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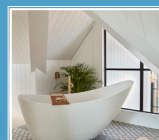
Oasis by Unknown Works

A home flooded with light and embraced by a lushly planted hidden garden.



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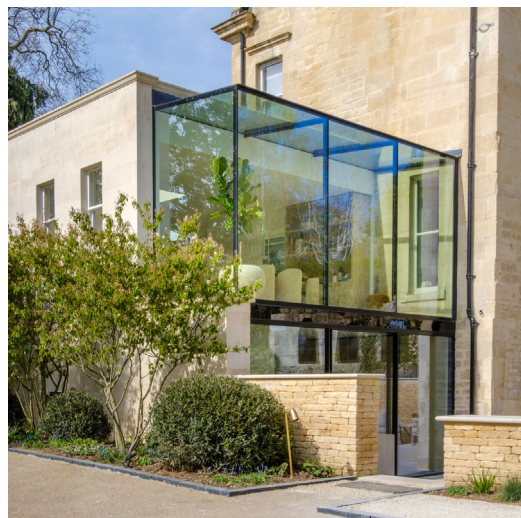
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COVER PHOTO



04 Brook Lodge - A Glass Extension in Bath
This glass extension in Bath represents a combination of historic character and modern minimalism.

Design Buy Build - www.designbuybuild.co.uk

Editor in Chief
Antony Holter
antony@designbuybuild.co.uk
01304 806039

Sales Director
Chris Nicholls
chris@designbuybuild.co.uk
0203 907 9161

Editor
Fiona Meadows
fiona@designbuybuild.co.uk

Editorial Assistant
Tom Moore
tom@designbuybuild.co.uk

Business Manager
Josh Holmes
josh@mhmagazine.co.uk

Studio Designer
Leila Schmitz
leila@mhmagazine.co.uk

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

Publishing Director
Martin Holmes
martin@mhmagazine.co.uk



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MH Media Global Ltd
18/20 Newington Road
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Kent
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BROOK LODGE GLASS EXTENSION IN BATH

This glass extension in Bath represents a combination of historic character and modern minimalism. We designed and installed this beautiful and functional frameless glass extension to this listed building using our Invisio Frameless Structural Glazing System.



The upper floor showcases three expansive glass panels seamlessly connected to create uninterrupted views. Structural silicone subtly reinforces the structure, enabling the homeowners to fully immerse themselves in panoramic garden views from the comfort of their dining room. This frameless glazing system extends upwards, transitioning flawlessly into a glazed roof, flooding the interior with natural light.

On the ground floor, a slim framed aluminium sliding door system provides effortless indoor-outdoor connectivity. With integrated features such as a slot drain, internal security key locking, and slot aeration, the sliding doors balance security, practicality, and aesthetic refinement. This glass extension in Bath includes solar control glazing throughout, so it's as energy efficient as it is comfortable.

Every detail of this glass extension in Bath is thoughtfully considered. Steel structural elements, housed within the intermediate floor zone between the ground and first floors, are discreetly clad in back-painted glass to maintain a cohesive design language. Additionally, an ARES® Rooflight on

the opposite side of the dining area house offers effective ventilation and allows the homeowners to finetune their space.

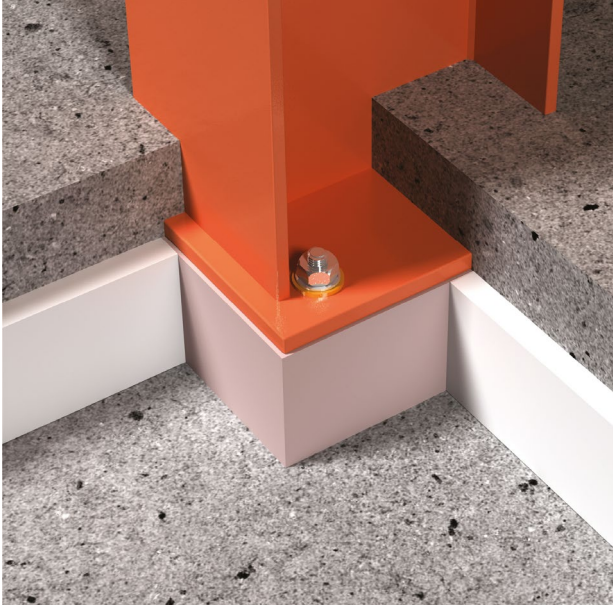
There are now glorious views from inside this glass extension in Bath; the transformation is incredible. Through opening the interiors to such an abundance of natural light, this glazed extension makes the dining and living areas feel more expansive and connected to nature. The blend of traditional and modern materials creates a sophisticated, harmonious and relaxing space.

► www.iqglassuk.com





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Striving for net zero? Structural thermal breaks manufacturer, Armatherm™, can support architects, specifiers and designers to ensure buildings are constructed with maximum efficiency in mind.

Thermal bridging poses a significant challenge in construction projects, because it enables the passage of energy to escape and enter a building, resulting in compromised thermal efficiency - and with it, a whole host of other issues.

To prevent this, Armatherm™ offers a range of solutions which have low thermal conductivity and high strength, and are designed to prevent thermal bridging. These solutions minimise energy loss, providing a cost-effective and reliable solution.

The range from Armatherm™ includes Armatherm™ 500, a high strength, thermoset polyurethane manufactured in several densities.

Ideal for: foundations, parapets and more

The Armatherm™ Z girt is another innovative, thermally broken cladding support connection solution which prevents excessive heat flow and potential condensation problems otherwise associated with thermal bridging.

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Armatherm™ also offers a design service, collaborating with architects, specifiers, and designers from the project's conception, ensuring that thermal breaks are integrated into the initial designs. By addressing potential thermal bridging points at the earlier stages, architects can make informed decisions that optimise energy efficiency, without compromising on functionality or aesthetics.

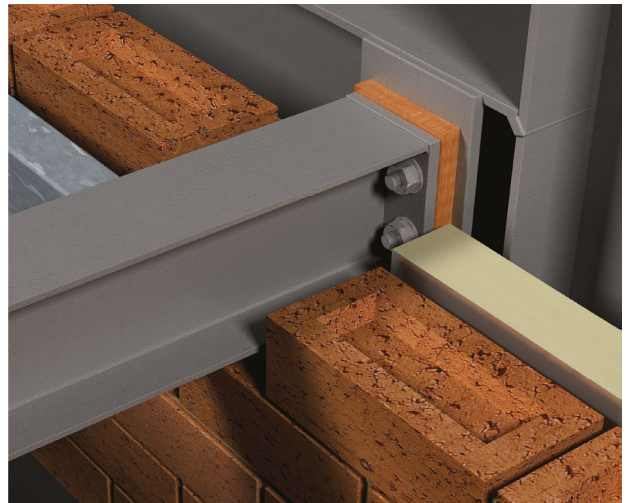
As well as recommending the best thermal break materials and identifying where they will be required to combat thermal bridging.

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www.armatherm.co.uk/thermal-break-materials/

Speak to Armatherm™'s Expert Team

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Thermal Bridging Solutions



Armatherm™ is one of the leading suppliers of structural thermal break materials for the construction industry. Our goal is to provide architects, engineers and contractors with the knowledge and materials to effectively address thermal bridging issues. Armatherm™ thermal break materials have low thermal conductivity, high strength, and have been designed and tested to carry the loads, whilst reducing the cold bridge within a building envelope.



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Material Type: **ARMATHERM™ 500**

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AN NAM ARCHITECTURE

OM House is a private villa for a family including parents, son, and daughter. Located in an urban area with a high density of buildings, adjacent to dusty and noisy highways, with the desire to find tranquility and harmony with nature, the house is designed with a closed facade and a big garden inside, creating a green space inside the city.



OM House is a private villa for a family including parents, son, and daughter. Located in an urban area with a high density of buildings, adjacent to dusty and noisy highways, with the desire to find tranquility and harmony with nature, the house is designed with a closed facade and a big garden inside, creating a green space inside the city.

The villa includes: a 2-story main house and a small retreat house. With a building ratio of 47%, the living space is surrounded by a variety of gardens for many outdoor activities: Swimming pool, fish pond, fruit tree garden, and vegetable garden.

The villa is enveloped by a spiral-shaped sandstone wall that runs throughout the house, creating a privacy facade to block the view from outside. The spaces are arranged along the sandstone wall that continuously elongates from closed space to open space, reaching the garden. The boundary between inside and outside is blurred. The front facade faces northwest, exposed to heavy west sunlight in the afternoon, so the sloping roof and deep porch prevent direct sunlight and rain, creating a comfortable semi-outdoor space.

In the main house, the living room, kitchen, and reading area on the 1st floor create a Z-Shape open space that connects the front yard and backyard, creates air ventilation, and receives cool breezes from the Southeast. The 2nd floor is more private and cozy, including the Master bedroom, a small bedroom, a worship room, and a flexible open-close working space. The 2nd floor and the 1st floor are connected by a large void in the center of the house, connecting the view and natural ventilation. The retreat house includes 2 guest bedrooms and an outdoor kitchen next to a large porch directly connected to the swimming pool and garden.

Natural materials are carefully selected and skillfully handcrafted, which include: sandstone



TECHNICAL SHEET:

Architecture: AN NAM Architecture

Area: 370 m²

Year: 2025

Photography: Hiroyuki OKI

Lead Architects: Hoang Anh

walls, basalt floor, and Teak wood for the floor, door, and furniture. The harmonious combination of raw concrete ceiling and natural materials brings an original feeling of nature and creates calm and relaxation. In this house, the concept goal is to create open space in the living space, renew tropical vernacular elements, and find the spirit of traditional Vietnamese housing in harmony with nature.

www.annamdesignandbuild.com

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MILL HOUSE

Implanted within an agricultural property in Vila Nova de Gaia, characterized by gentle slopes, the Casa do Engenho is part of a built ensemble from the early 18th century, composed of the main residence, cultivated areas, a threshing floor, wells - one of which is the old "mill" - and small support buildings.



This complementary body, originally dedicated to hosting family gatherings and celebrations, had a rigid and compartmentalized organization that limited its functionality and daily life.

The temporary experience of three months in the old pool house, during work on the main house, revealed the potential of the space. This discovery motivated the transformation of the building, now referred to as "Casa do Engenho."

The proposal is based on a complete transformation of the interior, preserving the structural integrity and exterior architectural expression. The reading of the facade has been clarified through the regularization of the metrics and the introduction of new shutters, ensuring comfort and flexibility in controlling brightness. Although formally connected to the main house, the building assumes autonomy and its own identity, asserting a more contemporary and contrasting language. The intervention prioritizes visual permeability, natural light—especially from the west—and a spatial continuity that reconfigures the way of living.

The lower floor concentrates the social areas in a continuous space: the living room, dining room, and kitchen are articulated in a fluid and uniform environment, marked by the warm materiality of wood. The sliding panels allow for adjustment of the relationship between the kitchen and the living room, ensuring openness or privacy as needed. This level also includes a laundry room, pantry, service bathroom, garage, and the master suite, equipped with a walk-in closet, bathroom, and a spa area with direct access to the outside.

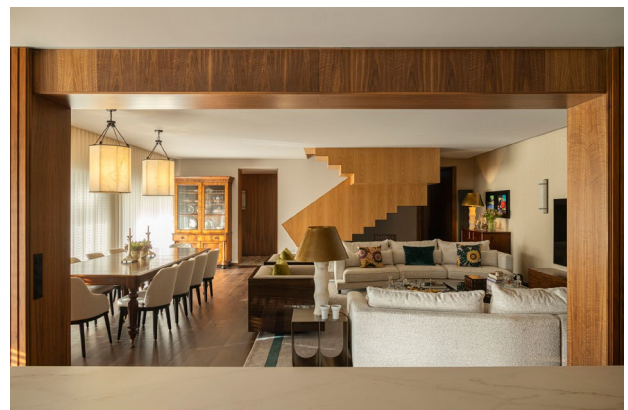
The upper floor accommodates two suites and a large living room, all with access to balconies. The sloped roof incorporates strategically placed skylights to ensure natural illumination. It extends

beyond the perimeter, creating a covered outdoor area that enhances the use of the space while providing solar protection.

The original staircase has been preserved, standing out as one of the central and symbolic elements of the project. The initial stone steps help extend the flooring of the entrance hall and contrast with the remaining wooden steps, which appear as a light and contemporary counterpoint, providing rhythm and continuity to the path that connects the social and intimate areas of the house.

The materiality draws on natural elements that are capable of dialoguing with the pre-existence, while the interior spatiality favors continuity, fluidity, and the relationship between inside and outside. After the intervention, the building ceases to be a complementary space to assume a leading role in family living. Casa do Engenho is reborn with vitality, meaning, and comfort, respecting the memory of the place and projecting it into the future. It is, above all, a space designed to embrace the continuity of a family story, now reinterpreted through architecture.

www.silverlinearchitects.com



TECHNICAL SHEET:

Architects: Silverline www.silverlinearchitects.com

Area: 517 m²

Year: 2025

Photographs: Ivo Tavares Studio

Manufacturers: DL Cozinhas,

Melt81Studio, Microcrete

Lead Architects: Eduardo Soares & Jorge Prata

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OASIS BY UNKNOWN WORKS

Unknown Works has transformed practice Founding Director Theo Games Petrohilos's home, resulting in a bright minimalist sanctuary in Kentish town, North London. Using a bold approach towards layout and naturally finished materials, the studio has created a home flooded with light and embraced by a lushly planted hidden garden.

Purchased in 2017, the existing spaces suffered from limited daylight and ventilation and were decorated with faux marble tiling and a combination of dark hardwood and peeling lino flooring. With an L-shaped layout typical of Victorian terraced houses, the living spaces felt disconnected from the exterior courtyard, which featured a mature overgrown jungle of fig and bay trees.

The priority for the redesign was to create a flexible floor plan which increased cross ventilation and maximised access to natural light, resulting in a space to cook, work, relax and withdraw. For Theo, a keen host, the kitchen has always been the social heart of a good home and a space where friends and family gather to cook and eat together.

Unknown Works added a side infill and slight rear extension to the property, stepping just 1 metre into the rear courtyard garden. The reclaimed space has defined a whole new home, offering a versatile floorplan accommodating a custom stainless steel kitchen, modular furniture designed by Unknown

Works, and an internal courtyard. A concrete floor anchors both the in and outdoors, expanding the sense of space to give a feeling of al fresco dining experience all year round. The ceiling throughout has been rebuilt with resilient bars and acoustic insulation to reduce neighbourly noise.

Abundant natural light and airflow were central to the project brief to create an airy antithesis to the pervasive problems of London terraced homes. Working within the constraints of the tight existing plan, Unknown Works designed a new internal courtyard at the centre of the home, ensuring all the rooms breathe and benefit from cross ventilation. The dining, lounge area and large kitchen sink have dedicated openings overlooking the second courtyard garden which is lined with white pebbles, reminiscent of Japanese stone gardens.

Inspired by iconic modernist houses in the neighbouring Highgate area, the newly refurbished space uses a sleek material palette of glass, white oiled timber, concrete and stainless steel to bounce

and reflect light throughout the plan. The raw and honest materials allow the eye to travel seamlessly throughout the space - occasionally interrupted by a bright yellow door handle, or painting.

A custom stainless steel and plywood kitchen designed by Unknown Works offers a clean, convivial space. Original wooden floors have been painted fresh white, and white stained wood joinery further bounces light around the spaces while adding a natural depth. Smooth, fair-faced blockwork with flush joints in the rear extension and internal courtyard adds a variation in texture.

The transformation presented an opportunity for Unknown Works to develop and test new ideas in modular furniture, joinery and detailing, and create versatile interior configurations within the footprint. The practice designed a 16-seater stainless steel table, featuring a crisp edge and reflective patina designed to complement the surrounding concrete textures. Mounted on bright orange castors, it can be positioned in various configurations, even moving outside in the summer when the weather allows. Lighting too was key; a custom hanging aluminium light is suspended over the kitchen, while hidden recessed ceiling lights in the dining, living, and bathroom area sit flush within the ceiling surface for a polished and sleek finish.

All joinery is designed and built bespoke using birch plywood, including a timber-plinthead bed with integrated storage and an open bookshelf wall. Two floor-to-ceiling plywood wardrobes, also set on wheels, rotate to define different entry sequences on arrival to living spaces, creating partitions that offer the open bedroom nook more privacy.

Unknown Works' attention to detail and transformative design approach have turned a once confined home into a functional and peaceful, light-filled haven. Oasis exemplifies Unknown Works' expertise in creating modern architectural spaces, interiors and furniture within a refined material palette.

THEO GAMES, FOUNDING DIRECTOR, UNKNOWN WORKS, SAYS:

'This space is now a testament to thoughtful design, where light, air and functionality converge seamlessly. Every part of this project has redefined my daily experience at home, celebrating connection to the outdoors and nature. Most of all, this is a space to invite people in - to withdraw from the city ...and eat'.

Website: www.unknown.works

Instagram: [@unknown.works](https://www.instagram.com/unknown.works)

Linked In: www.linkedin.com/company/unknownworks

TECHNICAL SHEET:

Construction cost per m2: £1,750 per square metre

Architect: Unknown Works

Client: Theo Games Petrohilos

Structural engineer: Martin Redston Associates

Principal designer: Unknown Works

Interior designer: Unknown Works

Main contractor: JBS John Building Service Ltd

Additional works: Ecore Ltd Joinery
Theo Games Petrohilos

Photographer: © Lorenzo Zandri

KEY PRODUCTS

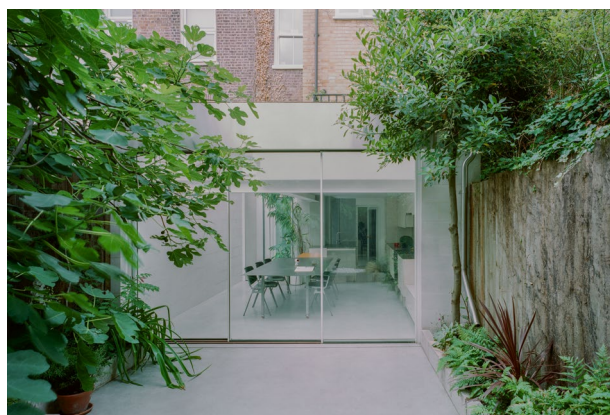
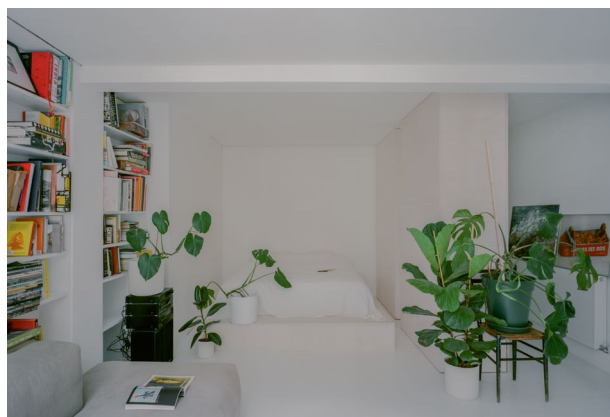
Lighting: Custom

Concrete Flooring: Lazenby Ltd

Sink: Smeg

Glass: Cortizo

Tiles: Johnson



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SLIDING DOORS AND BIFOLD DOORS BRING THE OUTSIDE IN FOR A LUXURY SELF-BUILD HOME IN BIDDENHAM

When Martin Shaw began building his dream home in the Bedfordshire countryside, he worked with Solarlux and their partner Spectrum Architectural Glazing to create a highly glazed home that brought the outside indoors.

A combination of Cero III sliding patio doors, Highline bifold doors and a bespoke glazed panel was used to create floor-to-ceiling glazing across two storeys.

SLIDING DOORS CAPABLE OF WITHSTANDING HEAVY WINDS

The glazing needed to be carefully planned to withstand wind loading without compromising aesthetics. Solarlux's precision-engineered aluminium-frame systems offered the ideal combination of strength, weather resistance and elegance.

ACHIEVING THERMAL EFFICIENCY WITH SLIDING GLASS DOORS

The triple-glazed Cero III system can provide U_w values of around $0.8W/m^2k$ and is capable of achieving Class 4 air tightness under EN 12207, indicating minimal air infiltration.

Highline bifold glass doors provide comparable performance, achieving U_w values of around $0.8W/m^2K$, and Class 3 airtightness, contributing to year-round comfort and low energy use.

COMBINING PREMIUM SLIDING DOORS, BIFOLD DOORS AND BESPOKE GLAZING

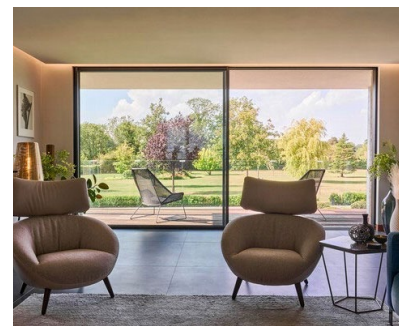
The ultra-narrow sightlines of the Cero III system and minimal vertical frame elements create large, uninterrupted areas of glazing. Each sliding element

can reach up to 6m in height or 4m wide, with a maximum panel area of $15m^2$.

As a leading manufacturer of premium aluminium glazing systems, including sliding doors and bifold patio doors, Solarlux has over 40 years' experience and a network of trusted installation partners.

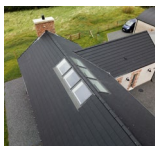
If you'd like to find out more, please contact our team.

www.solarlux.com



KEYLITE PROVIDES BESPOKE RIDGE WINDOWS FOR CONTEMPORARY SELF-BUILD

Situated in the peaceful village of Gilford, Northern Ireland, this ultramodern self-build is home to Clarke Graham and his family. Overlooking the River Bann and surrounding countryside, the 2,600 sq ft farmhouse-style property blends contemporary design with striking architectural features, including six Keylite Roof Windows that frame scenic rural views.



Clarke Graham set out to create a bright, spacious family home with high ceilings and oak beams, making the roof apex a focal point of the interior. To achieve this, he partnered with Keylite Roof Windows to install a bespoke Ridge Roof Window System (RG), designed to maximise natural daylight in the main kitchen and living space.

The system incorporates six non-opening Fixed Skylights (QFS), forming a seamless glazed ridge that floods the home with light and enhances the sense of openness. Custom flashing and recessed installation create a clean, continuous finish, while the angled glazing draws in high levels of overhead sunlight throughout the day.

As non-opening units, the Ridge Roof Windows provide strong thermal performance and include Keylite's Integrated Expanding Thermal Collar and Flick-Fit brackets as standard.

Clarke Graham commented that supporting local businesses was a priority during the build and praised the final result.

Keylite offers a full range of roof windows and accessories for domestic and commercial projects.

▶ For more information, visit www.keylitteroofwindows.com, call 01283 200 158 or email info@keylite.co.uk

COMMITTED TO SPECIFICATION



GEZE UK has demonstrated its commitment to specifiers and architects with the recent appointment of Alex Flokkas who joins the renowned manufacturer of door and window control systems as Specification Manager covering the south of England.

Alex will focus on collaborating with and supporting architects and end users providing technical solutions for all GEZE products, ensuring

compliance with all the latest legislation and regulations. He will be the first point of contact at all stages of the specification process.

With over 20 years in the construction industry with a focus on windows, doors and the glazing sector Alex brings a wealth of knowledge. Previously he has assisted architects, contractors and end users with high-end prestigious projects from residential new builds to Grade I or Grade II listed buildings.

Said Alex 'I am excited to join a global and well-established company which is 160 years' strong. GEZE's work culture and values are key to its success and I am thrilled to join a business that mirrors my own values and principles.

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

ZOO HARDWARE LAUNCHES NEW RT070 IDRO LEVER

Zoo Hardware has launched the RT070 Idro lever, its latest addition to the premium Rosso Tecnica range of architectural hardware.

A modern interpretation of the ever-popular RTO60 Orta lever, the RT070 Idro introduces a precisely machined linear knurled pattern on the grip. This delivers a more subtle and refined decorative aesthetic compared to the Orta's more industrial diamond knurling. The linear detailing perfectly complements the clean, minimal lines of the modern T-bar silhouette, resulting in a sleek and contemporary design.

Available in seven colours; powder coated black or white, PVD satin brass, bronze or black, antique brass, and satin stainless steel, the Idro levers will instantly elevate any space with a smart and stylish aesthetic.

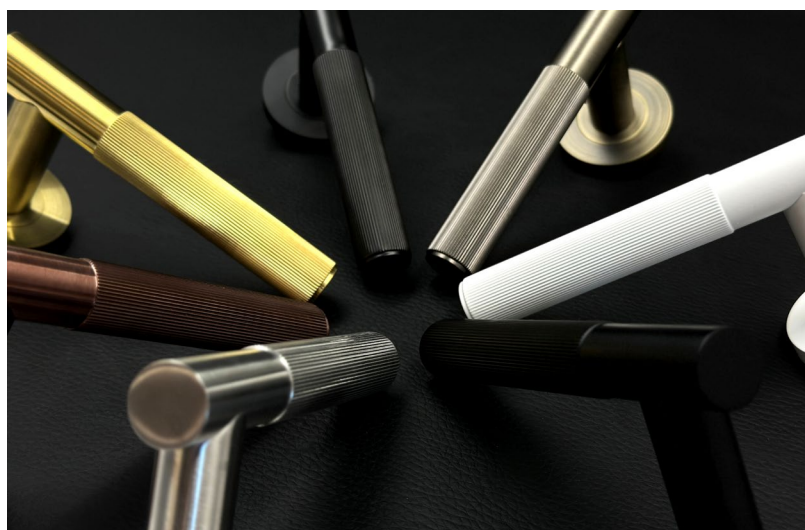
Made with SS304 cast stainless steel rose, the lever has a 4-point fixing into rose and screw on rose cover to elevate its look. It comes supplied with bolt-

through and wood screw fixings and an improved allen key for improved installation. It is suitable for 35-54mm doors in both domestic and commercial applications.

In addition to looking the part, the Idro lever provides peace of mind with its

BS EN 1906 Grade 3 rating, performing robustly in high-traffic settings. It is also BS EN 1634-1 30/60 rated to ensure it works reliably in the event of a fire.

▶ For more information on the new Idro Lever and Rosso Tecnica range, please visit www.zoohardware.co.uk



P C HENDERSON RELAUNCHES POCKET DOOR PRO FIRE RATED WITH ENHANCED CERTIFIED FEATURES

Sliding and folding door hardware manufacturer, P C Henderson, have recently relaunched their popular Pocket Door Pro Fire Rated system, expanding the certified specification to include a range of new features such as self-closing and soft close functionality.



Designed to meet the growing demand for high-performance and space-saving door solutions alongside enhanced fire safety compliance, Pocket Door Pro Fire Rated is certified to BS EN 1634-1, achieving E30 standards and offering 30 minutes of fire protection when installed with an FD30 rated door as part of a compliant door assembly.

The system is designed for doors weighing up to 120kg and sizes up to 2315mm x 930mm, as well as catering for finished wall thicknesses of 145mm or 150mm after double boarding. The newly certified system incorporates both the pocket door hardware and a certified timber liner kit, complete with intumescent strips to help prevent the spread of fire for up to 30 minutes.

The relaunch further enhances P C Henderson's fire-rated offering with the addition of a certified self-close and soft close functionality. The self-close ensures the door returns reliably to the closed position, while the soft close mechanism improves user experience and durability by preventing doors from slamming. A range of flush pulls were also used in the fire test to achieve fire certification - including round and square flush pulls with a door edge pull, allowing the door to be easily retrieved from the cavity.

Dave Newton, Sales & Commercial Director at P C Henderson, commented: "Pocket doors continue to grow in popularity in applications such as apartments, hotels, offices and healthcare - driven by their space-saving benefits and design flexibility. With the increase in fire regulations across developments since Grenfell, we are seeing more projects requiring fire rated sliding door hardware with self-closing options to be compliant. Our newly certified self-close allows us to be considered for such projects".

Pocket Door Pro also features a range of design improvements. Redesigned with components from our popular Husky 120 Pro range, Pocket Door Pro Fire Rated delivers a higher performance and smoother operation whilst also making installation and maintenance as easy as possible.

► **For full technical specifications, certification details and guidance on specifying Pocket Door Pro Fire Rated, visit www.pchenderson.com**

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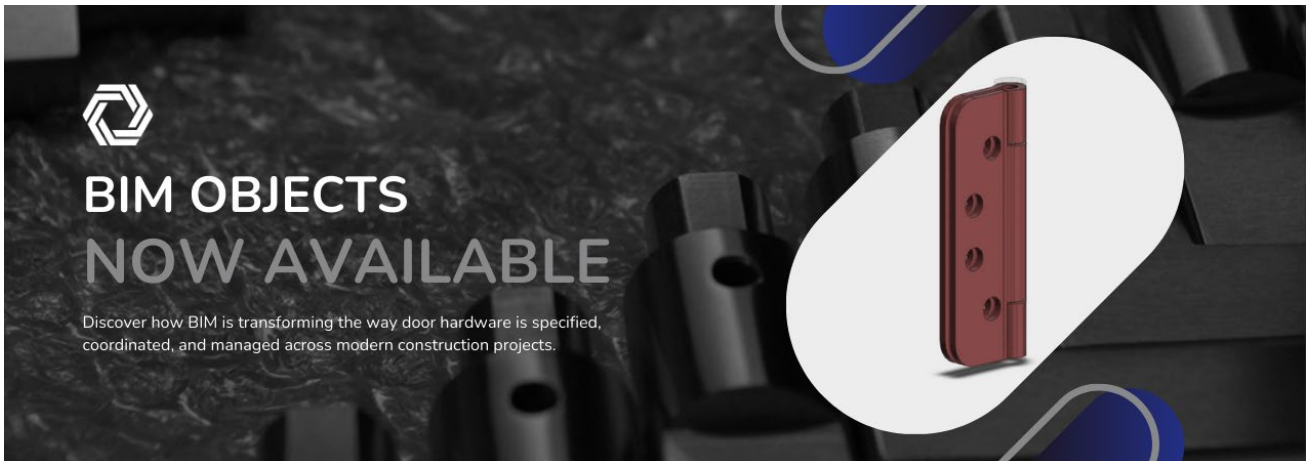


For more information call Longden on 01325 582583 or visit us at www.longdendoors.co.uk

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Aycliffe Business Park, Newton Aycliffe, Co. Durham, DL5 6AY.

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01325 582 583

BIM-READY HARDWARE: THE NEXT LEAP IN CONSTRUCTION



As a digital transformation continues to sweep across the industry, Daniel May of Consort Architectural Hardware examines the growing demand for Building Information Modelling (BIM) and how its use is influencing modern design projects.

The future of construction is digital. What was once considered a gradual shift toward greater information management has now become a basic requirement for so many. From early-stage design through to compliance, maintenance and product lifecycle management, digital product data is no longer considered added-value - it is mandatory.

Since 2016, UK central government clients have required collaborative digital information management on centrally procured projects, commonly known as 'BIM Level 2'. Today, these requirements are specified through the UK BIM Framework and BS EN ISO 19650 standards, setting a clear expectation that construction partners must provide accurate, structured and accessible digital information across their products.

With this in mind, conscious manufacturers throughout the supply chain are enhancing their BIM capabilities, as they look to support architects, specifiers and contractors with detailed product information. Architectural hardware - traditionally overlooked in digital planning - is rapidly entering the spotlight too, with 3D models, certification and performance data now offered across a growing library of products. But how is this movement to enhanced digital resources impacting projects?

OPTIONAL TO OPERATIONALLY CLINICAL

Only a decade ago, building specifications relied heavily on paper resources, where professionals

were limited to product brochures, PDF catalogues and basic CAD line drawings. Today, the sector is converging around fully integrated digital workflows, with teams relying on platforms such as Revit and NBS as a way of connecting design, specification, compliance and facilities management.

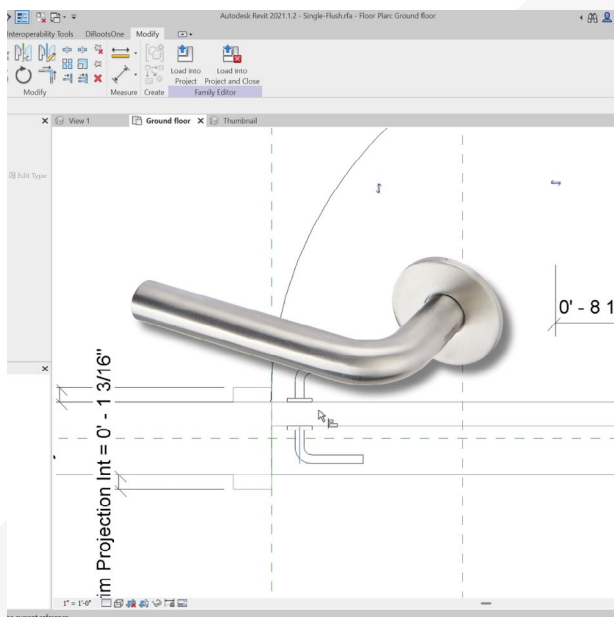
Digital Product Passports (DPP), soon to be mainstream and mandated by the EU, will only accelerate this trend. Though, it's important to recognise this evolution isn't driven by convenience alone. In fact, BIM product data now plays a central role in meeting:

- UK Government mandates for digital construction and the 'Golden Thread of Information'
- Fire safety regulations, which increasingly require accurate, up-to-date, verifiable data
- Sustainability reporting, where Environmental Product Declarations (EPDs) and lifecycle data must be accessible at the design stage

Consequently, if a product can't be conceptualised accurately in a digital model, it risks being excluded from a project's specifications entirely.

BIM IN ARCHITECTURAL HARDWARE

For some, door hardware may seem like a minor component in the grand scheme of building design and as a result, it is often overlooked as a small



percentage of the project's value. In reality, its role in safety, performance, accessibility and compliance is critical.

Fire doorsets for example, are only as effective as the hardware components that secure them. Within BIM, even a single component such as a door closer carries parametric data that can validate fire ratings, confirm accessibility and even identify potential clashes with ceiling details or door frames - helping design teams ensure both functionality and compliance are met early in the coordination process. When it comes to architectural hardware, access to reliable BIM objects enables teams to:

- Fulfil accurate design - using models with correct Level of Detail (LOD) to ensure they integrate accurately into project drawings
- Reach faster specification - architects and contractors can drag-and-drop products/objects into designs, saving hours of manual work
- Assure compliance - with product certifications, fire ratings, testing evidence and sustainability data embedded into product models
- Reduce on-site errors - accurate digital models also decrease the risk of incorrect products being installed

As digital coordination becomes routine, hardware that isn't modelled is considered a specification risk.

RESPONDING TO NEW STANDARDS AND DIGITAL REALITIES

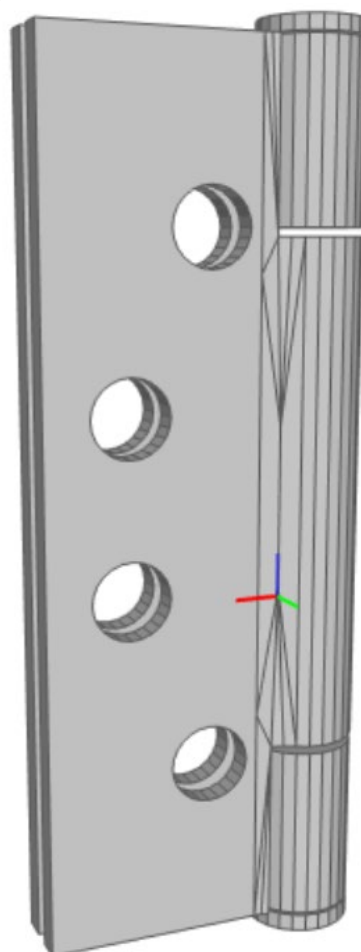
Where the tragic events of Grenfell Tower reshaped the regulatory and cultural expectations of the construction industry, the sector now faces an accelerated demand for traceable, verified product information. As new legislations continue to form, such as Martyn's Law for example, updated guidelines will influence how public spaces are designed and secured, with each new standard

placing an integral focus on resilience, traceability and responsibility in the process.

These shifts underscore a clear reality that every hardware component, no matter how small, must be backed by verifiable data and performance credentials. Conscious hardware manufacturers play a crucial role then, in supporting building safety and security by providing architects, specifiers and contractors with the confidence to select hardware that meets the standards of today and tomorrow.

And so, as we arrive in a data-driven era where compliance, traceability and efficiency are key, BIM objects have evolved from beneficial to indispensable. Whether delivering a residential high-rise, healthcare facility or a commercial development, professionals must be able to call upon trusted suppliers and their digital files as tools that help them design with confidence.

➡ **To request the full library of Consort's BIM documentation, please email marketing@consort-hw.com or visit [Consort Architectural Hardware | Overview | NBS BIM Library for selected products.](#)**



ELECTROMAGNETIC DOOR CLOSERS: COMBINING SAFETY & ACCESS CONTROL IN BUSY SPACES



Allegion UK, a leading name in door hardware with a trusted reputation for keeping people safe where they live, learn, work, and connect, discusses how electromagnetic door closers help to improve safety and access in busy buildings. Supplier of the Boss TS7.004 electromagnetic door closer, Allegion UK offers an extensive range of quality, trusted products for metal and timber doors. With a worldwide team of door hardware experts, Allegion UK boasts a reputable family of brands, including Brio, Briton, CISA, Boss Door Controls, UAP, Brisant Secure and Zero.

SAFETY AND SECURITY WITHOUT DISRUPTION

Ensuring safety and security while maintaining sufficient openness to facilitate ease of movement can often be challenging in modern building design. That's why architects, specifiers, and contractors are increasingly turning to electromagnetic door closers as a smart solution to maintain building safety and better access, particularly in busy corridors where flow and fire safety cannot be compromised.

Busy corridors are the arteries of any commercial or public building, where many people pass through daily. It's therefore important to ensure these thoroughfares remain secure without leading to inconvenient congestion.

Electromagnetic door closers offer an ideal solution for these busy walkways in hotels, hospitals, schools or other commercial buildings. With the unique advantage of holding doors open to allow free, unrestricted movement, these closers instantly release when a fire alarm or security alert is triggered, closing doors firmly to contain fire or to restrict access. This innovative functionality enables buildings to maintain high safety standards without impeding the natural flow of occupants.

LEE PIPER, SALES AND MARKETING DIRECTOR AT BOSS DOOR CONTROLS, COMMENTED:

'Electromagnetic door closers allow for a safe, secure environment that doesn't sacrifice

convenience, which is a key consideration when designing and maintaining modern workspaces and public buildings.'

IMPROVING FIRE SAFETY WHILE SUPPORTING TRAFFIC FLOW

For all types of buildings, considering fire safety is crucial. Engineered to meet the stringent requirements of fire door regulations, electromagnetic door closers are the ideal solution for busy, high-traffic spaces, providing reliable, automatic door closing in emergencies and holding doors open during everyday use.

Lee continues: 'By combining fire safety with access control, electromagnetic door closers help create buildings that are safe and secure but are also practical and easy to use'.

Electromagnetic door closers offer a modern, designed solution, empowering architects, specifiers, and contractors to design and deliver buildings that are safe, secure, and seamlessly functional.

► **To learn more about the TS7.004 electromagnetic door closer from Boss Door Controls, visit [bosssdoorcontrols.com](https://www.bosssdoorcontrols.com) or call 01506 467477.**



Promote Open Access & Prevent Fire Door Damage

Need to ease traffic flow in your busy corridors? The TS7.004 **electromagnetic door closer** with 'hold open' function safely keeps your fire doors open and automatically closes them if the fire alarm is activated.

Ideal for busy walkways in hotels, hospitals, schools or commercial buildings.



01506 467477
boss.sales@allegion.com

 boss
door
controls

WHEN DO YOU NEED SELF-BUILD INSURANCE?



Self-build insurance isn't just for the construction phase. There are key stages throughout your project where cover is essential, and sometimes legally required.

- 1. Arranging Finance** - Mortgage lenders often require a Structural Warranty. Securing it early can save money and streamline approvals.
- 2. Finding a Plot** - If you've bought materials or equipment, you can protect them with insurance against theft, loss or damage.
- 3. Owning Land** - You're potentially liable for injuries to anyone on your land—even trespassers. Public Liability Insurance can help protect you.
- 4. Planning Permission** - Once you've started the planning process, Site Liability Insurance can protect your plot before work begins.
- 5. During the Build** - Builders, tools, machinery, and the structure itself could all need protection. Specialist Self-Build Insurance covers these risks.
- 6. Finishing the Build** - As you install appliances and furnishings, ensure your policy covers the increasing value of your property and contents.
- 7. Moving In** - Once you receive your Completion Certificate, remember to switch to Buildings and Contents Insurance.
- 8. After Completion** - A 10-Year Structural Warranty protects against defects in design, materials, or workmanship—giving you long-term peace of mind.

Building your own home is a big undertaking—and protecting it shouldn't add to the stress. At SelfBuild Insurance, we've been supporting self-builders for over 20 years with tailored insurance solutions designed to safeguard every stage of your project.

Our SelfBuild Insurance is underwritten by Zurich, a trusted global insurer, and includes:

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- £50K–£1M Contract Works
- £1,000 Tools Insurance
- £5,000 Personal Possessions
- Flexible durations: 3 to 24 months

You can also insure your site before building begins with our Site Liability Insurance, which protects you against third-party injury or damage while you prepare for construction.

Once your build is complete, your policy converts to Home Buildings & Contents Insurance for up to 90 days—giving you time to transition to permanent cover.

We also offer insurance for renovation projects, extension projects, and structural warranties. If you're building a home to live in anywhere in the UK or Northern Ireland, we're here to help.

From plot purchase to move-in day, having the right insurance at each stage of your journey can be crucial.

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LOOKING TO EXTEND YOUR HOME IN TIME FOR SPRING? HERE'S WHAT YOU NEED TO KNOW ABOUT PLANNING PERMISSION

As the days start to lengthen and spring approaches, many homeowners begin thinking seriously about extending their homes. Whether it's to create more living space, improve how the house functions, or add long-term value, spring is one of the most popular times to start building work. However, before designs are finalised or contractors booked, it's essential to understand how planning permission works and how it may affect your project.

Getting clear advice early can make the difference between a smooth, well-timed build and a stressful process filled with delays and unexpected costs.

DO YOU NEED PLANNING PERMISSION FOR YOUR EXTENSION?

One of the first questions homeowners ask is whether planning permission is required at all. In England and Wales, many extensions can be built under permitted development rights, which allow certain types of work to proceed without a full planning application, provided strict criteria are met.

Permitted development commonly covers modest single-storey rear extensions, some loft conversions and minor alterations. However, these rights

come with clear limits. If an extension exceeds set thresholds for depth, height or overall size, or if it involves a two-storey addition, significant roof alterations or changes to the front of the property, planning permission is usually required.

It's also important to understand that permitted development rights are not the same for every home. Properties in conservation areas, national parks or Areas of Outstanding Natural Beauty often face tighter controls. Listed buildings always require specific consent, and flats and maisonettes do not benefit from permitted development rights at all. Checking your property's planning status and any historical conditions early on helps avoid assumptions that can derail a project later.

WHY EARLY ADVICE MAKES SUCH A DIFFERENCE

Extensions often appear straightforward at first, but planning considerations can quickly complicate matters if they are not addressed from the outset. Small design decisions, such as the position of windows, roof height or proximity to boundaries, can determine whether a proposal remains within permitted development or requires a full planning application.





Local planning authorities assess more than just measurements. They consider how an extension affects neighbouring properties, including issues such as privacy, daylight and overshadowing, as well as how well the proposal fits with the character of the existing building and surrounding area. Designs that demonstrate sensitivity to these factors are far more likely to progress smoothly.

Clear guidance early on also helps homeowners set realistic expectations. Understanding what is achievable within planning rules, and where compromises may be needed, reduces the risk of late design changes that can increase costs and delay build programmes.

WHAT HAPPENS IF YOU NEED PLANNING PERMISSION?

If a project falls outside permitted development rights, a planning application must be submitted to the local planning authority. This includes detailed drawings and supporting information explaining the proposal and its impact.

As part of the process, neighbours are formally notified and given the opportunity to comment. While objections do not automatically result in refusal, they can influence how an application is assessed. Councils aim to issue a decision within around eight weeks, although this can take longer for more complex proposals or properties in sensitive locations.

For homeowners hoping to start work in spring, factoring this timeframe in early is crucial. Delays at the planning stage often have a knock-on effect on contractor availability and overall project costs.

LAWFUL DEVELOPMENT CERTIFICATES: EXTRA PEACE OF MIND

Even when an extension qualifies as permitted development, many homeowners choose to apply for a Lawful Development Certificate (LDC). This is not a legal requirement, but it provides written confirmation from the council that the work is lawful.

An LDC can be particularly valuable when selling or remortgaging a property, as it removes any uncertainty for future buyers or solicitors. It also offers reassurance that the extension will not be subject to enforcement action later on.

PLANNING PERMISSION AND BUILDING REGULATIONS ARE NOT THE SAME

A common source of confusion is the difference between planning permission and building regulations. These are separate approvals, and even if planning permission is not required, most extensions must still comply with building regulations.

Building regulations cover matters such as structural stability, insulation and energy efficiency, fire safety, drainage and ventilation. Approval is obtained either through the local authority or an approved inspector, and addressing these requirements early helps avoid costly changes once construction is underway.

COMMON PITFALLS TO AVOID

One of the most frequent issues homeowners encounter is starting work before confirming that all necessary permissions and approvals are in place.

This can lead to enforcement action, retrospective applications or, in the worst cases, being required to remove unauthorised work.

Another common mistake is overlooking conditions attached to planning approvals. These might specify materials, window details or landscaping requirements, and failing to comply can delay completion or cause further complications. Careful planning and clear advice at the outset significantly reduce these risks.

PREPARING FOR A SUCCESSFUL SPRING BUILD

Spring is one of the busiest times of year for construction, so early preparation is key. Understanding planning constraints, allowing sufficient time for approvals and aligning design ambitions with what is realistically achievable all help ensure a smoother process.

With the right guidance, extending your home can be an exciting and rewarding project rather than a stressful one. By addressing planning permission early and taking a considered approach, homeowners can move forward confidently, ready to make the most of the spring building season and create a space that works for years to come.

**ABOUT COSTEL RADESCU
FOUNDER AND DIRECTOR OF CR GROUP**

Costel Radescu is the Founder and CEO of CR Group, a fully integrated property and construction company uniting five specialist divisions: CR Joinery, CR Developments & Constructions, CR Building Contractors, CR Designs, and CR Property

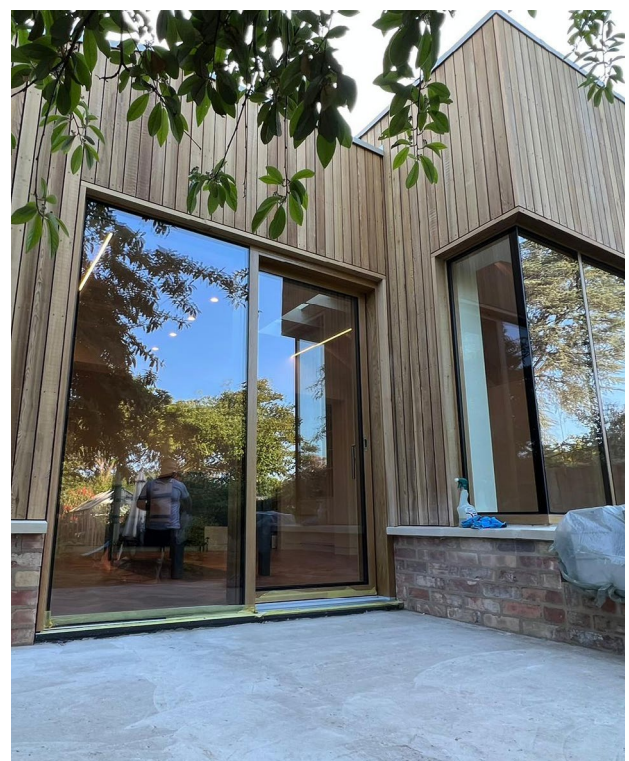
Investments. With a background in hands-on construction and project management, he brings over a decade of industry experience across residential, commercial, and investment sectors.

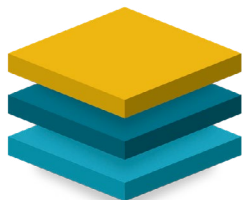
Costel came to London 19 years ago and began his journey in the industry as a labourer. With a relentless drive to learn and challenge himself, he immersed himself in every stage and speciality of the building trade, gaining valuable experience across the full spectrum of construction. In 2010, he completed his first flat working for himself. Within just six months, he had built a team of 15. By 2012, his focus expanded to include extensions and landscaping, followed by loft conversions in 2015, and new builds in 2016, reflecting his constant evolution and ambition to become a one-stop shop for his clients.

This hands-on foundation and entrepreneurial spirit have been instrumental in shaping CR Group’s vision and values. His practical expertise, combined with a strategic mindset, has enabled him to build CR Group into a multi-disciplinary firm known for delivering high-quality projects with precision and professionalism.

Under his leadership, CR Group offers full turnkey solutions, providing end-to-end services from bespoke joinery and interior design to full-scale developments and property investment. Through disciplined execution and a commitment to excellence, Costel continues to drive the company’s growth and reputation for creating lasting value across every project.

crgrouplondon.com





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SIGNATURE50 A NEW NAME FOR A HAVWOODS CLASSIC

As leading timber surface specialist, Havwoods, celebrates 50 years of design-led excellence across the world, the brand has marked this important milestone in true Havwoods fashion. To commemorate the occasion, the brand is honouring one of its most popular products with a history-defining name.

One of the brand's most popular products with homeowners and interior designers, the surface previously known as Fendi will become Signature50. Known for its smoky grey tones that drift effortlessly from warm to cool, Fendi has been a perennial favourite for years.

At home in traditional and contemporary homes, this beautiful surface has brought a distinctive blend of style, depth and intrigue to thousands of stunning interiors across the globe. These iconic characteristics help Fendi - renamed Signature50 - to remain an integral and enduring centrepiece of aspirational interiors worldwide.

With a variety of plank lengths and parquet patterns including chevron, herringbone and Versailles to choose from, the timeless style of this stunning board not only looks timeless, but its multi-layered engineered construction means it can keep up with the demands of modern living.

Everything that Havwoods customers know and love about Fendi, including the product aesthetic and specifications, will remain the same as the brand celebrates its heritage and transitions Fendi to its exciting new name for the future.

www.havwoods.com/uk



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- 3060 enhances the wood's natural character. 3033 preserves the wood's light colour.
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NEW WOOD FLOORING BRAND LAUNCHES INNOVATIVE CUSTOMISATIONS TO THE UK MARKET



New to the market, Knot & Grain specialises in engineered wood flooring custom-made in the UK. Partnering with interior designers, architects, trade and retail customers, Knot & Grain combines innovative technology with creative flair, empowering customers to make design-focused choices.

Unlike anything else on the market, the Knot & Grain digital platform allows customers to build their wood floor from the ground up. Starting with a choice of plank styles, then selecting wood grade, plank thickness, colour, texture and finish, designers can help customers create their dream wood flooring, completely bespoke to them.

Founded by experts in the retail flooring industry, Knot & Grain leans into a true love for wood; cherishing every grain, valuing every knot and embracing the warmth and character that only a wood floor can bring to a home.

THE MISSION

Knot & Grain sprouted from a desire to simplify the complexity and declutter the choices around wood flooring. With a clear goal of helping customers with the freedom to design a bespoke wood floor that's uniquely theirs, Knot & Grain offers transparent prices, guides to make educated choices and a prompt and personal promise to deliver custom flooring within 12 working days.

CRAFTED IN THE UK

Quality and craftsmanship are at the core of Knot & Grain. Using only sustainably sourced premium oak from France, they place emphasis on creating engineered wood floors to last. Each plank is expertly crafted in the brand's UK workshop, with meticulous care taken by an experienced team



looking after everything from colouring and crafting to finishing, always with quality in mind.

THE KNOT & GRAIN APPROACH

Offering endless customisation options to suit different properties and style choices, customers can:

- Start with style: choose between herringbone or a straight plank
- Select thickness: go for a regular 14mm or an extra chunky 20mm
- Add texture: sumptuously smooth or ruggedly textured?
- Choose a grade: whether you're looking for a rustic look or more of a pristine finish, there's something to suit everyone
- Find colours: from rich darks to modern neutrals, there'll be a perfect hue
- Select a finish: add a lacquer or oil finish, depending on how you'd like the overall look

Natalie Mudd, Co-founder, comments:

"We've worked tirelessly to bring to the market a brand-new offering that combines state-of-the-art technology with artisan craftsmanship, ensuring every customer can create something as unique as their home. We're excited for this journey ahead as we set out to revolutionise the world of flooring."

GO BESPOKE

As well as browsing endless style combinations online, customers can visit the brand's showroom in the West Midlands, or order both colour swatches and bespoke samples via the website.

www.knotandgrain.com



Knot & Grain

YOU DESIGN, WE CRAFT

The Heritage 20mm Plank
Colour: Conker
Texture: Heavily Brushed
Finish: Oil

[KNOTANDGRAIN.COM](https://www.knotandgrain.com)

Join our **trade community** for exclusive discounts



RIDGE HOUSE

Tucked between a field and the forest's edge, Ridge House straddles a gentle gradient, offering a deeply contextual response to topography that sublimates the architecture to the land.



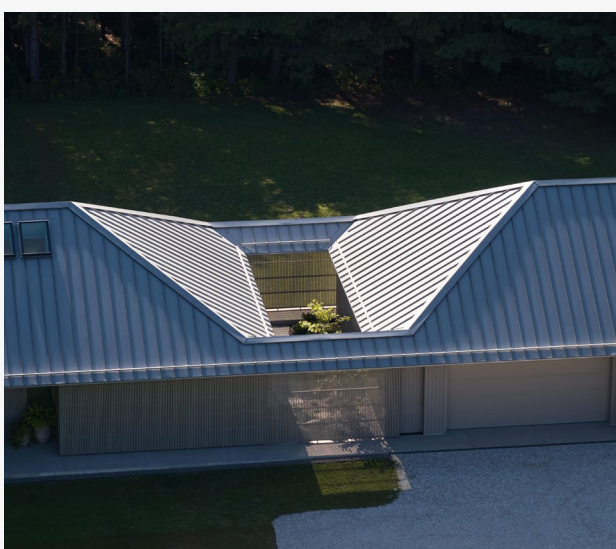
Superkül leveraged landform to optimize privacy and orient views, while the sculptural roof – the home's most defining and deferential feature – behaves like an extension of the terrain.

Designed to prioritize their clients' desire for a signature sloping roof and four-season intimacy with nature, Ridge House is both open to and protected from the elements by virtue of its siting. Superkül devised a siting strategy that leads with the land and works with the property's constraints – a naturally occurring downslope, a high water table, and a prominent ironwood tree – to embed the house in its surroundings while optimizing visual and physical connections to the ironwood and pine forest at the edge of the clearing. The large sloping roof floats above the field's horizon, while the front façade remains concealed from the main road.

Ridge House privileges passive-first strategies as well as high-performance materials and systems. Deep-set overhangs shield the floor-to-ceiling triple glazing on the east and west elevations, mitigating solar gain in the warmer months and letting the

lower winter sun's rays penetrate the home during the colder ones. Glass accordion doors on the west façade work in concert with retractable insect screens to create protected mid-door spaces from which to enjoy the outdoors comfortably, even during bug season. These fully operable doors, which enable powerful passive ventilation and significantly reduce the need for air conditioning in the summer, open out to a cantilevered walkway that was designed to emphasize the property's soft pitch. Nestling the house within the declivity also helps provide shelter from strong winds and brings it closer to the cooling effects of the woods. The firm eliminated a basement from the design in light of the high water table, which also decreased the project's overall reliance on concrete.

Superkül's clients desired a tranquil home that blurs inside and outside, with an explicit preference for monochromatism, matte finishes, and natural materials. Not only did they design with the land, they also found imaginative ways to bring nature and its rhythms into the interior experience. The principal bathroom looks out to an enclosed garden space – the open secret that sits at the heart of



the home. Located beneath a rectangular opening in the roof structure, the garden reaches skyward while remaining protected by wood screens that cast playful shadows on the ground. The negative space created by this internal courtyard enables additional light to filter obliquely into the adjacent components of the program. Strategically staggered skylights bounce daylight off the vaulted ceilings and adjacent walls in the living and dining rooms to cast diffuse illumination across the home. A firepit on the home's southwest corner sits under a vaulted plywood ceiling, while the soft grey of the kitchen extends the grey exterior cladding on the piers, bringing the outside in.

Built to withstand the rural Ontario elements, Ridge House was designed with durability as a chief priority. From the standing seam roof and exterior siding to the marine-grade plywood and prefabricated millwork stained with a low-VOC, water-based coating that absorbs light and protects against scratches, mould, and stains, the home is a robust, low-maintenance architectural structure that was built to last – and perform – for the long-term. High-efficiency zoned in-floor radiant heating

provides targeted temperature control, while the cold-climate heat pump, combined with Ontario's clean energy grid, minimizes carbon consumption for heating and cooling. The Energy Recovery Ventilator mechanical system optimizes air quality by bringing in fresh air while simultaneously enhancing thermal comfort.

www.superkul.ca

TECHNICAL SHEET:

Location: Grey County, Ontario, Canada

Size: 3,175 sf

Completed: 2024

Photography: doublespace photography

Architect: Superkül

Structural: Kieffer Structural Engineering

Mechanical: Fire House HVAC Designs Inc.

Contractor: J.W. Gordon Custom Builders Inc.

Landscape: Saraga Taylor Landscape Architects

Geotechnical: Terraprobe

Millwork: Coates Creek Cabinetry

Lighting: Dark Tools

www.superkul.ca

ONYX MIRAGE 40I THE MOST REALISTIC FIRE YET



There is an undeniable magic in the presence of a fire - the slow rise of flame, the warm settling glow, the instinctive invitation to pause and unwind. The new Onyx Mirage 40i captures that timeless atmosphere with remarkable realism, offering the beauty of a real woodburner in a zero emission, chimney free electric format designed for modern living.

This premium 16 inch inset electric fire combines cutting edge engineering with mesmerising visuals.

THE ART OF ILLUSION

At the heart of the Mirage 40i is a commitment to realism. With its design-forward approach, a patented Mirage Virtual Flame System uses captured visuals of a meticulously built woodburning fire. This delivers a breathtaking illusion, with flames lapping across burning logs and recreating the natural cadence of living flames. Exposed, tactile logs perfectly match those in the footage, resulting in a flame display that is truly brought to life with depth and immersion.

SLIM PROFILE, BIG IMPACT

Designed for a typical 16 inch fireplace opening, the Mirage 40i boasts a notably slim depth, requiring just a 75mm recess. This makes it an ideal choice for both renovations and new installations. Its frame conceals fixings for a clean, architectural finish, while three cast iron façade designs, offered in four refined finishes, allow the Mirage 40i to complement traditional interiors or stand confidently in modern schemes.

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Convenience meets performance with a 2kW programmable heater, thermostatic control up to 28°C, and energy saving features including open window detection and an automatic deep sleep mode. Homeowners can adjust flame visuals and heating via remote control or the intuitive MyFlame app, making comfort effortless all year round.

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Onyx Athos 5, shown with ceramic wood-effect beam
Energy Efficiency Rating: A+



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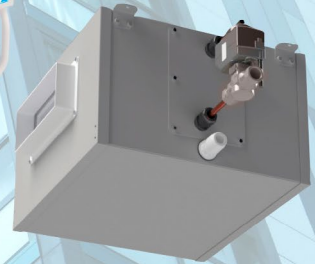
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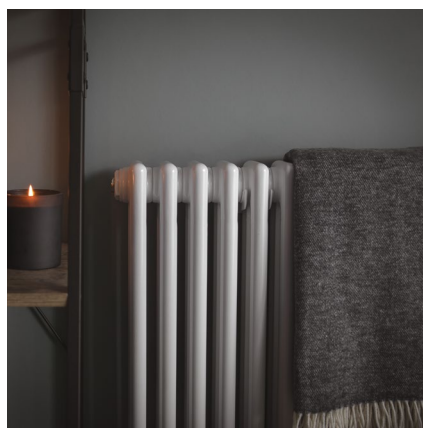
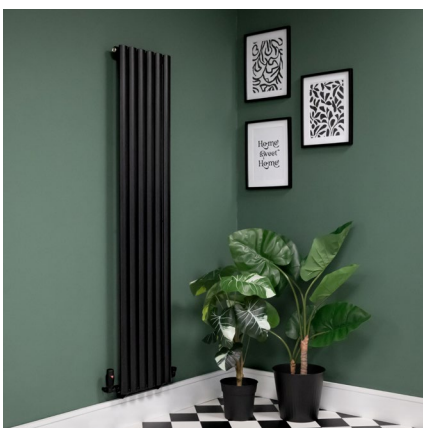
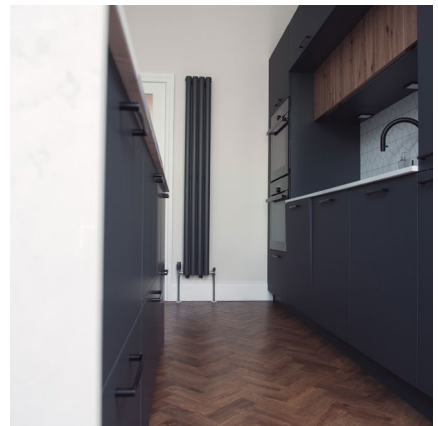
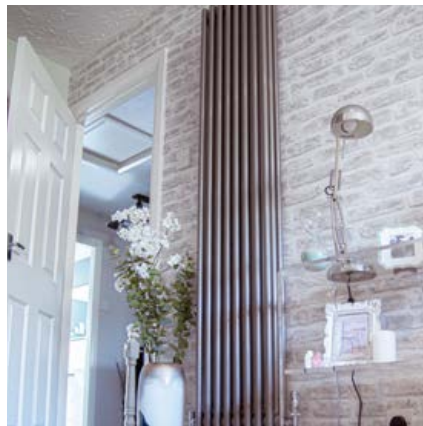
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TIAM ARCHITECTS REUNITE TWO BELGRAVIA TOWNHOUSES TO REVEAL A LIGHT-FILLED, FOUR-BEDROOM FAMILY HOME

Tiam Architects has reunited two early-19th-century townhouses in Belgravia, London, into a single, light-filled, four-bedroom, four-bathroom family home for a young London family.

When a young family acquired neighbouring 19th-century townhouses on the prestigious Chester Row, they imagined a single, sprawling home that would honour the elegance of the past yet speak fluently to contemporary life. Instead, they found two cramped and disparate shells: narrow corridors, dark living rooms, and a half-forgotten labyrinth-like lower-ground floor lurking in gloom. Strict conservation and estate freeholder regulations forbade a heavy-handed revamp. Tiam Architects delivered on the client's vision to unify and rationalise the layout of the house with a deft touch. From the moment Tiam stepped inside, they saw the potential for light where others saw limitations. The 19th-century fibrous cornices, fireplaces and sash windows, the very features that made these

townhouses special, were reframed as protagonists, not obstacles. Behind their dignified stucco façades lay the opportunity to weave together old and new, to stitch a seamless narrative through five levels of living. At the heart of Tiam's intervention is a deceptively simple gesture: carve open the rear and dig downwards, whilst respecting the wider historical context. Through the inventive and calculated use of rooflights, Tiam have been able to draw natural light vertically through the building, avoiding any privacy issues from neighbouring properties. Where once the lower-ground felt warren-like, there now sits an open-plan kitchen and family lounge that spills onto a planted terrace through full-height sliding glass doors. Polished micro cement floors flow unbroken beneath the

kitchen island; beyond, white oak stair treads glow softly under the skylight's wash.

Materials become storytellers. In the principal suite, a continuous, cast-stone vanity and bathtub appear as a single, sculptural form against dove-taupe walls. Polished-nickel taps float above the washbasin; a single globe wall light and the sash window's generous light combine to create a moment of calm serenity... part gallery, part spa. On the ground floor, a kitchenette and study nook tucked neatly behind restored timber panelling, offering a private retreat for early-morning coffees or home-office hours. Elegance was achieved through disciplined restraint. By paring each room back to its essentials, Tiam Architects lets honed limestone, lime-washed plaster and warm timber carry the narrative. A muted palette and precisely crafted shadow lines cultivate a hush that feels luxurious without making a show of it. Classical proportions persist, yet their profiles are pared to crisp edges, lending modern clarity to a Georgian shell. The result is a space that feels timeless and freshly alive, a quiet sanctuary where simplicity, comfort and understated sophistication effortlessly converge. "We knew the family longed for generous, connected spaces without losing any of the townhouse's character," explains Tiam co-founder Bahar S. Tabatabaei. "Our

task was to act as both storyteller and swordsmith, crafting interventions that would resolve the problems of darkness, disconnection, and underuse, while bringing the building's soul into the light." Rather than masking any surviving historical architectural fabric, Tiam's design amplifies and enhances it. In the living room, restored limestone surrounds sit beneath delicate cornices. At the same time, oversized sliding pocket doors open onto a garden-facing snug, creating a vista that stretches through three interlocking volumes. Upstairs, six well-proportioned bedrooms boast bespoke joinery and en-suite bathrooms; their muted palette of chalk white and dove grey amplifies natural light at every turn. By discreetly adding a rear and lower-ground extension, Tiam Architects expanded Chester Row's living space by 200m²; a 70% uplift achieved entirely within planning and conservation rules. The project wields architecture as quiet transformation: honouring the late Georgian fabric while flooding the interior with daylight and calm, delivering a home that is at once period-rooted and unmistakably contemporary... a sanctuary in one of London's most storied districts.

▶ www.tiamarchitects.com



LUXURY FURNITURE, EXCLUSIVE BRITISH DESIGN



My Furniture have perfected the neutral trend this season. Their organic, curved silhouettes inspired by nature will add flow, movement and balance to any interior. Create a calm, cosy and relaxing atmosphere by embracing a neutral palette of ivories, chinks and taupes.

With an extensive knowledge of interiors and a forward-thinking approach, My Furniture are constantly creating fresh and original designs. An increasing number of design professionals are favouring this dependable and affordable furniture provider - including architects, interior designers and property developers.

The company was established in 2009, but 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 nearly 13,000 Trustpilot reviews and a consistent 5-star rating, customers can shop with complete confidence.

Designing in-house in the UK enables this luxury interiors brand to do what they do best - offer unique luxury pieces at affordable prices. Equipped with an in-house upholstery team, it allows them the flexibility to provide

bespoke fabric options to suit their customers' specific needs.

My Furniture regularly add new collections to their portfolio. Whether your preference is hotel luxe or simple elegance, you will undoubtedly find the perfect piece that can be in your home in as little as a couple of days.

Also available from their showroom in Nottingham and online are a wide range of products, from bedroom and dining furniture to elegant lighting and accessories. Alternatively, all products can be viewed via a video call facility with a member of the sales team.

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. Delivery available throughout Europe.



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LIVING IN THE FOREST: A MULTI-GENERATIONAL HOME IN SUTTON

This multi-generational residence was built in the forest on a sloping site overlooking a small pond.



With a simple, elongated form, the building is oriented to maximize natural light and visual connections to the pond, while also minimizing tree removal. From the outset, clients, designers, and the contractor shared the same goal: to create a human-scale home that blends harmoniously with its environment, performs efficiently, offers comfort and durability, and avoids superfluous gestures.

The project also builds on a long-standing relationship of trust between the clients, La Nony FAMILI, and Le Local Design, marking a second residential collaboration with this family. This continuity allowed for greater creative freedom and an in-depth exploration of the home's actual uses, daily rhythms, and intergenerational living.

Maison de la Coulée douce is the result of an evolving process guided as much by listening as by rigor. With construction already underway and the foundation poured, a budget adjustment by the clients led to a major reconsideration of the project. In less than forty-eight hours, the designers revised the plans, removing a floor, combining certain functions, and adjusting all technical drawings.

Rather than being seen as an obstacle, this change was seized as an opportunity to reinforce the design's initial intentions: to create a more compact, discreet dwelling faithful to the project's guiding principles.

Inside the house, the design was conceived as a tool for harmonious cohabitation. Each area offers a high level of privacy and comfort, while fostering a balanced relationship between different spheres of life. Acoustic treatment and lighting—two central elements of La Nony FAMILI's practice—play a structuring role here, helping define the mood and enhancing a sense of calm and cozy comfort.

The main entrance opens onto a spacious living area whose centerpiece is a built-in living room with integrated custom micro-cement furniture. Organized around a central fireplace, and oriented toward the large openings facing the pond, this mineral ensemble gives the space a presence that is both sculptural and enveloping. Micro-cement, also used in the primary bedroom, evokes vernacular approaches more commonly associated with Mediterranean or Mexican interiors, still rare in

Quebec’s residential landscape. This raw materiality contributes to the home’s timelessness and sensory dimension.

The kitchen, set slightly back, occupies a more intimate space, tucked away from the main living area thanks to a volume housing the mudroom and pantry. A substantial custom-built piece of furniture, designed as a discreet structuring element, is included. The central wooden unit sets a rhythm and adds dynamism to the living area.

At the heart of the interior design approach was a reflection on the emotions the occupants wished to experience daily.

“I like to start a project by asking clients how they want to feel in their home,” explains Aza Lussier, associate designer at La Nony FAMILI. “Do we want a place that soothes, that reassures, that inspires? The desired emotion then becomes a guiding thread for all design decisions.”

Here, the notion of connection—to oneself as well as to others—guided the project. Spaces were envisioned as an enveloping cocoon, conducive to rest, privacy, and moments of gathering. Walls, kept in light, neutral tones, were intended as a backdrop to highlight the filtered forest light, while the richness of the atmosphere relies on precise material work: wall finishes, cotton, linen, rattan, artisan tiles, and wood, omnipresent in the furniture and across most ceilings.

Arches and rounded forms, integrated into the architecture, furniture, and lighting, ensure formal coherence and soften transitions, contributing to the

gentle quality of the atmosphere and the fluidity of circulation.

Entirely realised in collaboration with local artisans and professionals from the Sutton region, the project reflects a design approach where each carefully considered choice contributes to a lasting, human-centered coherence deeply rooted in its context.

www.lanonyfamili.com



TECHNICAL SHEET:
Architecture: Le Local Design and La Nony FAMILI
Interior Design: La Nony FAMILI
Project Manager: Aza Lussier
Location: Sutton, Québec, Canada
Year: 2025
Area: 3,990 sq. ft.
Photography: Ulysse Lermérisse Bouchard – OSA images



SPRINGLOCK SECURITY PICTURE FIXINGS



Photo credit - www.robertmillsphotography.co.uk and www.buylovevintage.com

The Springlock concealed security fixing was developed by a company with many years of experience installing pictures in hotels, pubs, clubs & restaurants. Frustrated by the shortcomings of existing hanging devices, the Directors decided it was time for picture installation to evolve & they began engineering an entirely new concept. This was designed & created by brothers John & Roger Hough, formally of Ovolo Designs Ltd, based in Barnet, North London. They patented the idea and worked tirelessly on business development immediately afterwards. It took extensive effort to develop the Springlock branding without the power of the internet. No webpages to explain how it worked, no email to connect with potential customers and no social media to spread awareness of the product.

Convincing picture framers that Springlock was a more sophisticated fixing was a feat of endurance to say the least. Nobody had even heard of it, let alone sampled it's working. But since then, Springlock has rapidly grown by it's own merit. It has become a market leader in picture fixings used throughout the United Kingdom with many wholesalers showcasing it within their online brochures and throughout physical stores with their over the counter sales.

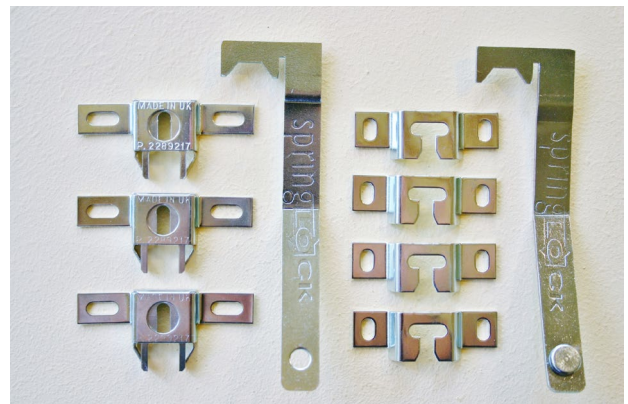
Springlock's reputation as a security fixing has led to it's use in most high end Hotels, Restaurants, Galleries & museums including The Langham and St Pancras Renaissance Hotel, the National Gallery & the Victoria & Albert museum. It appears in capital airports including Heathrow & sales have expanded on a global scale reaching as far as the Oceanic. They are also being specified as compulsory on many cruise liners.

From embryonic design to today's market, Springlock Ltd is still a successful family run business. We pride ourselves on it's UK manufacture and work only with the best tools makers and shipping distribution services.

Having gained experience in the industry working on picture frames and their installation for Ovolo Designs many moons ago, Kate Heath, daughter of Roger Hough took the reigns in 2017.

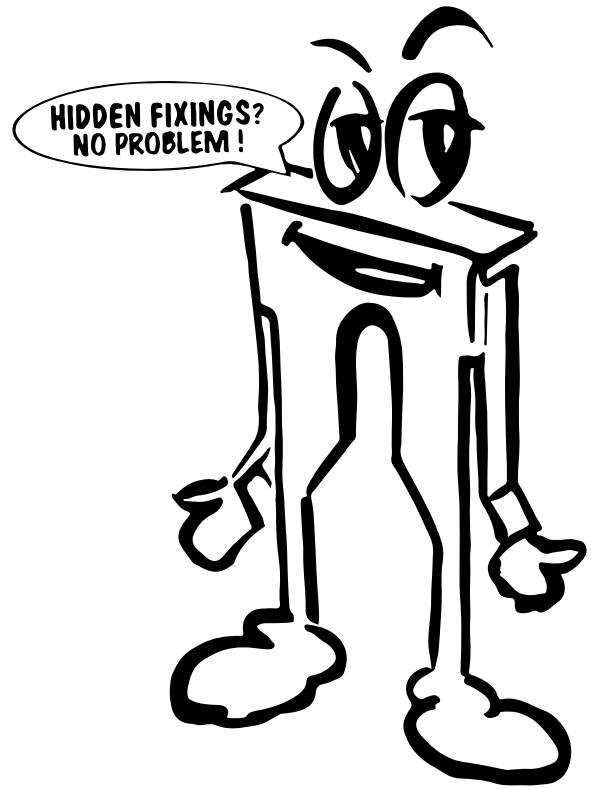
Kate is happy to share her Springlock knowledge and experience should you have any queries. We are based in Hertford, Hertfordshire where collection is possible.

► **Please explore our website for further details on how to order & find a 'how to use' video along with downloadable instruction leaflets - www.springlock.co.uk. Alternatively, if you prefer human interaction rather than the www. then just call us on 01992 475353.**



SpringLOCK Security Picture Fixings

Springlock Security Picture Fixings offer, the professional and amateur, a simple and effective method of hanging pictures, artwork, canvases and mirrors to all types of wall. Designed and produced by a contract picture supplier to the corporate and leisure industry, frustrated by the shortcomings of fixings available on the market, Springlock offers many advantages.



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- Any type of conventional screw can be used.
- Springlock's design allows for a slight tolerance of inaccuracy when drilling and plugging a wall.
- Springlock is very easy to level accurately.
- Use of a simple 'push in' locking mechanism.



Please find our how to use instruction guide within our website:

www.springlock.co.uk

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JOHN LEWIS OF HUNGERFORD LAUNCHES LUXURIOUS NEW FINISH

Ever innovating when it comes to kitchen design, John Lewis of Hungerford is excited to launch a brand new finish for its bespoke cabinetry.



Smoked Oak Veneer is a stunning finish which adds a sense of drama and warmth to both classic and contemporary spaces. Beautifully crafted, the finish can be used to add texture and colour to cabinet doors and throughout the kitchen.

Debuted in this brand new case study, which is a collaboration between John Lewis of Hungerford, Gordon, Duff & Linton and Jo Cowen Architects, the finish has been used in conjunction with the Pure range - which is a sleek and sophisticated handleless design perfect for creating bespoke, contemporary kitchens. To complement the veneer finish, the cabinetry has also been accented with a brass finish on the doors and along the handle rails adding a layered textural aesthetic.

The kitchen has been mindfully planned to maximise space while allowing room for both informal and more formal dining areas making it perfect for both every day cooking and dining and hosting guest complete with a show-stopping fish tank surrounded by the Smoked Oak Veneer to compliment the kitchen beautifully and add a sense of calm to this truly curated, sophisticated space.



www.john-lewis.co.uk

IS SHAKER STILL THE MOST POPULAR KITCHEN STYLE? INSIGHT FROM LIFE TRADE



Long admired for its simplicity, versatility and timeless appeal, the Shaker door has dominated British kitchens for decades - but bolder design choices and growing interest in contemporary finishes are starting to reshape the market.

Head of Life Trade, Paul Berryman, discusses this classic style and explores how today's preferences are changing and what this means for the future of the Shaker:

WHY ARE SHAKER KITCHENS SO POPULAR?

"A Shaker style strikes the perfect balance between everyday practicality and timeless design. Shaker doors are extremely adaptable when it comes to finishes and colours, so whether a customer wants a soft pastel kitchen, a bold contemporary colour or a more natural woodgrain look, Shaker doors provide a flexible foundation that can be tailored to almost any taste. In addition, the design is robust, easy to maintain and suits a wide range of budgets."

WHAT IS YOUR MOST POPULAR SHAKER LOOK?

"Our most popular Shaker ranges span from the Belsay door - available in smooth, woodgrain, and beaded finishes - to the timeless Mornington range, offered in 35 vibrant colours, along with Shaker,

beaded, and the new false in-frame Vale option. The recent addition of our Oak finish in the Mornington Shaker and Mornington Vale collections provides even greater versatility, catering to customers seeking both traditional Shaker kitchens and more modern, industrial-inspired designs."

HOW HAS THE CLASSIC SHAKER KITCHEN DEVELOPED & CHANGED?

"We have seen notable shifts, particularly in frame widths and detailing over the past few years. There has been a trend toward reducing frame sizes, reflecting a more contemporary aesthetic. For example, our most popular Shaker door from a few years ago, Milbourne, featured a 115mm frame, but its more modern successor, Belsay, now offers a slimmer 94mm frame."

WHAT DO YOU SEE FOR THE FUTURE OF SHAKER STYLE?

"Looking at the industry, we are seeing a move towards even slimmer profiles, with designs such as skinny or micro-Shaker designs, as well as the return of the traditional Tea Tray style. These shifts highlight the ongoing evolution of Shaker-inspired cabinetry, blending timeless appeal with modern minimalism."

➔ www.life-trade.co.uk

THE PLUMBERS CHOICE FOR A LEAK-FREE FUTURE

Britain's water supply is at a tipping point. Drought has been declared in many regions of the UK and the resilience of the network will continue to be tested. By 2050 England faces a 5 billion litre shortfall between supply and demand.

Across the UK an estimated 8% of toilets are leaking - often unnoticed - with enough clean drinking water leaking into toilets to fill over 4 million bathtubs EVERY DAY. This can add an additional £100+ per year on household water bills - hitting working families hardest.

WHAT IS THE CAUSE?

The vast majority of leaks in toilets are caused by a faulty flush valve; due to its design (having a joint below the water line) over time most flush valves will leak due to debris or limescale building up under the sealing washer, preventing it from sealing properly & causing water to trickle into the pan. This is in stark contrast to a toilet syphon that will NOT leak even in failure mode.

Since 2001 when the Water Regulations were changed to allow flush valves into the UK for the

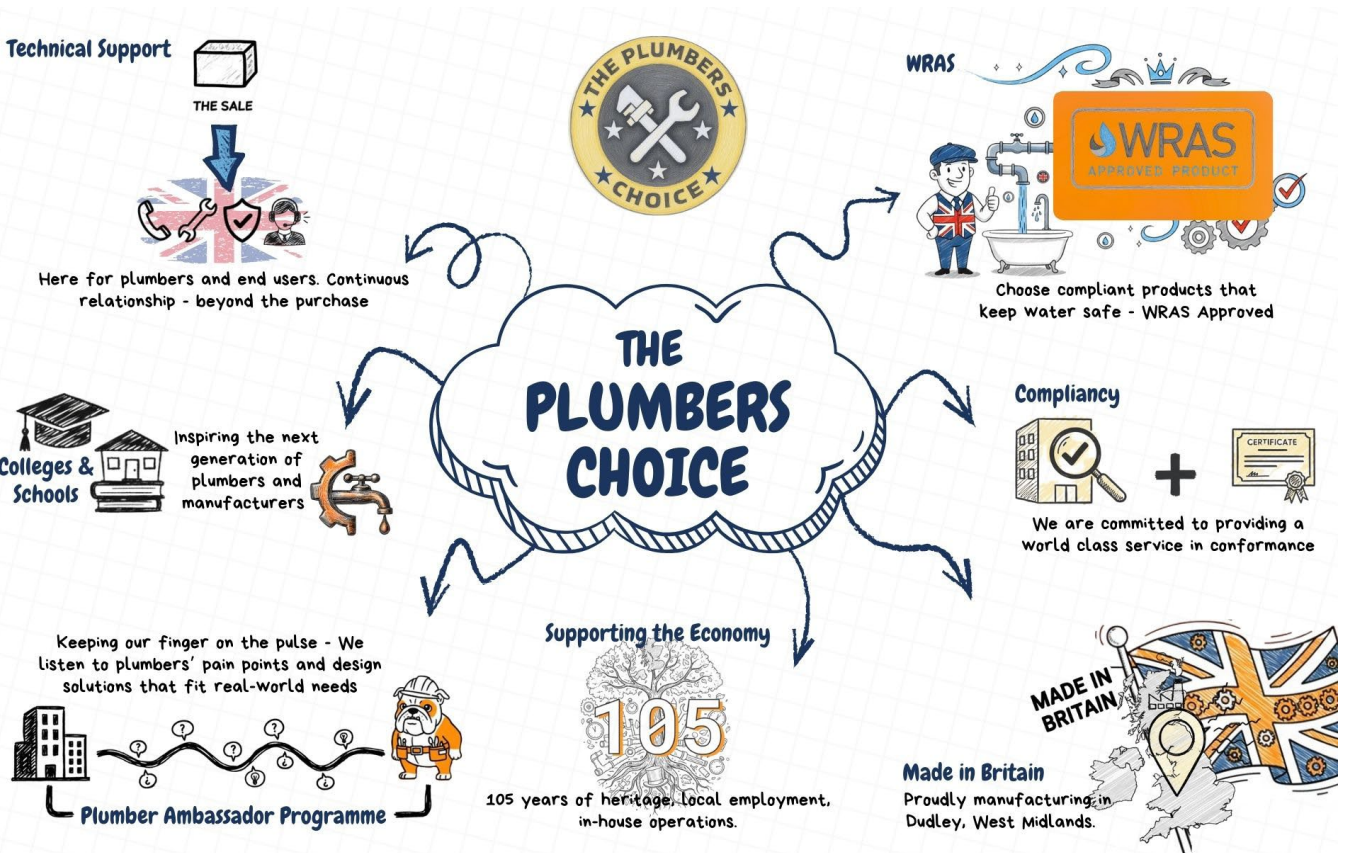
first time, sales of flush valves have been on the increase, this is in part due to its button operated mechanism that many users prefer ascetically over a handle that activates a syphon.

Until recently if you wanted to have a button to flush your toilet then fitting a flush valve was the only option, but thanks to a concerted effort from Thomas Dudley's team of designers and engineers there are now a number of button operated leak free syphons to choose from. One of which is the all-new British made Turbo Edge Quantum.

The Dudley Turbo Edge Quantum is an all-new pushbutton operated LEAK-FREE syphonic toilet flush valve. This state-of-the-art product represents a significant leap forward in toilet flushing technology, offering unparalleled efficiency, reliability, and water conservation.

When it comes to leak-free British made plumbing products, Thomas Dudley is The Plumbers Choice.

► For more information visit www.thomasdudley.co.uk



Dudley 

TURBO EDGE[®] QUANTUM

Leak - Free. Guaranteed. British Engineered. The Turbo Edge Quantum push-button syphon, designed by Thomas Dudley's expert team, delivers leak-free performance - even in failure mode. It's easy to service thanks to its demountable down leg, perfectly suited for close-coupled toilets, and built to save water with every flush.



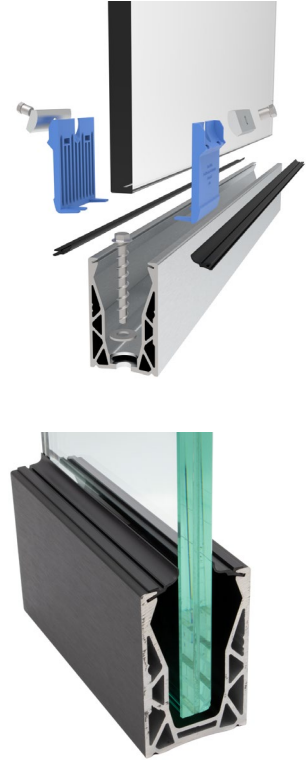
LEAK - FREE GUARANTEED

thomasdudley.co.uk



MINIMALIST GLASS BALUSTRADE FROM PURE VISTA

Introducing Pure Vista's brand-new frameless glass balustrade system- POSI-Lite.



An innovative and lightweight balustrade system designed for residential environments. Focused on user-friendliness and efficiency, the new system is the perfect balance of quality, performance, and affordability, making it an excellent choice for residential applications.

FRAMELESS GLASS BALUSTRADE DESIGNED FOR THE HOME

POSI-Lite is tested to 0.74kN according to BSI Standards, making it the ideal solution for domestic projects. The frameless glass balustrade system can be installed both indoors and outdoors. It creates a safety barrier and windbreak on a balcony or outdoor terrace while maintaining open views and clean lines. A frameless glass balustrade can seamlessly integrate into interior design. It is suitable for use on mezzanines and staircases, maximising light and delivering a sleek, modern aesthetic.

One of the standout features of POSI-Lite is Pure Vista's patented glass clamp. This unique design allows either side of the glass clamp to be adjusted, providing a tilt capability of up to 2 degrees. This feature allows for horizontal adjustment of the glass, ensuring accurate installation on uneven surfaces.

When it comes to installation, POSI-Lite has been crafted with simplicity in mind. It utilises just three adjustable glass clamps per metre, compared to the conventional four clamps. This not only streamlines the installation process but also makes it significantly easier and faster to fit. The aluminium top bead has been removed and replaced by an all-in-one, easy-fit gasket that simply hooks and pushes into the channel's top recess, ensuring a hassle-free installation.

The versatile system is offered in base, side, and edge mounting options, available in a brushed silver or black finish.

KEY BENEFITS

- Lightweight
- Cost-effective
- Tested to 0.74kN
- Quick and easy to install
- Compatible with the Edge Mounting Plate and Timber Fixing Plates
- Compatible with glass thicknesses 12-21.5mm
- Available in Silver and Black

► For more information, visit www.pure-vista.com

POSI-Lite



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Time-saving easy-fit gasket

Simply hooks and pushes into place.

Quick and easy to install

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The same high quality you expect.
Anodised to 25 microns.



Available in base, side and edge mounting options

*Compared to POSIglaze, minimum of 2 clamps per glass panel

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DIGITALISATION IS KEY TO SUSTAINABLE DESIGN AND TRACEABILITY



Harnessing the benefits of greater digitalisation is allowing Reynaers Aluminium UK to deliver comprehensive, easily accessible information to support sustainability and transparency, and ensure greater accountability in the industry.

The aim of incorporating technology into Reynaers products is to constantly improve systems, simplify installation and ordering, and support sustainability by using technology to cut the carbon footprint of products and the buildings they are used in.

In addition, digital tools support the provision of the 'golden thread' of information that enables contractors, the Building Safety Regulator (BSR) and ultimately, building occupants, to track exactly what has been installed, how it was fitted, and by who, from the very beginning and throughout the building's entire lifespan. This is essential since in the introduction of the Building Safety Act which was introduced to drive greater accountability and transparency in construction.

Digital tools are a fundamental part of making the specification and installation process easier and more transparent. Reynaers has developed its own digital ecosystem with a suite of tools and calculators to support the traceability of up-to-date performance and specification data to enable transparency around the testing standards a system meets.

Reynaers DigiTrace is an important part of Reynaers sustainability strategy, and is a system designed to create a digital passport with a transparent, traceable data trail for every product. The product information on these digital passports will allow architects and specifiers to make informed decisions in relation to sustainable building design, which could support projects aiming for Passive House or BREEAM certification.

By making this information accessible via QR code, DigiTrace ensures that data remains current and supports cross-product use, allowing both specifiers and fabricators to maintain transparency even when products are used as part of a wider facade project.

Reynaers offers a range of digital professional services to help partners grow their business by streamlining processes and boosting sales. Building digitalisation into processes and products is key to Reynaers commitment to continue to add value to the customer while meeting targets to reduce carbon emissions.

By working together from the outset and embracing digital tools, the sector will not only meet the requirements of the Building Safety Act but also deliver the kind of robust, evidence-based practice that guides and upholds the standards required to ensure optimum building safety and sustainability long-term.

www.reynaers.co.uk



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Entrances must be 18 or over. Launch competition starts from 06/09/24 to 20/11/24. The winner will be selected at random and notified via email. Please see website for full terms and conditions.



THE BIID INTERIOR DESIGN AWARDS ANNA WHITEHEAD PRIZE FOR SUSTAINABILITY

The British Institute of Interior Design (BIID) regularly champions environmentally conscious interiors by recognising the designers who place sustainability and responsible practices at the heart of their work.

Amongst the various prestigious prizes at the annual BIID Interior Design Awards, the Anna Whitehead Prize is presented for the best achievement in sustainable interior design, continuing the legacy of the late Anna Whitehead, a dedicated BIID member and sustainability advocate.

The Anna Whitehead Prize seeks to encourage designers to embed environmentally responsible principles into their practice, and is awarded to projects that exemplify sustainability.

Last year's Interior Design Awards ceremony, hosted at the iconic Drapers' Hall in London, awarded the Anna Whitehead Prize to The Vawdrey House for their West Side Common project. The judges highlighted its 'remarkable transformation and exceptional commitment to sustainability, which combined well-being, design quality, and

environmental performance in a way that feels both luxurious and purposeful.'

THE VAWDREY HOUSE - WEST SIDE COMMON

One of only nine refurbishments in London to be certified to the EnerPHit standard by the PassivHaus Institute, this house is an essay in how to create a unique, contemporary home that is beautiful inside and out, whilst adhering to the highest possible environmental credentials.

Q: WHAT WAS THE CLIENT'S BRIEF FOR THIS PROJECT?

A: The clients, committed to sustainability, initially planned a new PassivHaus but chose instead to retrofit their existing home for greater

environmental responsibility. We were asked to extend and refurbish the property, creating a health-conscious, Retrofit PassivHaus that prioritises sustainable materials and methods, without sacrificing aesthetics or functionality.

Q: IN WHAT WAY DID THE PROJECT CONSIDER DESIGN FOR THE CIRCULAR ECONOMY?

A: The flooring is FSC-certified European oak and Eco Cork, both laid without adhesive for future reuse or recycling. Bathroom walls feature Tadelakt, a natural, recyclable Moroccan plaster. Most tiles contain high recycled content. Lighting is supplied by two UK B Corp companies, Orluna and Tala, which guarantee circularity and repair. The building is overclad with durable Siberian larch and has a recyclable zinc dormer. Deconstruction was planned for future material reuse. The client reused their own furniture, sourced vintage accessories, and filled garden gabions with construction rubble.

Q: HOW DID THE PROJECT CONTRIBUTE TO REDUCING CARBON EMISSIONS?

A: Retrofitting instead of demolishing greatly reduced the project's carbon footprint. Gas was eliminated, and heating is provided by an air-source heat pump. An efficient MVHR system recovers heat from outgoing air and improves thermal performance, while in summer, a bypass allows cool air in. External insulation, triple-glazed windows, and improved airtightness achieve PassivHaus and EPC A (99/100). Cork, used for flooring and seating, is a highly sustainable material as its harvest does not harm the tree, which absorbs five times more CO² than others.



Q: IN WHICH WAY(S) DID THE PROJECT CONSIDER SOCIAL SUSTAINABILITY AND WELLBEING?

A: Environmental credentials guided every sourcing decision. Locally made joinery was prioritised, with all pieces produced within a 60-mile radius. Choices favoured recycled or biodegradable materials, minimal chemical processing, and circularity—considering repair, recycling, and disposal. Metalwork featured unlacquered finishes to avoid harmful chemicals. Glass basin units were selected for recyclability, while porcelain worktops and tiles avoided chemical sealants. Soft furnishings and curtains used natural linen or British wool, with natural wool fillings for upholstery and UK-made natural bedding.

The BIID Interior Design Awards is now accepting entries for 2026, and for the first time, entrants will have the opportunity to submit to a dedicated residential or commercial subcategory within their regional project category. The highly respected Anna Whitehead Prize for Sustainability invites designers to showcase their responsible design solutions for consideration this year. This prize serves as a reminder of the significant impact that sustainable design can have on the environment and the future of the interior design industry.

► For more information about the BIID Interior Design Awards, please visit: www.biid.org.uk/awards



UNIQUE AND INNOVATIVE LIGHTING SOLUTION



The SmartScape Solar Bollard from Zeta is a unique and innovative lighting solution that combines sustainability and design. This bollard is available in various materials, extruded aluminium bodies, and perma-cast polymer.

One of the standout features of the SmartScape Solar Bollard is its use of solar power. By harnessing energy from the sun, these bollards provide an environmentally friendly lighting option that doesn't rely on traditional electricity sources. This not only reduces carbon emissions but also decreases energy costs.

In addition to being environmentally conscious, Zeta has also prioritized design with their SmartScape Solar Bollard. The extruded aluminium bodies offer a sleek and modern aesthetic that can seamlessly integrate into various outdoor spaces. The perma-cast polymer material provides durability and longevity, ensuring that these bollards can withstand harsh weather conditions.

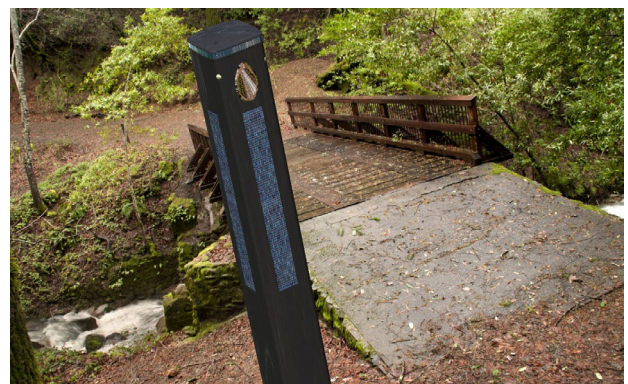
Overall, the SmartScape Solar Bollard from Zeta offers a sustainable lighting solution with its use of solar power and choice of high-quality materials. Whether it's for commercial or residential applications, these bollards not only provide functional lighting but also contribute to a greener future. The SmartScape Solar Bollard from Zeta is an exceptional lighting solution that combines sustainability and design.

Its use of solar power sets it apart, providing an environmentally friendly option that reduces carbon emissions and energy costs. Zeta's commitment to sustainability is evident in the availability of sustainably sourced hardwood as a material choice for these bollards, showcasing their dedication to responsible sourcing and eco-friendly practices. In addition to being environmentally conscious, Zeta has also prioritized design with the SmartScape Solar Bollard.

The extruded aluminium bodies offer a sleek and modern aesthetic that seamlessly integrates into various outdoor spaces. The perma-cast polymer material used ensures durability and longevity, making these bollards capable of withstanding harsh weather conditions. Overall, the SmartScape Solar Bollard from Zeta offers a sustainable lighting solution with its use of solar power and choice of high-quality materials. Whether used for commercial or residential applications, these bollards not only provide functional lighting but also contribute to a greener future.

www.zetaled.co.uk

zeta



FLAT PLATE SWITCHES IN OLD PROPERTIES WHEN YOU DON'T WANT TO DIG OUT THE WALLS

Upgrading electrics in older properties often presents a familiar challenge: shallow back boxes concealed behind thick plaster, solid masonry or uneven walls. For owners of characterful homes, cutting deeper into original fabric is rarely appealing and often impractical.

Traditionally, shallow back boxes have meant compromise. Homeowners and specifiers are frequently pushed toward raised plate switches, even when a more refined aesthetic would better suit the space. Digging out walls to deepen back boxes is technically possible, but it can be disruptive, costly and at odds with the careful restoration of period interiors.

At Bromleights, we regularly work with historic properties and understand that modern electrical needs require thoughtful, sympathetic solutions. To address this issue, we supply paintable

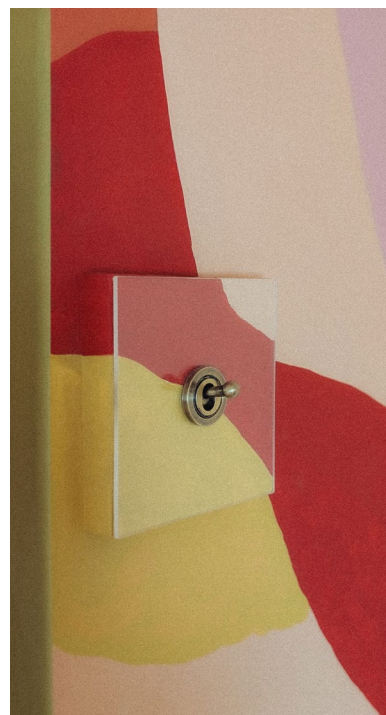
wooden collars designed specifically for our flat plate switches.

These collars allow flat switches to be surface-mounted without altering the existing wall structure. Supplied primed and ready to paint, they can be finished to match the surrounding wall, helping them visually disappear once installed. The result preserves the elegance of a flat plate switch while avoiding unnecessary structural work.

For older homes, (particularly those with uneven plaster or lath-and-plaster walls) this approach delivers a clean, understated finish that respects the building's character while meeting modern requirements.

In period renovations, small details make a big difference. Choosing fittings that work with the building rather than against it allows homeowners to achieve a finish that feels authentic, considered and timeless.

 www.bromleights.com



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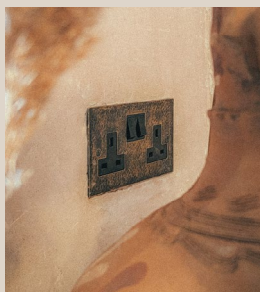
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UNIDAM – A 21ST CENTURY SOLUTION TO A 21ST CENTURY PROBLEM!



As our weather patterns change and rainfall becomes frequent and heavy (deluge) many building owners are finding that their gutter systems are failing allowing rainwater to “overtop” the gutters and seeping into the building causing production disruption, stock loss and building damage.

We cannot change our weather but we can take measures to alleviate the problem when it occurs and right now the only measure available is the Unidam system.

So what is the Unidam system and how does it solve the problem of over topping gutters?

Quite simply it is a series of blades that are manufactured to fit the existing roof sheet and slow down the rate at which the water falling onto the roof runs into the gutter. In turn allowing the gutter to discharge normally into the drainage system.

The system, designed by Ampteam Ltd and manufactured using materials sympathetic to the existing roof sheet of the building the number and size of the blades are determined by a survey and calculation.

Considerations are given to the roof slope length, roof pitch, gutter capacity and geographical location of the building.

The method of assembly is very simple and Uni-dam is fixed to the rib or upper corrugation of the roof sheeting following its profile leaving a continuous gap between the bottom of the blade and the roof sheet.

This gap allows water from light to medium rainfall to pass beneath the blade and down into the gutter in a normal manner, but as rainfall intensifies and builds in speed and depth the Unidam blades act as mini dams containing the water and releasing it at a controlled speed so that the gutter and outlets can discharge the water normally into the drainage system.

The blades also isolate areas of the roof between them, localising the rainfall further helping prevent water build up and de energise and slow the water flow considerably for the duration of the storm.

► **For further information about our Unidam gutter lining system, samples or prices, please call 01384 252777 or visit gutterliners.co.uk**

Saving for a rainy day...

UNI-DAM, a rainwater management system designed to prevent heavy storm rainfall from overwhelming gutter systems and flooding into buildings.

The system is fixed to the roof and once installed slows and controls the flow of rainfall into the gutter.

For more information or quote please contact our office on 01384 252777.



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PROVEN, ADAPTABLE ROOFING SOLUTIONS FOR LASTING PROTECTION

When tackling refurbishment projects, waterproofing is often the most vital – and most complex – element to get right.



Whether it's restoring a historic property or upgrading a contemporary building, contractors and specifiers require systems that are resilient, versatile, and straightforward to apply across diverse structures. This is where ICB Waterproofing truly stands out.

With over 40 years of specialist knowledge in flat roofing and waterproofing, ICB delivers a comprehensive range of high-performance systems, each carefully suited to the demands of refurbishment work.

Whether the need is seamless compatibility with existing materials, intricate detailing, or quick installation that minimises disruption, there is a roofing system for every scenario.

Take the alwitra Evalon® membrane – a proven single-ply solution valued for its adaptability, durability, and compatibility with bitumen and numerous insulation types. It's an ideal choice for overlaying or re-roofing when keeping existing build-ups is preferred.

Where intricate details or flame-free application are essential – particularly in occupied premises – ICB's PMMA Fleet liquid-applied system delivers a

rapid-curing, joint-free finish that adheres to most surfaces, even in damp weather.

The STRATA bituminous membrane offers a robust, versatile alternative for projects that demand the rugged reliability of traditional felt with enhanced modern performance.

Every ICB project benefits from a dedicated local technical representative, supporting from the earliest design stages through to completion. Services include condition surveys, bespoke design advice, and on-site guidance, ensuring each refurbishment is compliant, long-lasting, and watertight. As part of a wider group, ICB can also advise on sustainable enhancements such as Solar PV or green roofs – all backed by a valuable single-point warranty.

In a refurbishment sector where every project is unique, ICB's adaptable, top-tier solutions provide the ideal answer – extending building lifespans while offering genuine peace of mind for both clients and contractors.

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NATURAL WOOD LOOKS WITH MODERN BENEFITS: FORTEX® NATURALE FROM FREEFOAM

With premium timber-effect PVC-UE cladding now available, home improvement and refurbishment professionals can achieve stylish, on-trend exteriors with ease. Freefoam's Fortex® Naturale offers the classic beauty of timber, with none of the maintenance.

Aviva's How We Live report shows nearly seven million UK homeowners plan to improve their homes in 2025, with average spending over £14,000. The UK home improvement market is projected to reach £15.96 billion by 2033. To secure a slice of this pie, offering the latest in-demand products can give installers a unique selling point over competitors, while offering homeowners unforgettable, fashionable homes with real kerb appeal.

Freefoam's Fortex® Naturale captures this trend, offering the premium look of planed timber in a durable, low-maintenance PVC-UE board. Created through high-tech digital printing using detailed images of real timber, the boards feature a non-repeating woodgrain pattern and a protective lacquer topcoat to prevent fading.

Available in six authentic wood finishes—from warm Larch and Oak tones to rich Brown—Fortex® Naturale suits both modern and traditional homes. To give a high-end professional finish it comes as a complete system with colour-matched aluminium trims for a polished finish.

The boards are lightweight, easy to handle, and simple to install using a tongue-and-groove system. They can be fitted horizontally, vertically, or

diagonally, giving installers flexibility in design. With no need for regular upkeep and backed by a 10-year guarantee, it's a true "fit and forget" solution.

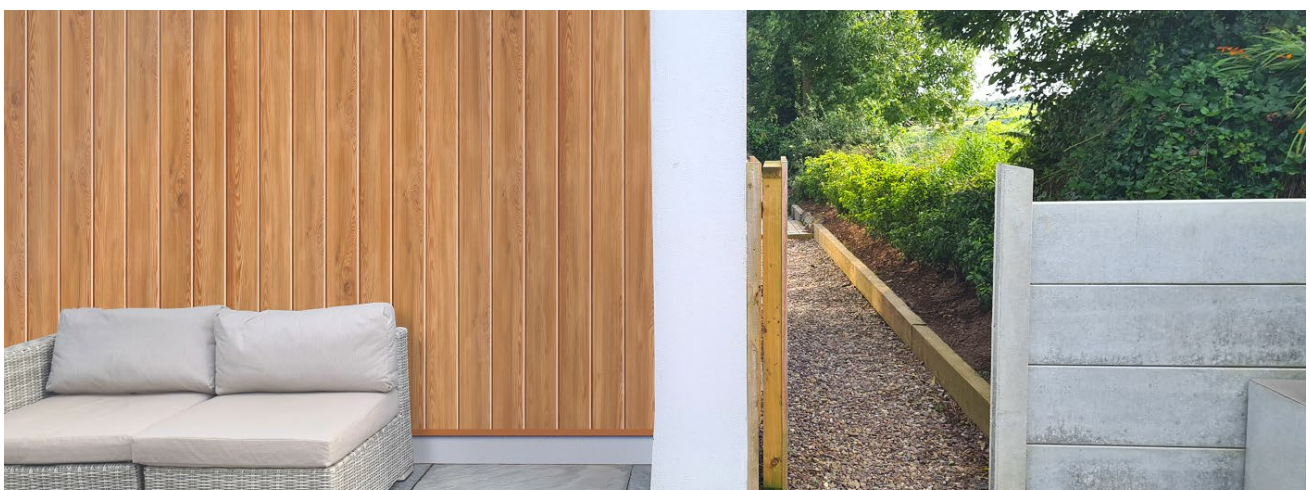
Freefoam have built in low maintenance to give homeowners real peace of mind. Real timber cladding can be costly and time consuming to maintain, but with Naturale, this isn't an issue. It's printed using a special ink designed for external use, plus we use a lacquer top coat to stop any fading. So confident in the process Freefoam offer a market leading guarantee meaning Naturale cladding will look good as new for years to come. With no regular upkeep required either so it can be fit and forget.

"Fortex® Naturale is a market-disrupting product," says Freefoam CEO Aidan Harte. "It combines the timeless appeal of timber with modern innovation and long-term performance."

► WHERE TO BUY

Fortex Naturale is available from Freefoam Stockists throughout the UK.

Go to freefoam.com to find your local supplier.



10-YEAR GUARANTEE



Fortex® Naturale: the future of cladding

Fortex® Naturale cladding is manufactured with cutting-edge digital printing technology, so it's virtually indistinguishable from wood:

- **Non-repeating timber patterns** that look like natural woods
- Low maintenance, long-lasting & fully recyclable
- Install horizontally, vertically, or diagonally

Paired with aluminium trims with RAL references to colour-match windows & doors, Fortex® Naturale opens up opportunities for installers renovating period or modern homes.

Call 0800 002 9903 to find a stockist and grow your business with premium cladding.



[freefoam.com](https://www.freefoam.com)

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CASE STUDY

Class 1 Magply boards withstand real life fire test on Surrey home

Application

- Fire test

Contractor

- Fullers Plastering

Location

- Surrey

A potentially catastrophic blaze, which consumed the garage containing a parked vehicle adjoining a £1M house in rural Surrey, was stopped in its tracks thanks to the use of 12mm A1 non-combustible Magply being chosen as the render substrate board on the contract, the property was constructed using a Structurally Insulated Panel system construction (SIP) with A1 non-combustible Magply being used on the exterior of the building as the substrate panel for the proprietary render system.

Magply is a multi-use A1 non-combustible board with an impressive library of testing for fire applications, in the offsite and timber frame sector the board is designed and specified to contain fire and support the emergency service with added crucial time!

Although the emergency services were quick to attend the fire, which happened in August, it had taken sufficient hold that the large timber framed garage was totally destroyed with just some sections of the frame still standing. However, the gable end to the house which features a relatively thin, weatherproof finish of the silica-based K-Rend suffered only surface damage. Remarkably, although areas of the render had spalled off, the 12mm Magply boards underneath had not even charred while they had fully protected the SIPs structure beneath: a fact borne out by the system supplier, Glasford SIPs, which took core samples to confirm the continued integrity of the insulated sandwich panels which are faced by OSB.



The fire-resistant qualities of the Magply boards saved the day. We had utilised Magply as a render-backer on a number of projects before being awarded the contract to apply K-Rend to the half dozen homes here and have always been very pleased with the performance. It is an easy board to cut and fix, while we can now definitely confirm to clients that it fully complies with the fire requirements for domestic and commercial buildings.

The Contracts Manager for Fullers Plastering, James Corlet



The home's owner confirmed: "The Magply boards stood up extremely well: although the K-Rend which took the full brunt of the heat cannot be easily removed. So, though the Magply base boards did an absolutely first-class job they are going to be replaced as a precaution before the gable end wall is re-rendered and we hope the repairs will only take eight weeks to complete - mainly down to the lead time for a couple of replacement windows to be delivered:'

Fullers Plastering is based in nearby Brighton and is an approved applicator for a variety of render systems, whose manufacturers correspondingly recognise Magply as being a suitable substrate or carrier, in this case credit must be giving to James Corlett of fullers plastering for requesting John Malone National sales manager of I PP/ MAG PLY to attend the contract prior to construction to discuss the use of Magply as a render substrate board, in this case Magply was not part of the fire protection build up however Magply over performed and made the difference when needed.

Magply board is BBA certified and tested with the leading testing houses in the UK and testing is an ongoing project ensuring our board is tested right up to stringent levels required, Magply is an magnesium Oxysulphate board and day to day we do get asked questions regarding MgO board, we as a business never want to see our board perform in real life fire situations however it happens and thankfully Magply has done its job in this case and a lesser board may not have performed the same.

For more information on Magply board we have a nationwide sales team in the uk and Ireland and our board is available across the uk and Ireland. Magply is widely specified across the industry from modular to timber frame the board is also specified as part of the build-up for cladding systems on high rise properties, as well as pattress boards to carry bathroom or kitchen fittings for the fit-out

FOR MORE INFORMATION VISIT

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ADVANCED'S EVACGO SYSTEM SAFEGUARDS RETIREMENT COMPLEX RESIDENTS



Princess Court, a high-rise independent living complex in Manchester, has enhanced safety with Advanced's EvacGo evacuation alert system. Managed by Your Housing Group, the building supports residents aged 55 and over.

Installed by JFN Integrated Solutions Ltd, the BS 8629-compliant system complements the existing MxPro 5 fire panel, delivering reliable and user-friendly evacuation capabilities. This upgrade aligns with broader fire safety improvements, including cladding replacement and a move to a "stay put" strategy.

The system provides peace of mind and ensures controlled evacuations if needed. Advanced's tailored solutions empower fire services to manage emergencies effectively, exceeding safety standards.

For further information on Advanced: Tel: 0345 894 7000 or visit: www.advancedco.com and for JFN, Tel 01772 709959 or visit info@jfnintegratedsolutions.co.uk

LUCENT SQUARE INSTALLS EVACGO - FOR SAFER, SMARTER EVACUATION MANAGEMENT

Lucent Square, a new residential development in Leeds, has been equipped with Advanced's EvacGo evacuation alert system to enhance resident safety and ensure compliance with the BS 8629 Code of Practice.

Covering 54 apartments across six floors, the system features a standalone EvacGo panel located at the main entrance and provides fire and rescue services with a reliable method of alerting residents in an emergency. As part of the fire strategy for the development, the installation of an evacuation alert system was a key requirement to ensure the highest levels of safety.

S&R Electrical Contracting Services Ltd, responsible for the full installation, selected Advanced's EvacGo system due to its compliance with BS 8629 and its reputation for reliability. This is the first time the team has installed EvacGo, and, following the completion of this project, they now highly recommended it based on their experience.

Further details are available by emailing enquiries@advancedco.com, calling 0345 894 7000 or visiting advancedco.com



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Creagh has many products suitable for your project and offer a full service which includes consultation, design, development, construction and even an aftersales service to provide efficient detailed advice and on-site technical support.

We take pride in building long-term relationships with our clients, delivering comprehensive technical support and excellent customer service. Our dedicated team strives to ensure all our customers are completely satisfied.



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