lighting for Ultimate Efficiency



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