

# REFURBISHMENT & RESTORE

Issue 23 2021 £3.95

## KETLEY BRICKS

Choosing quarry tiles for old and listed properties

## MOUNT PLEASANT

A mid-terraced Edwardian with a modern kitchen extension

## COVER PROJECT

# TRANSFORMING A THREE BED PENTHOUSE

IN THE GRADE 1 LISTED ST PANCRAS CHAMBERS



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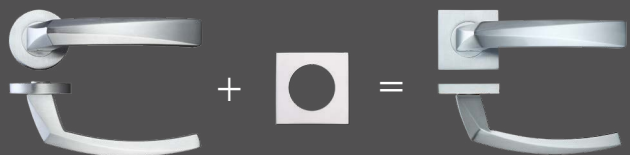


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# ST PANCRAS CHAMBERS, LONDON NW1

TG-Studio has transformed this 3 bedroom penthouse located in the Grade 1 listed St Pancras chambers.

The apartment is just one of three penthouses in the 52 unit development by the Manhattan loft corporation. It covers the top three floors of the west tower of this famous London landmark.

The client hired TG studio to transform the unit from the standard developer spec into a personal and luxurious home.

As the property is of the highest public interest and the interiors listed by English Heritage as very significant, the floor plan had to be broadly maintained but all staircases, balustrading and partitioning, where possible, were replaced.

The Studio and the client worked very closely together removing all bathrooms, floor finishes, built in wardrobes and the kitchen.

The master bedroom, which is located on

the top floor, is now reached through a new staircase that turns around an oak clad storage room reached off the main entrance hall.

TG Studio enlarged the floor area on this level and separated the space into a walk in wardrobe, finished in oak and sheep leather and personalised to the clients exacting needs. The master bedroom space is open plan but can be closed to the triple height living room by an electrical operated curtain.

The client let TG Studio select and furnish the entire penthouse and a meridiani bed in blue velvet was chosen in this bedroom flanked by vividly coloured lacquered bedside tables from LEMA. The master ensuite has been enlarged too and now features a Portuguese travertine stone which has a cave like quality. The bathroom features an extra-large walk in shower with a flush TV and a bespoke double sink unit finished in the stone, mirror and the textile oak present throughout the Penthouse, which enhances the earthy and organic feel of this sanctuary.







The middle and lower floor (floor 4 & 5 of the building) are occupied by two levels of entertaining.

A new staircase has been designed connecting both levels, featuring oak veneer, plain glass and wooden stringers painted in off white. The staircase consists of a bridge that connects to a library which is cantilevering the main part of the staircase.

This library unit is the feature of the staircase and also forms the balustrade to one side. It offers storage for books, statues and other artefacts the owner collects.

The upper floor measures approximately 800 sq ft and accommodates a very comfortable seating area and a zone for the pool table, a collector's item owned by the client. The living room features furniture from Poltrona frau, knoll and LEMA.

The lower open floor plan is laid out as a relaxed kitchen zone, dining area and tv watching area. The TV area is located opposite the kitchen and balances in its elevation the open plan kitchen. The joinery accommodates all the AV equipment and a visible library and is kept very white with arrabascato stone as a vertical feature behind the TV. The dining table is from Poliform as are the chairs, while the sofa is from zanotti and the rug from the rug company.



From there the penthouse gives access to two bedrooms with a dressing area and ensuite each a secondary entrance to the apartment and a guest WC and storage.

The two en suite bathrooms are located in two gothic towers of the building which gives them great views of the surrounding area and a triple ceiling height. They have been finished in Arrabascato marble and each feature a low hanging glamorous chandelier to play with the unusual ceiling height.

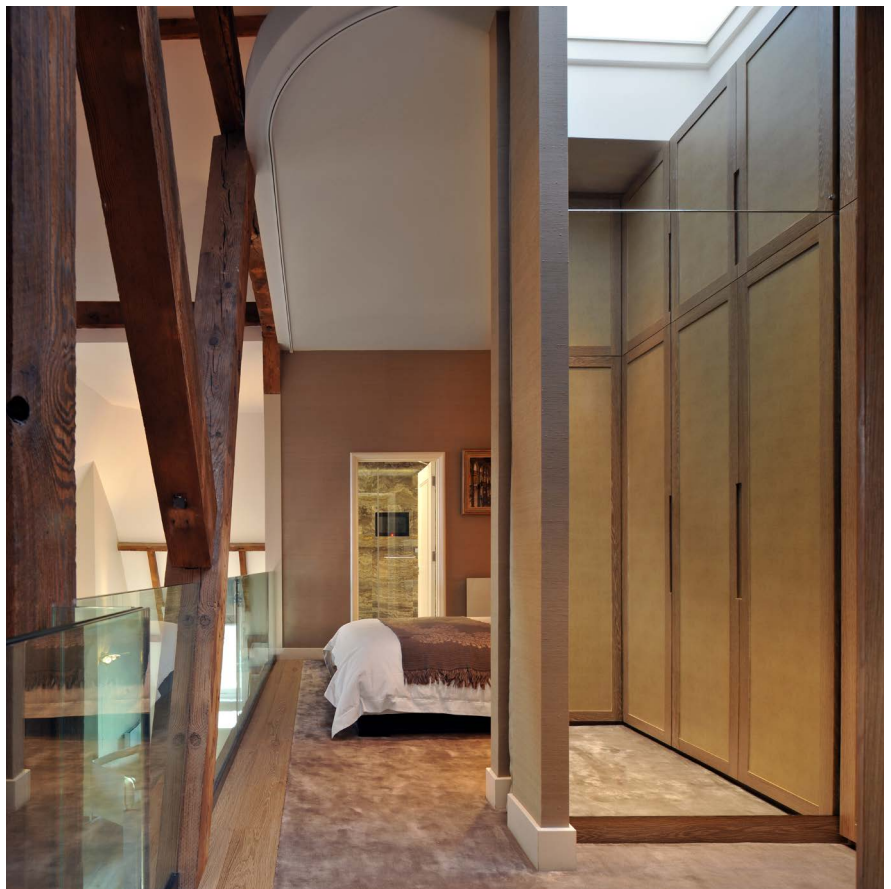
The flooring throughout the penthouse is by Schotten and Hansen, the kitchen by Gemini design and features Gaggenau appliances with arrabascato backsplash and Pietra Serena worktop.

Two stones that are characteristic through their veining and are considered as character stones explains Thomas, director of TG-Studio.

Thomas Griem Director of TG Studio and the client enjoyed this project so much that they are now looking to working together creating more luxurious places. They are currently looking in London and New York for their next project under a joint banner.

The contract sum was £ 550,000 and contract duration was 14 months.

[Tg-studio.com](http://Tg-studio.com)







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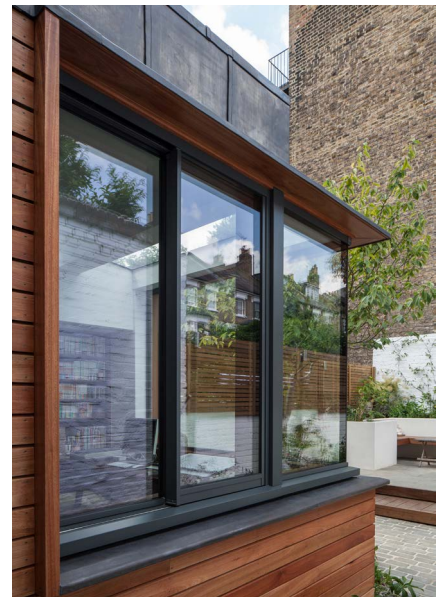
## AR ARCHITECTURE

Our clients, a middle-aged professional couple comprised of a Japanese graphic artist and a British psychologist, appointed us to refurbish their 1900s' maisonette in Gospel Oak, North-West London. They wanted to build an artist's studio in lieu of the existing rear conservatory and make a number of internal alterations, all on a very tight budget.

Our idea was to create a bright and transparent space, seamlessly interconnected with the garden and the sky. There were some constraints: the footprint of the new extension was limited to that of the existing conservatory, the height at the boundary could not exceed 3m, and the narrow North-facing gap along the other boundary risked becoming a dark and damp passage.

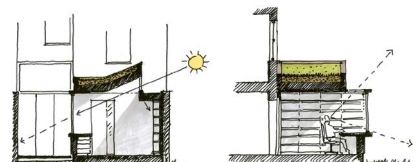
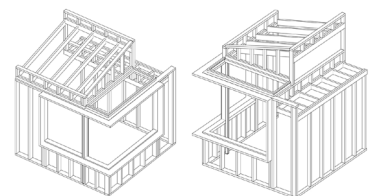
To achieve our objective and overcome the limitations, we came up with a simple but elegant solution. The studio is comprised of two volumes. One is a low redwood-clad cube attached to the boundary wall, extensively glazed on two sides, with a frameless corner and a large flat skylight on the top. Crowning it is the second volume – a lead-clad, sedum-roofed prism set away from the boundary, with a West-facing window taking in the daylight and conveying it to the passage on the other side. The raised roof and the window of the second volume increase the internal height of the studio and fill it with daylight.

Structurally, the studio is a timber frame on a raft foundation. All elements were modelled and detailed in 3D.



Internally, the studio features an L-shaped desk with drawers and concealed cable trays. One wall is full-width, full-height bookshelves. Three plaster-in wall lights illuminate the sloped ceiling.

The artist working in the studio enjoys uninterrupted views of the tranquil garden, entirely remodelled with paved and gravel surfaces, raised decked areas, white-rendered retaining walls, evergreen shrubs and flower borders.



[www.ar-arch.co.uk](http://www.ar-arch.co.uk)





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# MOUNT PLEASANT: A MID-TERRACED EDWARDIAN WITH A MODERN KITCHEN EXTENSION

Adam and Nicola Lloyd-Cox contacted Simply Extend as they wanted to revamp the kitchen and dining space in their mid-terraced Edwardian home, in Hackney, East London. The professional couple live with their three-year-old son, so needed a company that would be efficient and affordable.

They wanted to collaborate with experts that could expertly design and build a side return kitchen extension, so enlisted Simply Extend to bring their dream to life. They'd purchased the home with a small kitchen and unusable garden, but really needed the outdoor space for their little boy to enjoy, whilst a large kitchen for entertaining was the wish of Nicola and Adam. They had bought the house with this vision in mind and watched it come to fruition in only six months!

To kickstart the project, Simply Extend assigned an architectural team to work with Adam and Nicola on creating the area where the new, larger kitchen and dining space would be. Plans were drawn up, with precise measurements and detailed considerations made for the types of roof and windows to be installed.



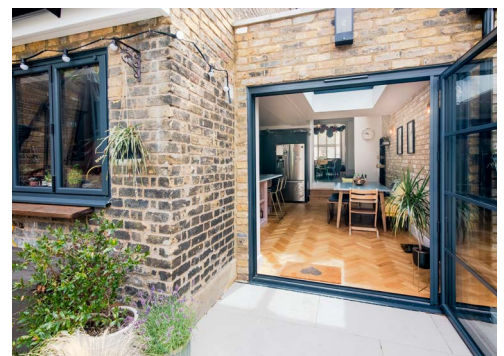


To make room for the new side return kitchen extension, the property's existing conservatory was removed, with planning approval granted from the local council.

Following approval, the Simply Extend construction team were brought in to bring the vision to life. Ground works and structural teams cleared the space and laid the foundations for the new extension build. Bricklayers subsequently got to work building the shell of the extension, in conjunction with the roofing team. Once made watertight, the internal work could start with plastering, electrics and plumbing installed; all expertly managed by the team at Simply Extend.

Speaking of their experience, Adam commented; "We found that Simply Extend were incredibly good at managing our expectations throughout, letting us know what work and expenses to expect and when to expect them, so we could prepare. We did a lot of online research to find Simply Extend, looking at testimonials, noting common complaints and compliments."

"Simply Extend always seemed to stand out as a more trustworthy and affordable option and were quick to address any issues. They also seemed quite a bit bigger than the competitors, meaning there was a shorter waiting time in terms of getting started and their team was very comprehensive – from the survey and drawings right through to aftercare."





"I also have to say, the build team were the hardest workers I've personally ever seen and the finish and aftercare were excellent. Whenever we were using a third party - for windows, doors, garden work etc. - Simply Extend were always able to work well with them or beat them on price, which was a great added value for our family. We were assured that by choosing Simply Extend the costs associated with our build would remain fixed, so we'd know exactly what to pay and when."

"I wouldn't hesitate to recommend them, especially to families with young children. During the process, they completely understood that we still needed to live life as a family with a young, energetic little boy, so they installed a temporary kitchen in our living room, complete with a washing machine! This meant we were able to live at home throughout and minimised disruption."

The final result after six months was a beautiful open plan kitchen and dining area, perfect for family nights and entertaining guests. Adam and Nicola chose to pair a colour palette of soft pink with neutral grey accents and occasional gold embellishments, producing a stylish and contemporary space, that perfectly complimented the existing features and styles within the home.

Nicola furthered Adam's comments, stating; "We love every inch of the conversion, as we're now constantly hosting friends and



family around our kitchen island and our little boy is able to make use of the big new garden."

"We recently had the property valued after the extension and found it's added a value to our home – much more than it cost us, so we're very happy with that as an added bonus to our beautiful new living space."



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





# CLAYPAINT TRANSFORMS LISTED PROPERTY

Paragon is a grand Grade 1 Listed Georgian Terrace designed by Thomas Attwood and built in 1768. Situated in Bath city centre, it is surrounded by period architecture. Guinness World Record holder and Britain's fastest snowboarder Jamie Barrow, decided to take on a slower challenge to fully renovate a two storey apartment in the terrace.

Jamie re-plastered the apartment in lime to ensure it remained breathable. He said: "In the basement of a Grade 1 Listed building, there were obviously some damp issues. As we were not allowed to damp proof these buildings, we had to use breathable materials, which is why we used lime plaster on the walls."

Jamie decided to use Earthborn Claypaint due to its high level of breathability, thick creamy consistency and ease of use. He added: "We initially used a lime wash as this is what was suggested but after many coats it just wasn't covering well.



This is when I looked into what breathable paints are available and came across Earthborn Claypaint. I decided to give it a go and after just 1 coat it covered amazingly and

gave a really nice luxury feel. That is why I am now using it on my other projects."

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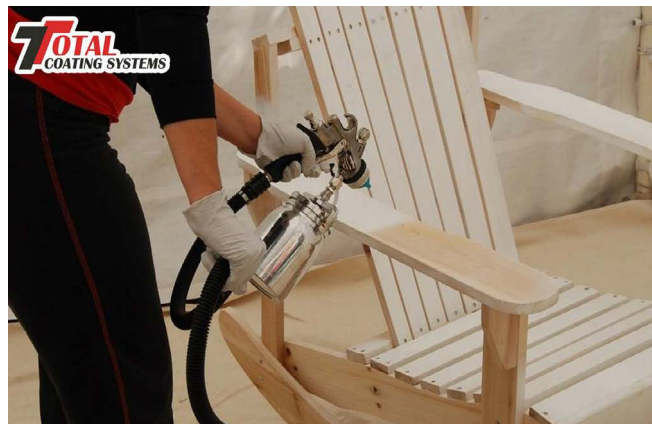
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AeroTherm creates warm walls, eliminating conditions where condensation and subsequent mould growth occurs.

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Treatex Hardwax Oil Ultra is also based on the Treatex formulation of sustainable raw materials such as Bees wax, Carnauba wax, Candilla wax, Linseed oil, Sunflower oil, Jojoba oil. It contains no biocides or preservatives.

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

The end result is a hard wearing, attractive finish in any situation including, floors, doors and kitchen worktops that is easy to maintain with our maintenance products and is spot repairable if the surface is damaged.





# CASE STUDY

## ABOUT

Founded in 1982, The Highfield Group are now global leaders in qualifications, end-point assessment, training materials, e-learning and work with some of the world's most recognisable companies.

As an awarding organisation Highfield offer 250+ qualifications delivered by over 20,000 trainers spread across 50 countries covering multiple sectors such as retail, health and social care, finance, customer service, rail and engineering, hospitality, logistics, aviation, and many more.



### Company Name

Highfield Group [www.highfield.co.uk](http://www.highfield.co.uk)

### Location

Doncaster

### Sector

Education

## THE SITUATION

Highfield Group were moving into new premises in Doncaster. The Icon building which was located at one of the main entry points into Doncaster town centre would be the location for their new business headquarters.

Highfield approached Visual Group as they were requiring new signage throughout the building and as a key landmark from the M18 via White Rose Way, it was paramount that signage had to stand out and be eye catching.

Working alongside their Creative Director and colleagues, the project included a number of ideas which covered not only the signage for the exterior of the building, but also how to bring the office interior to life.



T: 01302 800 250 E: [sales@visual-group.co.uk](mailto:sales@visual-group.co.uk)

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# TOP TIPS FOR CHOOSING BI-FOLD DOORS

*Neil Ginger, CEO at Origin, offers his advice for choosing the perfect bi-fold doors for your property.*

## 1. INVEST IN MATERIALS THAT LAST

Before purchasing bi-fold doors, it is vital to consider materials. There are three materials that tend to be used for bi-fold doors – uPVC, wood and aluminium. Each

has their benefits. For instance, uPVC is often the cheapest option, but comes with thick sightlines and can warp over time. Wooden frames look fantastic on period properties but require regular maintenance to keep them performing well.

By contrast, aluminium offers a perfect combination of strength, durability and weight, allowing for narrow frames and making it a fantastic option for those

looking to maximise the amount of light let into a property and create the ultimate ‘wow-factor’.

Aluminium is also resilient to flexing and expanding and is the most low-maintenance option, meaning it offers the best return on investment in the long-run. What’s more, the Origin Bi-Fold Door comes with an industry-leading guarantee of up to 20 years, offering ultimate peace of mind.







## 2. CHOOSE A DESIGN THAT SUITS YOUR PROPERTY

Opting for completely customisable bi-fold doors will allow you to create the perfect design to suit your home, whether it's a period property, a newbuild, or anything in between.

High-quality aluminium doors can be powder-coated in a huge range of colours, including authentic wood grain finishes and two-tone options, so consider whether you want your new doors to blend in or contrast with the rest of your property.

It is also important to consider the best configuration to suit your home and lifestyle. Bi-fold doors can be installed to open from one side, in the middle or at various other points. They can also be created to fit bays and corners, making them more versatile than any other type of patio door.

## 3. CHECK THERMAL EFFICIENCY RATINGS

Before purchasing bi-fold doors, it is important to consider thermal efficiency. The best indicators of thermal efficiency are U-Values which show the amount of heat lost in watts per square metre of material. The lower the number, the better the thermal efficiency. For instance, Origin doors achieve U-Values as low as 1.2, which far exceeds UK requirements.

High quality doors will also feature a polyamide thermal break in the profile, which is designed to improve energy efficiency, allowing homeowners to enjoy the room all year round.

## 4. PRIORITISE SAFETY

As bi-fold doors are likely to link to the outside of the property, it is vital to prioritise security.

For maximum safety, check that the system conforms to PAS 24:2016 security standards. Opting for doors that incorporate heavy-duty zinc hinges and a cylinder lock will also ensure that they are resistant to attacks for potential intruders. For ultimate reassurance, homeowners should opt for doors that are accredited with the police-approved Secured by Design standard.

For those with young children in the house, we always recommend choosing doors with finger-safe gaskets to stop little hands from getting trapped and magnetic catches that can help hold the doors in place whilst you're operating them.

---

For more tips on choosing the right bi-fold doors for your home, visit our Advice Centre <https://origin-global.com/advice-centre>







## RELIABLE AND AFFORDABLE SOLUTIONS FOR COMPLEX PROBLEMS

JLC Group have been instrumental in providing several products and solutions to a wide range of their existing and new customers, to support them throughout the recent and ongoing pandemic.

With our range of Personal protection screens, Occupancy control systems, Body temperature monitoring equipment, Touch-free switches and Hand sanitisers, we are able to help Organisations, their staff, customers and visitors protect themselves from COVID-19.

Not only can JLC Group supply this extensive range of services and products, we are also able to supply a range of reliable and

affordable automated doors and door automation systems for homes, commercial buildings, airports, national infrastructure and many more. Our aim is to ensure that leading edge technology helps us to deliver the best solutions to a wide range of sectors. We source our high-quality products from suppliers around the globe, giving us the flexibility to ensure the perfect solution for your automated doors, or access gates.

Contact us today to find out how we can supply a solution for your project.

[www.jlc-group.co.uk](http://www.jlc-group.co.uk)



## STEEL WINDOWS FROM ASWS SHINE IN SCHOOL CONVERSION

Top steel window refurbishment company, Associated Steel Window Services (ASWS), has completed a project which saw the full refurbishment of over 70 steel windows and the manufacture of ten new ones at Alexandra House in Brentford, London. In 1938, the grade-II listed, Art Deco style building was a health centre and juvenile employment bureau; it has recently been converted to accommodate the expansion of St Paul's Church of England Primary School.

A crucial part of the project brief from the Conservation Officer was the retention of the original windows. With strong horizontal glazing-bar patterns, the metal casement windows were key to the stunning aesthetics of Alexandra House as they enhance the sentinel quality of the 'tower of health', the building's central feature.

Working to a tight six-month programme, ASWS removed each window and installed temporary panels to secure the openings. The windows were then taken to ASWS's workshops where the glazing and the brass fittings were removed and the frames taken back to bare metal. After thorough assessment, necessary repairs were made with some new sections inserted and a maritime primer coat spray applied to the finished frames. They were then reinstalled on site with the single glazing traditionally putty-glazed before the frames were hand-painted to meet listed building requirements.

For further information on Associated Steel Window Services, please visit [www.asws.co.uk](http://www.asws.co.uk) or call 020 8665 5335.



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Every element of the Stratus Thermal Lantern Roof has been designed to be exceptional.

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Designed around an innovative thermally broken system, it provides excellent thermal performance

that minimises condensation - while delivering the architectural refinement you'd expect of a high end aluminium lantern system.

Available in a range of designs, with sizes up to 3m x 6m, this high end, high performance lantern roof is ideal for modern living.

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## GOODWOOD FITCH

Goodwood Fitch are manufacturers and installers of the highest quality traditional British made timber sash windows. One of only two manufacturers to have achieved a BFRC A+ Energy rating for a traditional timber sliding sash window.

As a bespoke joinery company Goodwood Fitch offer a fully bespoke service and is able to replicate historical details or other specific requirements from architects and specifiers. The company prides itself on perfecting small details that make all the difference to discerning customers

such as the absence of printed text on spacer bars, toughening marks on DGU's, clear sight lines with minimal shadows and top quality ironmongery.

- 1) 100% Accoya timber
- 2) BFRC A+ Energy rated
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- 4) U 1.4 W/m
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## AUTHENTIC CRITTALL – THE REAL STEEL DEAL

It's almost 200 years ago when Crittall pioneered the original, iconic steel window frames. Modified over the years to meet today's stringent regulations, hand-crafted Crittall windows, doors and screens undoubtedly add value to a home with bespoke, timeless, design for every application.

World famous for minimalist, slim profiles and sightlines, the company's products are equally as popular today with people looking to make a statement about their property through renovation, new or self-build projects.

Innovative development using steel has led to create multiple-use options from room dividers to shower screens adding glamour and elegance. Cleverly dividing space and letting in light, acoustic properties make interior screens particularly suitable for partitioning kitchens, living areas, home offices and more, with glazing options to reduce noise and allow privacy.

The company prides itself on its manufacturing expertise, using handcrafted, centuries-old techniques with skills and craftsmanship that can rarely be matched. Crittall windows, doors and screens are virtually maintenance-free, finished in any colour with galvanised, factory applied powder-coating to last a lifetime. A discreet plaque stamps



Photo: John Knight Glass and David Godfrey Photography

Crittall authenticity and approval allowing identification of genuine Crittall products.

### INSTALL ONLY THE ORIGINAL, GENUINE MAKE

Russell Ager, managing director at Crittall Windows, says:

"There is only one genuine Crittall brand of windows and doors, stamped as the authentic product our customers deserve.

"We place considerable emphasis on communicating our key message of Crittall authenticity based on quality, craftsmanship and British heritage.

"When a customer buys a window sold by reference to the Crittall name, they need assurance that it's the genuine item made by Crittall Windows."

[www.crittall-windows.co.uk](http://www.crittall-windows.co.uk)



## PLUMSTEAD LIBRARY'S NEXT CHAPTER WITH A STORY OF STEEL

Plumstead Library, originally constructed in 1903 and located in the Royal Borough of Greenwich, has recently undergone a dramatic renovation project. Having previously been under-used, the building is now a fully fit for purpose 21st century public library. This impressive transformation involved the creation of a community centre, a sport and gym centre and, of course, the restoration of the libraries for adults and children.

A significant part of the project was the full refurbishment of all 33 windows which included an impressive 124 individual window frames.

For this important and large job, Steel Window Association member ASWS were entrusted with the completion. The library is a Grade II-listed building and so the work required careful consideration, planning and unparalleled expertise. Modernisation has been carried out in a way that bridges the gap between old and new, preserving traditional charm and increasing functionality at the same time.

For further information on the Steel Window Association, please visit [www.steel-window-association.co.uk](http://www.steel-window-association.co.uk) or call 020 3475 8049

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- Pearl** Aluminium system with woodgrain finishes plus mid-rails to match and optional soft door closers
- Cerroni** A new unique small aluminium profile with track system and door closers
- Tuscany** An aluminium system, with classical and elegantly designed profiles and selected modern colours and features with door closers.

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Pleased to be associated with the Essex Wildlife Trust





# VICAIMA LAUNCHES NEW WEBSITE

## STRENGTHENING THE USER'S EXPERIENCE

Always aiming to build the perfect online experience for its customers and partners, Vicaima, one of the largest European players in the production of sophisticated solutions for interior doors, wardrobes and panels, has just launched a new website, which aims to improve the ease of navigation for its users, providing spontaneous and differentiating interaction with all features and tools. Yet another innovation, from a company which is continuously investing in a close, modern and intuitive digital footprint.

Among the new features, Vicaima highlights the speed of the platform and the contemporary, functional and responsive redesign, strategically created to facilitate the search process for users, in line with their intentions, needs and desires.

Thus, the new website is characterized by dynamism, accompanied by carefully selected content, as well as a wide range of products, performance and solutions, with a view to boosting the digital presence of the brand in the national and international arena.

This redesign includes aesthetic improvements allowing for more immersive experimentation and improved navigation, which allows visitors to easily find the information they need.

"After many months of work and dedication by our entire team, we are very pleased with the launch of the new Vicaima website. This latest step reflects the company's ability to anticipate trends, innovate, propose complete and exciting proposals to the market. With the new website, the user can easily and intuitively access the commercialized products, news, catalogues, technical information, projects and news, as well as request the

download of BIM solutions from Vicaima, quickly and effectively. We believe that we will strengthen our position as one of the dominant players in the market. With the new design, we expect an increase in the number of visitors and consumption of content on our page. We look forward to feedback and the new and exciting developments to come", stresses Antonio Moutinho, Director at Vicaima Group.

The new Vicaima page thus highlights the company's willingness to invest in a digital sphere that provides the best user experience for its customer. The renewal follows, precisely, the thought provoking attitude of the brand towards the different markets in which it operates. This is also related to an integrated multichannel strategy, which reconciles the company's multiple digital tools, placing it, once again, at the forefront of the sector.

Vicaima is currently one of the biggest European players in the design and

production of sophisticated solutions for interior doors, technical doors, frames, wardrobes, panels and furniture parts. Its positioning is based on the ability to develop integrated and customized solutions, oriented to different sectors, namely housing, hotel, health, education and commercial. Innovative and trendsetter, Vicaima has a constant concern for sustainability, being the first Portuguese company in the sector to obtain FSC® (Forest Stewardship Council®) certification. Founded in Portugal, it has a direct presence in countries such as the United Kingdom and Spain and exports 95% of its production to markets ranging from Europe to the African continent, passing through the United Arab Emirates and the American continent.

For further information, visit the Vicaima website [www.vicaima.com](http://www.vicaima.com)

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# TOUCH

## IRONMONGERY LTD

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

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## THE PERFECT TOUCH

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**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.

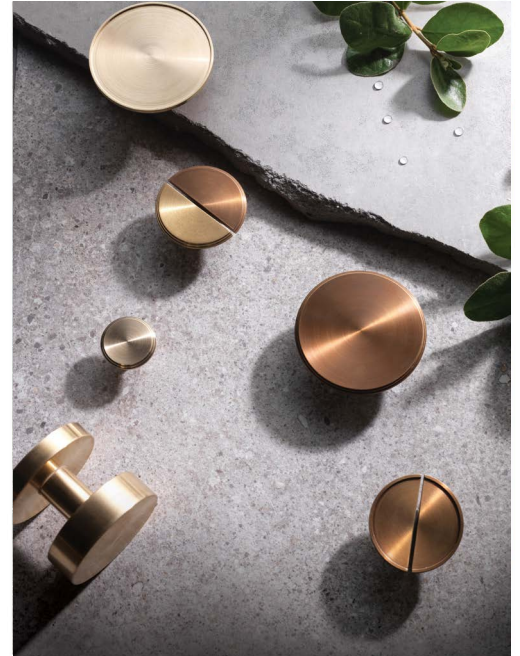
Touch Ironmongery have recently become suppliers for **Designer Doorware (Australia)** who have beautiful products with a cutting edge design Metal, Wood and concrete. We also have the exclusive rights to sell the **Olaria (Barcelona)** range in the UK.

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](http://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](http://www.atouchofbrass.co.uk) & [www.olariabarcelona.com](http://www.olariabarcelona.com)







# XUL ARCHITECTURE REBUILD A SEMI-DETACHED HOUSE IN NORTH LONDON



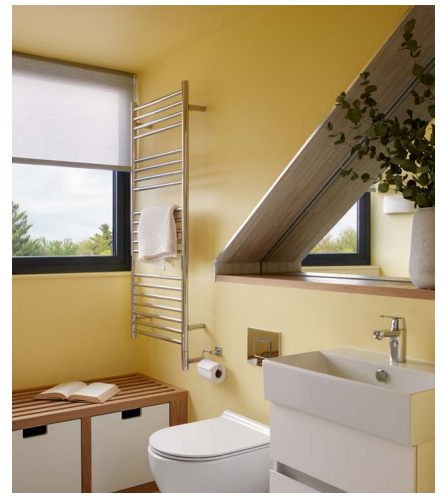
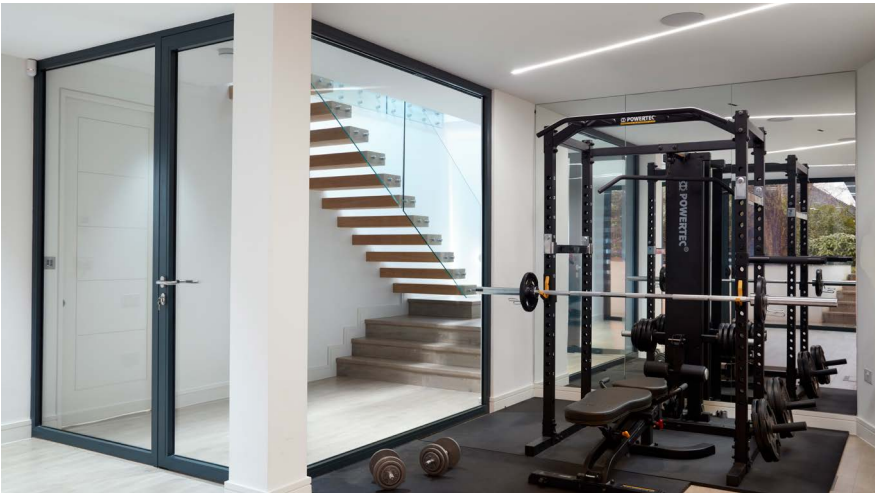
North London based XUL Architecture have demolished and rebuilt this family home in East Finchley creating a light-filled house with views to the garden.

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.





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 158.85m<sup>2</sup> to a total of 378.60m<sup>2</sup> (a 138% increase).

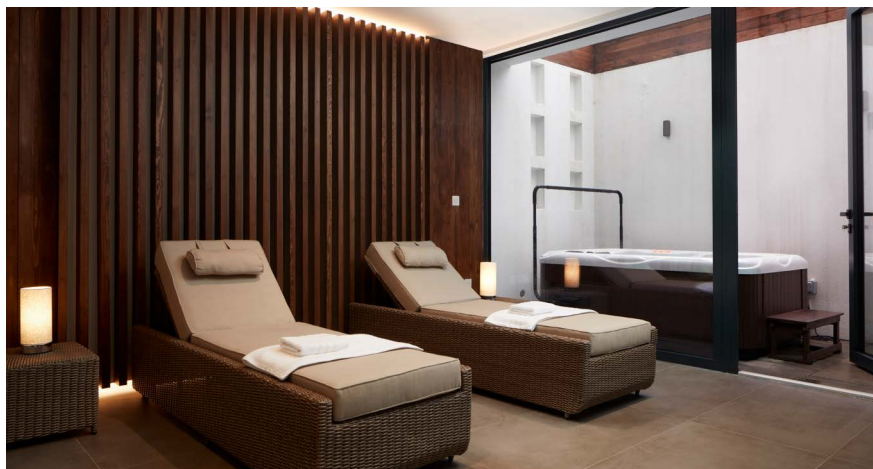
The tilted skylight above the dining room is angled to maximise the ingress of light. It was designed to have an integrated electric blind for moments when the sun would be too strong.

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.

---

**XUL Architecture – Inspired by Natural Light**  
[xularchitecture.co.uk](http://xularchitecture.co.uk)  
[info@xularchitecture.co.uk](mailto:info@xularchitecture.co.uk)







# BUILDING RELATIONSHIPS WITH MARLEY ALUTEC

As an experienced installer, Shaun Scott understands the importance of finding high-quality solutions, which combine traditional style with modern performance. That is why he specified and installed products from aluminium guttering and drainage system specialist, Marley Alutec, and its Traditional and Tudor ranges during a recent renovation of his own heritage property.

Located in Insch in the Scottish countryside, Shaun Scott's 200 year-old home is a traditional farmhouse that had been left derelict prior to Shaun purchasing the property. As such, the rustic property, which consists mainly of natural stone and timber features, was in desperate need of an exterior renovation, including refurbishment of its old cast iron guttering, rainwater drainage and eaves.

For Shaun, 2016's UK Plumber of the Year, the challenge was to find products that would fit with the pre-existing farmhouse aesthetic but still provide the performance upgrade that was needed. Shaun first became familiar with Marley Alutec through his membership with the Scottish & Northern Ireland Plumbing Employers' Federation (SNIPEF), of which Marley Alutec is also an associate member. On meeting the company's Area Sales Manager for Scotland at a SNIPEF event, Shaun was introduced to its Traditional range. This innovative aluminium solution provides a low cost replacement for cast iron downpipes delivering an accurate aesthetic

match, long lasting durability with zero maintenance and an easy installation.

All of Marley Alutec's products are manufactured from aluminium, which is an ideal substrate for polyester powder coating. As such, the company is able to offer rainwater solutions as a direct replacement for bolted cast iron in a textured polyester coated finish called Heritage Black. This means cast iron products can be replaced with enhanced systems that are visually identical, even down to the fittings. For Shaun, choosing products from the Traditional range meant that he could maintain the existing heritage aesthetic at his property, whilst also ensuring a large flow capacity and minimal future maintenance. What's more, as aluminium is up-to 65 per cent lighter than cast iron, rainwater systems manufactured from the material are easy to transport and install, especially for a single tradesperson.

For his own project, Shaun opted for a Traditional half-round gutter system with Tudor range downpipes, all in Heritage Black, perfectly replicating the original cast iron system.

Shaun commented: "Working with Marley Alutec has helped me to meet specific project goals in a timely, cost-effective manner. I was already familiar with the company's solutions and the benefits of using aluminium rainwater solutions over alternative materials. Even so, it was

fantastic to experience those benefits for myself. From the deep flow rate, to its ease-of-installation, it's clear that I have made the right choice. What's more, Marley Alutec's team has been on hand to support me every step of the way, from specification, to installation, which I am very grateful for."

Marley Alutec's Scottish Area Sales Manager, Drummond McKenzie visited the property and helped Shaun through the specification and installation process. Drummond commented: "Given the unusual shape and style of the property's roof, it was necessary for us to produce a number of bespoke downpipes to match the original pipe work. Similarly, due to some uneven surfaces on the exterior of the older building, it was necessary for our technical team to design a number of special offsets to take link the guttering and the downpipes, without which the downpipe would have been sitting too far out from the wall."

"Thankfully, due to the combination of our extensive distributor network and short lead-times we were able to generate and deliver these bespoke elements to site in a timely manner, helping to avoid costly delays and keep Shaun's renovation on schedule."

**For more information about Marley Alutec and its aluminium rainwater systems, please visit: [www.marleyalutec.co.uk](http://www.marleyalutec.co.uk)**



# WATER SUPPLY PIPES REPLACEMENT IN UNDER 2 HOURS

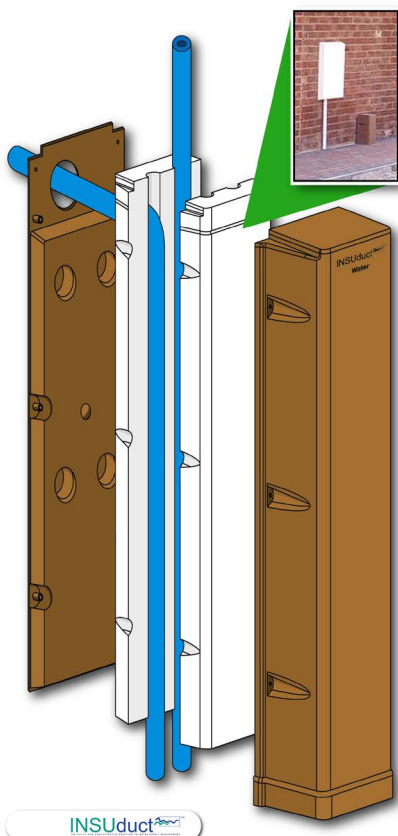
## ...NO MAJOR EXCAVATIONS, MINIMAL DISRUPTION

Whether its an unreliable or leaking supply or discovery of lead supply pipes, water supply pipe replacement is not undertaken lightly.

Water suppliers can insist on leaking pipes being repaired or replaced, and lead supply pipes are surprisingly common. Although the use of lead in plumbing has been banned in the UK for over 50 years, there are still many properties where lead contamination of water is a risk. Properties built before 1970 would have been constructed with lead water supply pipes, with up to a third of these older properties in the UK still receiving their water through these original lead pipes.<sup>1</sup> Awareness of the potential health problems caused by lead in the water supply, particularly in infants and children is growing and the only totally secure method to reduce lead levels in the water supply is to replace the original supply with modern plastic pipe.

Whilst Grant aid may be available to assist lead pipe replacement programmes, and some water suppliers, such as Welsh Water are providing fully funded lead replacement programmes<sup>2</sup>, the disruption to the householder is enough to deter many from water supply pipe replacement.

INSUduct is the only option to provide a fast and effective solution where total supply replacement is required. It can be completed in under 2 hours and with minimal impact on the householder.



Unlike traditional methods, INSUduct allows the new water service to be routed up the external face of the building and connected to the internal plumbing above ground level, whether this is the ground floor or upper storey. INSUduct is carefully fabricated to provide long lasting and effective thermal protection to water pipes and fittings outside the thermal envelope of a building. There is little impact on the exterior appearance of the property, as the INSUduct system provides a neat, clean finish to the job.

An INSUduct supply replacement requires one simple core drilled hole through the wall, at an appropriate point to connect with the internal plumbing, this enables most lead

replacement operations to be completed within a couple of hours, without undue disruption to householders/occupiers.

INSUduct is also ideal for projects where new multiple supplies are required as it allows for up to three 32mm OD water supply pipes to be installed to the exterior of the building. Combined with the Groundbreaker water management system, it provides the most efficient solution to installation on new water services, saving both time and money.

For more information please see our web site [www.groundbreaker.co.uk/INSUduct](http://www.groundbreaker.co.uk/INSUduct) or search "Watersafe/lead in water" or your local water company.



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# Groundbreaker

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- Meets Secure By Design criteria.
- Temperature resistant to -15°C for 3 days
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- Low cost maintenance
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Can be installed at any point to new or existing buildings.

Ideal for:

- Modular home developments
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- Compatible with barrier pipes



Groundbreaker is the only Surface Mounted Water Management System to meet and exceed all UK regulations.

- Complies with BS 6920 and BS EN ISO 12241
- Exceeds BS 5422
- Certified for the protection of backflow
- WRAS Approved



# Taking the lead on LEAD?

The only safe way to deal with lead in a water supply is to replace lead supply pipes.

## Introducing INSUduct<sup>®</sup>

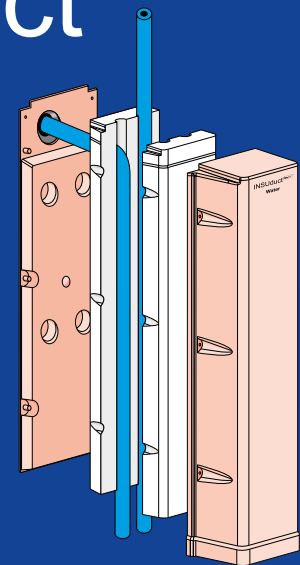
The innovative pipe replacement solution that minimises disturbance, time and cost.

- Replace lead water supply pipes in under 2 hours
- No major excavations
- Minimal disruption

INSUduct™ Exceeds British Standard 5422 and UK Water Regulations for frost protection, and has been used across the UK as part of lead replacement programmes.

### IS YOUR SUPPLY LEAD?

If your property was built before the 1970s check our identification guide [www.groundbreaker.co.uk/2020/02/17/insuct-taking-the-lead-in-lead](http://www.groundbreaker.co.uk/2020/02/17/insuct-taking-the-lead-in-lead)



For further information on these highly effective systems and other products go to:

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# MODULEO® ENGINEERED VINYL RECEIVES UPDATE

Leading vinyl flooring specialist, Moduleo®, has expanded its latest collection, LayRed, with four new wood designs, 24 new shades and a new larger plank size.

The update brings new colours across Moduleo's most popular wood designs; Sierra Oak, Laurel Oak, Country Oak and Mountain Oak.

These new styles are Embossed in Register (EIR) during production to provide an ultra-realistic texture and the planks are now 25 per cent larger at 149.4cm x 20.9cm.

Since its launch in August 2019, Moduleo® LayRed has proven to be the product of choice for renovation projects. Its integrated underlay and strong core enable the bridging of unevenness over existing floors and a wealth of different styles make it popular when it comes to refreshing the home.

With minimal preparation required, LayRed uses CLICK technology which removes the need for adhesive and instead uses a practical tooth-groove connection.





Matthew Brook, national sales manager for IVC Group UK and Eire, commented: "We're proud to expand on this successful collection to offer retailers more choice when it comes to stocking and selling the flooring.

"We believe our engineered vinyl collection can face up to almost any challenge, boasting all the benefits of its natural counterparts but with added plus points such as being warm underfoot and scratch and stain resistant.

"The easy maintenance of engineered vinyl, alongside its strong sound and heat insulation properties, can change how you think about and design a room. Once people discover LayRed they realise they're exploring a modern alternative to natural materials which is built to last and easy to apply."

Part of the Belgian-headquartered IVC Group, the world's largest flooring producer, Moduleo® utilises state-of-the-art technology to create grains, knots and grooves that fully mimic the surface texture of wood and stone, resulting in authentic structure and depth.

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For more information on Moduleo's latest products, visit [www.moduleo.co.uk](http://www.moduleo.co.uk) or call 01332 851 500



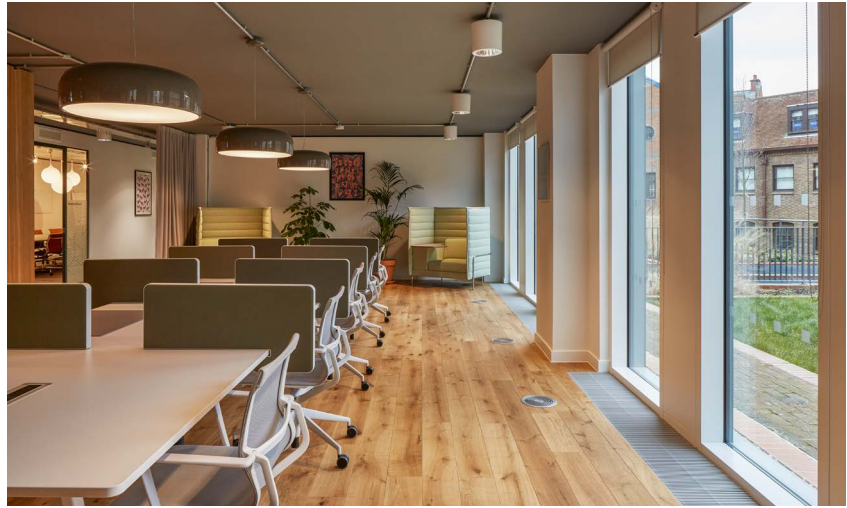


# MAGNIFICENT MAGNA: THE RAISED-ACCESS FLOORING SOLUTION BY HAVWOODS

The latest innovation in raised-access flooring, MAGNA® is designed specifically for use in commercial spaces offering high-quality functionality without compromising on visual appeal.

Providing access to under floor services that cannot be installed within the wall cavities, the versatile solution from Havwoods has many practical benefits and delivers an ease of installation for commercial workspaces. Significantly quicker to fit and install than traditional glue or underlay applications, Magna reduces downtime during refurbishments.

Additionally, just like a conventional Havwoods wood floor, the boards can be sanded and maintained in exactly the same way to ensure a long-lasting, aesthetic floor surface.



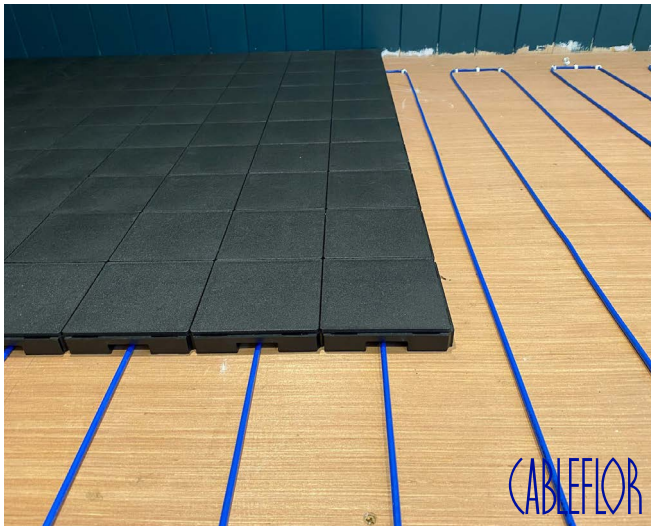
Each plank consists of an Oak surface layer and engineered core, the magnetised and foam-sealed wood boards provide a secure connection to the supporting pedestals which can be conveniently disconnected using a suction lifter for enhanced access.

As each board is individually magnetised, you can easily replace and remove individual boards allowing access to a specific area

rather than removing the whole floor surface.

With a range of beautiful designs available including the on-trend herringbone pattern, design possibilities are endless with the Havwoods Magna raised-access flooring solution.

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Suitable for:

- refurbishments and renovations, including rental premises, Listed Buildings
- underfloor heating in loft & garden rooms and garages
- home office projects

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Visit our website [www.cableflor.co.uk](http://www.cableflor.co.uk) for prices, photos and videos

## NORBORD'S UPDATED ONLINE AND INTERACTIVE RESOURCES NEEDED FOR BUILDING IN 2021

Select the right panel product for your job and make sure you've ticked all the boxes with Norbord's interactive product guide and downloadable checklist

As the UK's biggest supplier of premium engineered wood panels to the UK construction and housebuilding market, Norbord has always been committed to supporting customers in a variety of ways. The combination of a downloadable checklist for housebuilders and an interactive product guide is just the tool needed for specifying the right panel product in all sorts of applications.

Housebuilders can download a [checklist](#) which will help in the selection of the perfect product from floor to roof. The checklist is just one of many resources available on the Norbord website designed especially for the housebuilder.

The housebuilders' page also includes a fully interactive product guide to download, details of projects using Norbord's popular boards, answers to frequently asked questions and samples and brochures to order. The guide is



already proving to be an invaluable online resource for housebuilders, specifiers and architects. A simple click on the tabs at the side of the guide opens up the chosen product, application or technical information. Whatever the project, the easy-to-navigate guide makes choosing the right product simple.

The guide, which also encompasses contact information for general enquiries and technical expertise, is the ultimate tool for specifying panel products in the building and construction industries and can be downloaded from the housebuilders' page on Norbord's website, or if a paper copy of the guide is preferred this can be ordered [here](#).

For further information, call 01786 812 921 or visit [www.norbord.co.uk](http://www.norbord.co.uk)



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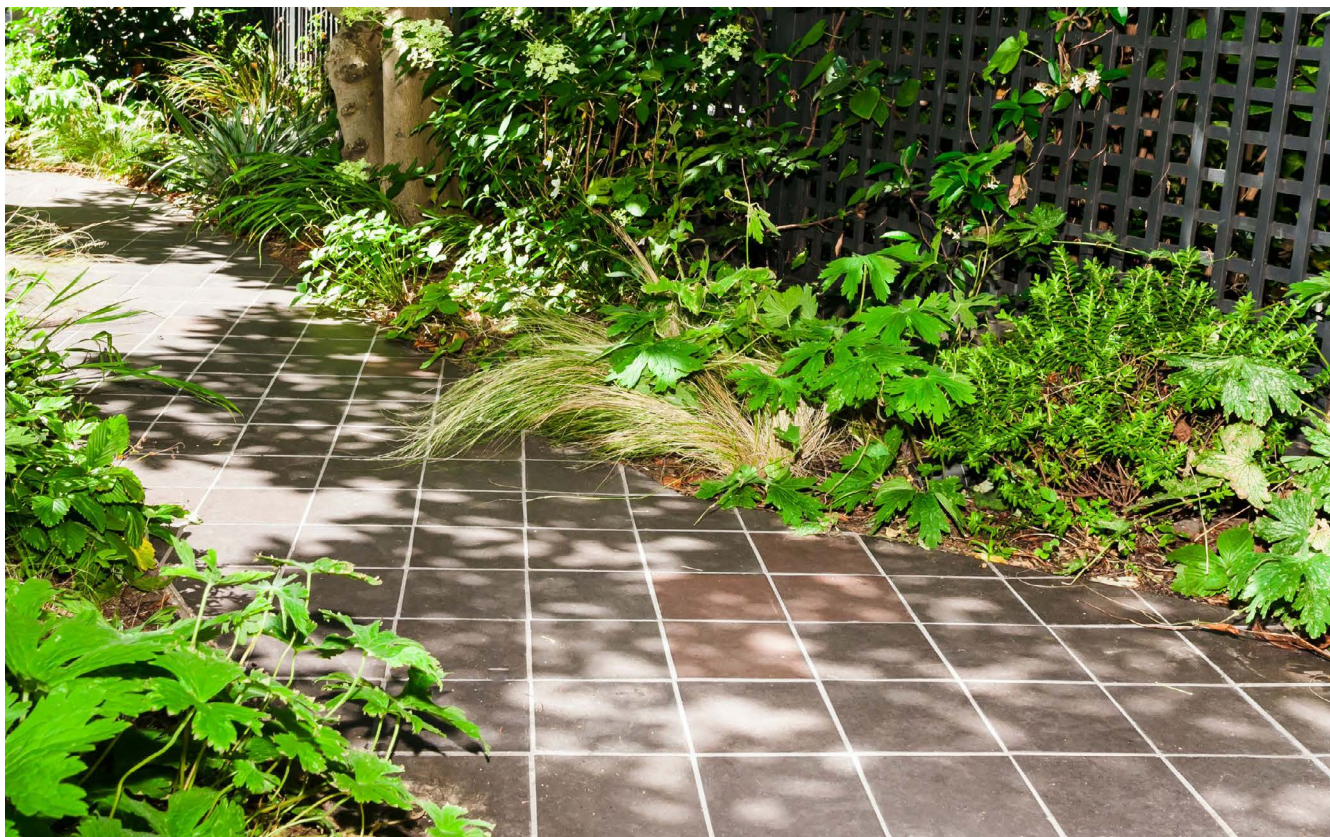
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*Ketley square quarry tiles are laid at an angle to refurbish this London garden designed by landscape designer Miria Harris*

# CHOOSING QUARRY TILES FOR OLD AND LISTED PROPERTIES

*By Alex Patrick-Smith, Managing Director of Ketley Brick*

Clay paving materials of various types have been a feature of British homes and gardens for centuries.

Often found in old and listed properties, quarry tiles in particular have been favoured for their naturally warm appearance, low-maintenance, durability and versatility, which has made them suitable for hallways, kitchens, living areas as well as, in more recent years, conservatories, patios and outdoor areas.

## **TIMELESS AESTHETIC APPEAL**

In many ways the name 'Quarry tile' is a misnomer, as they are generally made from natural clay and shale, which has been processed, dried and fired – and not 'quarried' from solid slabs as the name might suggest.

Originally made by hand, they had charming irregularities and came in a variety of natural fired earth colours – ranging from red, brindle and grey through to blue-black – depending on the characteristics of the local clay and temperature in the kiln when they were fired.



*Ketley's Staffordshire Red quarry tiles laid in the new kitchen extension to the Grade II listed Van Gogh House in London.*

Then, with the advent of mechanization in the nineteenth century, pressed and extruded quarry tiles, known for their hardness and durability, were produced in volume and were often laid in utilitarian heavy-duty areas such as in kitchens, utility rooms and hallways.

With the Victorian penchant for ornate geometric floor designs, with black and red

chequerboard, herringbone and octagonal shapes, quarry tiles soon became a classic decorative as well as a functional feature of 19th century homes, churches, schools and civic buildings.

Although, these elaborate designs eventually fell out of fashion and were often covered over in the 1980s and 90s, old quarry tile floors are now being rediscovered, lovingly restored and treasured by today's homeowners.

Not surprisingly, since the demise of most of the small regional brickworks and tileries, the discontinued quarry tiles, once made by well-known manufacturers like Dennis Ruabon, Daniel Platt and Hawkins, are now much sought after in reclamation yards particularly by owners of old and listed properties, looking for genuinely sympathetic replacements for their restoration projects.

## **NEW QUARRY TILES IN LISTED PROPERTIES**

Although new quarry tiles are by no means in short supply on the market, finding genuinely authentic replacements with the aesthetic qualities of the traditional old English quarry tiles, which are suitable for listed properties, can be a minefield.



There are a number of key considerations before making any purchases. First and foremost, it is important to look beyond the marketing and not be swayed by 'olde-worldle' sounding names reminiscent of the tiles of the past, but to carefully examine their quality and any claims made in relation to their origin and suitability.

The sad fact is that most quarry tiles manufactured these days are neither English nor historically authentic. The majority are imported from abroad - mainly from Spain and Italy - most are not suitable for outdoor use and have an additional carbon footprint from the transport compared to a UK produced tile.

The original quarry tiles found in Victorian properties were traditionally made from dense English Etruria Marl clays, which produced robust and durable tiles. These were typically 18 mm thick, whereas many modern versions tend to be much thinner at 9-11mm and, when examined close up, have a uniform and smooth texture that is different from the traditional quarry tile.

Another important consideration is the colour quality of the quarry tiles. Genuine old English quarry tiles came in natural clay shades, with slight variations of tone and texture, which were produced solely through control of the atmosphere and temperature in the kiln. In modern tile making, this ancient technique has largely been lost with the passage of time, with most of today's manufacturers now using a variety of stains and artificial pigments which have a duller, lifeless and more monotone quality.

Ketley Brick, which has made clay products on the same site in Staffordshire for 200 years using the same dense Etruria Marl clay, is the sole UK manufacturer of quarry tiles and they have retained these natural kiln firing processes. This natural aesthetic makes them an authentic replacement for Dennis Ruabon, Daniel Platt and Hawkins tiles.

## PRACTICAL BENEFITS AND CONSIDERATIONS

In addition to the importance of having a genuinely traditional appearance, there are



*Kitchen extension to Grade II listed Van Gogh House in London uses Ketley's Staffordshire Red quarry tiles to complement the house's Victorian history.*

a number of critical performance criteria to consider when choosing new quarry tiles.

Durability, low maintenance and good slip resistance are critical for any indoor or outdoor floor surface these days, whether it is in a modern or a listed property - particularly in areas where there is heavy footfall and constant wear and tear.

The durability of Victorian quarry tiles was once renowned. In order to achieve today's performance standards, clay tiles are usually fired at temperatures of over 1150 degrees over a long duration. As these tiles are virtually vitrified or 'glass like', when they are fired at this temperature, they are highly durable and have a low water absorption rate. Those produced in the traditional way are usually frost resistant - unlike terracotta, which is fired at significantly lower temperatures and is porous.

To ensure optimum performance, it is advisable to choose quarry tiles that have less than 3% water absorption (which is one level below the ultimate low absorption rate of 'impervious').

Modern standards also require various levels of slip resistance depending on where the quarry tiles are laid. However, for complete reassurance that the quarry tiles are safe in wet and potentially slippery conditions, they should comply with R11 and category C of BS EN 14411:2012, which is the highest rating for slip resistance in wet barefoot tests.

For complete confidence, it is advisable to check all performance certifications and CE marks, as well as the history and reputation of the manufacturer, so that you can rest assured that they are of high quality and, should there be any issues in the future, they can be easily resolved locally and with the minimum of inconvenience.

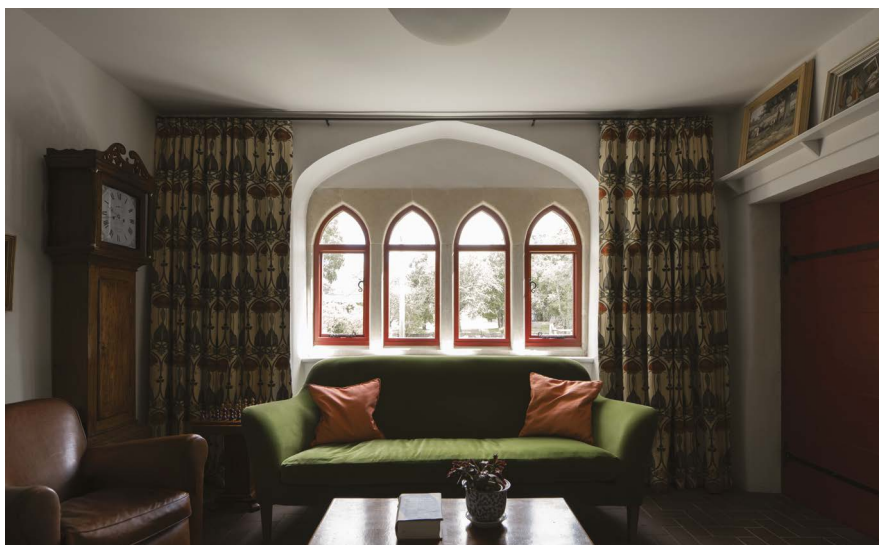
## THE VAN GOGH'S LONDON HOME

A house in London, where Vincent van Gogh took lodgings as a young man in 1873, has been brought back to life using original materials and traditional techniques.

The Grade II listed Georgian terrace house at 87 Hackford Road, Stockwell, has been restored with great sensitivity by Cambridge University and Royal College of Arts graduate Livia Wang working with Andrew Shepherd Architects and Triskele Conservation.

Ketley's Staffordshire red quarry tiles were laid in a kitchen extension and a new artist's studio at the rear of the property to complement the house's Victorian aesthetic.

Designer Livia Wang said: "It was important that these new additions complemented the house's Victorian history and the original palette of clay, lime plaster and timber, and using Staffordshire clay quarry tiles was key to the design of the modern extensions."



*Ketley quarry tiles were laid throughout the ground floor of this Grade II listed estate cottage which has been renovated by Daykin Marshall Studio architects. Photography by Nick Dearden*

**For more information about Ketley's range of quarry tiles call telephone: 01384 78361. Fax: 01384 74553. Email: [sales@ketley-brick.co.uk](mailto:sales@ketley-brick.co.uk) or visit: [www.ketley-brick.co.uk](http://www.ketley-brick.co.uk)**





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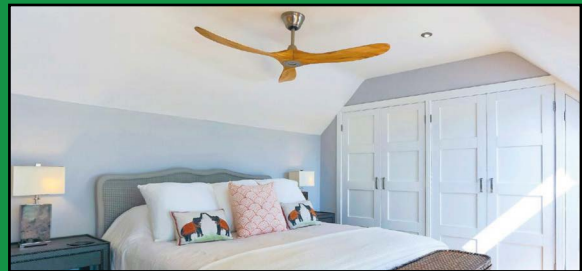
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5. Inspired design and striking originality make the ME, from Nordpeis, a truly unique woodburning stove. Offered with a huge range of fitting options, the stove's wealth of installation choices are testament to its versatile design. Choose from pedestal, steel or glass log stores, benches and even ceiling hung options to name a few. The ME can be selected with side windows for panoramic flame visuals, capping off this avant-garde stove.

**Nordpeis ME, from £2,295.**  
[nordpeis.co.uk](http://nordpeis.co.uk)



## COME HOME TO A WARMING HEARTH THIS WINTER WITH ONE OF THESE LATEST STOVES

1. Sleek and contemporary, the Vogue 700 Inset woodburning fire from Stovax combines stunning looks with high efficiency heating. A stylishly contoured cast iron door features an integrated handle that sits cleanly within the door frame. The Vogue 700 Inset's Ecodesign Ready combustion systems ensure this low emission wood burner is suitable for even the most urban of settings. Stovax Vogue 700 Inset, priced from **£1,695**, [stovax.com](http://stovax.com).

2. The Sheraton 5 Electric, from Gazco, offers the ambience and presence of a designer stove with all the ease of electric. Elegant cast iron details include a bevelled door and tasteful corning, with sweeping cabriole legs to complete this modern take on the traditional wood burner. Inside, Chromalight Immersive LED systems create mesmerising flame and ember up-lighting visuals, for a strikingly realistic display, all easily controlled with the stove's advanced Eco Handset. A range of interchangeable fuel effects allows this electric stove to be customised to suit your home. **Gazco Sheraton 5 Electric, from £1,095**, [gazco.com](http://gazco.com).

3. Providing 180° flame visuals thanks to its three-sided firebox, the Vogue Midi T Gas stove from Gazco creates a stunning focal point in any setting. Tall flames dance among a highly realistic log effect, mirrored by a polished EchoFlame Black Glass lining for enhanced visuals. Available in plinth, Midline, Highline and even wall hung versions, a range of mounting and flueing options ensure this gas stove will suit a wide range of homes. Vogue Midi T Gas stoves come with a Programmable Thermostatic handset for easy control from the comfort of your sofa. **Gazco Vogue Midi T, from £2,225**, [gazco.com](http://gazco.com).

4. The Lotus Jubilee 10 brings Nordic styling to British homes, providing a compact take on the popular cylindrical stove design. Cutting-edge woodburning combustion technology makes this 4kW Ecodesign Ready stove suitable for town or country homes alike. Three different door handle options alongside leg, hearth, wood store and wall mounting options, let you tailor the Jubilee 10 to fit your living space. **Lotus Jubilee 10, from £1,539**, [lotusfires.co.uk](http://lotusfires.co.uk).

6. Not only a stove, but an iconic centrepiece for any interior, Dovre's Vintage 35 effortlessly balances contemporary chic with retro aesthetics. Vintage woodburning stoves can be selected in various finishes including Pure White and Matt Black to suit a range of interior styles. A larger size is also available for increased heat output. **Dovre Vintage, from £2,395**, [dovre.co.uk](http://dovre.co.uk).

7. The Varde Bornholm, with its large front and side windows, grants an extraordinary view of the burning logs. Powerful Airwash jets keep the glass clear, and form part of this high-efficiency stove's innovative triple airflow system. Designed with an integral log store and high capacity ash pan, this tall log burner has presence and practicality in equal measure. Steel handles add a note of contrast to the matt black exterior, and an open log store model is also available. **Varde Bornholm, priced from £1,255**, [vardestoves.com](http://vardestoves.com).



Above left, Gazco Sheraton 5 Electric. Above right, Varde Bornholm





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The **Ashbourne Electric Integra** is a decorative arched cast-iron insert shown inside the **Corinthian** marble mantelpiece.

## CAST TEC'S NEW EASY-FIT ELECTRIC CAST-IRON FIRES

The CastTec Electric Integra is a range of cast-iron fireplaces with a realistic electric flame effect called an Electraflame and includes a 2kW fan heater.

Ideal for new builds and any suitable flat wall, the Electric Integra can be housed inside a standard 75mm (3") rebated mantelpiece, reducing the need to knock into a chimney breast.

CastTec also manufacture a Combination style fireplace which needs only a hearth to fit. As its name suggests, the

Combination includes a small top shelf to form a complete fireplace without the need for a mantelpiece.

Electric Integra can be traditional in a decorative style or more minimalist with several different finish options.

The CastTec Integra range also includes a substantial L.P.G. or natural gas collection which includes a balanced flue option for external walls. A wood-burning and multi-fuel option is also available to suit traditional chimneys or twin-walled chimney flue systems.



**Regal Electric Combination**

The CastTec Integra Collection brochure can be viewed on [www.casttec.co.uk](http://www.casttec.co.uk).



# CastTec

*Integra Collection*

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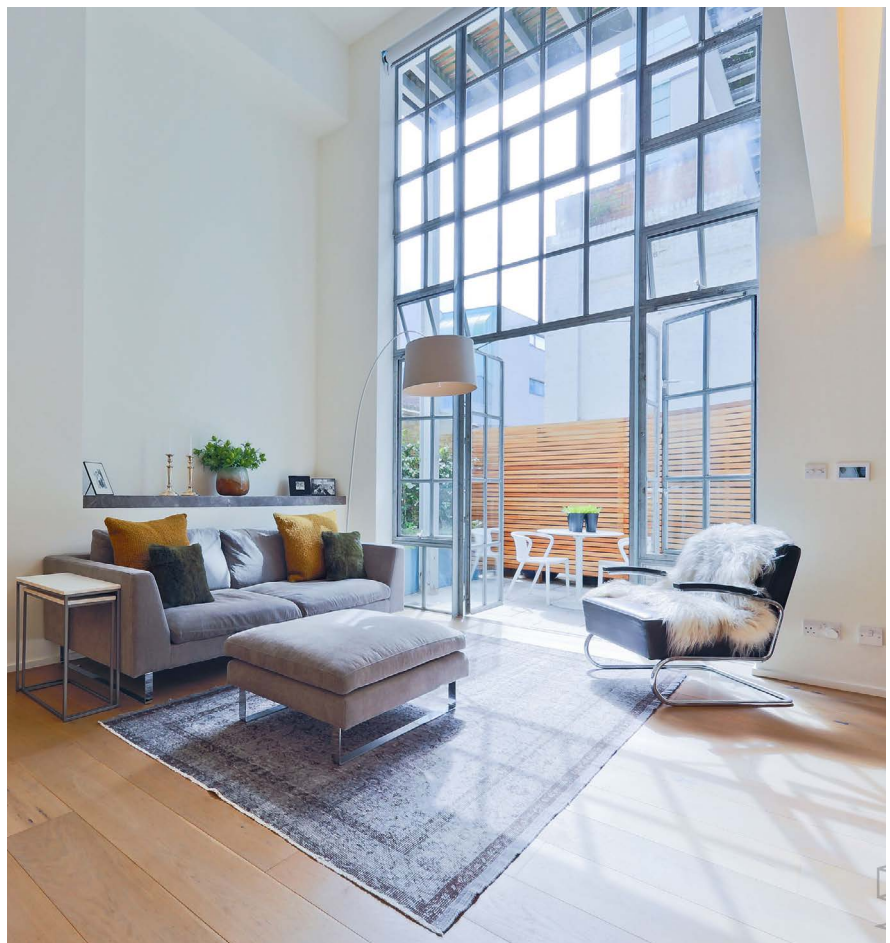




## LAYCOCK STREET

Plan C was contracted to refurbish and remodel a two bed, two bathroom duplex apartment and associated landscaped spaces. The apartment sits within a renowned warehouse conversion, The Eclipse Building in Islington N1.

The high-spec renovation was carried out in collaboration with Veridian Architecture and Design. The client has a keen interest in design, a fantastic eye for detail and exacting standards. Every element of the project was scrutinised to ensure the best possible outcome.





The project required new steel works to create a gallery space, a sophisticated sound and lighting scheme including lighting troughs, suspended light track and recessed spots, a cutting edge kitchen, stylish bathrooms with bespoke cabinetry throughout.

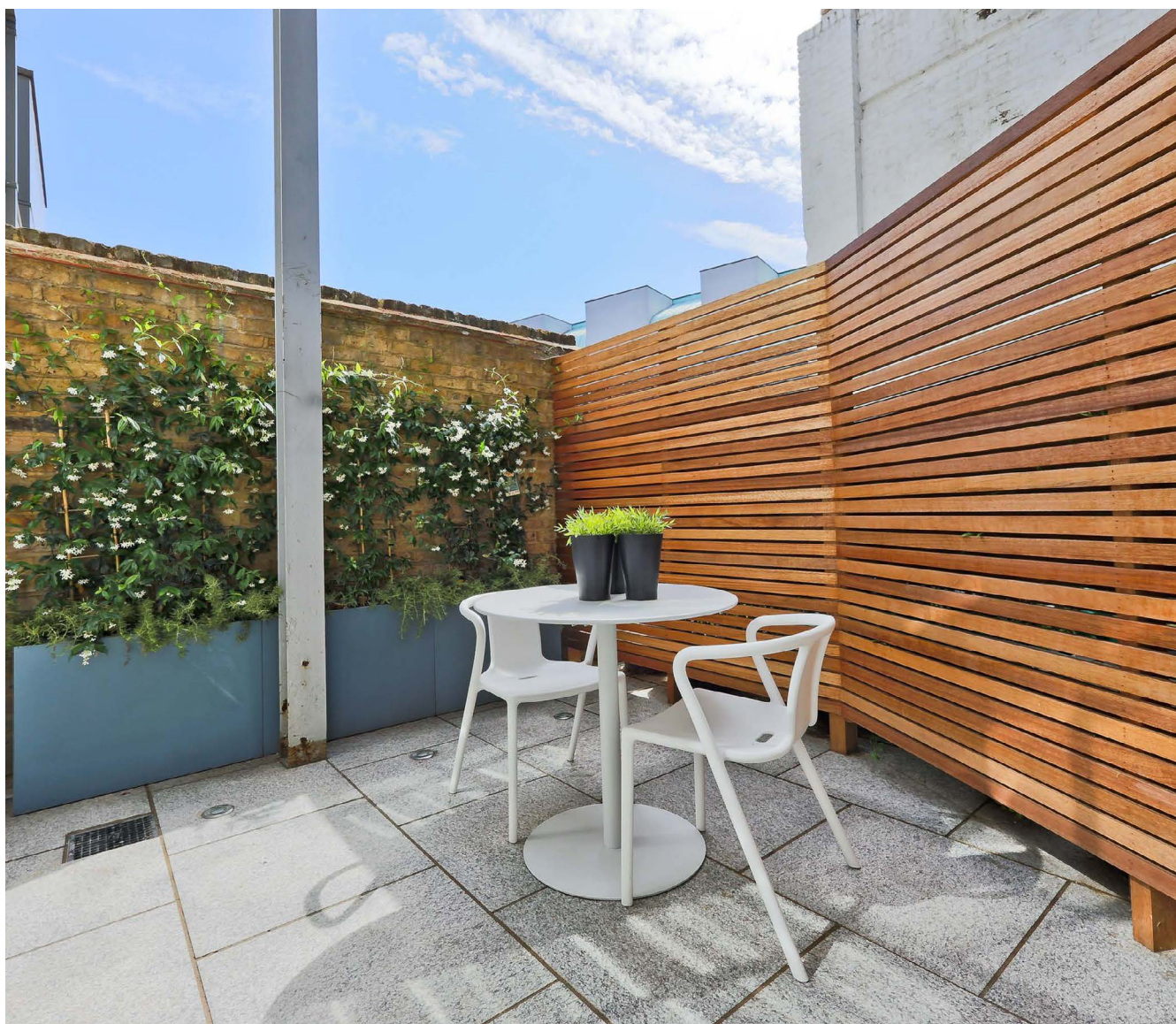
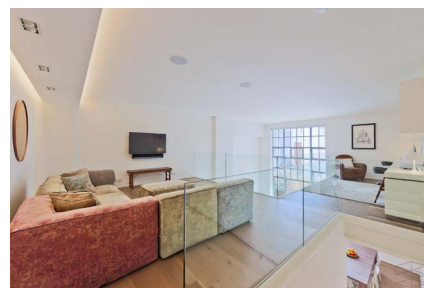
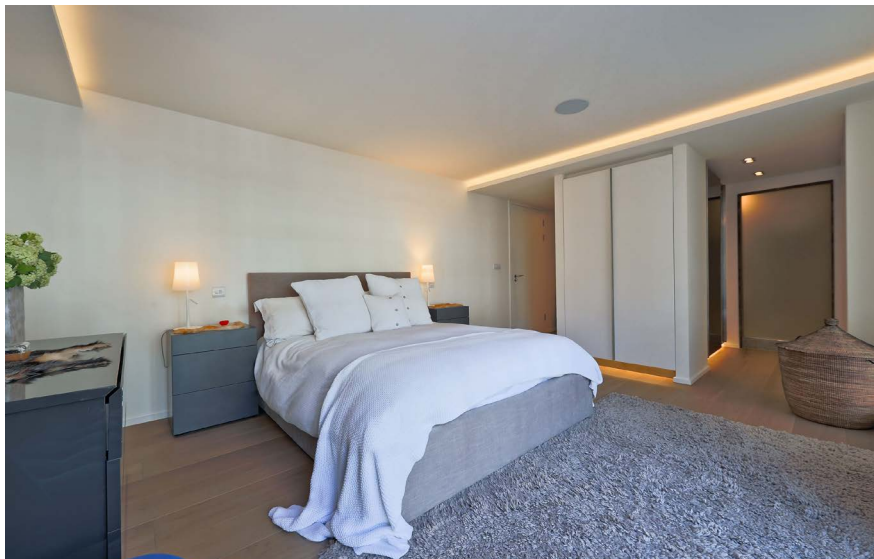
A gallery was added to the mezzanine floor to allow for a home office and the mezzanine level was designed to become an evening room, a place to retreat to above the main living spaces.

Light was the defining factor of the design. It was worked into every element of the design and Plan C worked with the latest in lighting technology to achieve this. Plan C built clever light solutions for example in the master bedroom ensuite there is a full height internal opaque glass block with marble plinth to allow light into what would otherwise be a dark space.

The end result is a striking, minimalist, yet functional living space.

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# THE DEFINITION OF LUXURY FURNITURE

2020 saw a very successful year for luxury interiors brand, My Furniture. From being one of the first to adapt to the ever-changing COVID situation by introducing a Video Call Facility, to being at the forefront of design with new and exciting interior concepts.

Designing in-house in the UK enables My Furniture to do what they do best – offer unique luxury pieces at affordable prices. Equipped with an in-house upholstery team, allows the flexibility to provide bespoke fabric options to suit their customers' specific needs.

My Furniture are synonymous in the interiors world for creating iconic pieces such as the Alveare Tub Chair. A beloved item that has been emulated the world over and marked the beginning of a very successful range of products for the brand.

With extensive knowledge of furniture, interiors and a forward-thinking approach, My Furniture are constantly creating fresh, original designs and have accumulated over 500,000 followers and prestigious influencers across social media platforms.

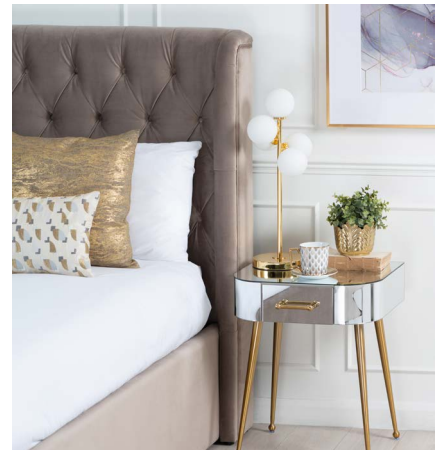
An increasing number of design professionals are favouring this dependable and affordable furniture provider, with over 1000 active trade accounts. Including architects, interior designers and property developers, of which My furniture have collaborated with on many prestigious showhome projects.



They have just launched their latest collection – the Etienne Range. This elegantly styled collection includes a side table, coffee table and stunning sideboard. Designs are already underway to expand the range in early 2021.

The Etienne is inspired by high-end American interiors and features decorative fretwork panels in pale grey with mirror and glass finishes.

Also available from their showroom in Nottingham and online are a wide range of products, from bedroom and dining furniture to beautiful lighting and accessories. My Furniture have most recently introduced a range of large-scale framed prints – perfect to decorate your home with one-of-a-kind pieces of artwork. And new for Winter 2020 – a stunning range of cosy rugs to winter-proof your favourite space.



Early 2020 saw My Furniture substantially extend their warehouse and showroom, resulting in increased stock availability and further streamlining the ordering process for the customer. With over 9000 Trust Pilot reviews and consistent 5-star ratings, customers can buy in confidence.

My Furniture are passionate about providing excellent customer service and offering luxury items at affordable prices. Authentic, reliable and honest with FAST AND FREE DELIVERY TO UK MAINLAND.

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## STARON INTRODUCES FOUR NEW COLOURS

Staron is delighted to introduce four new contemporary colourways to its solid surface collection for 2021. Designed with modern living in mind, the premium surface brand's new hues provide a refined finish that's guaranteed to enhance any space.

Choose from the strikingly bold shades of Forest and eye-popping Ultramarine for an interior that makes a statement, or opt for the delicate softer shades of the aptly named Artic White and Rotor Cloud finishes for a soft, bright and elegant marble-effect finish that's perfect for on-trend abodes.

Perfect for use in kitchens and bathrooms, due to superior anti-scratch, anti-bacterial and heat resistant qualities, solid surfaces from Staron provide seamless and exquisitely smooth surfaces through indistinguishable joins.

Combining a sophisticated blend of natural minerals and thermosetting acrylic polymers, Staron offers total flexibility when it comes to design, making it ideal for commercial use too.

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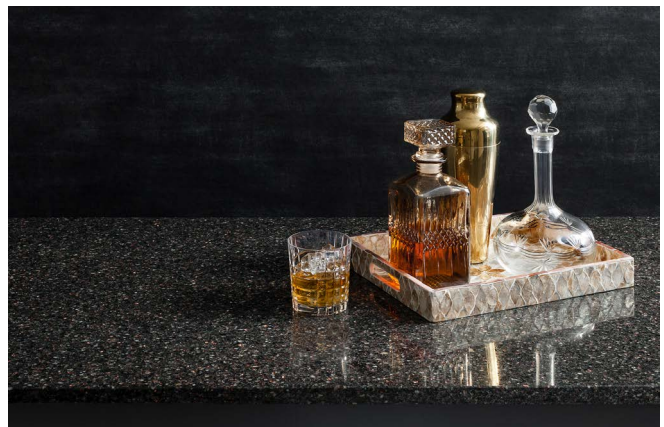
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interest to the space by choosing brass handles, which perfectly complement the bronze and gold speckled details within the more intricate surfaces.

High-density, non-porous composite quartz from Radianz is suitable for a number of applications, such as flooring, wall cladding, kitchen tops and bathroom furniture. Delivering the sophisticated feel and appearance of natural stone but with excellent scratch, heat and stain resistant qualities, Radianz quartz is designed to last for years to come.

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## CELEBRATING THE NATURAL WORLD

My latest collection of paintings, titled 'Course of Events' is a celebration of the natural world. These works incorporate materials collected while out walking or visiting various locations. Natural minerals such as earth, limestone, rocks, slates and tiles are ground to produce subtle colours.

Applied to canvas or linen by pouring and smearing, fascinating textured surfaces are achieved. It can even be possible to integrate a small element of a building or location into the painting.

An interest in ancient rock art and geology has influenced my approach to landscape painting. I wanted to produce landscapes which have a close connection to the land, exploring it's particular qualities of colour, consistency and transformations undergone through the processes of time.

These works ideally suit the contemporary home or corporate space, being both decorative and contemplative.

Commissions are welcomed and in many cases materials from site specific locations can be integral to the work..

Barbara Karn – Artist  
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Ordering a home lift with Cibes is a simple and hassle-free process, our team will guide you every step of the way. With both indoor and outdoor choices, Cibes will make sure your lift is perfectly integrated into your lifestyle and requirements. Take inspiration from our lifts installed all over the world from Dubai to the USA and

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# 'COLOUR CONFIDENCE' WITH BRANDT DESIGN AND 190 RAL COLOURS OPTIONS



Find your perfect palette with a custom kitchen designed and installed by Brandt Design in 2020 / 2021:

Specialists in the design and installation of residential and commercial lifestyle interiors, Brandt Design, introduce new creative design-opportunities for its kitchen customers by expanding its furniture collections to include a diverse menu of 190 RAL colour options.

Available across all shaker doors and flat satin lacquer doors, this exciting development provides Brandt Design with even greater scope to deliver high-specification interior projects for UK homeowners and developers alike, and Julia Steadman, Head of Operations at Brandt Design explains, "The personalized home continues to be a hot topic in interior design and working with different colour stories is a great way to define your own style and make a statement in the kitchen. At this time of great change and adversity, selecting the right colour can be a real asset for both your heart and home, able to define a specific look and have positive effects on both your mood and productivity."

Recognising that colour is incredibly personal, Brandt Design is delighted to share this dynamic library of classic RAL colours across both its Heritage and Urban furniture collections to inspire your next kitchen project.

A high-concept contemporary range that is sleek and versatile, Urban by Brandt Design offers something for everyone in terms of colours and finishes, along with a choice of handle or handleless furniture designs to help realise your dream kitchen. Heritage by Brandt Design offers a more classical and bespoke range of furniture, which is beautifully crafted in the UK and available with a comprehensive range of colours and architectural features across the doors and hardware.

Scott Davis, Managing Director at Brandt Design says, "I am really pleased we continue to build our offering, with this recent development creating another level of custom interior design for our customers. The German-born RAL colour system was first established in 1927 as a way to define colours for paints, finishes and plastics and the fact it is still going strong 90 years later says a lot about the markets love of colour and tonal variety."





## WHAT IS YOUR COLOUR-STORY?

- **MONOCHROME:** one-colour kitchen interior with the same or variations of just one hue
- **TWO-TONE:** dual aspect kitchen with two high contrast finishes in opposing colours
- **BOLD:** used in isolation to create a focal point or much-needed injection of colour
- **NEUTRAL:** colours that can function as either warm or cool like white, grey and taupe

Brandt Design is very proud to share in this heritage and with such an extensive colour palette to choose from, its talented designers can go the extra mile to ensure the perfect kitchen for you and your home.

Image shows furniture from the Urban Collection by Brandt Design in Black & RAL 1021 Colza Yellow with prices starting from £15,000+vat. For more info, please contact:

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**Brandt Design**  
 w [www.brandtdesign.co.uk](http://www.brandtdesign.co.uk)  
 e [info@brandtkitchens.co.uk](mailto:info@brandtkitchens.co.uk)





# TRAJAN NATURAL STONE



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At Trajan Stone, our motto is “from inspiration to installation”, and we think this exemplifies our service. Firstly, after understanding your design vision, we can help you choose the right material using our expertise to advise on colour, texture and suitability.

We will then source the stone direct from the best quarries around the world, drawing on our 27 years’ experience.

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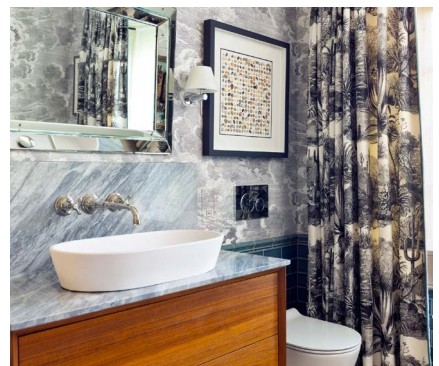
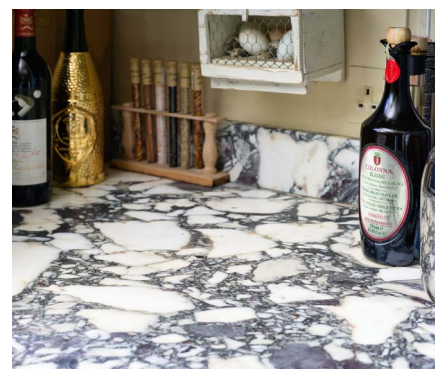
We are proud to have collaborated with many leading architects, interior designers, building contractors, surveyors, landscape designers and private clients. Attention to detail, quality of performance and

integrity are the core of our company values, as is achieving fabulous results for our customers. The bespoke Arabescato marble vanity pictured above was designed by one of our clients and expertly crafted and installed by our master masons, and is just one example of how we can take your inspirations to the next level.

Be it a beautiful book-matched marble bathroom, a sweeping stone staircase, an elegant stone floor or even a private (or commercial) wellness spa, we are here to make your life easier.

We have even made a bespoke five-seater stone jacuzzi for a client before, so feel free to give us a challenge!

At Trajan Stone we pride ourselves at keeping up with all the latest products and design trends, so even if you need a Dekton kitchen work surface or a Neolith feature wall, we’re always on hand to help.



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*Optiplan Kitchens Classic Wickham range in Cornforth White, with Range-oven*

# FIVE TIPS FOR DESIGNING A KITCHEN YOU'LL LOVE

When designing a kitchen, it's easy to get carried away with the colours and accessories, but careful planning is required to ensure your kitchen is both beautiful and functional. Andy Briggs, interior designer for Optiplan Kitchens, shares his top tips for designing a kitchen you'll love.

**1. Get the layout right** – When designing a layout and thinking about where everything should go, consider how and where you'll use your appliances. If you are having a dishwasher, you want to ensure your crockery is in a cupboard nearby for easy unloading. For a child-friendly design, you want to keep the hob out of traffic areas so children don't catch handles or cause spills when passing through. All these little considerations will make your kitchen a functional space.

**2. Plan your worktop around appliances** – Landing spaces around appliances is extremely important. You don't want to get a hot pan out of the oven and walk across the kitchen to put it down. We recommend allowing around 15 inches of countertop on each side of a cooktop or refrigerator for easy meal prep.



*Optiplan Kitchens Contemporary collection – built in oven/coffee machine*





Above left, Optiplan Kitchens Classic collection – internal drawer storage. Above right, Optiplan Kitchens Classic Dorchester range in Nightfall. Below, Optiplan Kitchens Classic Newark range in Ivory

**3. Don't forget about your waste** – It might be boring consideration, but after you've designed your beautiful kitchen, you don't want a freestanding bin ruining the clean look of your new room. Integrated bins that contain recycling sections can be conveniently concealed within a cupboard, ideally below your sink. This is a good way to ensure you maintain a clear floor space and keep recycling from building up on the worktop.

**4. Exciting electrics** – The last thing you want to be doing is plugging in your juicer nowhere near your refrigerator, so take a moment to plan what small appliances you have and where you might want to use them. If you don't want to ruin your tiled walls with sockets, why not consider a pop-up kitchen socket that can be concealed when not in use.

**5. Choose the best materials for your design** – Once you know the look you want, you can start selecting kitchen units, worktops and finishes. A lot of this will come down to your budget, but if you've got a young family, you



might want to opt for something that's easy to clean and doesn't show up sticky fingerprints. For your worktops, wood looks warm but needs regular maintenance, whilst natural stone is hard-wearing and easy to look after.

If you're ready to start planning your new kitchen, or would like more information on

kitchen finance, then visit [optiplankitchens.co.uk](http://optiplankitchens.co.uk) to locate your nearest showroom or book a design consultation.

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







# SINKS MOVE TO THE FOREFRONT OF KITCHEN DESIGN

For years, the sink was often an afterthought when it came to kitchen design, but now they are specified far earlier in the decision-making process, explains James Cunningham, Sales Director at AGA Rangemaster.

The general 'value' of a sink in a kitchen is more widely recognised by consumers and designers alike, so it is no longer an item that is automatically downgraded should a project's budget be squeezed. In addition, today's sinks need to be hardwearing and easy to clean, in order to meet the demands of the kitchen in a post-COVID-19 world, while complementing the overall scheme.

## MATERIAL CHOICE

The three main materials used for sinks – stainless steel, ceramic and granite composite – each offer a different aesthetic, as well as their own individual features and benefits.

Stainless steel remains the most popular material choice when specifying a sink, due to its hardwearing properties and resistance against heat, scratches and stains. However, it's important to note

that not all stainless steel is the same. To this end, at Rangemaster, all our sinks are manufactured using high-grade 18/10 stainless steel and we have created specific finishing touches, including ground edge trims to beautifully frame the sink and create a high-quality appearance.

Ceramic sinks are fashioned from clay fired at extremely high temperatures to provide superior strength, and a stunning high-gloss finish. They are stain and heat resistant, hygienic, easy to wipe clean and generally low maintenance, while the glossy finish provides added visual appeal. Recent manufacturing developments have allowed fire clay sinks to become lighter, stronger and generally more practical, while still providing the same aesthetic benefits.

Similarly, granite composite sinks are hygienic, nonporous and hardwearing – due to the way they are formed under extreme pressure; however, SCHOCK by Rangemaster models have taken the benefits one step further by including ProHygienic 21, the world's first sink material with recognised antibacterial properties.





The smooth, nonporous surface leaves no place for bacteria to thrive and, because it's food safe, provides additional space for meal preparation. Due to their material mix, granite composite sinks are also impact, heat and stain resistant. This provides consumers with a multifunctional appliance to place hot pans while dishing up, without scalding the surface, and prepare food without leaving unwanted smells or stains. They are also available in different colours, allowing them to complement cabinetry and worktop palettes.

### INSTALLATION NATION

Sinks continue to evolve in line with design trends and consumer demand. Undermount models remain popular, particularly in modern kitchens encompassing clean lines and contemporary styling. Such models are very discreet, as they sit under a worktop, creating a successful 'flow' through a kitchen – which is of paramount importance when designing a large, open-plan space. Inset sinks, on the other hand, tend to have more of a presence, drawing the eye more to the food preparation and washing-up areas.

From a practical perspective, the configuration of the bowl is an important factor. Single-bowl models work well for compact kitchens, while average-sized spaces will benefit from a 1.5-bowl version offering additional space for draining or preparing food. Larger kitchens, with plentiful worktop space, can accommodate double bowls for all-round extra washing and prep room.



Sit-on Belfast sinks are also becoming more prevalent throughout the sector, integrating seamlessly into Shaker and traditional-style kitchens of all price points. The deep bowl is ideal for washing pots and pans too large to fit in the dishwasher.

### EMERGING TRENDS

Metallic finishes are still highly sought after, here at Rangemaster, we're anticipating granite sinks with flecks of silver that add shimmer and sheen to increase in popularity. Demand for granite composite designs is also expected to grow further, especially as consumers and specifiers become more aware of the material's antibacterial properties. One thing is for certain, 2021 looks set to be focused on hygiene and high design across both new-build and renovation projects.

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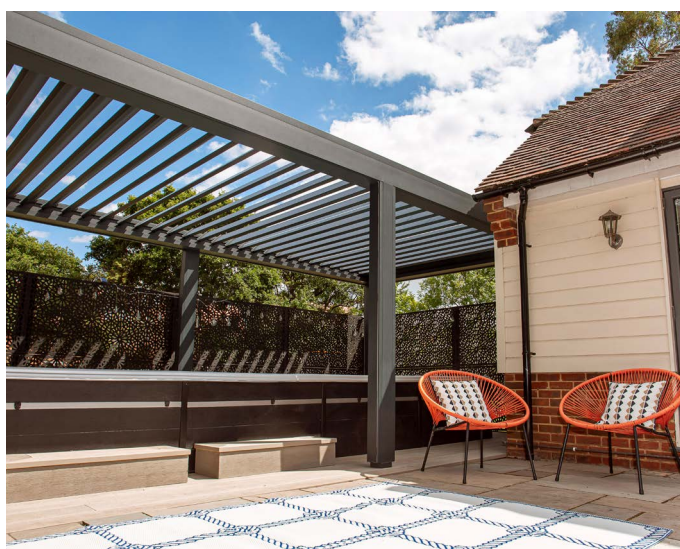
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## CASE STUDY: THE HOCKLEY PROJECT

Hot tubs and swim spas have been the ultimate garden accessory during the 2020 lockdown period and can provide a tonic for everyone.

But now that winter is here, what happens to them?

In August 2020, Caribbean Blinds installed one of their award-winning Outdoor Living Pods™ (the Deluxe model) to protect a six-metre swim spa and hot tub so that it can be used all year round.

As a family with a focus on health and wellbeing, the client wanted to fully enclose their hot tub/swim spa structure so that even on the coldest and wettest days they could be in their hot tub.

The Deluxe model was selected as one single structure can cover up to seven metres in a single module. As the maximum width of the side screens on this model is 6 metres, the area for the back and front screens of the structure has been

split so that a central upright allows for two x 3.5 metre screens to span the 7 metres.

This Deluxe model Outdoor Living Pod™ has screens on all sides so they can close the space in, shutting the roof and dropping the sides down for full protection against incumbent weather but also against hot, glaring sunshine, by positioning the blinds accordingly. Everything on the structure is individually controlled so the user has complete flexibility.

"The Outdoor Living Pod has transformed this area completely. We are now able to use both the hot tub and the swim spa all year round....It has provided us with so many options to accommodate the typical British weather." Wylsie - Hockley, Essex

The Caribbean Blinds Outdoor Living Pod™ provides the ultimate luxury, all-weather, outdoor living space that gives the customer complete, year-round control of the elements. Key features include:

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**To find out more about the award-winning Outdoor Living Pod™, visit [www.cbsolarshading.co.uk/outdoor-living-pod](http://www.cbsolarshading.co.uk/outdoor-living-pod) or alternatively speak to the Caribbean Blinds trade team on 0344 800 1947 about incorporating the Outdoor Living Pod into your garden designs.**





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# RESTORATION WORKS COMPLETE ON HISTORIC WESTMINSTER HALL

AFTER vital restoration works, the iconic Grade 1 listed Westminster Hall – the oldest part of the Palace of Westminster – has been returned to its full glory so it can be appreciated for decades to come.

Works to clean the hall's 14th century hammer-beam roof internally; carry out essential repairs to the roof timber trusses; repair and restore the lead-covered roof lantern; install fire safety equipment, including an automated fire detection and voice alarm system; and install all cabling infrastructure for a future lighting scheme have now been completed.

Built environment consultancy Pick Everard – operating under Perfect Circle's unique collaboration – provided project management services for the scheme, which was accelerated by SCAPE Consultancy, a direct award framework that drives collaboration, efficiency, time and cost savings.

Gary Buick, director at Pick Everard, which is one of Perfect Circle's shareholders and founding partners, said: "Westminster Hall is a key thoroughfare to the Palace of Westminster and used by hundreds of people daily. Over the past few years, restoration and maintenance works have been carried out to ensure the hall remains safe for public use.

"The roof lantern atop the hall has been carefully dismantled and restored using traditional craftsmanship. Hidden since 2005, the ornate timber interior of the lantern can be seen once more.

"Not only can the public experience Westminster Hall in its original glory, but the beams and lantern shouldn't require further conservation work for another hundred or so years, providing a lasting legacy for generations to come."

The hall – which is deemed to be the gateway to the Palace of Westminster, a UNESCO World Heritage Site – was originally built in 1097 by King William II and later remodelled to include the magnificent hammer-beam roof by Richard II in 1393. It is the only part of the palace that survives in almost its original form, despite being ravaged by a fire in October 1834 and damaged by an incendiary bomb during the Second World War.

The uses of the hall have included great state occasions, tournaments, coronation feasts, state trials and even a marketplace. Notable historical events include the trials of William Wallace and Charles I and, in more recent years, ceremonial addresses by the Queen, Nelson Mandela and Barack Obama. Today, it continues to be used as the venue



for lying-in-state royals, as well as a raft of events and public displays.

After the hall was bombed in the war, the roof lantern that sits atop the roof was rebuilt in the 1950s. In 2005, a temporary crash deck was installed to ensure the structure was safe, but which obscured the view of the lantern – limiting public appreciation for more than a decade.

Gary said: "As the roof lantern is a timber structure with lead cladding, cast lead

detailing and internal timber panels, its restoration required a lot of specialist carpentry works. For health and safety purposes, we couldn't put any additional weight on the roof so a complex, self-supporting scaffold bridge was constructed so work could be carried out.

"It was of great importance that the lantern remained true to its roots, so the original sand-cast lead was removed, melted down and re-cast using the same traditional method that was applied when it was made in the 1950s.





"Now the repair and restoration of the lantern is complete, the temporary crash deck has been removed, which has once again opened up its true magnificence to all walking through the hall."

Westminster Hall's grand roof, which was commissioned by Richard II in 1393, is the largest medieval timber roof in Northern Europe. It is home to 13 oak hammer-beams, weighing some 660 tonnes, that were largely manufactured off site and transported to Westminster by barges and horse-drawn wagons for assembly.

Gary said: "When essential repairs and cleaning were being carried out on the roof, 360 litres of dust was removed from each roof truss. A fully automated fire detection and voice-activated alarm system was also installed as part of the works. The equipment has been obscured from view – remaining sympathetic to the traditional design but updating the technology to suit

modern standards and safety requirements."

Part of the project's vision was for Westminster Hall to remain open to the public throughout the construction works, subject to closures as a result of the coronavirus pandemic.

"One of the biggest challenges was to maintain health and safety and the operational requirements of the hall so the public wasn't inconvenienced by the works," said Gary.

"This involved installing large vinyl canvases that included photos of the windows before the temporary, complex scaffolding was put up. Not only did these cover up the supporting framework but, as lots of tourists visit the hall, it meant they could still experience the oldest parts of Westminster rather than seeing a construction site.

"A lot of the work was also undertaken out of hours during evenings and weekends so as not to disrupt the sitting of the House of Lords and House of Commons."

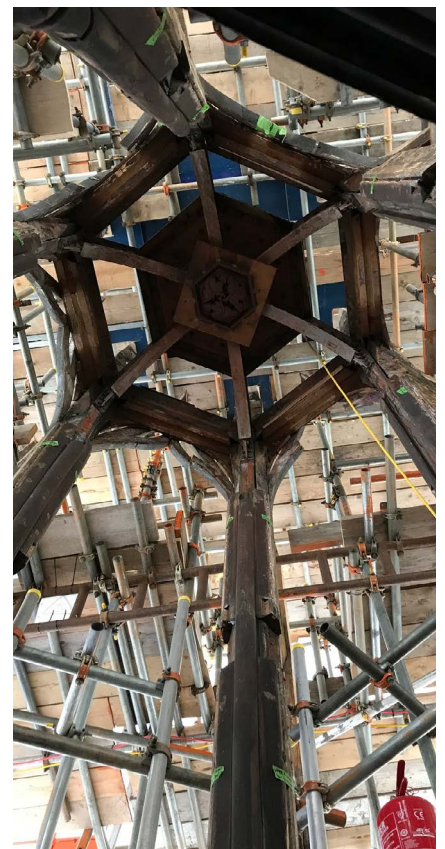
SCAPE Consultancy is fully OJEU-compliant procurement route that brings together the strongest collaborative team with value for money, while contributing substantially to local social value.

Victoria Brambini, managing director of Perfect Circle, said: "We are delighted to have been involved in such a prestigious project to restore certain elements of one of Britain's most iconic buildings, which has played a central role in our country's history."

Mark Robinson, SCAPE chief executive, added: "After almost a millennium of service, it takes extreme diligence, skill and care to give a building like Westminster Hall the restoration it deserves. The expert guidance and consultation that Perfect Circle has provided to support this high-quality project is befitting of this unique building that contains volumes of British history.

"The refurbishment of the public estate, including that at the very highest end of government, will play an important role in enabling the nation's economic recovery. This project is an outstanding example of how it can be accelerated through the use of a framework that promotes collaboration and a collective effort to deliver outstanding project results."

For more information on Perfect Circle, please visit [www.perfectcircle.co.uk](http://www.perfectcircle.co.uk).







# BESPOKE ROLLING LADDERS

Our rolling ladders are not just a simple access solution, but they are a key design feature in their own right. Often spotted in city centre cocktail bars as well as around other commercial and even domestic applications, our rolling ladders offer style and substance to even the trickiest of access solutions.

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ladders are available in Oak, Ash, Maple, Redwood and Walnut.

We've also recently designed a timber and stainless steel rolling ladder, which is perfect for modern spaces!

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# DEFINING THE REFURBISHMENT SECTOR

By Matt Nash, Gunning London Business Development Manager

The refurbishment sector is simultaneously more connected and more separated than people realise. There are commercial properties, covering retail, leisure, healthcare, and office work, and residential properties that are private or social. Then the works needed differ for every project. Whether it's window and door repair, façade cleaning, fire proofing or interior improvements, pragmatism is key. Simultaneously though, the best companies consider all aspects of the building. Interior designs should match the building's purpose, the exterior should fit with its surrounding environment, and fire safety and sustainability should be at the forefront of all plans. With reference to some of our own projects, I will map out three key areas of the industry, external restorations, safety improvements and interior improvements, to illustrate these two concurrent points.

## RESTORING BEAUTY

They say it's what's on the inside that counts. But a building's exterior is a far cry from the front cover of a book. It's a window into the structure's origins, an ever-present, while the interior is remodelled to suit its purpose and occupants. For heritage buildings in particular, the task is not one of ripping up and starting again, but one of understanding. The contractor must maintain and restore a building's original beauty whilst ensuring it is functional and safe.

Take our work at Brendon and Treborough House, where the building was approaching a state of disrepair having been previously refurbished using poorly matched bricks and mortar. We placed great impetus on our brick and mortar selection and undertook a thorough cleaning and renovation process which restored the striking contrast between the red bricks and the white gables.

On a more functional level, roofing works saw lead and slate repair and the implementation of a liquid roofing & waterproofing system. This, along with window and door replacement, has helped bring the building's performance into the modern day so it can remain a stunning symbol of West London's architecture for years to come.

## IMPROVING BUILDING SAFETY

In all buildings, safety is paramount. The Grenfell tragedy and the subsequent Hackett Review have rightly put fire safety at the top of the agenda and fire door / fire proofing projects are only increasing.

We recently completed a project at the Highgate Mental Health Centre to ensure the building met FRA regulations and limited potential fire spread. As a high-risk area, great impetus was placed on careful planning to ensure patients, hospital staff and our employees remained safe. This, in a sense, is a microcosm of the refurbishment industry itself. Whilst projects involving fire door installation are increasingly regular, there is no universal approach or guide to

follow. Instead, contractors must approach their task pragmatically and come up with unique solutions.

## INTERIOR IMPROVEMENTS

No building is complete without a safe, warm and comfortable interior. Office spaces in particular are often drab and tired, but with the right company they can be transformed into bright and vibrant working environments.

We delivered internal refurbishments and lighting upgrades to the University of London's Stewart House. New carpets delineated walkways and workspaces and improved accessibility for the visually impaired, while the old carpets were recycled; Dulux Diamond Matt paint was chosen for the walls due to its durability and environmental qualities; and energy saving LED lights replaced halogen lights, creating a much brighter space while consuming significantly less energy.

There are so many elements to this industry – exterior, interior, safety, sustainability, to name but a few – but the key to success, particularly in this day and age, is seeing the links between these. Thinking broadly about the building as a whole and how it will fit into its surrounding environment is crucial to success, and a key focus for us here at Gunning London.

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## METSÄ WOOD: WOODEN ROOF OF MACALLAN DISTILLERY RESONATES AUTHENTICITY AND HONESTY

The Macallan Distillery and Visitor Experience in Craigellachie, Speyside in Scotland is a stunning sight. Five meadow-covered hills hide the undulating roof of the distillery. The contemporary building combines a wooden roof with glass and steel. Fast, light and green Kerto LVL (laminated veneer lumber) was used as part of the prefabricated roof.

The building includes a Visitor Experience centre, three still houses and a mash house with a common roof and fully glazed wall. This

reflects the wishes of the Macallan Distillery, a premium brand, whose single malt whisky production dates back to 1824. The goal was a contemporary facility celebrating phasing, authenticity and honesty.

"Kerto LVL is a very good engineered wood material, because you can trust the material dimensions," says Johannes Rebhahn, Sales Director International Timber Projects at Wiehag, who was responsible for the roof construction. .

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## 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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## '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 architects 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'.

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 projects 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.

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Further information is available on the companies website at [aluprof.co.uk](http://aluprof.co.uk) or direct from their UK office in Altrincham on 0161 941 4005.







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**IU1105:** Provides safeguarding for small suspect packages, letter bombs, fireworks and explosive samples. Typical uses are in mailrooms, banks, embassies and police stations. Sliding internal box for easy loading and removal of suspect packages.



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compatible alarm to connect with others in a property with no tricky cable runs. Adding the SmartLINK Gateway also means they can collectively transmit data to the Cloud portal to provide real-time monitoring. The Gateway is a mains-powered roaming 2G GSM-based device with battery back-up too, ensuring the maximum connectivity possible, without the need for local broadband or Wi-Fi services.

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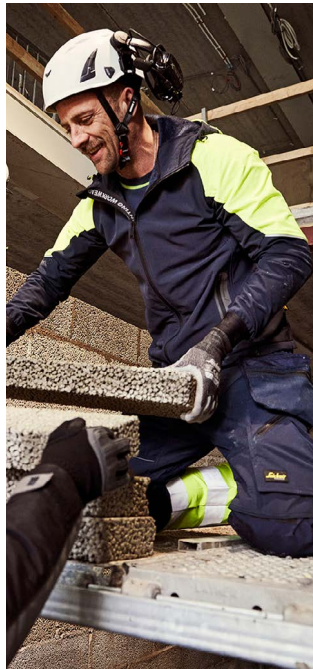
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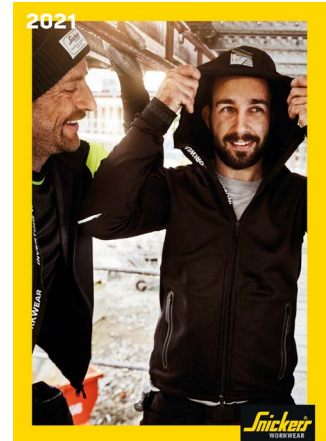
## NEW JACKETS, WORK TROUSERS & TOPWEAR IN THE 2021 SNICKERS WORKWEAR CATALOGUE

With a focus on comfort, performance and sustainability in its new products, the 2021 digital catalogue has all you need to know about Snickers Workwear, including new products that now use REPPEVE, the world's number one brand of recycled performance fibre.

There's also new AllroundWork Topwear with the cooling 37.5® moisture transportation fabric, as well as upgraded FLEXIWork Stretch Trousers with extra functionality and durability. By popular demand, there's also a stretchy hi-vis Work Jacket with great comfort and flexibility for high-performance work and high visibility in low-light conditions.

Added to which, there's the most innovative street-smart stretch fabrics in the ALLROUNDWork clothing range for mobile comfort and a Layered Clothing System that ensures you can choose clothes to suit the weather on site – rain or shine, wind or snow - plus an extensive range of EN-certified ProtecWork and PPE products.

Complimented by Snickers Workwear's Profiling and Embroidery



services and the most extensive range of garment sizes, this clothing system delivers the ultimate solution to make every man and woman's workday easier and safer.

Getting more information on the Snickers Workwear range is easy. You can call the Helpline on 01484 854788; check out [https://www.snickersworkwear.com/page/product\\_guide\\_media](https://www.snickersworkwear.com/page/product_guide_media) and download a digital catalogue or email [sales@hultaforsgroup.co.uk](mailto:sales@hultaforsgroup.co.uk)



## LONG TERM PEACE OF MIND FOR YOU YOUR STAFF AND YOUR CUSTOMERS

The new Husson H99 sanitiser station delivers safe, reliable hand sanitisation for indoor and outdoor public spaces. Gel is dispensed by pressing a foot pedal thereby providing completely safe contact less use.

The robust, weather proof design can be bolted down or fixed to the optional heavy, HPL (High Pressure Laminate) base allowing the sanitiser to be brought in at night.

All steelwork has the usual Husson dual coat system consisting of hot-dip galvanisation followed by a polyester powder coating.

The sanitiser comes in three colour options and an optional base.

With the current Covid19 situation set to continue for several months the H99 Sanitiser offers long term peace of mind for you, your staff and/or your customers.

You can view and order the sanitiser at: <https://www.hussondirect.com/h99handsanitiser>

Or contact [tcouper@husson.eu](mailto:tcouper@husson.eu) for a quote.



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