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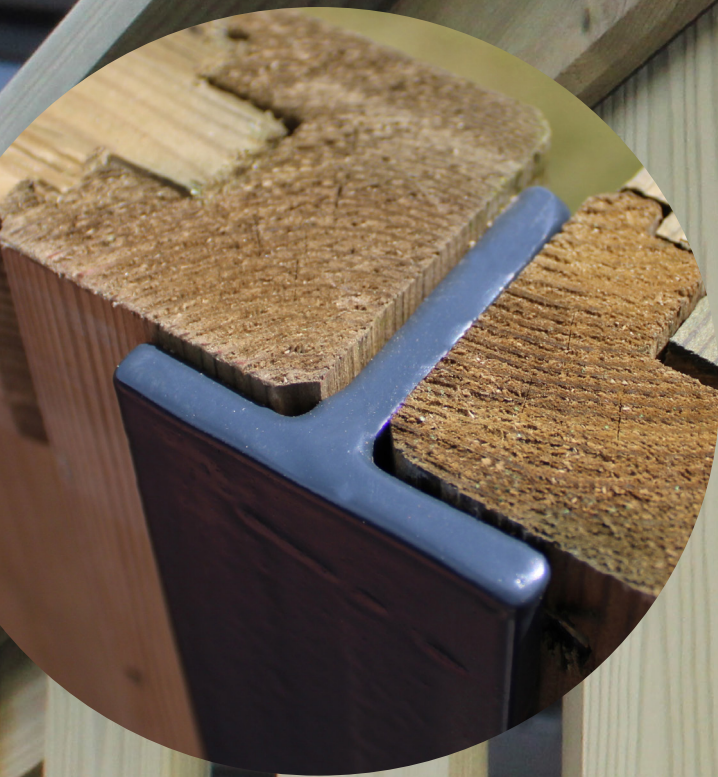


**RHIAN'S
MAGNIFICENT
MONOCHROME
BATHROOM RENOVATION**

**BRINGING A VICTORIAN HOUSE
INTO THE 21ST CENTURY**

+ Schüller Launches A New Kitchen Range With Built-In Office.

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MALVERN

Modern extension with bespoke shaped gable end glazing, a frameless rooflight and a sliding glass door

The homeowners wanted to add a contemporary extension to their traditional red brick house, to expand the useable living space. The extension was constructed with zinc cladding, grey brickwork and external timber and the grey zinc cladding created a differentiation between the old and the new parts of the house.

The shaped glass wall is designed with frameless structural glazing to let as much natural light in as possible. The bespoke and unusual shaped glass wall was installed with a frameless glass fin, to support the large glass structure without disturbing the fully glazed design.





Using structural glass gave the flexibility to have a gable end shape within the glass wall on one elevation of the extension. To complete the structural glass in the second part of the wall, frameless windows were used for the most minimal design in the kitchen.

A thermally broken rooflight by Invisio® was used in the dining area to flood the space with light. The rooflight was a frameless flat rooflight, to complete the modern sophisticated look of the extension. On the other side of the wall, sliding glass doors with slim sightlines of just 21mm were installed to let in even more natural light and provide access between indoor and outdoor areas.

Slim frames were chosen to continue the minimalistic and modern look. The sliding door systems are engineered with a completely flush threshold, to travel without any disturbance between indoor and outdoors.

Keith Borthwick, the project manager overseeing this project said "The extension looks beautiful from every angle, and the glasses provides incredible natural light, creating a bigger living space for the homeowners."

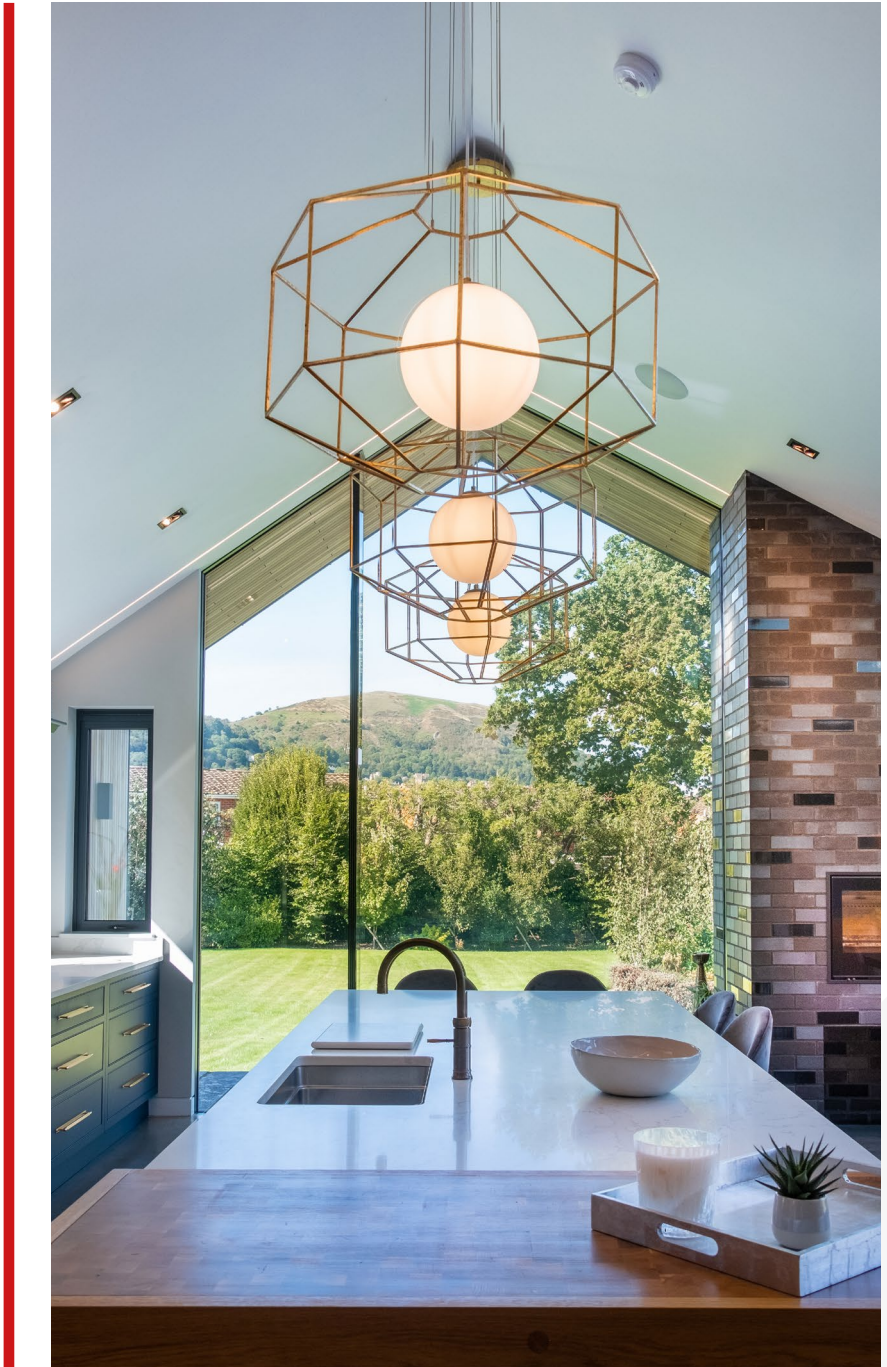
The result was a modern and minimal extension that allows the homeowners to enjoy their manicured garden from within their home.

■ **For More Information**
www.iqglassuk.com

Products featured

Bespoke Glazing
Slim Framed Sliding Glass Doors
Thermally Broken Rooflight by Invisio®

“ The sliding door systems are engineered with a completely flush threshold, to travel without any disturbance between indoor and outdoors.



WANTING TO FINANCE YOUR NEXT RENOVATION PROJECT?

A lender will want to know whether it's a Light, Medium or Heavy refurb before they quote you terms.
Keith Forster of PF&D Ltd explains all

There are a number of quality lenders who specialise solely in providing finance for renovation projects. Over time, they have learnt that these projects fall into one of the three categories of Light/Medium/Heavy refurb and so their product matrix is based on a 'rule of thumb' formula.

In essence it is the build costs vs the purchase price/current value. If the cost of works is below 25% of the purchase price it is Light, 25-100% is medium and anything over 100% with no upper cap is heavy.

There are just a couple of scenarios where the scheme would more than likely fall into heavy and that would be if the square footage is increasing by more than 25% of the existing floor space or if the build costs are over say £1.5m.

“ There is a very strong appetite for applications from borrowers at the moment with several lenders funding the less experienced developer.

Interest rates vary from lender to lender as does the requirement as to whether the lender will accept a valuer to monitor and sign off the works or insist on a qualified QS instead, which will add to your costs.

The fact is, that the offerings from lenders in this sector are currently very good indeed with many providing a very high percentage of the day one site price as well as funding all the works, though typically these are paid in arrears (i.e. you need to pay for materials and labour upfront and the lender pays for the works completed in stages as the works progress).

All in all, there is a very strong appetite for applications from borrowers at the moment with several lenders funding the less experienced developer.

Typically, loans will be secured on the proposed property only and can be to limited companies, partnerships, and individuals throughout the UK.

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Lenders categorise projects in to one of the following...Light, Medium and Heavy refurbishment and so terms depend on what category your scheme falls into.

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- Loans up to 80% of purchase price PLUS 100% of construction costs are financed by the lender for qualifying schemes / borrowers
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- Flexibility to sell or re-finance as required
- Available to experienced and first-time borrowers
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Contact us now for further information or send us an email with your scheme and we will reply with indicative terms

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Create continuity across open plan layouts with Mocha Brown Satin cabinet fronts and luxurious walnut effect furniture. The new Arosa range, part of the schüller.C collection as shown above has an RRP that starts from £14,679.87 exc. VAT (furniture only).

CAN I SEE YOU IN MY KITCHEN?

Schüller launches a new kitchen range with built-in office

Many of us are now either working from home or have transitioned to a hybrid model - spending part of the week in the office, and part working from home. Following over a year of remote working, a Microsoft survey of over 30,000 people found that over 70% of workers want flexible remote work options to continue after the pandemic, and 66% of business decision makers are considering redesigning physical spaces to better accommodate hybrid work environments.i

Wayne Dance, Managing Director of InHouse Inspired Room Design says, "We can be certain that remote working is here to stay, and it is high time we adapt our homes accordingly. While taking over the kitchen table or spare room is a great temporary solution, a proper home workstation is unsurpassable in comparison. A permanent office space within the home removes the hassle of rooting through drawers for chargers, notepads and paperwork before that

9am call. It eliminates the cables, screens and keyboards that clutter the kitchen table, and instead offers a dedicated space ready for use from 9-5, while drawing a firm line between work and home."

With working from home fast becoming the new normal, don't be surprised if your next kitchen comes with a built-in office area.



Clean white fronts and ample storage space creates a calm and focussed office zone within an open-plan kitchen. Part of the schüller.C. collection's new Arosa range, the office space shown above in Crystal White has an RRP from £900.79 excluding VAT (furniture only).



From work calls and homework club to dinner parties and dancing, anything goes in the kitchen. In order to prevent work from taking over the whole space, it may be worth creating different zones for various tasks and activities. Clever use of zoning means that cooking, entertaining and working (and whatever else you like to use your kitchen for), have a permanent place in even the most open-plan living spaces. This not only concentrates work (and associated clutter) to one area of the home, but also helps to create a clear boundary between work and personal life, and in turn a genuine work-life balance.

Matching furniture styles and colour palettes across the living room, kitchen and office is a highly elegant way of creating flowing transitions and coordination between different zones. Create structure and subtle contrast

“ Matching furniture styles and colour palettes across the living room, kitchen and office is a highly elegant way of creating flowing transitions and coordination between different zones.



Make working from home a real pleasure with beautifully integrated workspace. Here, the work area is perfectly illuminated with stylish integrated lighting within the Frame Racks. Part of the schüller.C collection, the Fino range as shown above has an RRP that starts from £1265.04 exc. VAT (furniture only).



between different areas with modular panels, enclosed corner units and clever use of custom lighting. Here, floor-to-ceiling units are the perfect fusion of creativity and functionality, discreetly dividing the kitchen from the living area and enclosing the office space whilst maintaining continuity.

The home office should be a place where you go to find quiet, focus and creativity. Whether you need space to crunch numbers, write, paint or run a

small business from, make sure your designer creates a space that supports your own pleasure and enjoyment by selecting modular furnishings, pull-outs and colours that are in line with your individual needs. This home office has plenty of space to store supplies, relax and get creative. Introduce an element of fun with playful green walls, funky furniture and and unique accessories.

www.inhouseltd.co.uk

Manufacturer Zentia and installer help the Washington Community Food Project

A charity that provides emergency food parcels to people in need is expanding its operations with a little help with leading UK ceiling systems manufacturer Zentia and one of its installation contractors.

The Washington Community Food Project (WCFP), a food bank covering the whole of Washington and Springwell, Tyne and Wear, had taken on a second retail unit in The Galleries shopping centre in Washington, less than 10 miles from Zentia's head office and production facilities in Gateshead.

The unit, one of now five operated by the charity, required a full refurbishment ... which is where Zentia and specialist sub-contractor Commercial and Industrial Interiors, who are based in Prudhoe, Northumberland, stepped in.

Zentia provided 100m² of its popular Dune Supreme dB tiles free of charge through the Dunston, Tyne and Wear branch of distributor SIG interiors, and Commercial and Industrial Interiors installed the 600mm x 600mm mineral tiles on the same

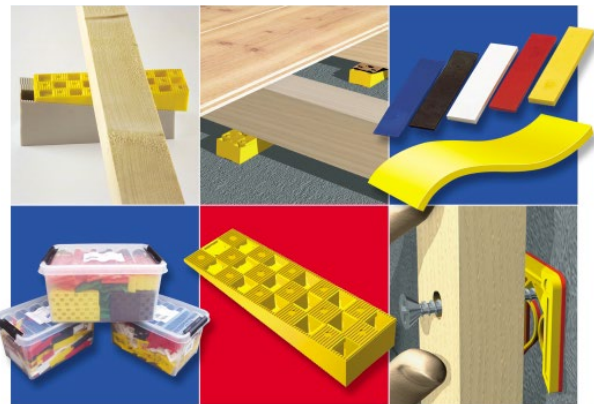


understanding, over two to three weeks.

The 19mm-thick Dune Supreme dB tiles perform to Sound Absorption Class D, are manufactured from 39% recycled content, and feature light reflectance of 84% and humidity resistance of 95%.

WCFP secretary Maureen Bowman said: "I cannot express the enormous thank you for all the work and materials that have been supplied for Unit L. You have all done a wonderful job allowing us to continue supporting people in Washington and Springwell with our work as a food bank."

To donate, please visit <http://wcfp.org.uk/donate/>



Packers - Avoiding the Voids

When it comes to packing out spaces during construction, there are times when it is essential to maximise the 'fill' so as to minimise stress especially when dealing with high loads. In this case a solid component of uniform cross-section and no voids is indispensable. Equally, there are times when a flexible component is desirable when those spaces are of irregular shape.

Often, a packer is not required to carry heavy loads, in which case its density and composition is



less important. Indeed, a packer of softer material to provide a cushioning effect between components may be desirable.

Stadon Level offers different types of packers for various applications:

- Solid rigid packers for high load bearing;
- Solid flexible packers for everything else;
- Hanging packers for vertical alignments;
- Wedge packers for adjustability.

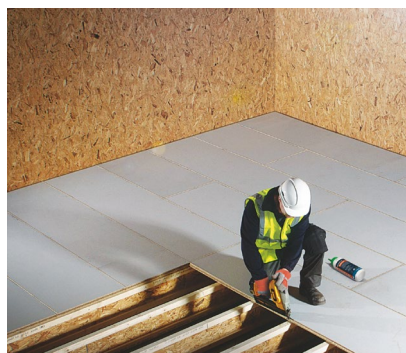
Take a look at www.stadon.co.uk

West Fraser's CaberFloor provides a solution for all applications

When considering flooring products for new-build or refurbishment projects, the housebuilder and specifier can be sure that West Fraser's CaberFloor range includes the perfect solution. Just as sound foundations are essential for any building, the right flooring system lays a good foundation for a quality flooring finish, saving problems and costs later.

The West Fraser website contains a handy flowchart to help builders, specifiers and architects choose the right flooring system for every project, coupled with handy installation guides and videos <https://uk.westfraser.com/resources/help-advice/installation-instructions/> for the individual CaberFloor products.

Leading the field in the popularity stakes, CaberFloor P5 is the UK's most



specified moisture-resistant P5 flooring. The high-strength particleboard is ideal for domestic and most other floors and removes the need for intermediate noggins. The boards are moisture-resistant, stable, durable, easy to lay and, with a tongue and groove or square-edge profile, provide an excellent surface for subsequent floor laying operations.

Some floors require more advanced solutions and, no matter the size or shape of the floor being laid, there are key questions to ask. Although not necessarily obvious, the first point to consider is whether the building's roof will be in place. If the answer is no, the floor will need to withstand the elements. This is where CaberShieldPlus proves its worth as it is designed to allow building work to continue in all weathers.

CaberShieldPlus is an advanced product that has all the inherent benefits of CaberFloor P5. In addition, it offers double-sided protection with a tough, permanent waterproof coating and is BBA approved for 60 days exposure, when laid according to manufacturer's instructions. It is also a non-slip, safe working platform that withstands high site traffic.

For further information, call 01786 812 921 or visit uk.westfraser.com



RHIAN'S MAGNIFICENT MONOCHROME BATHROOM RENOVATION

As soon as we saw the cheerful yellow paint going on the walls in Rhian and Matt's monochrome bathroom renovation against monochrome patterned tiles, we knew there would be a great end result we could share with the world. Their updates on Instagram gripped us like a beefy storyline in EastEnders and we couldn't wait for the next instalments! We spoke to them to find out more about their fabulous project.

When we got the keys to our new house in August, we had a pretty good idea of what we were going to do with it as we'd had plenty of time in lockdown to plan. The bathroom wasn't part of any of that! We knew we wanted to change the layout eventually, but the idea was to just give it a lick of paint and worry about it in a year or so.



Before



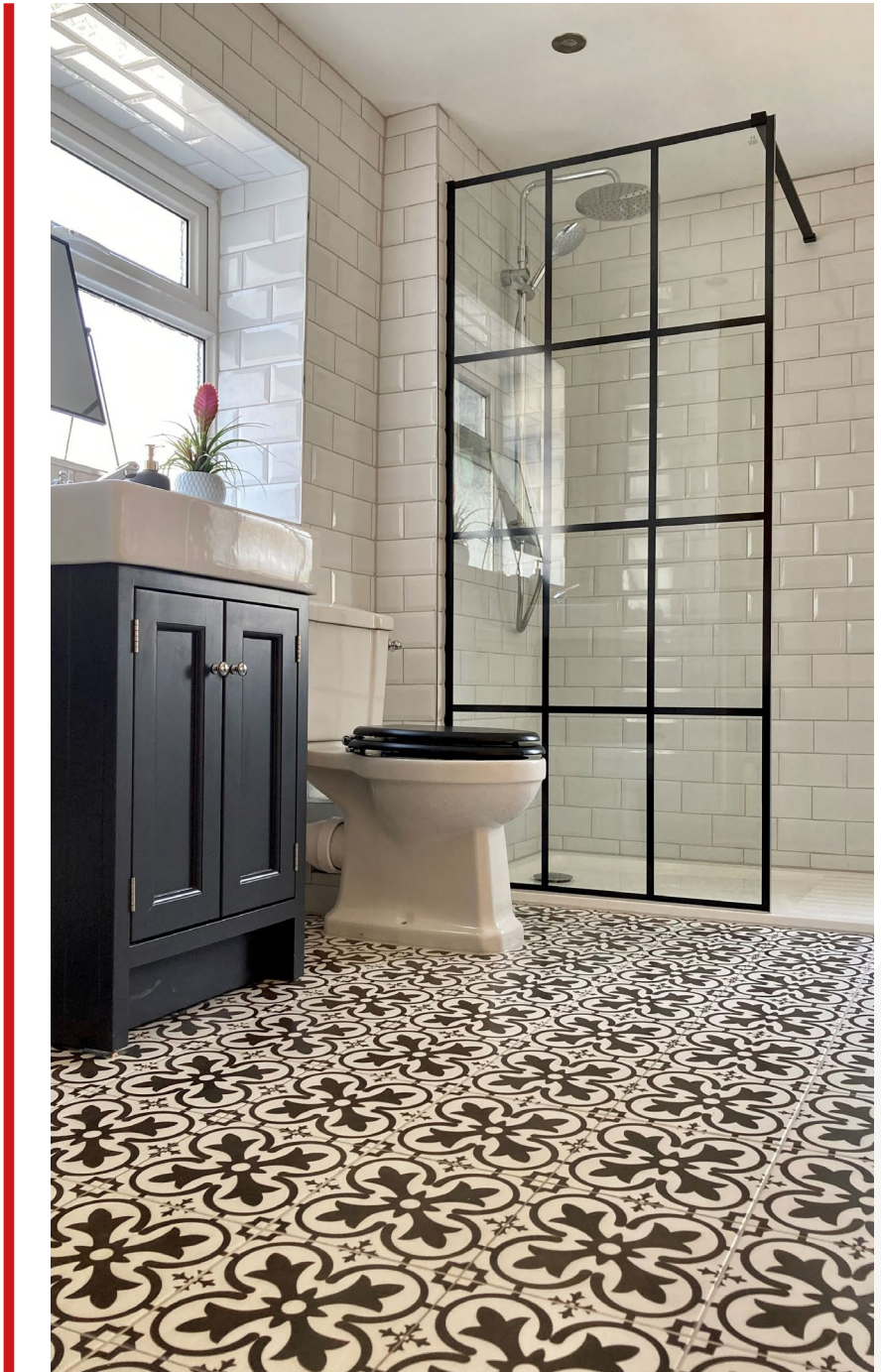
Then we had to check a leak, pull some floorboards up and were advised that the floor joists weren't up to scratch and needed replacing so things changed quickly! Conversations were had, layouts were put together on Photoshop and plumbers were consulted to see if the layouts were possible.

CREATING A MONOCHROME BATHROOM

The monochrome patterned floor tiles were actually one of the first things we sourced. Friends of ours had similar tiles from [Direct Tile Warehouse](#) in their house and we ended up picking a different version of them. We plumped for the [Boulevard Black and White Floor Tiles](#).

We knew we wanted a monochrome bathroom but wanted to keep some of the yellow we'd had in the previous house as it's a happy colour to walk into in the mornings. These tiles fitted our design ideas and were very reasonably

“ We knew we wanted a monochrome bathroom but wanted to keep some of the yellow we'd had in the previous house as it's a happy colour to walk into in the mornings.



priced, which is very important when you're decorating every room in the house on a modest budget!

We visited [Direct Tile Warehouse](#) a number of times after we first chose the tiles but were in no position to order them straight away as the house was a building site; a new kitchen was going in, new flooring in the lounge and new patio doors were being fitted.

Every time we visited, the service was excellent. They totally understood the situation and gave us a load of advice.

We absolutely love our finished monochrome bathroom and would definitely recommend [Direct Tile Warehouse](#) to anyone who asked!

■ www.directtilewarehouse.com



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ALLROUNDWork Jackets are just what the name suggests, delivering a great all-round performance. There's also FLEXIWork Jackets that provide superb comfort and

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For more information on the Snickers Workwear jackets range call the Helpline on 01484 854788; check out www.snickersworkwear.co.uk/products/93 and download a digital catalogue or email sales@hultaforsgroup.co.uk

www.snickersworkwear.co.uk/products/93



Neaco launches new range of easy-order balcony packages

Neaco have launched a new range of Juliet balcony packages providing easy specification and fast turnaround from order. Comprising a range of precision-engineered modular components, the glass-fronted Juliet designs feature a top rail in a powder coated aluminium finish which is non-chip and rust-free, providing permanent aesthetic quality and maintenance-free use.

Their toughened glass panels maximise sunlight penetration and provide an unobstructed view out. Each panel is subtly secured in place by circular

support brackets (with no stanchions needed) providing attractively minimalist looks. Neaco's balcony packages are fully compliant with all relevant building regulations, including the 2018 Building (Amendment) Regulations prohibiting combustible materials on building exteriors.

Designed for fast installation, they are ideal for renovations, refurbishments and projects which are subject to restricted timescales. Neaco carries out all manufacturing at its advanced factory in the UK.

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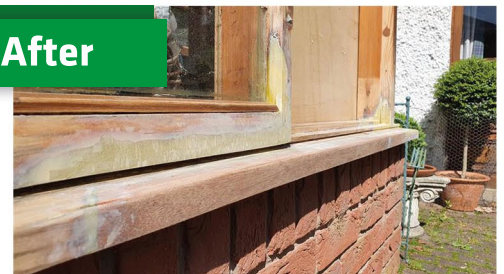
Before



During



After



After



▲ Repair courtesy of DRM Carpentry
DRY FLEX® 4 and DRY FLEX® SF used on application





LIBERTY

DBR integral to the restoration of London's most famous department store

Liberty is one of the world's most renowned department stores. Located off bustling Regent's Street in the heart of London's West End, it's a location with a rich history of selling high-quality homeware and fashion with timeless, universal appeal.

One of the capital's architectural treasures, the Liberty Building was originally constructed in 1927, by founder Arthur Lasenby Liberty, and is

one of the country's finest examples of the Arts and Crafts style. Referencing Morris, De Morgan and Voysey, its Neo-Tudor exteriors and interiors are filled with intricate and interesting details, making it a must-visit destination for locals and tourists alike.

Almost a century old, this extraordinary, Grade II listed building, which also includes 24,000 cubic feet of oak and teak salvaged from wooden battleships

HMS Hindustan and HMS Impregnable, was in need of a full restoration ahead of its 100th anniversary.

Working with highly respected conservation practice Heritage Architecture Ltd, DBR (London) Ltd, was appointed as the principal contractor across this unique project. It was an undertaking which would put many of DBR's different traditional skills and services to use.

CALLING IN THE EXPERTS

A pilot project carried out in 2019 by Heritage Architecture to better identify the requirements of the restoration, from the building's exterior timber cladding to the massive number of stained glass windows across all facades, identified the sheer scale of the task ahead.

The practice quickly identified they would need to bring in a specialist conservation contractor which understood the challenges of working on projects of this size.

DBR, one of the UK's leading contractors, had over three decades of heritage conservation experience. Having completed many prestigious commissions on landmarks including the Palace of Westminster, Westminster Abbey, The Royal Albert Hall and The Royal Pavilion, Brighton, they were ideally suited to carry out the wide range of essential conservation work specified.

Commissioned in April 2019, DBR carried out trial investigation works to the façade of Liberty to inform the external refurbishment scheme of the requirements to upgrade the building's envelope. This included the careful erection of specially designed access scaffolding, with painted hoarding panels and wraps to protect the building from external elements during the work.

The thorough and meticulous early investigations also included window refurbishment trials to the lead lights and metal casements, alongside paint removal trials to the render panels, Tudor-style oak beams, the masonry and lower ground supporting structure.

Comprehensive analysis further led to DBR being commissioned at the end of 2019 to being brought on to carry out the subsequent multi-million pound façade and roof refurbishments, which included the overhauling of over 1,500 leaded light windows as well as the contractor design of the building's roof lanterns.

THE FULL COMPLEMENT

Structural work commenced on-site in January 2020, with a completion date set for December 2021. DBR is well known for its in-house historic fabric conservation trades and was able to dedicate a team of stone cleaners, stone masons, bricklayers, plasterers, joiners, lead workers, conservators, and gilding and fine decorators to deliver an unrivalled, highly-accomplished conservation project.



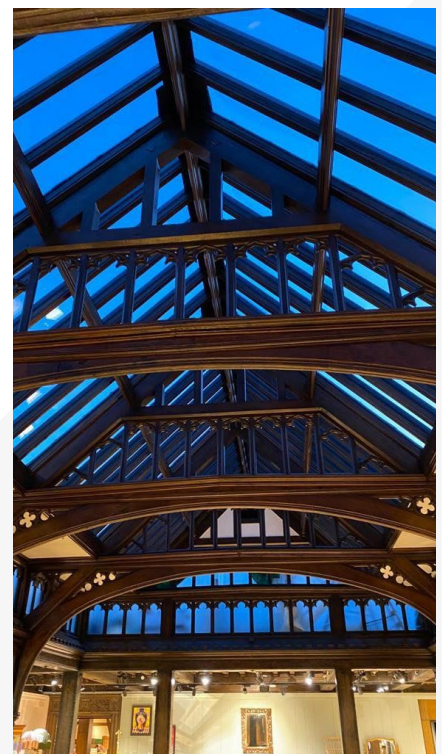
The team was further supported by specialist subcontractors, including scaffolding, stained glass conservators, conservation metalworkers, glaziers and M&E engineers.

WORK GETS UNDERWAY

The initial paint-stripping of the façade's rendered panels, teak timber panels and intricate carvings gave DBR's team the first glimpse of the incredible adventure which awaited, particularly the awe-inspiring salvaged timber panels so integral to the Liberty story.

Furthermore, the iconic Liberty Clock and hidden stone gargoyles kept things interesting for the team during the renovation, alongside the repair and gilding of the symbolic Mayflower weathervane.

The stonework repairs carried out by DBR's skilled stonemasons demonstrated their care, precision and attention to detail.



Working with replacement Portland Stone from the same seam originally used for the original 1920s construction. Fittingly, their work evoked the mastery of Lasenby Liberty and his contracting team Higgs & Hill.

DBR's joiners also had their work cut out with the façade's exposed teak timbers. Teak is not a viable, sustainable repair material so they had to use English Oak, with a hand hewn face to splice-repair rotten sections of hardwood, a task requiring a huge amount of delicacy and deftness.

NEW LIGHT THROUGH OLD WINDOWS

One of the standout operations on the project was the complete conservation and refurbishment of the 1,500 leaded lights and metal-framed windows across all four of the stone's facades.

The complex work required the removal of the windows and frames, with temporary lightboxes installed to ensure shoppers were afforded illumination.

The leaded lights were then separated from the steel frames and casements, with conservation work carried out by Holy Well Glass (leaded lights) and Arts Heritage (Steel).

Other fine examples of DBR's high levels of craftsmanship include the conservation repair of the Mayflower weathervane, the internal decorative plaster panels to one of the atriums and the repair and renewal of the roof gullies, lead flashings, decorative downpipes and hoppers.



One of the standout operations on the project was the complete conservation and refurbishment of the 1,500 leaded lights and metal-framed windows across all four of the stone's facades.

DBR's team also completely overhauled and redesigned the large glazed roofs over the 3rd atriums within the Liberty store improving internal light levels and at the same time reducing solar gain.

EXTERNAL FACTORS

The pandemic posed a problem for the whole construction sector, with new restrictions and protocols to follow, to ensure maximum worker safety.

The Liberty project was no exception, with short-term and long-term measures implemented to ensure people's wellbeing and minimum workflow disruption.

The DBR procurement team responded quickly by ensuring enough stock of PPE and disinfecting materials were immediately available across all operations. The site management team constantly monitored the cleanliness of the site, ensuring social distancing guidelines were maintained to provide maximum protection to the project workforce.

These measures, quickly introduced, ensured seamless and smooth delivery of services, meeting deadlines ahead of the scheduled early 2022 completion date.

Commenting on the project, DBR Executive Director, Adrian Attwood, says, "Liberty has been a unique project to be involved in and provided an exceptional opportunity to showcase the breadth of skill and levels of craftsmanship which abound across our company. Not only did the team rise to the myriad complex and fascinating challenges this site possessed, I also want to applaud their resilience and ability to adapt to a set of unusual and unforeseen circumstances."



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Bond It are a British manufacturer with 20 years' experience manufacturing and supplying the construction, building and DIY markets.

Dean Morgan Managing Director of Bond It says; "We are excited about distributing the Geo-Fix® range. The team are committed to providing exceptional products and service and I am confident together we will produce even greater opportunities for our customers."

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A newly formulated Bonding Primer from Earthborn can now be used alongside Silicate Masonry Paint for exterior masonry surfaces that do not need to breathe. Bonding Primer provides a mechanical bond between a 'sealed' wall and the paint, allowing Silicate Masonry Paint to 'stick' to the pre painted surface.

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The updated Earthborn product range means that Silicate Primer used on uncoated masonry with Silicate Masonry Paint will create a highly breathable and permanent chemical bond.

This new primer means the 48 beautiful shades can be used on an even wider range of buildings, including those with a mix of previously painted and bare masonry.

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HOW 'FAST' IS YOUR HOME?

New research reveals two fifths (41%) of homeowners agree that products purchased for home renovations should be sustainably sourced, however affordability remains the number one priority for 75% of Brits

VELUX®, the leading roof window manufacturer, today releases new findings that depict Brit's attitudes and awareness to home improvements and sustainability. The survey of 2000 adults in the UK found that our attitudes are still divided when it comes to making home renovations sustainable.

While two fifths (41%) of homeowners agree that products should be made sustainably, the reality is that our interior tastes can be fickle. In the UK, over one in ten (13%) of homeowners buy

new furniture at least once a year, and a further three in ten (30%) do so at least once every three years.

During the pandemic, Britons have spent billions of pounds on home improvements with the trend cycle for interiors getting shorter. While consumers are increasingly aware of terms such as, fast fashion, there is a need for more transparency about the impact that home renovations, such as selecting a paint or replacing a bathroom can have on the environment, to help

make consumers make choices that are right for them.

For those that do keep sustainability in mind when renovating and decorating, the majority (75%) try to reuse items in their homes, over half (58%) try to upcycle, and almost half (49%) purchased vintage or second-hand items. With trends such as upcycling becoming increasingly popular it's crucial that consumers can purchase durable and well-made furnishings that can stand the test of time and not cost the earth.



“ During the pandemic, Britons have spent billions of pounds on home improvements with the trend cycle for interiors getting shorter.

VELUX spokesperson commented “We all deserve to live in comfortable homes designed to our taste, but home transformations don’t have to cost the earth. The findings show there’s more to do to help homeowners make considered choices. Understanding a product’s durability and how materials are sourced responsibly can mean our design choices have a longer-term benefit to our planet. Last month’s COP26 conference has shown we all need to act, to tackle the climate and nature crisis together – this includes our home renovations and decoration.”

The research comes following the launch of VELUX’s long-term sustainability strategy. By 2030, 50% less CO2 will be needed to manufacture a roof window, and the packaging will be plastic free, and made of 100% recyclable and single material. New features will make VELUX’s roof windows smarter and it’s working with FSC and PEFC certified forest partners to ensure the protection of biodiversity and that new trees grow in the forests it sources wood from.

As most people spend more than 90% of their time indoors, this goes beyond aesthetics. Injecting more daylight into a room can massively transform a space and home renovations provide a great opportunity to bring more daylight into the home as well as improving the air quality – both of which are known to improve wellbeing. VELUX roof windows can also be installed at any point in time, it’s not reliant on a renovation. A VELUX roof window can last over three decades and can



be upgraded as needed, to create wellbeing for people every day, all year round.

Interior trends may come and go – but daylight design is a lasting trend, and a sustainable choice people can feel good about.

■ For more information about VELUX Group, visit velux.com





Reduce heat loss with Garador's Insulated sectional garage doors

With heating bills going up and up, insulation is now even more of a priority. Reduce heat loss in your garage and help to lower your energy bills by choosing a fully insulated Garador Sectional garage door.

Garador Sectional garage doors have been designed to offer maximum insulation, with 42mm thick double skin steel sections evenly filled with dense CFC-free polyurethane foam. These garage doors also have

flexible weather resistant rubber seals around all four sides plus a floor seal. This not only helps to reduce heat loss but also prevents drafts and water ingress.

Garador also offer an optional device called ThermoFrame. ThermoFrame's plastic profile fits together with the door frame, creating a thermal break between the frame and brickwork to improve thermal insulation by up to +15%.

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It's Good to Share

GEZE UK has made donations to three local charities as part of their focus on Corporate Social Responsibility.



A total of £1,820.00 was shared between St Giles Hospice, Lichfield Foodbank and the Pathway Project – a charity that supports adults, young people and children who are experiencing or affected by domestic abuse. All of them are based in Lichfield not far from GEZE UK's head office.

The automatic door and window control company donated the money they received from Staffordshire County Council for carrying out lateral flow tests on staff during the Covid pandemic. Rather than keep the money it was decided to donate it to good causes or charities that can help people. A different director made a presentation to each of the charities; Finance Director, Rachel Boxall presented a

cheque to St Giles Hospice, Service Director Adam Presdee to the Pathway Project and MD Kaz Spiewakowski presented the cheque to the Foodbank.

GEZE UK's Corporate Social Responsibility policy states that the company aims to create a positive impact in society and improve people's lives wherever possible. The company supports local communities and encourages employees to become involved in local initiatives and fundraising events.

For more information about GEZE UK's comprehensive range of automatic and manual door and window control products visit www.geze.co.uk.

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Grade II listed barn renovation

The Grade II listed barns and farmhouse at Elms Farm, Derbyshire, are packed full of history. Originally built in 1775, the barns are the former home of the Little Eaton Brewery Company, owned by Officers, and were used as a malthouse and granary before later becoming a working farm.

Owners Fiona and John worked with local architect, Paul Gaughan Building Consultants to draw up the plans for the granary, which was being used as a barn at the time. Light and heat were two large factors that had to be taken into consideration during the planning stages. Many of the

upstairs' original beams, which the owners had hoped to keep, had to be covered for insulation, and fifteen roof windows were drawn into the plan to bring natural daylight into the top floor rooms. Fiona says "The three bedrooms all boast two Keylite roof windows, and each en-suite has an added one. The light that the windows bring in is wonderful and really helps to enhance the beauty of the property."

For more information about Keylite Roof Windows, please visit www.keyliterateofwindows.com, call 01283 200 158 or email info@keyliteuk.com.

www.keyliterateofwindows.com

FINBOLT TRIPLE DOOR LOCK SET WINS SBID INTERNATIONAL DESIGN AWARD 2021

Discover why FinBolt, an elegant, high-security door locking solution with automatic deadbolts has won the prestigious SBID International Design award 2021.

The SBID International Design Awards winners for 2021 were revealed at the Nobu Hotel Portman Square in London on Friday 22 October. Finfort is pleased to announce that it is among the impressive global design talent to have become a SBID product design award winner for its entry, FinBolt Triple Door Lock Set in the Interior Fittings category.

The FinBolt Triple Door Set is the ultimate combination of ultra-security, convenience and beautiful craftsmanship. It is an innovative set of three compact, sleek, recessed door locks equally suited to period or modern wooden doors.

The set includes two FinBolts, one at the top of the door and one at the bottom, simultaneously automatically deadbolting with a sophisticated soft closing action and a third insurance-compliant manual deadbolt which you choose when to use.

The FinBolt lock is a major innovation in door security. FinBolt makes it possible to secure a door at multiple points with individual locks operating independently, that automatically deadbolt every time the door is closed so doors are always secure, without turning a key.

It combines elegant design with award-winning engineering to secure doors automatically. The thumbturn mechanism ensures you can always get out fast when you need to so you can enjoy safer, automated door security that never compromises on style.

To compliment the elegant design, Finfort has partnered with Avocet ABS who supply its high-security 3 star



kitemarked cylinders with registered keys which can be copied by ABS authorised key cutting centres.

'We are delighted to partner with ABS Avocet whose high-security cylinders complement our vision to deliver elegant, convenient, high-security door locking solutions. The thumbturn design was so unique and fitted with our ethos of bringing security and style together.' Hilary Duggan, Finfort Co-founder.

Steve Ross, Commercial Director for Avocet ABS commented, "when we were approached by Finfort to work with them on their innovative FinBolt product, we were particularly excited by their vision of a security product that lends itself to the design conscious person. We are already looking at new

bespoke finishes for our cylinder to work alongside Finfort's future plans for an architecturally designed high security product offering."

Considered one of the most prestigious accolades in the interior design industry, success in the GOLD-standard Awards programme which amassed over 3,000 entries from 85 countries demonstrates the highest level of design excellence across the commercial and residential sectors.

To win, FinBolt went through a two stage technical judging process that considered the innovativeness, functionality, user-benefits and sustainability of the FinBolt Triple Door Lock which accounted for 70% of the decision. The public vote accounted for the remaining 30%.

'Winning a prestigious SBID award validates the long design journey from a concept of a recessed automatic deadbolt through to creating the FinBolt Triple Door Lock set – a unique, convenient, safer door locking solution that honours the British front door aesthetic.' Timothy Finn, Finfort Co-Founder.

The full range of FinBolt products are available for purchase from <https://finfort.co.uk/> or from leading architectural ironmongers and locksmiths.

■ Visit <https://finfort.co.uk/> to find out more about the FinBolt product range.

■ Visit <https://www.avocet-hardware.co.uk> for more details on the ABS range of cylinders



CPMG ARCHITECTS REVEALS EXCITING NEW NOTTINGHAM BASE

AWARD-WINNING architectural firm CPMG Architects has moved into its stunning new headquarters in Nottingham city centre

The company has overseen a substantial internal refit of the property, which started life in the 1870s as the headquarters of the British Waterways Company. It later became the Standard Chartered Bank before more recently being used by several bars before sitting vacant for nearly three years.

The team is now settling into the newly revamped space at the Grade II listed

three-storey building in St. Peter's Gate, which overlooks St. Peter's Church, after choosing a fresh location during the pandemic.

Speaking about the relocation, managing director Richard Flisher said: "We are proud of our Nottingham heritage and have been based in the Lace Market for more than three decades. This move is a vote of

confidence in our home city and in the future vitality of the city centre and brings a brilliant building back into full use."

Completely replacing the building's services has enabled us to switch away from using fossil fuels, we now source our energy from a renewable supplier.

The new space brings the team together in a single studio environment. A new mezzanine level has been created within the double height space and the former subterranean bank vaults are now home to meeting spaces, a break-out zone and welfare areas.

Revitalising a vacant building came with challenges when creating the new interior. Director Sara Harraway said: "There were a number of building fabric changes that needed to be made, such as the treatment of dry rot and replacement windows, which take careful management especially when working within a listed building.

"However, any challenges presented us with opportunities, such as trying to make the bank vaults in the basement work as an agile working environment; they had been used as a beer cellar when the building was a restaurant. The loftiness of the building has also enabled us to create a mezzanine floor bringing the whole team together in one space so that we're all connected, collaborating and learning from each other – which has been a goal for our team for many years. Together with great views, improved environmental conditions and connections with nature it supports our team's motivation, productivity and so their wellbeing."

CPMG has been working towards a more flexible and varied approach to working, which has been accelerated further due to the pandemic. Director Chris White said: "Dealing with the pandemic taught us how resilient we are as a business, both in terms of hybrid working and our ability to deliver projects even though people were working remotely.

As designers we adopt a flexible approach to the workplace and this move gives us the opportunity to instigate new ways of working for our colleagues, based on choice, and supported by flexible workstyles and cloud-based IT systems."

The flourishing business continues to play a key role in major public and private sector design projects across the UK, with additional offices in London, Birmingham and China.

Proud of its Nottingham roots, CPMG is currently working on The Island Quarter, one of the largest regeneration projects of its kind in the UK, healthcare projects for the Queen's Medical Centre and a major new student residential and co-living development on a main arterial route into the city.



A new mezzanine level has been created within the double height space and the former subterranean bank vaults are now home to meeting spaces, a break-out zone and welfare areas.



Richard concluded: "We have some very exciting projects in a wide variety of sectors and this move has been the perfect opportunity to look afresh at the way we work. We remain committed to the future vitality of Nottingham city centre, and we are really happy with our new headquarters - it's a great place to be and we love the location."

For more information about CPMG Architects, please visit <https://www.cpmg-architects.com>.

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■ For more information, visit www.cpmg-architects.com

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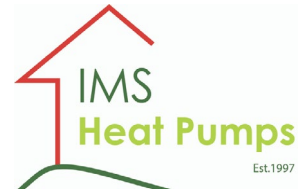
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BRINGING A VICTORIAN HOUSE INTO THE 21ST CENTURY

Open plan living, sound proofing acoustics and working at home space

Edge has recently completed the renovation of an 1840s Victorian private residential property in a Yorkshire market town to include contemporary insertions such as open plan living, sound proofing acoustics and working at home space and technology that bring the property into the 21st century.

Long before the pandemic, our client had been thinking about how technology

was transforming work and adopted hybrid working. Now based in a '15 min city', this property provides a family home and a Hub for the client's business.

The house had been subject to numerous alterations over the years, with many of the original features obscured, removed or poorly maintained, but it was clear that a major

refurbishment would bring it up to its potential. The vision was to create a light, bright, individual family home while also ensuring that the design reflected and enhanced the qualities of the original architecture.

The original part of the house has spectacular ceiling heights, so the client wanted to ensure that they enjoyed maximum use of them.



This led to the decision to open up the two primary ground floor spaces to become a lounge diner with a bar and with access to the garden – all great entertaining space. There is also a tv garden room, designed to be a destination, which is an indoor-outdoor space for entertaining.

The light aspect encouraged opening up the hallway to allow daylight to radiate through the space and creating a dramatic three-story volume that wraps through the property.

The colour palette for the walls on the ground floor is neutral, providing a backdrop to contemporary, colourful features such as iconic chandeliers and pops of colour from artwork and furnishings. The Victorian heritage of the property has been restored and the building's original features shine through with the wide wooden planks on the ground floor, fireplaces, bespoke Yorkshire Rose ceiling moulds and classic period covings and with the addition of other design elements such as the black traditional radiators. The bright, multi-coloured, patterned carpet on the stairs and landings provides a dramatic contrast.

Each room has its own personality reflecting given different ambiances throughout. The office has a workspace, VC/meeting room, dedicated wc/shower space and is on the top floor of the property. It was a conscious decision to put this on the top floor of the property, to close it off from the main living space, and by using two rooms, provided a solution for acoustics for the couple working.



The original part of the house has spectacular ceiling heights, so the client wanted to ensure that they enjoyed maximum use of them.



The property also had an unusable but sizable basement which we were keen to activate, so the client tanked the space to create a utility room, wine store and storage area. They also connected all four floors of the house through a dumb waiter – a big advantage when carrying laundry up four flights.

■ www.edgegb.com





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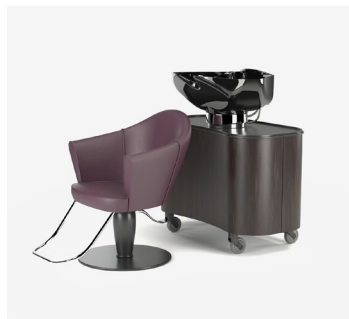
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DESIGN AND VALUE OBJECTIVES MET AT VITA LIVING CIRCLE SQUARE

IVC Commercial Luxury Vinyl Tiles have been specified at Vita Living Apartments, Circle Square, Manchester

Standing on a former BBC site, the new Circle Square neighbourhood is at the heart of Manchester's construction boom. As part of the development, Vita Living Apartments provides high-quality rentable accommodation and a superb range of amenities for tenants wanting vibrant city centre living.

Luxury Vinyl Tiles from IVC Commercial feature throughout Vita Living Apartments. Upon completion of the development, more than 50,000m² of

Belgian-made Luxury Vinyl Tiles will be installed throughout living areas, corridors and amenity areas.

Following on from four other successfully completed projects, Vita Living's own development team selected a range of authentic Luxury Vinyl Tiles that utilise a performance 0.55mm wear layer construction designed for commercial environments - an ideal balance between a design that creates a marketable interior and a

finish that delivers excellent long-term value.

For apartment living areas and bathrooms, Moduleo 55 Woods was chosen to provide a home-like feel, while Moduleo 55 Tiles and Moduleo 55 Expressive were selected for amenity areas. Creating a stand-out feature around lift areas, Vita Living's development team opted for Studio Moods in a small herringbone laying pattern.





Moduleo 55 features 50% recycled content from IVC Commercial's in-house recycling facility and is made with renewable energy from the manufacturer's own wind turbines.

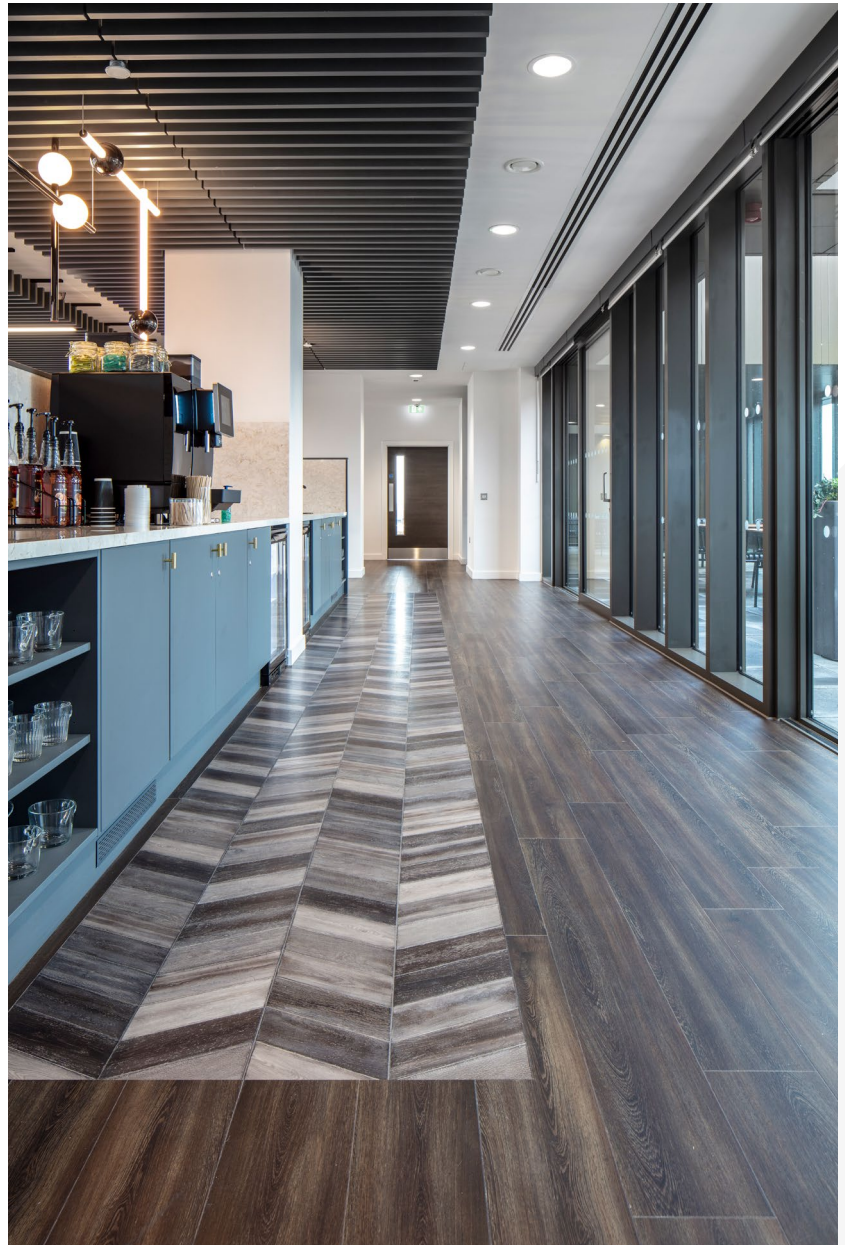


The development team at Vita Living says, "We wanted a floor that underlined our ethos of high-quality accommodation and IVC Commercial's Luxury Vinyl Tiles supported that. The authentic look provides an important connection to natural finishes, while staying easy to care for which is an important consideration. The floor's durability also helps to prolong replacement due to wear, helping us to provide investors with a building that delivers better value."

Moduleo 55 features 50% recycled content from IVC Commercial's in-house recycling facility and is made with renewable energy from the manufacturer's own wind turbines. All raw materials are sourced from a 100% European supply chain for assured quality.

Installed by Active Flooring, the project demonstrates the ability of IVC Commercial to meet the service demands of large-scale projects.

■ **For further information, please visit: www.ivc-commercial.com**





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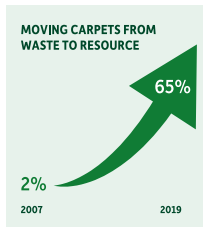
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- E** Members are **encouraged** to demonstrate their progress by **entering** our awards.
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STUDIOBUA

Studio Bua remodels cramped Victorian townhouse to create a light, storage-filled family home

StudioBua has completely transformed a once dark and cramped Victorian four-storey townhouse in London into a light-filled home with plenty of storage. The house now has an uninterrupted flow and is suitable for entertaining and family life.

Mark Smyth, co-founder of Studio Bua comments, "We were initially approached by the client to rework the ground and basement floors. Once work commenced, it quickly turned into the transformation of the entire house. The space was dark, compartmentalised and

unsuitable for a young family. We have created a scheme that is toddler-friendly but also has sophisticated spaces for the adults to enjoy when the kids have gone to bed."

The house had a north-facing kitchen extension built in the 90s, which was dark, badly insulated and poorly planned. The kitchen needed to be better suited to family life, with plenty of space for breakfast, homework writing and to accommodate highchairs. Due to budget restrictions and sustainability concerns, off-the-shelf kitchen units

allowed for more money to be spent on the finishes, fixtures and fittings, including high quality quartz worktops and German appliances. A bespoke, oak-lined oriel window seat has been added to create a cosy breakfast and play area, which adds a warm, tactile element to the otherwise minimal space. This small intervention allows the owners to cook while entertaining their two small children. The layout was informed by Studio Bua co-founder Sigrún Sumarliðadóttir's observation of her own daughter playing in their Bua-designed kitchen in Oslo.

The traditional oriel design has been customised, with the window positioned to ensure that overlooking from neighbours is minimised. StudioBua selected a terrazzo dining table from Hay to compliment the space.

The pivot door, which opens to the garden, is level with the timber decking. This creates the sense that the garden is an extension of the kitchen. The existing steps were covered due to concerns about child safety and to accommodate extra space. An L-shaped planter wraps around the garden filled with greenery, flowers and herbs. Studio Bua decided to keep the existing extension but upgrade it.

The beautiful Victorian staircase leading to the upper levels was previously hidden in a dark and narrow corridor. The corridor wall has been removed to allow the staircase to now be the focal point of the dining room. The hallway is clearly defined by a change from parquet flooring to patterned porcelain tile. The existing decorative mouldings in the dining room and living room were badly damaged and beyond repair. Studio Bua worked with a specialist supplier to source new cornices of the correct era and size to



suit the space. A new picture rail was put in, along with restored timber shutters. A wall of storage has been incorporated into the design of the ground floor, allowing the spaces to remain clutter free.

Studio Bua worked with the client to build the material palette. The scheme was heavily influenced by a William Morris wallpaper print that uses greens and blues. The dark green used in the drawing room contrasts and compliments the light and airy kitchen.

Intelligent zoning creates the illusion that the plan is bigger than it is, with each space clearly defined. Robust, porcelain tiles keep the spaces child friendly and easily maintained, while Hawwood herringbone wooden flooring adds a sense of sophistication. Where the tiling meets the wooden floor, Studio Bua kept the corning and created a false downstand in the ceiling.

On the upper floors, the bedrooms have been given a light touch refurbishment with bold wall colours and light-grey painted floorboards. The brief for the family bathroom was to create a soft and bright background for bathtime. Studio Bua added a fresh pop of colour with gloss peppermint subway tiles in a stacked bond.

The existing basement served as a guest bedroom with a long corridor to access a small guest shower room and laundry area. The space felt damp and compartmentalised. To create a more multifunctional space, the existing staircase has been removed and the layout completely reconfigured. In the new arrangement, the corridor has been incorporated into the enlarged guest room, which now doubles as a TV room, with wall panelling concealing the laundry appliances and under stair

storage. The basement wet room uses a sophisticated palette of marble tiling and geometric accents that contrast the family bathroom.

Studio Bua have made the home as safe and open as possible. All the lighting and heating has been replaced and an automist sprinkler system has been added for fire safety. Studio Bua chose additional lighting fixtures to compliment the client's impressive lighting collection. New double-glazed, timber sash windows have been installed throughout. Where the tiling meets the wooden floor, Studio Bua kept the corning and created a false downstand in the ceiling.

■ www.studiobua.com

Project credits

Architecture & Interior Design:
Studio Bua
Contractor:
Business Prestige Ltd
Structural engineer:
Structures Made Easy Ltd
Photographer:
Andy Matthews





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Round Evofire Range ; installation guard and recessed options

Cut-out range 70mm and 70-100mm wth add-on bezel



Recessed for low glare



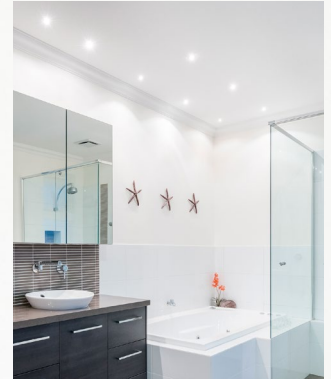
GU10 bulb not included

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Ultra-thin 1mm "blend-in" bezel with a premium finish for an attractive look in any room

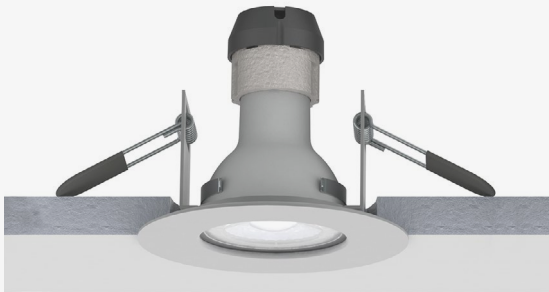


1mm bezel



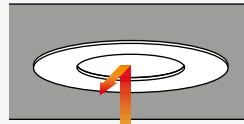
Low profile, lightweight and durable

with an open design that is easy to install and remove and delivers an extended lamp life due to decent heat dissipation

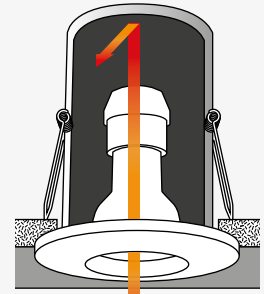


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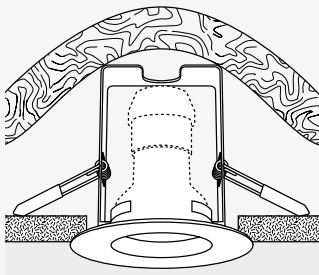
Patented design



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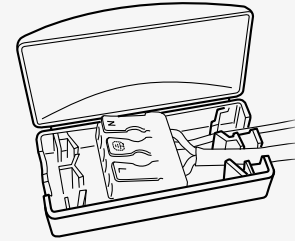
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BIG TREND PREDICTIONS

Industville Reveal their Trend Predictions for 2022

As we move into 2022, it is evident that interior and lighting trends are changing and evolving. From sustainable materials to oversized statement lighting, Marketa Rypacek, Managing Director at Industville Ltd, discusses her big trend predictions for the year ahead and beyond.

Raw Materials & Connection with Nature

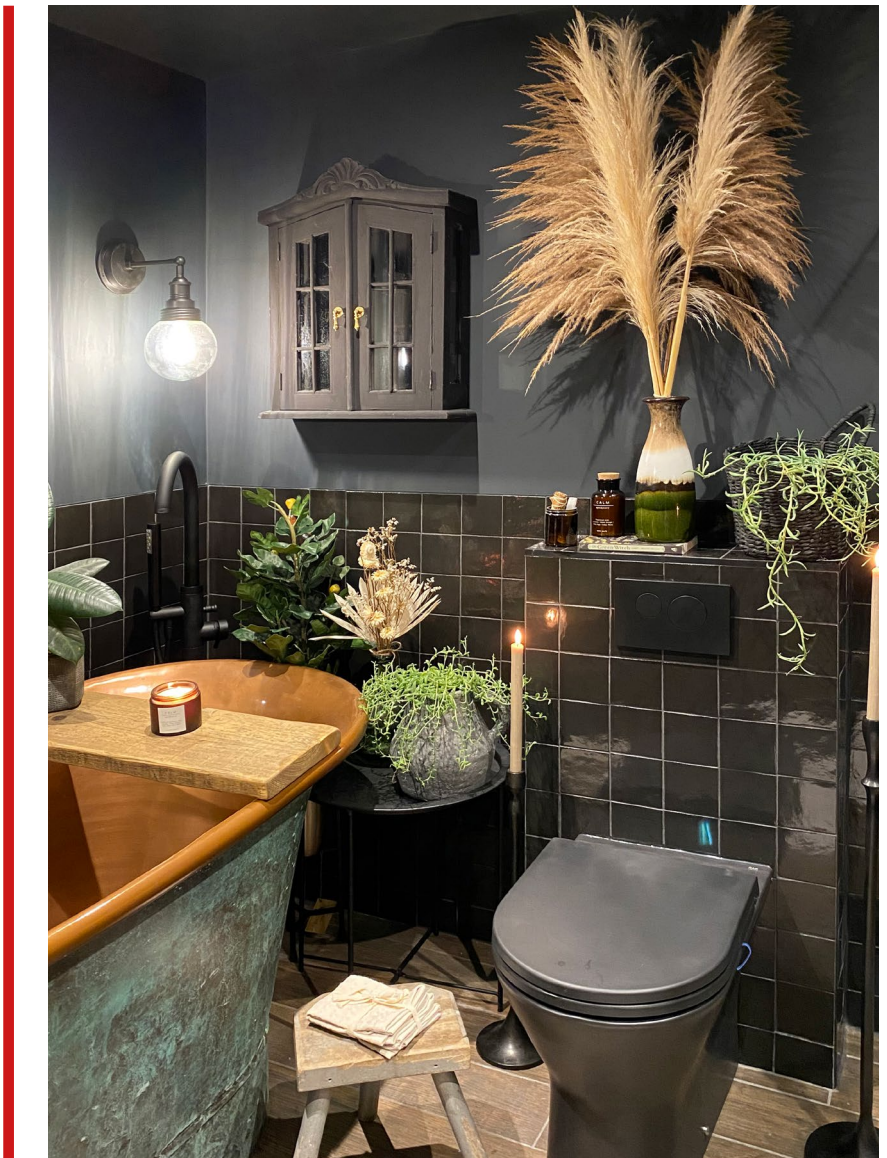
The last two years has shifted people's focus and made us think about the way we want to live. How we want to spend time in our homes has changed, and we're acutely aware of how important it is for our homes to be

functional, yet aesthetically pleasing. This has inspired people to invest more in their own surroundings and given them the opportunity to focus on their décor.

Many of us are still trying to achieve a connection and harmony with nature in our home. Country living is more popular than ever, and utilising warm woods, stone elements, natural textures and rustic industrial lights continues to be an effective way to invite a sense of the outside in.

Many of us are still trying to achieve a connection and harmony with nature

in our home. Country living is more popular than ever, and utilising warm woods, stone elements, natural textures and rustic industrial lights continues to be an effective way to invite a sense of the outside in. On average we spend about 90% of our time indoors, which has resulted in an outcry for a deeper connection with nature. Lighting plays an important role in this and has inspired architects and interior designers to use nature as the framework, allowing aspects of nature to be built into the indoor environment. Considering the placement of lights and layering different types of fixtures to create the illusion of plenty of natural light is key.



Above, below and left, Brooklyn 5 Wire Pendant - Brass

Raw materials, especially high-quality metals, is as popular as ever in 2022. Handcrafted lighting, made using raw materials, not only enhances the look and feel of a natural design scheme, but is also a durable option that is made to last, making it a great choice for the environment too. The latest trend combines the raw and rusty, with the sleek and modern. This transition freshens up the signature industrial aesthetic, providing an excellent opportunity for creative expression.

Statement Lighting to Create a Design Focal Point

Sculptural and wow factor lighting is likely to take centre stage with emphasis on oversized designs featuring interesting shapes, texture, or coloured glass to provide a stylish focal point to a space. We are seeing a shift toward more sculptural lighting, the use of mixed materials, and more abstract shapes, as people are craving individuality in their homes through unique lighting

choices. Don't be afraid to go big. It takes a little bravery, but you can afford to use larger lights than you might first think. Consider your lighting as a piece of art or sculpture, like a design-led finishing touch. A statement light is the perfect way to create interest in a room, even when the light is switched off.

One of the biggest trends, which is expected to continue to grow is custom design. Customers want products that reflect their personality, and this is particularly true in their interior design choices. When considering the kitchen, bathroom or bedroom, customers want something that is unique to them and to be involved in the design itself. To meet this desire, we have created a lighting collection which is not only customisable, but also fits with any interior or room style. Our latest collections complement many of our other lighting styles, allowing our customers to create a harmonious lighting scheme throughout their home.



Nordic Effortless Vibe

On one end of the spectrum sits statement lights, but on the other are those gentle fixtures that blend effortlessly into a room. Scandinavian interiors have long-since been adored across the globe for their authenticity and detail. However, as with all styles, the Scandi interior is experiencing a revolution, with the heightened focus on all things minimal continuing to go from strength to strength. These minimalistic vibes of Nordic-inspired designs are big in 2022. Also known as 'Hygge', this design is all about creating a cosy interior and welcoming space where you'd like to retreat to any time of the day. The design itself is based around flawless craftsmanship, cosy functionality, clean-cut lines, and subtle elegance – all of which work fantastically well with wooden floors and furniture. This lends itself to work well with industrial-style interiors, as the authentic rustic nature complements the minimalist, all-white décor a beautiful for contrast. Lighting is key in creating such an atmosphere, with brass and clear glass fixtures being the perfect choice for creating a soft, warming glow.

Dramatic and Dark

The industrial trend is one that's here to stay. It's a look that is constantly evolving and the latest 2022 designs for interiors are all about embracing a dark, luxurious feel. It's simple enough to create at home, whether it's for a complete renovation project or updating



The industrial trend is one that's here to stay. It's a look that is constantly evolving and the latest 2022 designs for interiors are all about embracing a dark, luxurious feel.



Dining Room Brooklyn Glass Cone Light

a few elements within a scheme. For best results, careful attention to the lighting is key. Matt black designs are ultra-versatile and can complement any interior style – classic, contemporary, Scandi, mid-century, industrial and everything in between; it's like a piece of jewellery that enriches and blends seamlessly within any décor.

There are many ways the dark interior trend can be incorporated into homes without the risk of dating the interior in years to come. The trend lends itself well to a timeless design, as it can include classic features which never go out of style, such as lighting. When it comes to creating a feeling of luxury, dark tones are where it's at. We see dark kitchens being on the hot list, as well as dark-toned living areas and bathrooms too. The light that emanates from dark fittings creates an impressive and dramatic impact in any interior.

Thoughtful Layered Lighting

Customers are more knowledgeable and savvy than ever before when it comes to lighting their interiors. Rather than relying on one central source of light, 2022 will be about bringing back the look of layered lighting and will see a resurgence of incorporating multiple well-thought-out fixtures in a room. The most important thing is to have fun with your lighting choice and make it your own.



Bulkhead Oval Light Living Room



Sleek Edison pendant blue dresser

To accomplish a warm, welcoming room, you need to embrace the whole range of lighting sources available, pendant lights, recessed lights, chandeliers, track lighting, tall floor lamps, small table lamps, wall sconces, under cabinet lighting, and other spot lighting. I always advise customers to vary the lighting in a room to create little pockets and pools of light. Consider task lighting such as a table lamp with a moveable head or an adjustable floor lamp to help with activities such as reading or working. Accent lighting can then be used to highlight a piece of artwork, plants or architectural features in the room.

Think about the function of the room and how you could enhance or compliment it. Would you like warm lighting to create a cosy environment in your bedroom, or a cooler gallery style lighting for kitchens and work rooms? Would you like the lighting to wash the wall in a decorative fashion or do you need focused task lighting over a countertop or desk space? In a kitchen for example, you will need to consider where you will be preparing food and cooking whereas in a bathroom, extra lighting for daily tasks such as applying makeup or shaving, will require additional thought. Different functions will demand different types of lighting. If budget allows, I always advise to set the lighting controls to work independently of each other based on their task in one room, as well as installing dimmer switches and separate controls for each source can allow for a wide variety of moods as well as adding depth to a room.

Sustainable Lighting Choices

Socioeconomic factors continue to influence consumer choices and therefore the buying process. Instead of buying constantly low priced and



Sleek Large Edison pendant

low-quality goods, customers are searching for products for their home that will last longer, which do not hurt the environment and that they are proud to own. Sustainability is set to be a big trend in design for 2022, after the pandemic made people think more about how much we waste, bringing thoughts for the environment to the forefront of our minds. Where lighting is concerned this means using energy saving bulbs with good quality lights that will stand the test of time. Customers are keen to use sustainable and eco-friendly materials wherever possible and we are seeing big increases in customers opting for custom-made lighting pieces made from sustainable materials and I believe this is something we are likely to see more of.

As a lighting designer and manufacturer, sustainability is at the core of what we do. We only use natural, raw metals for all our lights (pewter, brass and copper), reducing the reliance on plastic and other chemicals. Keeping to this simple but effective formula not only ensures easy mixing and matching across our entire range, but also allows us to have comprehensive control over quality and sustainability.

Alfresco Lighting

With the popular trend of creating a seamless flow from your home to your garden, outdoor lighting is now an important consideration in creating this look and is set to be a huge trend for 2022. Gone are the days when the choices for garden lighting were limited to plain, uninteresting white security type lighting, today's modern designs are just as stylish and varied as those you would find inside the home.

Customers are also much more environmentally conscious than

ever before and many of the newer weatherproof fittings are compatible with modern LED bulbs. They work by housing the bulbs and protecting them from the elements. LED bulbs certainly tick the eco-friendly box, being not only energy efficient but also having incredibly long lives. The bulbs are also now available in a variety of shapes and colours, to help you achieve the exact look you desire. This could be different depending on the intended use, for example, you may wish to select a bright white bulb for practical reasons such as lighting up a pathway, whilst something more subtle like a vintage style amber bulb could be used for creating a softer atmosphere for outdoor dining.

Metallic finishes on outdoor lighting is a trend that's set to continue through 2022 and lends itself well to coordinating with other garden accessories and furniture. As well as adding interest with texture and shine, copper and brass lights will add a sense of luxury to an outside space. Bold shapes are also set to be big and are great for creating a statement. Modern designs come in all shapes and sizes and can really help to further enhance the overall look of the outdoor area. At Industville, our hand-crafted waterproof light carries IP20, IP44 and IP65 ratings, making them suitable for whatever the British weather can throw at them!

■ www.industville.co.uk



Swan Neck Cone Living Room 2



Only the best for the best

British Olympic gold medallists Laura and Jason Kenny CBE recently refurbished their conservatory with a WARMroof solid roof – the award-winning system from Prefix Systems.

Their old conservatory was in desperate need of some TLC due to the bad leaking and extreme temperatures so they decided to upgrade to a system that would allow them to enjoy their conservatory all year round.

Our trade customer who installed the WARMroof commented "The

WARMroof is the best solid roof on the market. It is a true warm-roof construction and such a great system to install – we can have it watertight in just one day. Laura and Jason were over the moon with it and it's not hard to see why – it looks fantastic!"

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Sika sarnafil explosive success for royal gunpowder mills heritage roof refurbishment

A historic and archaeological treasure, the Royal Gunpowder Mills heritage site in Waltham Abbey, Essex, has been given a new lease of life with a stunning and sympathetic roof refurbishment.



Consisting of listed buildings, ancient monuments and natural aspect features, the site is a well-loved attraction. A busy hub of activity, it attracts thousands of visitors every year, with exhibitions and a programme of hands-on activities for school groups.

With previous roof coverings across the site's buildings close to derelict, a new roofing system was needed that would both guarantee a durable solution and fit with the aesthetic of the heritage buildings. To meet those needs, Sika Sarnafil G410-15EL FSA Lead Grey was specified alongside Sarnavap 1000E air and vapour control layer.

The high-quality roofing system was chosen after the project's main contractors Courtenay Builders Limited were impressed with the results from similar Sika Sarnafil projects. They also

entrusted Contour Roofing with the specification and installation after seeing its award-winning track record with Sika Sarnafil.

As a site once home to tonnes of explosives and with visitors in throughout the refurbishment, the project proved challenging, requiring extensive attention to health and safety. A strict ban on naked flames and hot works meant that the plywood boards had to be primed immediately after installation and before exposure to any wet weather. The specification therefore considered this and the original system, which would have needed a completely dry substrate, was switched to a loose laid polyethylene air and vapour control layer that was more equipped for a faster installation in the expected conditions.

gbr.sarnafil.sika.com



Layher scaffolding versatility checks in for famous hotel refurbishment

Layher Scaffolding has been used by Sky Scaffolding Midlands Ltd. – appointed by building restoration specialists, Quadriga Contracts Ltd. – during refurbishment of the prestigious Burlington Hotel in Birmingham.

"We installed scaffolding to nine levels with full public access to the shops at ground level maintained," says Jack Davies, Sky Scaffolding Project Manager.

A key need saw scaffolding access installed above an internal glass atrium.

"This was achieved by creating a birdcage from Layher Allround suspended from anchors fixed to the hotel's internal wall," explains Jack Davies.

Safe, multi-level access and clear walkways demonstrate the suitability of Layher's equipment for the project.

"Everything about the access provision is impressive and Sky Scaffolding deserves great credit for meeting the specific needs," adds Andrew Gee, Layher Area Sales Manager.

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£5.4 MILLION EXTENSION

£5.4m museum extension housing iconic WW2 plane celebrated

THOUSANDS of visitors have now visited the £5.4 million extension to the Potteries Museum and Art Gallery in Stoke-on-Trent, which now houses an original Spitfire aircraft thanks to specialist project management from national property, construction, and infrastructure consultancy Pick Everard.

The project comprised the design and construction of a new 3,800 square foot, double height exhibition space with mezzanine and the alteration and refurbishment of the existing café space within the art gallery and museum, alongside extensive external landscaping.

Utilising a steel frame and rainscreen cladding, the new exhibition space has been designed with specialist structural glazing to allow the main attraction, the city's iconic RW388 Spitfire Aircraft,

to be exhibited. The area also houses a flight simulator, model Hurricane aircraft and other exhibitions.

Seeking an expedited project process to ensure scheduled delivery, Pick Everard – operating under Perfect Circle's unique collaboration – was appointed as Stoke-on-Trent City Council's multi-disciplinary construction consultant through SCAPE's Built Environment Consultancy Services (BECS) framework.

Matt Jones, associate project manager at Pick Everard, said: "Stoke-on-Trent City Council's aspiration for a statement project that provides meeting and social space for the general public captured our imagination and we worked collaboratively with the wider project team to develop and deliver a scheme that achieves this. In the process we

overcame several challenges presented by the sloping brownfield site, in addition to the adapted structure and services of the existing building that the new exhibition space needed to be adjoined to.

"Since this scheme created an extension to an existing museum, the project demanded early engagement and smart collaboration with a variety of stakeholders. This included the city council's cabinet members, planning officers, and museum curator, along with the special interest group responsible for restoring the Spitfire and the logistics company responsible for moving the refurbished plane into the completed exhibition space.

"The project began on site as the first wave of the Covid-19 pandemic took hold. This meant that stakeholders

collaboratively supported the implementation of safe work systems to safeguard the construction team and ensure the works could be completed in accordance with national covid-19 legislation. The project team overcame international supply chain challenges and the scheme was successfully delivered within the agreed budget and programme parameters.”

Stoke-on-Trent, known as the Potteries, is internationally renowned for its ceramics. The area has a history of coal mining, so specialist geotechnical design input was critical. In conjunction with the Coal Authority, an approach was agreed to backfill existing mine workings beneath the proposed building, which allowed construction to proceed.

Matt Hall, national director for project management at Pick Everard said: “We are delighted to have delivered such a historically significant development, which creates a lasting legacy for the city of Stoke-on-Trent. Our expertise, combined with that from tourism and leisure architect Glancy Nicholls, has created a spectacular display space for the iconic Spitfire – a centrepiece the city can be proud of.”

The project is a key development in support of Stoke-on-Trent City Council’s strategy to improve attractions in the centre of the city and the overall visitor experience. The new spaces, constructed by Morgan Sindall Construction, allow the exhibition space to be enjoyed by people both inside and outside of the Potteries Art Gallery and Museum.

Cllr Daniel Jellyman, cabinet member for infrastructure, regeneration and



“ The project is a key development in support of Stoke-on-Trent City Council’s strategy to improve attractions in the centre of the city and the overall visitor experience.

heritage, said: “We are really happy with the outcome of this project. Not only have we managed to pay homage to one of Stoke-on-Trent’s true icons – Reginald J. Mitchell, the designer of the Spitfire plane – but we have also improved the aesthetics and accessibility for those walking to and around the site, through our new pedestrian links.

“Along with the socio-economic benefits that will come from this project, the site

will add tangible value and energise the community, providing them with a new landmark the city can be proud of.”

Pick Everard employs more than 600 staff across its 13 offices, providing a range of project, cost, and design consultancy services. For more information, please visit www.pickeverard.co.uk.

■ **For more information, please visit www.pickeverard.co.uk.**





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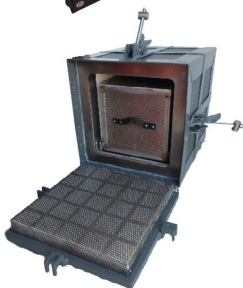


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CHALLENGES IN RESIDENTIAL CCTV SECURITY

The United Kingdom has a reputation around the world for being one of the highest users of CCTV

According to the British Security Industry Association (BSIA) estimates, [the UK has around 4 to 5.9 million CCTV cameras](#). Britain has more surveillance activity than any other European country per capita – the latest CCTV statistics show that the country has one security camera for every 14 people!

Despite the heightened surveillance activity, the efficacy of CCTV-based surveillance is a question that begs to be answered. This article takes a closer look at residential CCTV installations and identifies key areas that need immediate attention and deployment of technology-led solutions.

CCTV SECURITY IS ONLY A DETERRENT

The underlying assumption in CCTV-based security is that the perception that one is being watched acts as a deterrent for bad actors. While the signage that announces “Warning! CCTV in operation” is more of a compliance requirement, security personnel assume that this serves to prevent incidents. However, the rising number of security incidents reported across residential buildings is a wakeup call that this approach is broken.

INCIDENT REPORTING IS MORE OF A REACTION

In most cases, CCTV-based security works in a reactive manner, with the affected party raising an alarm or complaint after becoming aware of the incident. There have been numerous cases in which the residents come back from a vacation trip only to discover evidence of theft. As the basic security premise is to wait for a complaint to be raised prevents the initiation of timely follow-up activities.

INORDINATE DELAYS IN INCIDENT RESPONSE

Responses to a security incident is impacted by a variety of factors such as time of reporting, gaining approval for investigation, availability of qualified



Despite the heightened surveillance activity, the efficacy of CCTV-based surveillance is a question that begs to be answered.



personnel to investigate the CCTV footage, location of the digital video recorder on which the footage resides, and the consequent logistics that needs to be taken care of to do an actual site visit to carry out the investigation.

CHALLENGES IN EXTRACTION OF INCIDENT FOOTAGE

Most CCTV security solutions require investigators to physically visit the site, identify and extract the incident. In addition to the identifying and allocating personnel to carry out the extraction of the footage, the lead time needed to do a site visit gives room for tampering and even destruction of footage. There have been cases where the recorder itself has gone missing after the incident

came to light. Additionally, there could be other technical challenges as well – a failed software upgrade, the specific footage getting overwritten due to lack of storage, or even a corrupted hard drive.

DEFENDING CCTV SECURITY COSTS IS NOW A HARD SELL

Whether one buys or rents residential property, there is no way to escape the cost of CCTV security. However, due to the nature of challenges outlined in this article, residential societies are finding it difficult to convince residents to pay up their monthly fee towards security. It is time to consider a different solution!

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MODULAR EXTENSIONS

Sharing an insight into the benefits of modular extensions Edward Medd, Co-Founder of bespoke modular buildings specialist Vita Modular, answers some commonly asked questions

In recent years, prefabricated and modular extensions have risen in popularity as homeowners looking to add additional living and leisure space to their property seek out an alternative option to a traditional brick and mortar build.

WHAT ARE THE ADVANTAGES OF A MODULAR EXTENSION?

Modular construction can offer huge benefits when extending a home. In addition to providing a cost-effective option, one significant advantage is the build and installation process – as modular systems are crafted at an off-site production facility, the extension can be efficiently installed without a lengthy period of disruption to the home environment that would usually accompany a traditional build. Furthermore, the lead time of a bespoke modular build is often notably quicker than waiting for your local builder.

There is also a great flexibility with modular extensions. At Vita Modular for example, with a trademarked structural steel sub-frame, our bespoke modular single storey extensions can be manufactured to almost any shape, configuration, or size; and connect to any building type or age. They are precision designed, engineered and installed to provide both optimum structural performance and thermal efficiency.

DOES A MODULAR EXTENSION REQUIRE BUILDING CONTROL APPROVAL?

In short yes, all extension works require building control approval whether it's a traditional brick build or modular.

At Vita Modular, our extensions comply with all aspects of current UK building regulations, providing complete peace of mind that the extension is not only

built to last but, is a space that can be comfortably used all year round. There is absolutely no difference in the overall performance of our modular extensions compared to a traditional build. Offering a complete end-to-end service, our team work on projects all over the country so, we can assist with obtaining planning permission, building regulation approval and any other statutory approvals required before works can commence.

WHAT DOES THE DESIGN AND BUILD PROCESS INCLUDE?

Our design and build process at Vita Modular, for instance, includes five key stages – enquiry, proposal, site survey, manufacture, and installation. Once we have comprehensively understood the extension requirements, a team member will arrange a design consultation. We will then share a proposal which includes terms and conditions,

technical drawings, agreed payment plan details and a fixed installation date commitment, and a project manager will take a few measurements at a pre-arranged site survey and make all considerations to ensure the installation process runs smoothly.

The manufacturing process will then begin at our production facility to hand-craft the modular extension, in readiness for the agreed installation date.

WHAT ACCESS IS NEEDED FOR INSTALLATION OF A MODULAR EXTENSION?

The nature of a modular system means it can be maneuvered and installed from even the tightest access restrictions. Properties should be assessed during a site visit to discuss installation options and requirements.

HOW MUCH DOES A MODULAR EXTENSION COST?

The price of modular extensions can vary depending on the size of the build and structure used. To give an example, currently at Vita Modular we are finding the most popular extension size is 5m x 3m (15 SQ/M) – our typical price point for these extensions is £31,000 inclusive of VAT, foundations, external walls & cladding, roofing, the highest quality windows and door frames, electrics and lighting, and painted internal walls and ceilings. Within the price, we also include a £20 m2 supply-only cost price allowance for the flooring, which is adequate for a mid-range LVT flooring.



“ The nature of a modular system means it can be maneuvered and installed from even the tightest access restrictions.

An added benefit of a modular extension is that a fixed price can be provided before the build commences, meaning there is no hidden extras.

We also offer a huge range of optional extras including glazing upgrades and roof windows / lanterns. We can offer any additional ancillary building service including installations of kitchens, bathrooms, structural openings,

underfloor heating, plumbing, electrics, landscaping and demolition works to name a few.

WILL THE MODULAR EXTENSION COMPLEMENT THE EXISTING BUILDING?

With a range of external finish options, modular extensions can be individually tailored to suit the needs of both the homeowner and home.

At Vita Modular, our distinctive range of exterior cladding finishes and architectural embellishments is quite simply unparalleled. Cladding options such as Brick Effect, Redwood Timber, Render Effect and Zinc Effect Metal Cladding are offered as standard but we can use almost any cladding material available on the market to curate a bespoke modular build.

Vita Modular specialise in designing, manufacturing, and installing genuinely unique modular extensions, annexes and garden buildings with the utmost professionalism and care, providing you with the highest specification build at the most competitive, transparent pricing available in the market.

■ For further information, please visit www.vita-modular.co.uk or contact us on 03301 344503 / sales@vita-modular.co.uk



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Top reasons to choose a Solution luxury fire

- Ultra realistic, contoured flame effect technology
- 'One box solution' for front, corner or panoramic views
- Six preset illumination settings & one custom setting
- Nine independent flame colours with adjustable brightness*
- Nine independent fuel bed colours with adjustable brightness*
- Nine independent downlight colours with pulse effect*
- High quality, hand decorated ceramic log fuel bed



Controllable from your handset, via Alexa or through the app on your smart phone or watch, you can customise your fireplace to suit your individual taste.

- Crackling fire audio with volume control
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- Fade in - ON, Fade out - OFF, flame effect feature
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- Alexa voice control
- Optional Scene lighting LED kit available
- Optional Anti Reflective Glass available
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- Optional 5 year warranty for added peace of mind

*The above applies to the SLE75, 100, 150 & 200 fires *With use of Solution App



■ For more information about our products, please visit: www.solutionfires.co.uk



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