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welcome...

...to the April issue of ABC+D. This month our Architectural Studies feature Rio Architects' One Central Square commercial development in Cardiff (p.04), Raines Foundation Upper School in London's Bethnal Green (p.08) and FORMstudio's flatiron house refurbishment in central London (p.12). Our Hot Topic tackles the issues currently facing potential developers and operators of continuing care retirement communities (p.22) and, on page 32, Jeff Pearson explains the importance of testing commercial doors. Healthy walls are the subject of our Interior Design feature on page 36, while on page 40 David Whittle discusses the impact of ceiling tiles on interior aesthetics. Finally, Christine Winstanley looks at public private healthcare partnerships (p. 50) and Charlie Pugsley discusses new IET wiring regulations on page 54. We hope you enjoy the issue and, as always, welcome your thoughts and comments.

from all at ABC+D

+product focus

VELUX hits the road with national tour

+hot topic

Retirement housing – use now, pay later

+ecobuild review

New direction for Ecobuild 2016 voted a hit by industry

+retail, commercial & industrial

How to choose commercial doors that pass the test

+interior design

Let the walls impress: How healthy walls impact on our wellbeing

+floors, walls & ceilings

The impact of ceiling tiles on interior aesthetics

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+fire, safety & security

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Garador has launched a new pricing and specification service called EasiQuote.

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Thanks to this new service, obtaining quotes for Garador garage doors will be quick and easy. Garador has also set up a dedicated EasiQuote team to handle calls and enquiries.

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For more information see page 23.



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kitchens, bathrooms & washrooms roofing,
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& energy efficiency drainage, plumbing
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DN2

one central square *cardiff*

*Last month, the editors from ABC+D were invited to Cardiff by precast concrete provider, **Sterling Services** and architect **Rio**, to take a look at the stunning One Central Square building – Phase 1 of Foster + Partners' Central Square redevelopment scheme...*

Cardiff's Central Square aspires to become the gateway to the capital of Wales, acting to consolidate the business district and link it to the city's transport hub.

One Central Square sees the commitment of the developers to deliver premium office space, raising the bar within the city and attracting Grade A employers to Cardiff.

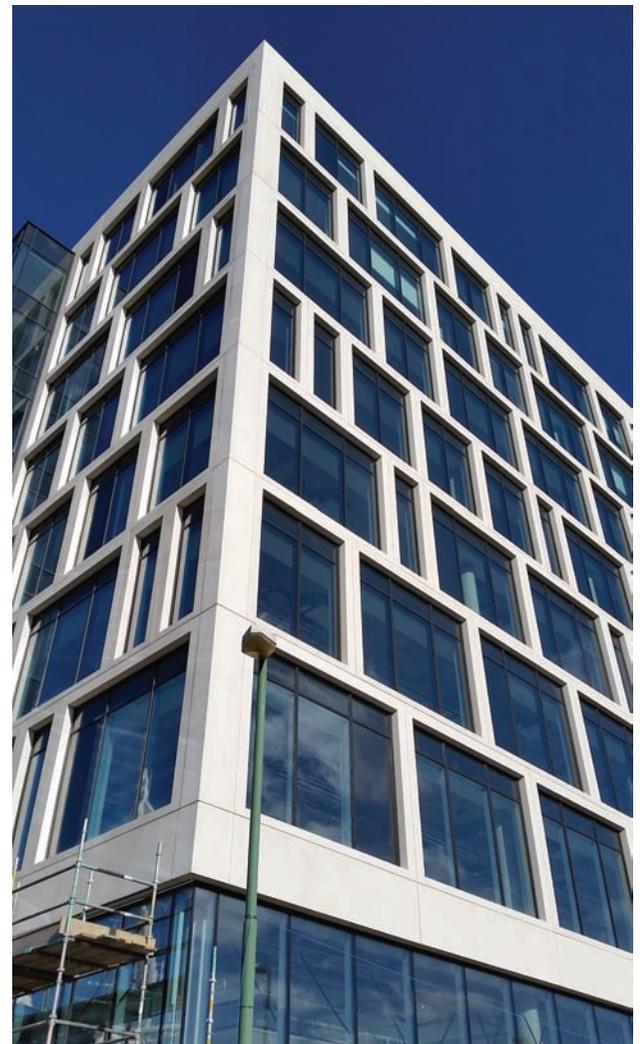
The building frontage is orientated to create a boulevard that connects Central Square to Millennium Walk, which provides a new direct pedestrian route from Cardiff Central train station to the Millennium Stadium. This frontage is eroded to create a raised semi-public podium between the boulevard and the entrance façade that connects the public realm and the building.

Architect Rio's concept involved wrapping the building in a combination of precast concrete and glass. Given the site constraints and rapid programme requirements, together with the wish to create flexible space on a 1.5m planning grid, off-site fabrication and modularisation of the façade was vital.

Simplicity was important to Rio which worked closely with Sterling Services to develop a modular precast solution that enabled the realisation of the concept design through Sterling's specialist knowledge of precast design, construction, logistics and installation.

In order to create a random appearance to the modular façades, three different sized modules (1.5, 3 and 4.5m) were produced that could be randomly positioned within the rectangular framework of each façade. Each module was carefully designed to create an opening for the installation of the modular, full-height aluminium framed

In order to create a random appearance to the modular façades, three different sized modules were produced that could be randomly positioned...



windows. Sterling was also called upon to create non-standard precast units for more complicated areas of detailing and linking them with other aspects of the fabric.







At the launch of the project, Rio's team was given a detailed tour of Sterling's manufacturing facility in Taunton, Somerset where each stage of the process was viewed and explained in detail. A full-sized mock up panel, based on Rio's requirements was produced which enabled the teams to discuss the finish, test silicone sample colours and assess potential curtain walling colours and glass samples.

Rightacres Property Company appointed Rio in 2013. From concept to completion has taken just over two years, with the building being completed in March 2016. With such an exposed and windy location, an estimated 25% downtime was factored in. However, in reality, this amounted to only 10%.

The building has achieved a BREEAM rating of Excellent, receiving six credits under the energy section, aided by the installation of PV units to cover the roof, energy efficient lighting and solar controlled glass.

Creating a wonderful working environment with 360° views over the city and Cardiff Bay, the building plan is based on a typical traditional B1 office layout and provides a net area of circa 135,000ft². A central core containing lifts, stairs and toilet facilities provides the primary vertical link through each building level:

- The basement level contains car parking, changing facilities, waste management and various rooms for building services.
- Level 00 is accessed from a podium that rises up from street level. The double-height entrance area contains the main reception including administration facilities and leads to the business lounge. Access to the outside terrace that overlooks the Millennium Stadium and the river Taff is also provided in this area. The central core lies beyond the reception area that leads into the office floor plate.
- Level 01 provides a balcony that overlooks the reception area that is accessed from the building's central core, which is surrounded by the office floor plates.
- Levels 02 to 07 each contain office floor plates that wrap around the building's central core.
- Level 08 contains the main office floor plate that wraps around the building's central core together with the more sheltered office pod space. A roof terrace is accessed from these spaces providing fantastic views across the Cardiff skyline.

The envelope to the building's concrete structural frame has a ceramic granite-clad base that overlooks the street boulevard and grounds the design. A fully-glazed element separates the base from the precast concrete-clad office space above, which provides transparency and animation to the public realm interface.

The top two floors have already been pre-let to Blake Morgan Solicitors.



SE Controls joins national Made in Britain campaign



Leading smoke and natural ventilation systems specialist, SE Controls, has signed up to the nationwide 'Made in Britain' campaign, which aims to support and promote UK manufacturing industries in both domestic and export markets.

Based in Lichfield, Staffordshire, the company has been designing and manufacturing advanced natural ventilation and smoke control systems in the UK for over 30 years and has developed an international reputation for quality products, which are used in demanding life critical situations.

In addition to manufacturing its core products, systems and control solutions in the UK, SE Controls' design, development and R&D operations are also carried out at its Midlands based 'Hood Innovation Centre' and employs more than 100 people throughout the business.

Continued success and growth in the UK has also been mirrored overseas where during the past decade, the business has established 10 separate offices serving key Asian markets, including China and India, as well as the Middle East, Africa and South America.

Will Perkins, SE Controls' Managing Director, explained: "While we're always mindful of the global economy and the international dimension that we have developed to our business, SE Controls is very much a British company. Part of our success has to be attributed to the reputation that we and other UK businesses have for technological expertise and the ability to deliver excellence. By applying the Made in Britain logo to our products, I believe this not only signals and endorses the qualities we already possess, but helps us build future opportunities in domestic and international markets."

To help communicate and reinforce the company's strength and the importance its UK design and manufacturing capabilities, SE Controls has recently completed a brief video that covers many of the advantages, features and benefits of its technology, as well as the applications for its products and ventilation solutions, which can be viewed here: SE Controls – Made in Britain video.

Made in Britain's Chief Executive, John Pearce underlined SE Controls' views on the value of being a member. He said: "UK manufacturers get a lot of value from the Made in Britain marque. As a product's country of manufacture is increasingly important, the logo helps reinforce and promote the provenance with buyers and specifiers. We're delighted to have SE Controls on board with the campaign and look forward to helping them promote their products and business overseas and across the UK."

Further information on SE Controls' products, solutions and projects can be obtained by visiting www.secontrols.com or calling +44 (0) 1543 443060.

DN3

A vertical poster for the Structural Timber Awards. At the top left is a green geometric logo. To its right, the text 'STRUCTURAL TIMBER AWARDS' is written in white and green. The background features a large, stylized green tree graphic. Overlaid on the tree is the text 'SUBMISSION DEADLINE 31.05.2016' in large white letters. Below this, it says 'NEW CATEGORIES ADDED FOR 2016'. Further down, the text 'EVENT DATE 19.10.2016' is displayed in white. At the bottom, the location 'National Conference Centre, Birmingham' is listed. A call to action at the bottom right says 'Book your sponsorship package now call: 01743 290001' and provides the website 'www.structuraltimberawards.co.uk'. At the very bottom, in small white text, it says 'IMAGE COURTESY OF DUGGAN MORRIS ARCHITECTS'.

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IMAGE COURTESY OF DUGGAN MORRIS ARCHITECTS

DN4

all in all it's just *another brick in the wall*

Metric bricks have been used to create a contemporary façade on the Grade II-listed extension to the Raines Foundation Upper School in London's Bethnal Green. ABC+D finds out more...

Astudio Architects has blended new with old on an extension to a Victorian-era London school, using metric bricks to create a bold, modern façade. The four-storey extension provides a contemporary counterpoint to the existing Grade II-listed building at Raines Foundation Upper School in the Bethnal Green Conservation Area. The two buildings are joined by a three-storey glazed atrium and the expanded school can now accommodate 750 pupils. The Hagemester Baltimore bricks specified by Astudio have a mixed palette of warm dark reds, anthracite blues and coral pinks, and their smooth finish takes on a silky sheen when the sunshine hits the west-facing façade. The bricks juxtapose with the sandy yellows and rustic reds of the London stock bricks in the adjoining school building and surrounding terraced housing.

"Our concept was contemporary architecture which would sit well in the context of the tree-lined street and conservation area," said Sean Weston, Astudio project director. Planning authority, Tower Hamlets Council, did not require a brick façade for the new school extension but Astudio chose brick after briefly considering stone. "The local heritage officer wanted a contemporary look with a high quality finish – which is why we chose the Hagemester brick," said Weston.

Astudio looked at over 30 different types of brick before selecting the Baltimore, which measures 240 x 115 x 52mm. It covers some 2,400m² of the new building's façade. "We studied the other bricks used in the conservation area and thought that the Baltimore, which has several different colour shades in the range, would complement and contrast with the

other buildings on the street," Weston explained. "We made a conscious decision to use a metric size brick which adds further variety to the conservation area. Also, the bricks have



The terracing on Approach Road undulates slightly and we wanted to create a terrace vernacular in the new extension to break up the mass of the school

Sean Weston





a sheen and, because of the westward orientation of the main facade, they glisten when the afternoon sunlight shines through the trees."

The brick façade of the new building is in proportion to the Victorian school, though some elements are higher. "This creates a dialogue between old and new," commented Weston. "The terracing on Approach Road also undulates slightly and we wanted to create a terrace vernacular in the new extension to break up the mass of the school." The fenestration design on the western façade appears to be random, but is part of the overall design concept. It reflects the requirements of the internal teaching functions but was also designed to give pupils the sense that they were sat in the canopies of the tree, and provide shade," said Weston. "The pattern also matches the random layout of the windows in the Victorian building."

Inside the triple-height glass atrium, the brick walls of both old and new school buildings have been left exposed. "The gable wall of the existing Victorian building has been refurbished and this juxtaposes with the bricks on the opposite side of the atrium," explains Weston. The back of the building is mostly a white rendered façade, though the bricks have been used as details in the landscaping, the retaining "The Victorians spent a lot of money on the front of buildings and less on the back and we followed the same principle – which is why the bricks are mostly on the front façade," explained Weston.

The Raine's Foundation extension has been shortlisted at the London Planning Awards for Best Built Project – Community Scale Scheme, and was longlisted for the WAN Education Award. It achieved an environmental rating of BREEAM Excellent and has been enthusiastically received by Benedict Wallbank, chair of governors at Raines Foundation, who said: "The wow spaces – and they do elicit wows – of the atrium and entrance are fantastic, but it is the subtle, modern contextualisation of the external façade where you have particularly excelled."



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flatiron house

a staircase with rooms

flatiron house makes a virtue of a redundant and impractical office building in central London, transforming it into a home described as a staircase with rooms. ABC+D takes a look...

The small triangular footprint of this unusual city centre, two-bedroom house predetermined its seemingly simple spatial arrangement, with one principle room on each of five floors, topped by a roof terrace. As ever though, the devil is in the detail, and considerable thought has gone into the subtleties of the layout and design at each level to ensure that every space works to its optimum, and that the vertical spatial flow between them, provided by a new signature staircase, feels natural and fluid.

A sinuous white acrylic balustrade reinforces this flow, rising like a twisted and folded ribbon through the five storeys and framing a vertiginous 14m view from glass roof to basement that lends the tiny house an unexpected sense of scale.

The staircase extends up to a new roof terrace, providing the house with rare amenity space in the heart of the West End and making it properly usable as a home.

The ugly faceted shopfront has been replaced with a new curved window following the shape of the prow of this flatiron-shaped building above. Within is a curved, perforated white acrylic screen allowing light to animate the interior while maintaining privacy.

The discovery of a 1950's photograph revealed that the house had once had projecting rendered surrounds to each of the sash windows on the upper floors. The decision was therefore made to reinstate these and to replace the almost flush PVCu windows with dark grey painted timber sliding sash windows which provide satisfying deep reveals,

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Considerable thought has gone into the subtleties of the layout and design at each level to ensure that every space works to its optimum...



modulating the façade and giving the house more of a presence on the street.



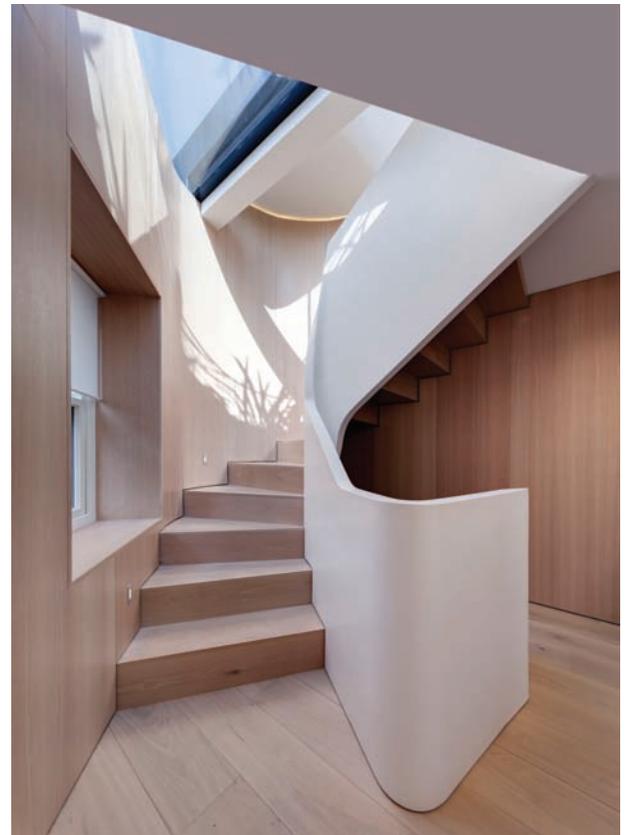
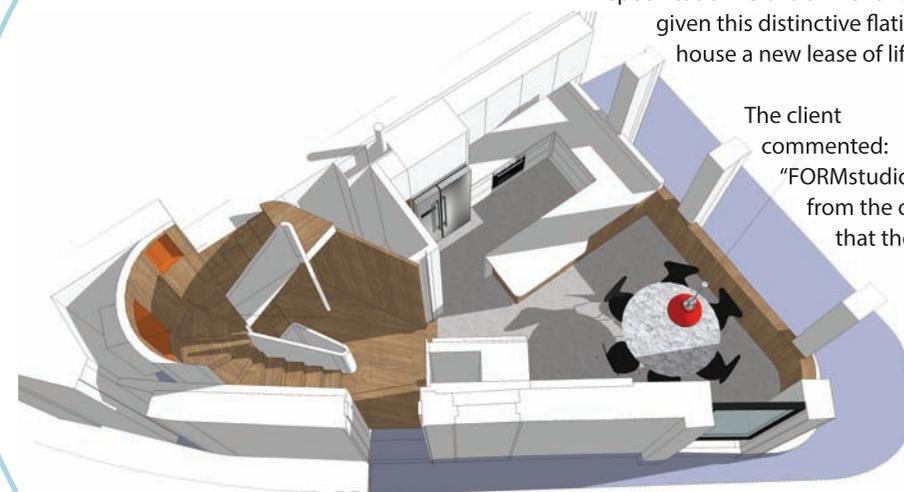


Badly mismatched bricks have been recoloured to better match the originals, without resorting to the costly rebuilding of the façade, retaining the original fabric. Existing, unused chimney stacks have found a new use as duct routes for extract ventilation, soil pipes and a flue for a gas fire, concealed within the original cleaned-up, ornate chimney pots.

The original damp and dingy vaults under the street have been strengthened, lowered and tanked and now contain a backlit wine cellar off the basement media room, as well as a utility room and store.

Although not a listed building, the house is identified as one of the buildings of merit in the Conservation Area, so demolition and rebuilding would not have been a practical option. It was previously rather unloved, having lain empty since being used as a builder's site office for the development of a new store on nearby Oxford Street – but the high-specification refurbishment has given this distinctive flatiron house a new lease of life.

The client commented:
"FORMstudio felt from the outset that the



solution to the refurbishment rested with the design of the staircase. They designed a brilliant staircase that is like a piece of sculpture. Their attention to detail is fantastic, everything is considered and thought through which makes life from a client's point of view very reassuring."

Approach to environmental upgrade

Considerable improvements were made to the existing fabric to reduce energy loss and the demand on the mechanical services systems. Uninsulated solid brick exterior walls and the concrete basement floor were upgraded with high performance PIR insulation internally and new windows fitted throughout. The basement and vaults were fully tanked with a drained cavity membrane system.

The existing flat roof had minimal insulation and numerous services holes allowed heat to pour out of the top of the building. This was replaced with a new roof with high levels of insulation and airtightness and a glazed extension to allow the staircase to extend up to a roof terrace.

The layout of the building with windows to habitable rooms on two adjacent sides of the triangular plot has resulted in good levels of daylight to the interior.

A Mechanical Ventilation and Heat Recovery system was installed to extract stale air from basement/wet spaces and to supply pre-heated incoming air to the media room. Low-energy LED lighting and controls were provided throughout which also help reduce energy use.

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sad news...



ABC+D is sad to report that world leading architect, Dame Zaha Hadid, has died at the age of 65.

Zaha was born in Iraq but called the UK home for 40 years. She designed some of the world's most innovative buildings, including the Guangzhou Opera House in China and the London Aquatics Centre for the 2012 Olympic Games, (pictured).

Hadid's buildings have been commissioned around the world and she was the first woman to receive the Royal Institute of British Architects (RIBA) Gold Medal.

Collecting her Gold Medal in February, Dame Zaha said she was proud to have been the first

woman to win in her own right: "We now see more established female architects all the time," she said.

A lengthy statement released by her company said: "It is with great sadness that Zaha Hadid Architects have confirmed that Dame Zaha Hadid DBE died suddenly in Miami in the early hours of this morning, (1 April, 2016).

"She had contracted bronchitis earlier this week and suffered a sudden heart attack while being treated in hospital. Zaha Hadid was widely regarded to be the greatest female architect in the world today."



Parliament's Education Centre is Excellent

Following completion of the BRE Global reviewing process, Parliament's Education Centre has been awarded an Excellent BREEAM Certificate, achieving a score of 71%. BREEAM certificates are the internationally recognised measure of sustainability for buildings and communities. The Education Centre was designed to fulfil BREEAM criteria, using effective insulation, efficient mechanical systems, low energy electrical fittings, rainwater recycling and sustainable materials.

Parliament's Education Centre opened in July 2015. Since that date, it has received 40,723 visitors from 1,220 schools across the UK. Made up of five individual learning spaces,

the centre offers a range of programmes across different age groups, giving students the chance to explore a different aspect of Parliament's work, role and history, and is designed to align with Key Stage requirements.

Dr Edge Watchorn, head of education, said: "I am delighted that we have been awarded an Excellent BREEAM rating, acknowledging that we are achieving our goal of being energy efficient. The Education Centre was designed to be a dynamic and exciting place for children to learn about Parliament. In keeping with our focus on future generations, it is important to us that we provide this service in a sustainable environment."

Solar showcase to include clean energy

Solar Energy UK, a showcase for solar technologies in Northern Europe, is back at the NEC this autumn and, this time, includes an enhanced array of complementary clean technologies.

Around the world, the future for solar energy is bright, however, to accelerate the adoption of solar in the UK, it now needs to be better integrated alongside compatible, connected technologies, such as energy storage, energy management and renewable heat. In order to reflect the importance of combining clean technologies, the successful Solar Energy UK exhibition will no longer be a stand-alone show but will become the core component of what is to be a larger, broader-based exhibition – Clean Energy Live.

Taking place at the NEC, Birmingham between 4-6 October, Clean Energy Live will be the biggest and best show for the UK's energy industry. 100% dedicated to the energy market, the show will demonstrate how renewables, the Internet of things and smart technologies can all connect to maximum effect.

The Installer Theatre and the Solar Business Theatre are set to return and the introduction of the Clean Energy Live brand will also bring:

- The Energy Management Theatre
- The Energy Storage Theatre
- The Renewable Heat Theatre
- Clean Energy Home

For more information about Solar Energy UK and Clean Energy Live visit uk.solarenergyevents.com



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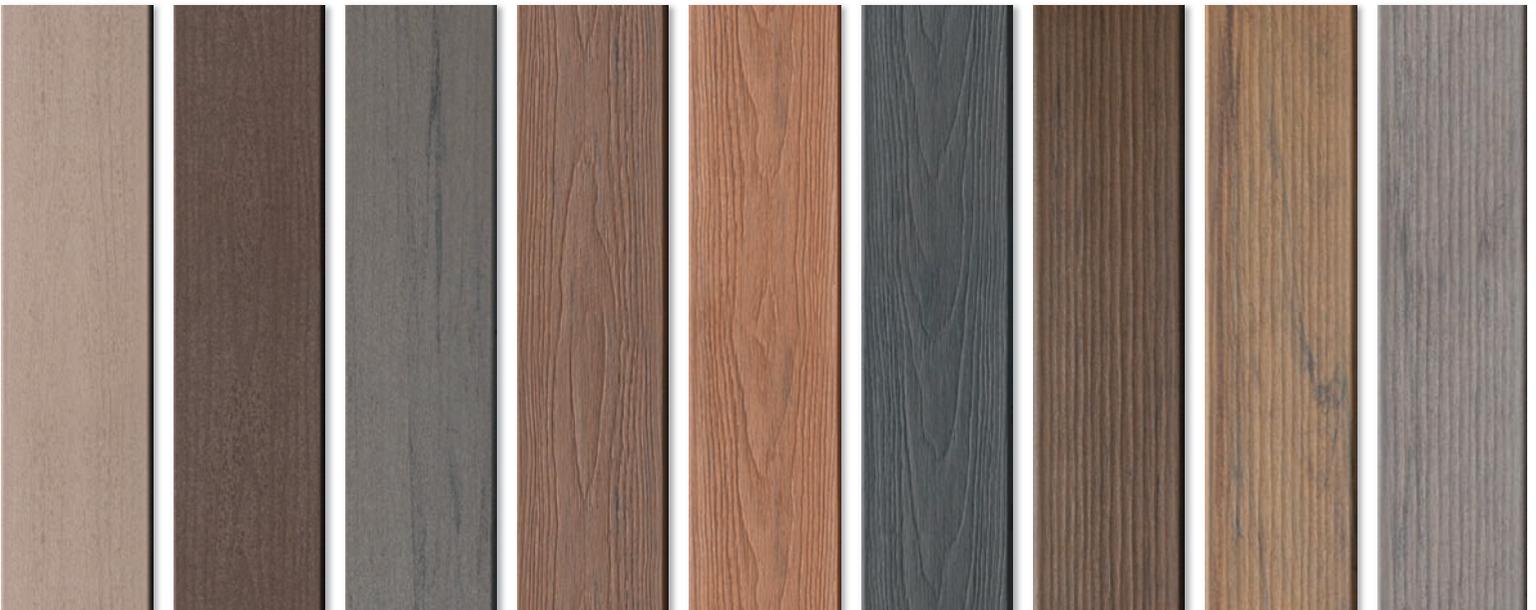
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DN8

THE RECESSION'S LOST GENERATION By Tom Morris, MD at TDM Recruitment



At its pre-recession peak in 2008, the UK's construction workforce was 2.58 million; a staggering amount. However, even more confounding is the fact that by the end of quarter four last year, this had dropped by nearly 13% to 2.25 million. The big problem is that those that were forced to leave the industry at the start of the recession have left a gaping skills gap behind them which is continuing to cause issues.

When the credit crunch hit in 2008 and the banking sector went into freefall, graduate training programmes were cut as being non-core. They really didn't get going again until 2013 and the old ways of actively promoting to universities to attract the best talent weren't reinstated until 2014.

The result was a four-year gap after the last tranche of graduates came into the industry before the crunch and, many of those arriving in 2007 and 2008 were shown the door when the recession hit. Now we are faced with an industry where those experienced late twenty-something and early thirty-something graduates, needed to team-lead on projects, are missing – and junior guys with perhaps only two or three years' experience are being over promoted to fill the gap.

The worst irony is that now there is a lot of work to do to deliver on demand, particularly in the residential sector, but the new professionals aren't there to deliver it – and many don't want to return to the industry having been through a traumatic time in the late 2000s.

The construction industry had to make hard-headed commercial decisions as the recession bit into profit margins but some of those decisions are now coming home to roost in the form of the skills gap. Many staff were treated brutally and some professionals with good experience are now reluctant to go back to work for the larger organisations which made large numbers of staff redundant, sometimes at very short notice.

The mindset of candidates has changed and, faced with a sellers' market, employers need to be acutely aware of how. Before the recession employees may have just looked at whoever was making the highest offer as salaries were very healthy, however graduates who have come into the industry since 2008, or perhaps knew people who went through a traumatic time, have a different approach.

The experienced young candidates the sector desperately needs are looking beyond simply making money and are much more focused on achieving genuine work-life balance and being part of an organisation with a strong set of values. Recent graduates are asking employers "Why would I want to work here?" As the new graduate programmes will take some time to bed-in, employers facing the challenge of delivering construction projects now need to be able to answer that question.



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Registered title launched by BIID

The British Institute of Interior Design (BIID) has announced a new protected title for professional interior designers: BIID Registered Interior Designer. This new title is a way for built environment professionals and clients to identify interior designers who have met the BIID's rigorous professional standard.

The BIID will hold a register of these professionals which clients will be able to use as an essential resource. Requirements for the title are:

- Six years of education and work experience
- The support of professional referees
- Professional indemnity insurance
- Successful completion of a face-to-face Registration Assessment where a demonstration of extensive professional practice knowledge must be evidenced through presentation of a completed design project

Once a designer has become a BIID Registered Interior Designer they must adhere to the BIID's Code of Conduct and annual Continuing Professional Development (CPD) requirement to remain on the register. In addition to being able to describe themselves as a BIID Registered Interior Designer, individuals will also be able to use the post nominals RegID after their name.

The Registered professional title is already well recognised in the built environment, with fellow Construction Industry Council (CIC) member, the Association of Project Management (APM) launching its APM Registered Project Professional standard in 2011. The BIID is hoping that the launch of this new title will bring much needed clarity to the current field – while in the UK the term architect is a legally protected title, governed by the Architects Registration Board (ARB), there is no similar Government regulation for interior design.

Daniel Hopwood, BIID president, commented:

"BIID Registered Interior Designer is a symbol that an individual has met our high standards of professional competence and we are hoping the new title will raise standards across the profession at every level. It is also a Registered Trademark and use of the logo will be strictly controlled to ensure only those designers who have met the rigorous standard are able to use the title."



portfolio

37

Inspired by Innovation

Portfolio, a brand new collection which blends superlative craftsmanship and innovative **VeneerMatch** technology, with a gorgeous array of colours, textures and styles.

Created around four inspirational themed ranges, each door - whether from Portfolio's 'Natural', 'Exotic', 'Contemporary' or 'Classic' range - offers real personality.

With inspiration coming from a host of sources - Portfolio's design team took cues from headline interior and catwalk trends - the range offers designers, specifiers and architects luxurious pieces with no compromise on quality.

The **Natural** range - Scandinavian doors with a luxurious look would suit traditional spas or intimate restaurants.

The **Exotic** range - Wenge and Ebony, offering fiery shades and tempting textures. Both deliver a dramatic, evocative and exciting twist for any space.

The **Contemporary** range, with its clean lines and fresh design, takes its inspiration from all things modern. When added to a slick, city apartment or stylish bar, the doors - there are nine styles in the range - really come into their own.

Complementing the design team's inspiration for classic features, the **Classic** range comprising of six beautifully-finished doors. From quality materials and rich shades, the collection brings a heritage feel and touch of elegance.

For a copy of our Portfolio brochure, or to request samples, please call 0844 209 0008

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VELUX hits the road *with national tour*

Roof window manufacturer, the VELUX Group, is on the road for the next four months to unveil its new, white-painted roof window range to customers...

The VELUX 2016 Tour will visit 250 venues across the UK and Ireland until the end of July to give installers and suppliers a first look at the new, white-painted roof window range, developed to meet demand for a contemporary alternative to traditional pine.

All installers who attend the event will have the chance to win over £75,000 of rewards and exclusive prizes on the day including a brand new Vauxhall Vivaro van worth over £20,000, Makita Drill Sets and white iPad minis.

Everyone who pre-registers at www.velux.co.uk/2016tour or www.velux.ie/2016tour and attends an event will receive an instant win scratch card with a guaranteed VELUX Reward worth between £5 and £50. Attendees will also be able to take a virtual tour of the VELUX factory.

For every VELUX white-painted roof window bought in April and May, customers will receive £25 worth of reward vouchers, redeemable at M&S, Argos, Pizza Express, Thomas Cook and Ticketmaster.

Ashley Nelson, brand manager at VELUX said: "We're launching our new white-painted roof window range over the coming months and want to give our suppliers and installers a first look at the new products.

"Our team will be touring the length and breadth of the UK and Ireland over the next few months to show our customers how the new, white-painted range will work for them. Customers should register on our website

to let us know they're coming and be there on the day for a chance to win a range of fantastic prizes."

The new, white-painted roof window range from VELUX will be available nationwide this month and will become the standard roof window product in the market. Each component of every white-painted roof window is painted before assembly for a flawless, low-maintenance finish and outstanding durability. Offering a contemporary white finish, VELUX white-painted roof windows are treated with a high quality, water-based breathable paint and are UV resistant to preserve their bright, white look.

To find your nearest event or to pre-register attendance visit www.velux.co.uk/2016tour or www.velux.ie/2016tour

For every VELUX white-painted roof window bought in April and May, customers will receive £25 worth of reward vouchers

VELUX



DN200

save the date...

Decorex, the UK's only show for the luxury design market, returns this September (18-21 at Syon Park, London) as the opening destination of the London Design Festival. In its 39th year, this historical show is the only exhibition for the high-end UK interiors industry and Decorex expects more than 400 exhibitors – from established names through to new talent – to launch their latest collections over the course of the four day event.

Highlights will include a host of interactive feature areas, such as Future Heritage – a celebration of luxury British craft and applied arts – and inspiring talks by the industry's key influencers.

For more information visit:
decorex@cultural-agenda.com

NASC and CISRS success at Health & Safety Event

The NASC and CISRS shared a successful stand The Health & Safety Event – aka Three days to save a life – at the NEC in Birmingham (March 22-24).

Their trade stand attracted hundreds of visits from health and safety professionals, scaffolding contracting and manufacturing firms (members and non-members), as well as representatives from local authorities and main contractors. Almost 1,000 NASC/CISRS eco bags, filled with key publications and marketing material were handed out to some of the 6,000 exhibition delegates – widening the reach of both organisations to industry experts.

The NASC's 2016 *Safety Report* was incredibly well received – reiterating the

message that NASC audited and regulated member companies are responsible for diminishing accident and injury statistics and recorded zero fatalities again in 2015.

There was great interest in the NASC's recently unveiled core Safety Guidance, SG4:15 *Preventing Falls in Scaffolding Operations* along with continued enquiries for the NASC's TG20:13 *Good Practice Guide for Tube and Fitting Scaffolding*.

In addition, NASC staff fielded questions on recent changes to the NASC membership subscription rate (introducing a lower threshold of £995+ VAT for companies with a sub-£1m turnover) and there were also enquiries about the newly re-launched, mobile-optimised NASC and CISRS websites.



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retirement housing

– *use now, pay later*

Patrick Gloyens, partner and head of retirement housing at Michelmores, examines the issues currently facing potential funders, developers and operators of CCRCs in the UK...

It is usual, in specialist owner-occupied retirement housing, for there to be a fee payable to the landlord if the owner ceases to occupy the property. These fees go under a variety of names: Exit Fees, Departure Fees, Deferred Management Fee, Contingency Fund Fee and Transfer Fee, among others. They can be payable in a wide variety of circumstances; not just on sale but also on inheritance, surrender, equity release and sub-letting.

The range of fees is wide – currently anywhere between 1 and 30% of the value of the property.

Different businesses give different reasons for charging these fees and, sometimes, the fee is not linked to any service. In other cases, it is used to recover part of the cost of providing the extensive on-site communal and support services and/or help fund what can be very high service charges. In some cases, part is categorised as an agency fee for handling the sale or pre-emption; part may also cover some of the administrative costs involved.

In many cases, the exit fee is a combination of some or all of these things and is an increasingly important part of the developers' economic model.

In 2013 the OFT investigated certain types of these fees.

As might be expected, they were approaching these payments as consumer champions and their conclusion was clear. The terms relating to exit fees could be unfair and a breach of the Unfair Terms in Consumer Contracts Regulations of 1999. The OFT considered

The economics of developing retirement housing depends not only on the initial sale price but also other potential income streams

*Patrick Gloyens
Michelmores*

the various arguments put forward by developers but concluded that the model was not optimal for consumers. They secured undertakings from many landlords to cease enforcing a transfer fee, or replace it with a flat fee or to make other changes to mitigate 'the most egregious unfairness of their respective fee terms'. They wanted the business model to cease entirely in newly built developments (unless the fees reflected the cost of an actual service). The OFT did not consider in any detail either retirement homes or contingency fund fees – which it considered analogous to sinking or reserve funds – although it took a side-swipe at both in passing. It recommended a number of principles which it felt should be applied to existing developments as follows:

The fee should be payable on final sale only – not on other events; it should be certain; it should not be a percentage of an assessed open market value; it should be transparent from the outset with details provided in a Purchaser's Information Pack. Finally, legislative reform was recommended.

As a result, the Law Commission was asked to review and is hoping to report to the Government in July. The Commission's remit is wide: it looks at the policy issues involved not just in housing an ageing population but in housing generally.

The argument goes like this:

The UK population is ageing. Every time an older person downsizes, it frees a house for a growing family which, in turn, can free a house for a first time buyer. So increased specialist retirement housing benefits all those seeking a home. However, there are many deterrents for older people, the most common being the lack of suitable properties.

They explain that the economics of developing retirement housing depends not only on the initial sale price but also

Continued on page 24...

Is there an easier way to specify your garage door?

Garador introduces EasiQuote, a brand new pricing and specifying garage door service

When specifying a new garage door for an opening, it can be all too easy to make a mistake.

So Garador, the UK's leading manufacturer of garage doors, has come up with a solution – a new pricing and specification service called EasiQuote.

Thanks to this brand new service, obtaining quotes for Garador garage doors will be really quick and easy. Garador has even set up a dedicated EasiQuote team to handle calls and enquiries.

Garador's Managing Director Simon Hipgrave said: "We believe creating this EasiQuote system will be of real benefit to merchants, both the larger national chains and also the smaller independents, and are delighted the process is now available and ready for 2016."

"We believe EasiQuote will help our customers to get the best possible door size and price for their project."

So how does it work?

1. The builder visits their local merchant to buy a garage door where they can obtain an EasiQuote form.
2. The builder then fills in the form with the details and returns it to the merchant.
3. The merchant then sends the form to Garador's EasiQuote team.
4. The Garador team return an updated form via email/ fax to the merchant branch, with an accurate price – it's that simple!

The great thing is the form provides a clear format for the builder to follow, so the merchant has all the information they need to provide the right door, at the best price possible.



The Easi Quote service covers all Garador garage doors including:

- Up & Over garage doors
- Side Hinged garage doors
- Sectional garage doors
- GaraRoll roller doors

The new service will simplify the ordering process and also ensure more accuracy in the specifications required and the final quote. It is a win-win situation for both the merchant and his customer.

To find out more, visit www.garador.co.uk

DN12

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DN13

...Continued from page 22

other potential income streams – for care provision, ground rent and event fees (a term they use to cover all the different types of fees referred to previously). They conclude that it is important not to interfere with those income streams in a way which discourages further supply.

Another deterrent factor, highlighted by the APPG, is the potential service charge costs, which can be very high. More sophisticated arrangements, as in some other countries, for deferring some service charges until the property is sold should be more widely available. In particular, those who are capital rich and income poor may welcome the opportunity to defer some parts of the purchase price or the service charge or both.

It concludes that its aim is to encourage this nervous, fledgling market to develop – and that involves an adequate

income stream for developers. The proposed solution is much greater transparency – not just in the interests of fairness – but because lack of transparency could put back the whole market.

In fact, this is not inconsistent with the fundamental findings of the OFT but the conclusions of each report are different. Both are rightly concerned with protecting the consumer from hidden, unexpected, variable and uncertain fees. The Law Commission report looks beyond that, to the need to encourage this market which benefits to both residents and society at large.

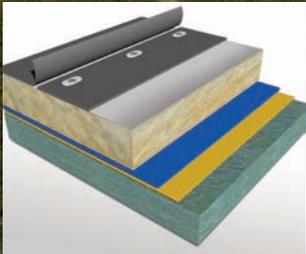
This is an impressive, well researched and carefully considered report. It is designed both to protect the consumer, to encourage growth of a potentially very large market and to answer a social need. It is good news for developers, funders and occupiers.



DN201



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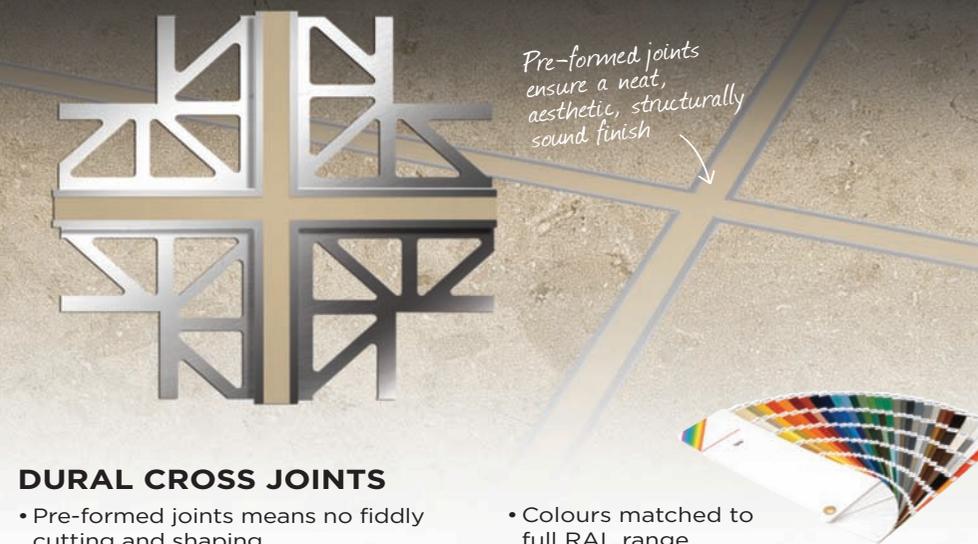
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DN14

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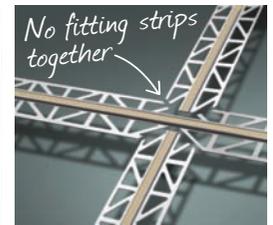


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DN15



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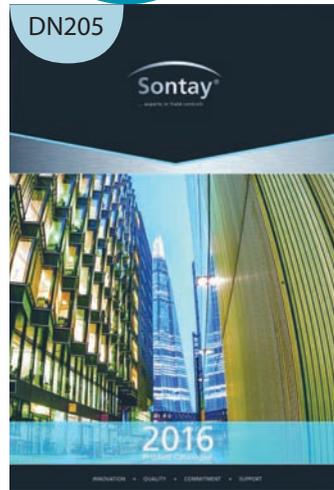


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DN16



All-encompassing catalogue

Control devices company, **Sontay**, has released its latest fully comprehensive and insightful catalogue. Often referred to as the industry bible, the new brochure informs installers, contractors and consultants alike on what impressive services and products the company has to offer, as well as emphasising the important role sensors play in commercial buildings. Sontay has already experienced an extremely high demand for the catalogue, with over 600 requests being received before it had even been printed.

At the forefront of the catalogue is a focus on new products for 2016. These include the ST Touch screen thermostat, SonNet Wireless Sensing and finally, the SB/SM Smart Communication Sensor, which has already received several enquiries from intrigued customers.

New virtual library for architects

REHAU has produced a new version of its user friendly Docs app which allows architects and specifiers to access product and technical information on their mobiles and tablets. The app, which is available to download from the App Store simply by searching for REHAU docs, allows users to create a virtual library of REHAU brochures and specification guides which they can access instantly at any time. Architects and specifiers can personalise their library simply by tapping the relevant tab within the app to select their area of interest and then choosing from REHAU's many product areas, which includes windows, doors and glazing systems, district heating, ground source energy solutions and sub surface heating and cooling.



DN206



New thermal bridging calculator

In respect of the overall energy efficiency of new buildings, the Approved Document Part L1A and L2A and further BS regulations are becoming more and more stringent in terms of thermal

requirements. As a result, thermal bridges are becoming an increasingly sensitive area. To meet the specific needs of architects and energy assessors, **Schöck** has launched an internet-based system for real-time calculation of various complex thermal technology criteria. The calculator enables planners to produce substantiated thermal bridge analysis in just a few simple steps. It can be printed it out immediately and provides a further free tool from Schöck to support planners.

User-friendly U-value calculator

A U-value calculator developed for those involved in establishing the thermal performance of a building has been made freely available by PIR manufacturer **Recticel Insulation**. Designed to give instant access to accurate calculations for common constructions, it covers the majority of Recticel's portfolio for floors, cavity walls, timber and steel-framed walls, flat and pitched roofs and soffit lining applications. Presented in a user-friendly, layer-by-layer format to help build-up construction elements in a logical way, the registration-free calculator is a simplified version of the software Recticel uses itself. Recticel technical specialist Paul Forrester said: "We support the BBA's benchmark for the calculation of U-values

and all calculations we supply have a Competency Scheme logo on them where appropriate. However, sometimes customers simply want to carry out their own calculations, so our user-friendly U-value calculator also offers calculations as close to the Competency Scheme standard as possible without performing them ourselves."



Open up design possibilities with HSW

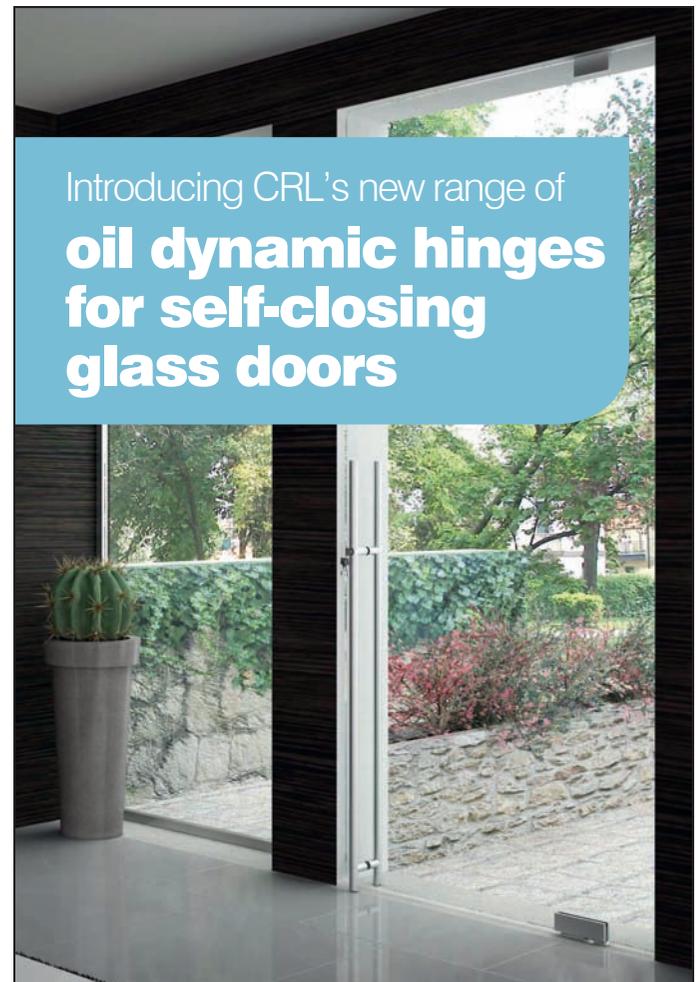
DORMA UK, the trusted global partner for premium access solutions and services has launched HSW EASY Safe, the latest addition to its horizontal sliding wall and glass partition range. HSW EASY Safe offers easy planning and installation to create client-pleasing solutions – for example as store fronts in shopping malls or in airports or for internal winter gardens in residential apartments. In addition to using Toughened Safety Glass (TSG) panels, DORMA's new Clamp & Glue Technology provides the option to use Laminated Safety Glass (LSG). This solution reduces the danger of glass breakage while introducing all the functional and customization advantages of the different intermediate film types now available in LSG. A range of finishes and functional options are available and the modular track system allows for a variety of configurations to meet specific design or layout requirements.



Website upgrade AlumasC Roofing Systems

recently upgraded its website to cater for the 20% of visitors who access its site from mobile devices. The new upgrade makes it simpler and easier for customers to find vital product information, datasheets and

documentation for their projects from any device or location. A redesign of key site pages has also made it easier for visitors to find what they need – which may be flat roof, green roof or rooftop accessory information – more quickly. For example, the homepage has been simplified to give visitors a clearer journey. AlumasC's Download Centre also provides specifiers, contractors, surveyors, etc, with quick access to live, up-to-date specification information, CAD details, product datasheets, safety datasheets, brochures, CPD details, case studies and much more – again, all easily accessible on mobile phones and tablet devices.



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DN17

DN211



Specification Manual is updated

Keramag Design has launched a fully updated *Specification Manual*, providing an easy reference guide to the entire Keramag Design product portfolio. Hard copies are available on request and a digital version can be downloaded online from the company's website. The full-colour, 164-page guide is a neat A5 size, making it suitable to have at hand on the desk and is in the same high quality, glossy format as the Keramag Design promotional brochure. The manual lists every product from each of Keramag Design's luxury bathroom collections – Xeno², Citterio, myDay, Preciosa II and Silk. It also includes details of

the complementary Mattis freestanding bath, Opale shower tray and Universal cistern unit. Each page contains the model, full dimensions and material, plus all compatible products. All colour options for each collection are also featured. Models featuring the benefits of Keramag Design's Rimfree and Flushwise dual-flush water-saving technologies are also easily identified through the relevant logos.

Meeting UK architects' needs

With the launch of the first-of-its kind Lincoln clay pantile from **Marley Eternit**, development has combined with a traditional aesthetic to meet the needs of UK architects and specifiers seeking an easy-to-fix clay tile. Lincoln features a classic s-curve profile and thin leading edge while the design makes it easier and faster to install than traditional pantiles. In fact, it is as simple to install as a concrete roof tile and can be used to a low minimum roof pitch of just 17.5°, giving Lincoln a great deal of versatility on a range of projects where a traditional pantile appearance is required. Available in Rustic Red and Natural Red with a comprehensive range of fittings, the Rustic Red has a subtle weathered appearance which creates a premium reclaimed finish on the roof, suitable where the project may need to match the local vernacular or be subject to local planning conditions. The Natural Red has a smooth, more uniform appearance, with clean lines making it suitable for new housing, commercial and local authority projects.



DN213

DN212



Measuring tasks made easy

The **Leica DISTO S910** is the first Laser Distance Meter that captures multiple, accurate measurements in three dimensions from a single location, radically improving the efficiency of common measuring tasks. Point to Point (P2P) allows you to measure the tie distance between two points, even if you are hundreds of feet from your target. Smart Area enables you to shoot the corners of any polygon to determine the area of walls, floors and even complex roof shapes. Smart Angle shoots three points to measure any angle (including outside angles, which is a first) and DXF Capture captures 2D and 3D DXF files from a single location and then opens in your favourite CAD package. The Leica DISTO S910 Laser Distance Meter saves time, increases accuracy, reduces wastage and increases profitability.

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DN18

MVHR gets smart

Airflow Developments has released the next generation of its MVHR ventilation units – the Adroit MVHR range. Suitable for high-end housebuilders and property developers, these Passive House certified units are equipped with the latest smart technology that allows air flow settings to be controlled within the home or remotely by PC, tablet or smart phone. Utilising mechanical ventilation with heat recovery (MVHR), the systems recover valuable heat that would typically be lost as part of the ventilation process from wetrooms and use this energy to pre-warm clean, fresh air that is constantly brought in from outside and circulated within the home.



Crucially, the units are equipped with the latest interactive smart technology that provides homeowners with real-time monitoring and control of indoor air environments – at home or on the move.

U-value calculator app

Kingspan Insulation is taking U-value calculations mobile with a free app for Apple, Android and Windows devices. The new application features over 6,000 calculations, all approved under the BBA/TIMSA competency scheme. The intuitive interface will be familiar to anyone who has used Kingspan's popular online U-value Calculator. With just a few taps, users can easily adjust everything from rafter depth to masonry thickness. This makes it simple to find the right insulation product and thickness for a desired floor, wall or roof U-value. The mobile and tablet-friendly app requires no registration and is suitable for use with the Building Regulations/Standards in England, Scotland, Wales and Northern Ireland. Product options include the Kingspan OPTIM-R vacuum insulation, Kingspan TEK Building System and new, lower-lambda, Kingspan Kooltherm K106 and K108 Cavity Board.



DN216



The power of kinetics

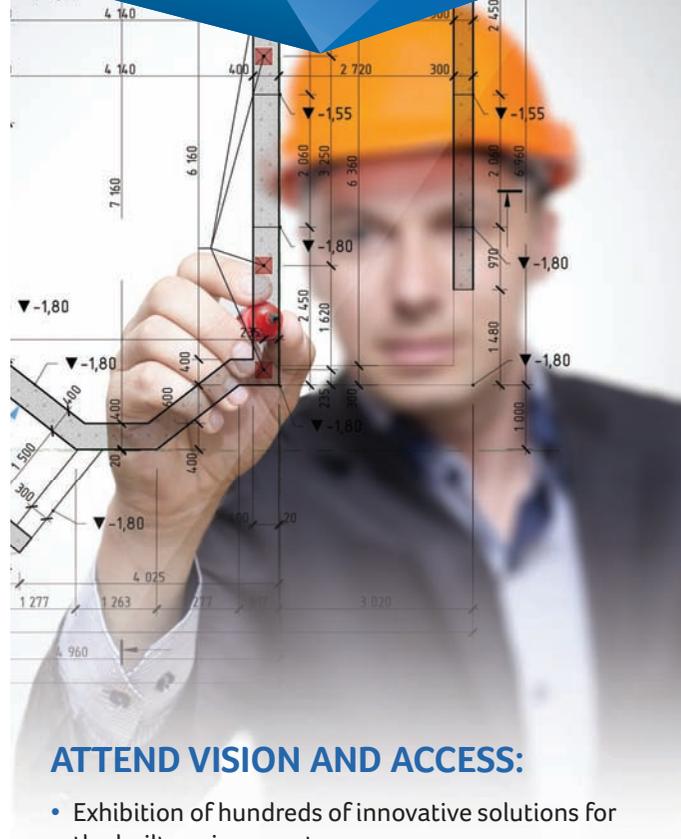
British ventilation manufacturer, **Vent-Axia**, has added a powerful new model to its popular Lo-Carbon Sentinel Kinetic range of mechanical ventilation with heat recovery (MVHR) units. Suitable for larger homes and multiple occupancy units, such as care homes and student accommodation, the addition of the Sentinel Kinetic High Flow means Vent-Axia now offers a

complete range of MVHR solutions from small apartments up to light commercial. Manufactured in the UK, the Sentinel Kinetic High Flow benefits from the latest high efficiency, backward curved impeller design and boasts a specific fan power as low as 0.65 W/l/s. These features ensure the lowest possible energy consumption and an exceptional performance range covering small one-bed apartments to the largest of houses. Recognised in SAP PCDB, High Flow combines supply and extract ventilation in one unit.

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DN19

new direction for ecobuild 2016

voted a hit by industry

*Tens of thousands of industry professionals flocked to **Ecobuild** in March to see 800 brands across core areas of industry growth and market priorities – housing, infrastructure, design, energy efficiency, technology and skills. The UK’s definitive event for the built environment unveiled its new direction, shook up its layout and delivered a robust three days of business...*

Ecobuild 2016 kicked-off on a high note as Berkeley Group chairman, Tony Pidgley CBE opened the Ecobuild Conference which, together with dedicated learning hubs across the show, featured more than 350 high level speakers, celebrities and industry A-listers.

Martin Hurn, event director at Ecobuild, said: “The built environment has fundamentally changed since Ecobuild launched 12 years ago. Government policy is at a crossroads but sustainability has become normalised. While we continue to maintain the eco-focus and promote sustainability standards with our partners across the industry, the smarter end of the market is taking a broader approach to sustainability, aiming to ensure buildings appeal to occupiers well into the future with improved building performance, design, efficiency, health and wellbeing benefits.”

Hurn added that Ecobuild had confidently set out a repositioned show to reflect market priorities after a period of consultation with customers and stakeholders. New areas introduced for infrastructure, digital construction, smart technology and resource efficiency in the built environment are hot prospects set to grow for the event in 2017.

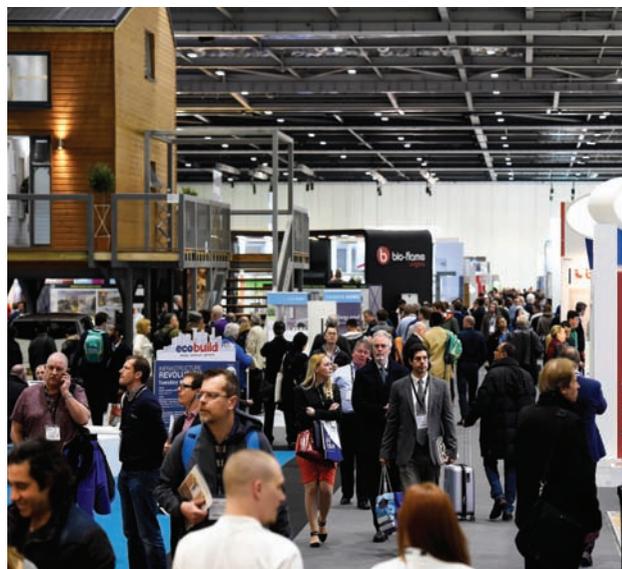
He said: “We’ve been thrilled with the feedback from Ecobuild 2016. The industry is changing and we’re changing with it, ensuring our visitors come away with new ideas and working practices as well as new connections.

“The response has been emphatic. It’s been our buzziest show for a number of years and exhibitors are already looking to book for 2017 in record numbers. I’d like to thank the exhibitors for once again showcasing the

very best in innovative products and services that are helping to drive the construction and energy industry, meet future needs and adapt to the challenges ahead.

“I’d also like to say a huge thank you to our partners and look forward to our ongoing collaboration with the industry throughout the year.”

Julie Hirigoyen, chief executive officer, UK Green Buildings Council (UK-GBC) commented: “The sessions on Leadership in the main arena and the many and varied sessions on Innovation were immensely valuable. At a time when the policy landscape is offering very little on sustainable building, we must galvanise the industry any way we can. The packed arena spoke for itself on the value of the content.”



DN218

Infrastructure, digital construction, smart technology and resource efficiency in the built environment are hot prospects set to grow for the event in 2017



BBA certificates presented at Ecobuild
Addagrip Terraco was delighted to be officially presented with its BBA Certificates for Resin Bound Porous Surfacing products Addaset, Addabound and Terrabound by the BBA at Ecobuild 2016. The BBA certification – a mark of excellence within the construction industry – makes Addagrip the first and only resin bound surfacing company to achieve this high standard. Roger Critchley, managing director of Addagrip Terraco, said: “With the continuing growth in

the use of seamless Resin Bound Surfacing over the last ten years, the BBA accreditation will set a benchmark for quality resin bound products and installations within the industry.” Addagrip, manufacturer and formulator of resin surfacing solutions since 1980, is part of the Terraco Group and specialises in a range of resin-based surfacing systems.

Ecobuild success for Saniflo UK

Saniflo UK has reported a successful exhibition at Ecobuild, which took place in March at the Excel Centre in London. This was the company’s second time exhibiting at the show and, this year, the focus was on the prestigious Kinedo range of shower cubicles with a Kinedo Horizon shower cubicle, a Kinemagic Design shower cubicle and the Saniflo Sanifloor all on display. Saniflo UK customer services and marketing manager, Ann Boardman, commented: “Ecobuild was a great success for us. Showcasing the Kinedo range comes at a time when we are noticing more specifiers, housebuilders and installers switching to cubicles from enclosures. Ecobuild provides us with a great opportunity to reach a wide, live audience. It has taken a while for the sector to latch onto cubicles and the benefits of them have often been misunderstood, but as soon as industry professionals experience them in the flesh they realise the potential.”



Sustainable showcase

Medite SmartPly provided a stunning showcase at this year’s Ecobuild by offering DISCOVER, the event’s social centrepiece, as well as promoting its range of sustainable wood panels. DISCOVER proved a popular addition to the 2016 experience. Sponsored by Medite SmartPly, the social hub was created by students from the Bartlett School of Architecture following a design competition and featured both Medite MDF and SmartPly OSB in its construction. The stand, which also provided the show’s central bar area, featured shortlisted entries from the prestigious BD Architect of the Year awards. It also displayed entries for the M&S sponsored Big Innovation Pitch 2016, an initiative that allows companies to pitch sustainable building products and solutions in the hope of becoming a potential supplier to the retailer.

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DN20

how to choose commercial doors *that pass the test*

*The growing demand for Secured by Design means that commercial building specifiers and contractors need to find doors that pass the test. **Jeff Pearson**, sales and marketing director at Jack Aluminium, explains why the testing process is so important to achieving the correct commercial door...*



Today's commercial buildings – whether shops or offices – need to meet a range of requirements. They must be durable enough to withstand thousands of openings and closings that come with heavy through-traffic. They must look good to complement the building's branding and design and they need to be thermally efficient to maintain the right internal temperature and keep energy costs low.

“
One thing that is vital to understand is that PAS 24 and Secured by Design are not the same thing...

*Jeff Pearson
Jack Aluminium*

Most of all, of course, they need to be secure enough to deter any opportunistic thieves who might be passing by. Door security is now high on the agenda for specifiers, thanks especially to the growing popularity of Secured by Design (SBD). This is a rigorous but nonetheless logical approach that is suitable for preventing the most common break-in types.

That balance between performance and practicality stems from the nature of SBD; the standard has been designed by retired police officers, based on years of experience. An SBD door doesn't need to withstand a tank – impressive though that would be – securing a door to that extreme would be a waste of money.

Instead, Secured by Design is based on PAS 24, the standard which certifies that a particular door, frame, lock and hardware set has withstood a series of physical tests based on common methods of burglary. Passing this thief test is now the minimum police requirement for achieving SBD status.

Imagine a burglar on the prowl, bag of tools at the ready. They'll have a jimmy, pliers, a screwdriver and a crowbar. They won't have much time and will be operating under cover of darkness. In other words, they're looking for identifiable weaknesses where they can quickly gain entry. PAS 24 replicates those conditions in a controlled environment, providing a measurable foundation from which an approved door can become SBD-certified.

Underpinned by PAS 24, the Secured by Design standard is now becoming the norm for commercial specification projects. Such is the clamour surrounding SBD that we are hearing anecdotal evidence that non-compliant doors are being ripped out and contractors forced to start again in order to guarantee security.

One thing that is vital to understand is that PAS 24 and Secured by Design are not the same thing. This common misconception lies at the root of confusion over compliance.

Jack Aluminium manufactures an aluminium system that is approved to PAS 24 standard by renowned testing body, BM Trada, which issued the company with a Q Mark.

Incidentally, this doesn't only cover the technical aspects of manufacture. In order to pass, order processes have to be clear and manuals have to be up-to-date, to ensure that



customers are buying the right system and using it correctly. However, it is the customer who must prove that they are fabricating the door using specified guidelines by obtaining a Q Mark or similar. At that point, the fabricator can apply to Secured by Design for an official SBD licence for each product. In other words, a specifier can be assured that something labelled as SBD is backed up by stringent testing up to PAS 24 standard. For many years, Jack Aluminium has been committed to testing every element of its door systems to meet PAS 24, as well as the sister standard BS:EN 6375 (which

used to be known as PAS 23) that looks at a door's durability. In fact, the company's most recent round of tests – including a bigger door which meets wheelchair access guidance – means that it can now offer the most comprehensive range of PAS 24 commercial doors. Jack Aluminium's aim is to offer fabricators an easy route towards meeting PAS 24 and Secured by Design, without compromising on all of the other elements that go into a successful commercial door – good design, long-term reliability and thermal efficiency. By choosing a commercial door that has passed the test, specification should then become an open and shut case.



Zig Zag access zipped up with TORMAX
TORMAX has supplied and installed over twenty automatic entrances to the prestigious Zig Zag building, London Victoria. In addition to two glass revolving doors to the main office entrance, TORMAX was responsible for the automatic sliding and swing doors installed to various restaurants including Jamie's Italian and Iberica. "This has been a significant project worth over £200K," confirmed MD for TORMAX, Simon Roberts. "Our comprehensive range of Swiss-designed iMotion door operators meant that we were able to offer the optimum solutions for the demands of different locations." Combining energy efficiency with exceptional reliability, the iMotion range is noted for the longevity of its operators, even in the busiest environments.

DORMA GLASS SHOPFRONTS ADD FLEXIBILITY

DORMA'S Varitrans range of glass moveable walls provide clear and open access for customers, whilst maximising the visual potential of the store front with eye-catching displays. A glass partitioning wall system can be either manual or fully automatic, allowing shop staff to quickly adapt the space to meet changing requirements throughout the day. Installed worldwide, DORMA Varitrans moveable glass walls are available through partitioning experts and sole UK distributors, Style.



With the Varitrans moveable wall system, staff can easily change the size and positioning of the entrance and exit points for shoppers. The glass partitioning wall can be entirely removed, with the individual panels being stacked neatly to one side to create a welcoming open side to the retail outlet. The Varitrans system is available with the fully automatic DORMA ComfortDrive solution. For any retail outlet, security is of paramount importance. The rear of the fitting takes the form of a smooth surface and the system features unlocking protection to prevent unauthorised opening. With glass wall frontage panels, shop store branding can be fully accommodated using screen printing, sand-etching and logo placement to help communicate with customers and reinforce corporate identity.

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DN225

DN21



DN226

Marlon Clickfix1040 lights up new HQ

Over 200m² of **Brett Martin Daylight Systems'** Marlon Clickfix1040 glazing panels have been installed at a new, multi-million pound HQ in Portsmouth. The building is set to act as a focal point for the design, construction and development of yachts, as well as setting benchmarks for sustainability and construction innovation. Specified with glass bead technology to provide diffusion in conjunction with high levels of light transmission, the polycarbonate panels provide a naturally diffused daylight. It also reduces solar glare, ensuring a

comfortable interior environment in this landmark building. To further reduce the risk of solar glare, while helping the building almost double its thermal performance, a giant fabric wrap envelopes much of the exterior façade. Its translucency still allows natural light into the interior of the building, providing a sail-like canvas on to which graphics can be projected.

Prater for Royal Wharf

Specialist envelope contractor, **Prater**, has been appointed to deliver a scope of works on the Royal Wharf development in London. Lead contractor, Ballymore, has appointed **Prater** to carry out the £15m project, which includes the design and installation of roofing, curtain walling and cladding across the site. The 40-acre mixed-use development will bring over 3,300 new homes to East London, as well as 4,750m² of shops, bars and restaurants. Just a short walk from Canary Wharf, the site is Prater's latest high profile London project. The project team is currently on-site, with the first phase of residential properties due for completion in Summer 2016. Kevin Smith, sales director at Prater commented: "Our specialist project teams have a wealth of expertise in delivering large-scale residential and mixed-use projects and the challenges these can often represent. We are looking forward to continuing our excellent working relationship with Ballymore."



DN228



DN227

SF52 system fits the bill

The use of **Senior Architectural Systems'** new SF52 curtain walling system has helped to provide an interesting retail experience at the new Flemingate shopping centre complex in Beverley, Yorkshire. Installed by fabricator Dortech for main contractor Wilmott Dixon, over 2,500m² of Senior's SF52 curtain wall has been specified to create the large retail displays of the shopping centre's numerous new outlets. Maximising the flexibility of SF52, Dortech has created the shop frontages by installing both capped and capless systems. The slim 52mm sightlines of the SF52 system helped to achieve a uniform appearance and made it the system of choice for use on the development, which has been sympathetically designed to complement and reflect the style of Beverley's historic town centre.



DN229

Comar for Costa Coffee

Comar Architectural Aluminium Systems, alongside its approved fabricator Anglia Fixing, has completed a new build Drive Thru Costa Coffee shop on the Anglia Retail Park in Ipswich, Suffolk. The building features an eye-catching, angular shaped roofline and outside seated area. To maximise natural daylight and facilitate the large glazed areas, Comar 6 & Comar 6EFT was specified. Anglia Fixing was able to ensure that this project could be completed within the restraints of the budget and that Comar 6 & 6EFT Curtain Walling systems complied with the latest CWCT standards. Both Comar 6 and 6EFT systems are mullion drained thermally broken curtain walling in stick construction with drained capping, pressure equalised and drained in accordance with BS 6262.

Open up shopping spaces with D R Services

Within covered shopping arcades, the specification of moveable glazed walls for shop fronts is a highly practical solution. They open up the retail space so that there is no obvious boundary between inside and outside, while also maximising floor space and removing dead areas. There is a wide choice of styles, shapes and colours available as well as automatic systems to cope with installations where manual handling is not an option. **D R Services** has installed a variety of walls across the country, including the recent installation at Embankment underground station in London (pictured) where the effect has been to open up the previously dark shopping area, giving a fresh, modern look and attracting smart new businesses.



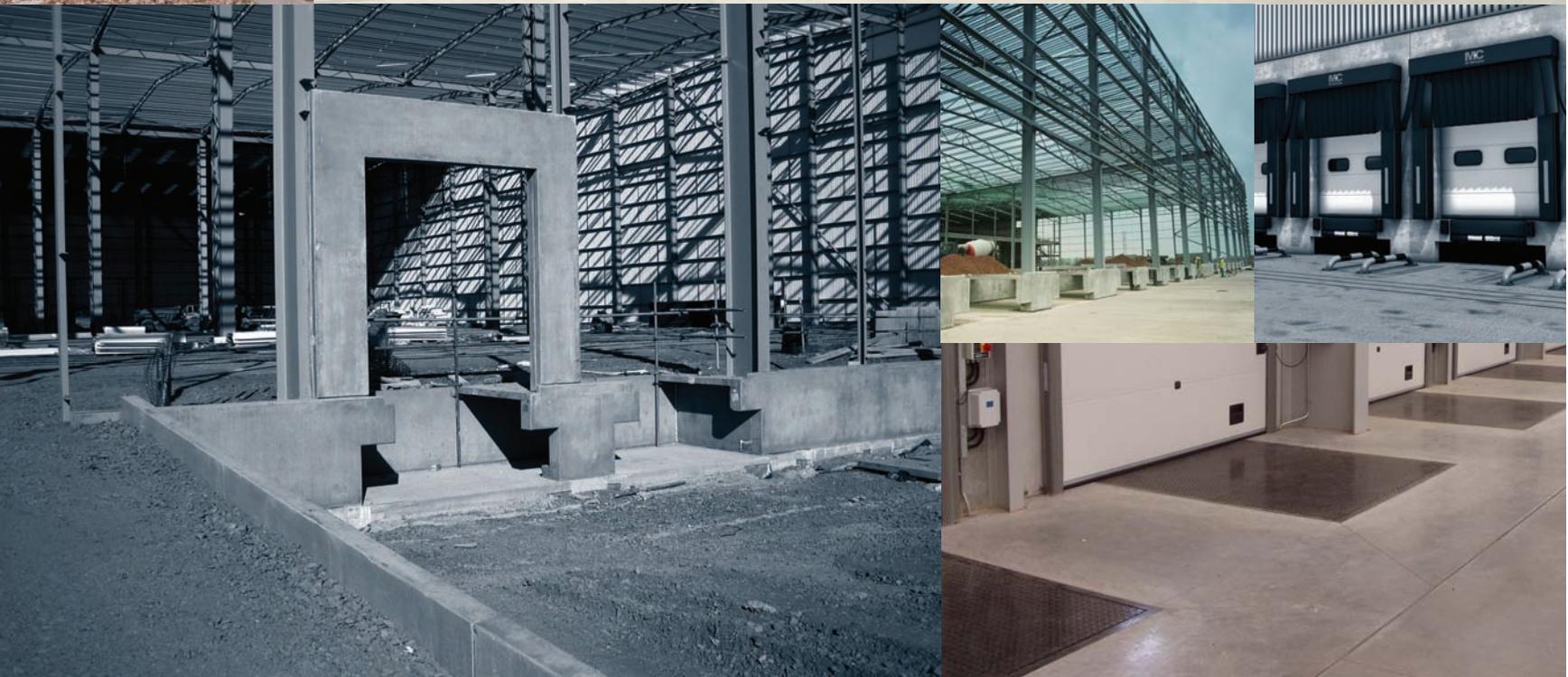
DN230



DN231

Formica has retail covered

Providing beautiful and functional surfaces, the **Formica** Collection suits all requirements of retail design, where practicality, durability, high-end and long-term visual appearance are key. From beauty and cosmetics, to fashion and supermarkets, the Formica Collection possesses style, modernity and effortlessness. With a total of over 600 decorative laminate solutions, it is suitable for an integrated approach to interior retail design; retailers can create interiors that have dimension, character and reflect the store's ethos with this interweaving toolkit of surfaces. Among the comprehensive palette of 120 colours, ColorCore is suitable for use in high traffic areas, offering vast potential for stylish interiors, enhanced by special inlay effects and sharp edging details. Incorporating texture, the Collection captures the authenticity of fabrics, natural and man-made, with interpretive weave pattern Twill decors, marbles in True Scale, metal and engineered stone patterns.



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let the wall impress: *how healthy walls impact on our wellbeing*

Simon Bennett, international sales manager for Saint-Gobain ADFORS, addresses the importance of indoor air quality in creating a comfortable and healthy habitat and how wall coverings can play a part in creating healthy buildings...

The population typically spends up to 90% of its time indoors or in vehicles, yet it is outdoor pollution and emissions that are considered critical when thinking of air quality. However, it is the indoor air quality of the buildings that people spend most of their daily lives in that can have one of the largest impacts on health and wellbeing.

The quality of indoor air can be up to five times more polluted than the worst outdoor air, and yet the amount of toxins in the air people breathe can have one of the most significant impacts on health and wellbeing. It is widely held that indoor environments, which have a constant supply of fresh, clean air and where the fabric of the building and interior finishes are breathable, help building users to feel more alert and productive.

With this in mind, specifiers and designers should be considering healthier products when planning internal layouts and designs. In particular, the wall coverings they are specifying, as these cover such a large expanse of a building and can have one of the greatest impacts on indoor air quality.

Government legislation and demand from the private sector to develop buildings that use more sustainable materials and deliver improved whole-life costings has led to a shift in the way buildings are thought of over their lifespan and not just at the initial handover.

However, much of the emphasis has been placed on the sourcing and recyclability of materials and how they perform in terms of durability. To specify a truly healthy product, designers should also consider the day-to-day, real time impact a wall covering will have on the building users' health and wellbeing, creating added value for the building owner.

The rise in VOCs within building materials and its links to asthma are well known and yet many products are still specified without taking this into consideration...

Simon Bennett





DN232

Wall coverings, for example, that are made of natural products not only have the benefit of being kind to produce but they are also less toxic when used in an indoor environment. The Environmental Audit Committee believes that air pollution is nearing a public health crisis, causing nearly as many deaths as smoking. There are an estimated 29,000 deaths annually in the UK from air pollution, which further emphasises why building materials that emit fewer toxins are so critical.

The rise in VOCs within building materials and its links to asthma are well known and yet many products are still specified without taking this into consideration. Take an office environment for example – employers are continually driving a health and wellbeing message to their workforce but this should also extend to the building they are working in. By using wall coverings that are breathable and help to reduce the number of VOCs in the air, building owners can create a healthier and more efficient working environment.

While the initial cost of healthier and environmentally friendly wall coverings can be more due to the time and technology required to manufacture them, the long-term benefits are significant. Education, healthcare and commercial facilities that have successfully improved indoor air quality through the reduction of harmful toxins have reported improvements in building users' wellbeing, health and comfort, offering a strong added value proposition.





DN235

Nature-inspired flooring

An inspiring flooring solution from **Interface** has been installed at the WSP Group offices at the recently-completed 110 Queen Street development in Glasgow. While several small partitioned pods for quiet working and two meeting rooms were included, the proposed layout for the space mainly consisted of a single, open desk area. To ensure the transition was successful, an impactful design scheme was needed to define zones for group and individual working, which would also help to unify the office as a whole. Products from Interface's nature-inspired

Human Nature collection were selected. Interface's flooring was influenced by the concept of biophilia – the school of thought that nature-inspired elements in an interior play a major role in upholding the physical and emotional well-being of the occupants. This was an important consideration for WSP, which was keen to utilise interior products and furnishings that would help its team members feel comfortable, happy and productive.



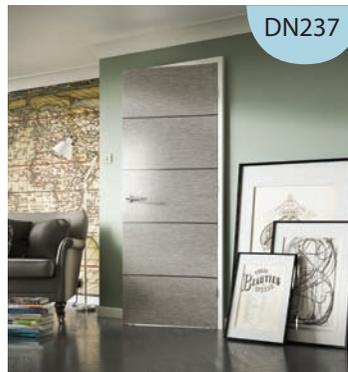
DN236

Spectral cuts out the noise

Spectral Lighting has provided a modern, noise suppressing lighting installation for the refurbished University of Bristol Geography Study Centre to bring a contemporary feel to a classic Edwardian building. "We had two objectives for this project," said Andy Phillips of the University of Bristol. "We wanted to create a better working environment by reducing noise, providing a better quality of light and keeping the natural light coming in via the windows. However, we also wanted to reduce our energy bills. We worked together with Spectral to come up with an integrated solution." Spectral's STORA-Akoustic provided the solution to incorporate the lighting with a noise suppression system. The STORA extrusion is deep enough to accommodate a noise suppressing acoustic panel but still slim enough not to obscure sight of the Edwardian architecture.

Get the look with new PORTFOLIO collection

The new PORTFOLIO collection of internal veneered doors from **Premdor** consists of four, themed ranges – Natural, Exotic, Contemporary and Classic. All are made in the UK and utilise Premdor's cutting-edge technology, Veneer Match, which presents real veneers with consistent grain and colour yet still allows for individual personality ensuring they are never identical. The PORTFOLIO Contemporary range is centred around four sub-ranges, each individually striking. Mocha horizontal grain is characterised by rich, modern tones. Charcoal Grey is centred around a horizontal grain door, a vertical grain door and an elegant horizontal grain with a four-line black inlay. The Light Grey range offers an extensive choice of five looks including horizontal grain, light grey two-stile, four-line vertical or horizontal with black inlay and the dramatic black and light grey two-stile model.



DN237



DN238

F. Ball flooring is just the ticket

High performance floor preparation products from **F. Ball and Co.** have been used at Dreamland, Britain's oldest amusement park, situated in Margate. Contractors from Hi-Spec Flooring used Stopgap Green Bag smoothing underlayment and Stopgap F77 waterproof surface membrane to create a high quality floor finish in the retail area of the park, ready for the installation of new floorcoverings. Dean Finch of Hi-Spec Flooring said: "We regularly use F. Ball products and have a great relationship with the sales rep; he is always available to help us find the products we need for a particular job. Having that support makes us more than happy to use their products regularly."

Timeless flooring for BCU

Modular flooring manufacturer, **Interface**, has helped Birmingham City University (BCU) create a contemporary, open-plan culture for its Vice Chancellor's Office and some of its Professional Services departments by providing a robust flooring solution that will withstand the test of time for its new base, University House. BCU wanted a modern interior that would bring the space together harmoniously. The Urban Retreat 303 Ash flooring tile was chosen for use across the whole building. Using a single, striking shade throughout the interior helps to unite all the individual zones in the development into a single office, encouraging workers to use the entire space, including communal areas, without feeling restricted to their own desk or pod. The solution's eye-catching, linen-like texture complements the elegant décor and furnishings, creating a modern, yet ageless look.



DN239



DN240

Polyflor is put through its paces

High performance vinyl flooring from **Polyflor** was recently installed at Simply Gym in Cwmbarn, Wales, providing a safe, practical and attractive flooring solution. Polyflor's Forest fx PUR sheet vinyl flooring in the Rustic Oak design was chosen for the main gym floor, circulation areas and stairwells around the new fitness facility. The warm oak shade complements the bright colour scheme to create an upbeat and energising environment for gym members to exercise in.

The Forest fx sheet vinyl range is available in 14 authentic wood-effect designs and is suitable for heavy commercial environments in the leisure sector where a high level of footfall is expected. This vinyl floorcovering is further enhanced with PUR, Polyflor's exclusive and robust polyurethane reinforcement which is cross linked and UV cured to provide superior cleaning benefits and improved appearance retention. Two of Polyflor's safety flooring products in matching dark hues were also selected to provide sustainable wet slip resistance in the gym's changing rooms.

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the impact of ceiling tiles *on interior aesthetics*

*Over the last decade, the market for ceiling tiles has developed with a much wider choice of products now available to meet any budget or specification. **David Whittle**, category manager for Sektor – the interiors brand exclusive to CCF – discusses the various options on offer and how they can meet the wide ranging demands of commercial interior projects...*



The ceiling market has always been dominated by trends relating to aesthetics, particularly by fissured tiles that many end-users are likely to associate with ageing office blocks. This is certainly no longer the case, with a huge choice of finishes now

available; from basic hole filler options to high-end and contemporary bright white tiles.

For basic specifications in low footfall areas, reduced price point tiles that may not wear as well are often the most sensible option. However, a higher specification tile can meet a much broader range of requirements and guarantee a finish that is suitable for areas that are going to experience heavy footfall and, therefore, be seen by many people.

In fact, with the range of products and finishes now widely available, ceiling tiles are becoming a valued and important aspect of interior design. Plus, they play a significant role in the creation of healthy and effective environments for work, relaxation and leisure. Ceilings cover as large an area as floors and, similarly, the aesthetics can spoil a modern and open-

plan space if not considered in the specification process.

The majority of commercial specifications will also include a requirement to meet legal fire protection standards and often have acoustic demands to match. Ceiling tiles have a major role to play in this too. After all, why install carefully planned partitioning and safety systems that meet regulations and then opt for a ceiling system that does nothing to contribute to the sound absorption or fire ratings of the room?

Part of the integral benefits of the durability and hard-wearing nature of a higher specification tile is that it gives far better acoustics in terms of sound absorption and attenuation in addition to the increasing importance of light reflection.



Continued on page 42...

With a range of products and finishes now widely available, ceiling tiles are becoming a valued and important aspect of interior design...

David Whittle

A picture of how our profiles look would be great,
but our advice at this stage would be better.



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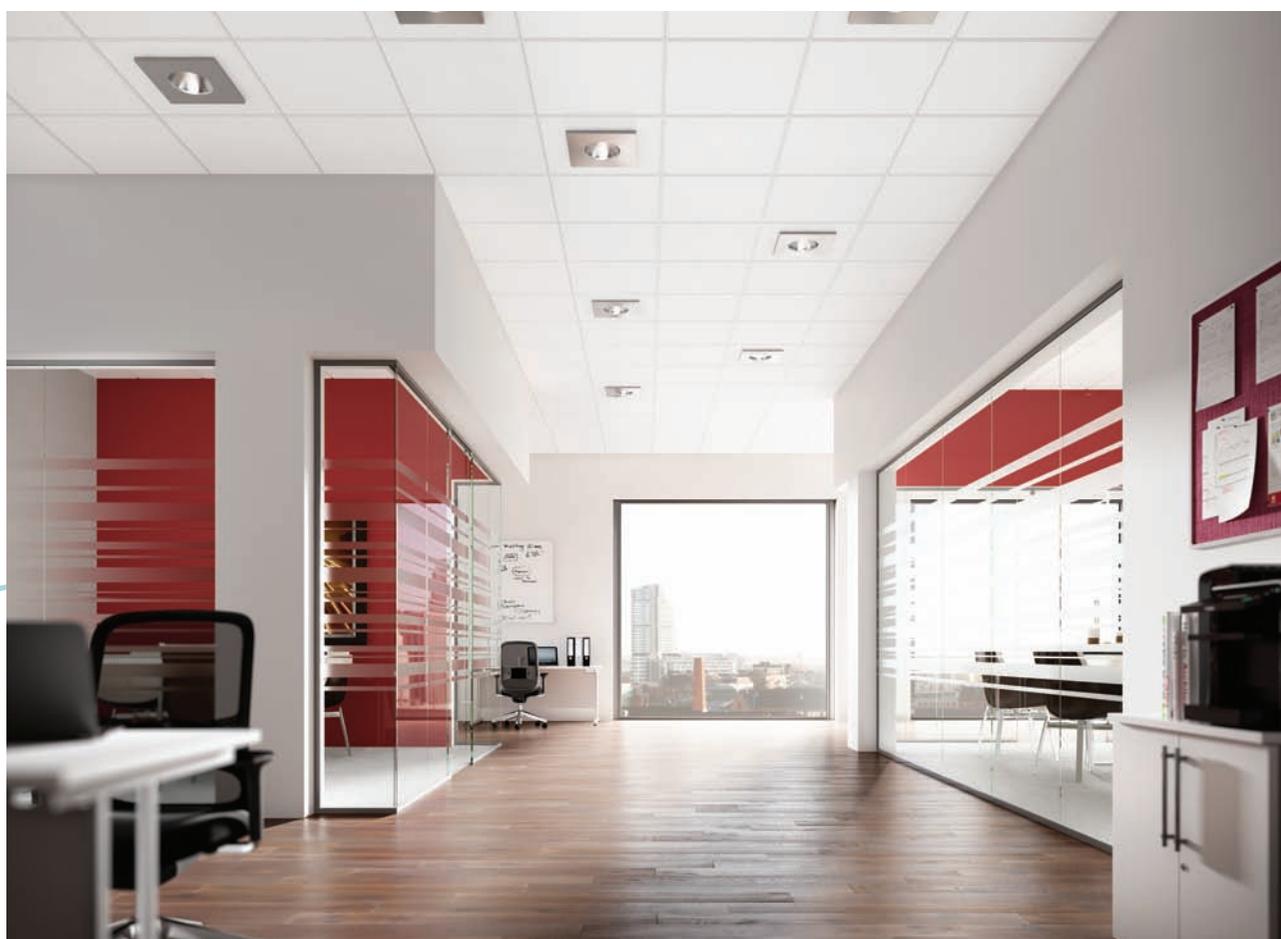
...Continued from page 40



In addition to greater choice regarding the tile itself, the market has also developed to offer new types of ceiling grid that again help with a quick, simple and effective installation. Plus, during research into the development of the new Sektor TruGrid system, it was confirmed that the grid is often just as important to the installer.

The strength of both click and hook grids is essential for a high quality finish and an effective installation. Being able to ensure a TruFit is really key and makes the grid something worth investing in.

Suppliers to the interiors market are rising to the challenge with ceiling tiles and grids that cover the entire spectrum of budgets and project requirements. Ceiling height, various finishes and integrated lighting all give the designer and specifier far greater freedom to achieve their desired look, all while supporting the practical use of the building. With this in mind, it is clear that these products have become an integral part of a complete interiors solution when working to meet high quality aesthetics and acoustics. They should, therefore, be considered alongside partitions and other interior building products as priority.



DN243

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DN245

Get creative with wall-based acoustic absorbers

Designed to reduce echoes, enhance speech clarity and improve acoustic performance, **Ecophon** has expanded its vertical acoustics offer with the launch of Akusto One. Forming part of the Akusto family, this new addition of vertical independent sound absorbers in design-friendly smaller dimensions is available in different sizes, shapes and colours. Easy to install, the absorbers are suitable for creating spaces where both exceptional acoustics and aesthetics are required, cost-effectively. Good acoustics are a crucial component of any well-designed interior space, with commercial,

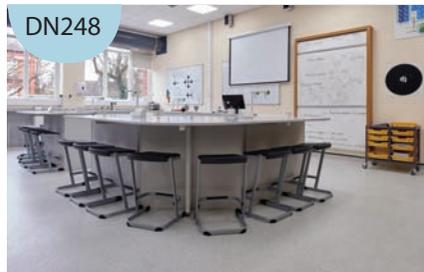
educational or healthcare settings all facing different acoustic challenges. For a space to be considered successful, the visual design must be accompanied by a comfortable and appropriate acoustic environment. The Akusto range – which is made up of Akusto Wall, Akusto Screen and now Akusto One – is designed for flexible placement, making creative potential virtually limitless.

Armstrong helps flagship store

Metal and mineral ceiling tiles from **Armstrong** were specified for a flagship supermarket for a multitude of reasons. The dark grey mesh board metal tiles with Axiom Profile and grid in RAL 9007 feature in plasterboard margins in the lower sales area of the new £4.5m Booths supermarket in Lytham St Anne's, while Ultima+, the world's first mineral tile range certified to Cradle-to-Cradle status, was used on the first-floor back-of-house areas. 3,210ft² of Armstrong ceiling systems were specified to meet a tight timescale and to help with acoustics as well as to help the upmarket chain move away from more traditional ceiling designs and comply with new brand standards and guidance. Armstrong's 1,200 x 600mm metal mesh tiles were installed by GWN Contracts and sit as rafts within variously shaped plasterboard margins. These were all laid on the diagonal to lead customers eyes through the 23,000ft² main sales area to the state-of-the-art deli counter at the rear of the store.



DN247



DN248

Safety underfoot in the lab

Heavy duty safety flooring from commercial vinyl flooring manufacturer, **Polyflor**, was recently installed as part of a refurbishment of the Chemistry Department at Withington Girls' School in Fallowfield, Manchester. Around 800m² of Polysafe Corona PUR safety flooring in the grey Seal shade was fitted to laboratories, classrooms and corridors. Part of the refurbished senior school facilities, three state-of-the-art chemistry

laboratories have been upgraded to university specification and feature Polysafe safety flooring. Available in 12 shades featuring a multi-chip decoration, the Polysafe Corona PUR range of safety flooring fully complies with HSE and UK Slip Group Guidelines to give sustainable wet slip resistance throughout the guaranteed life of the product.



DN246

Making light work of TV superhome

Fairways, the Isle of Wight superhome showcased in September's *Grand Designs* programme, features large areas of plastering made possible by spray-applied MP75 Readymix Plaster from **Knauf**. The effect, said designer Lincoln Miles, has been a resounding success. "It's a joy to see immaculate large surfaces of a contemporary house against the jaw dropping backdrop of the woodland and foreshore to the beautiful Solent," he commented. The house itself was built on behalf of Bram and Lisa Vis for a budget of just under £2m with concrete walls and blockwork but also includes a variety of technology in the design. The choice of spray-applied plaster was both an aesthetic and pragmatic choice, as the project involved plastering 7,500ft² of concrete, blockwork and plasterboard to a tight schedule. The principal product applied at Fairways was Knauf MP75 Projection Plaster, a one-coat plaster that provides a tough and durable smooth white surface ready to receive decoration. Delivered to site pre-mixed, ready to use and specifically designed for machine application, Knauf MP75 offers excellent productivity and is up to three times faster than traditional plastering methods.



Islington Customer Centre

Olivers Contracts chose a UZIN system to install luxury vinyl tiles at the Islington Customer Centre. Approximately 900 m² of old flooring had become contaminated and worn from general foot traffic. Overall, the floor appeared soft and a little unstable. A further concern was that premium luxury vinyl tiles needed to be installed within open and expansive areas containing large windows. Consequently, the floor would be subject to a considerable amount of natural light and potential heat. The floor preparation and installation therefore had to be perfect so Olivers Contracts turned to UZIN's premium quality product systems to resolve the problems.

A Wolff Samba machine with a diamond bits was first used to remove all contamination and loose latex. UZIN PE 280 primer was used to create a barrier between the cementitious subfloor and UZIN NC 110 calcium sulphate based smoothing compound. The luxury vinyl tiles were then installed with UZIN KE 66 high temperature adhesive. The project was completed without any complications. The client was exceptionally pleased with the finish throughout all areas and there hasn't been any subfloor or product failure since. Gareth Jenkins, Project Manager at Islington Council said "I am very pleased with the quality and appearance of the finished flooring."

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DN26

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CEILING



DN249

Armstrong Ceilings prove a multi-acting medicine

A variety of ceiling systems from **Armstrong** have proved just the tonic for a ground-breaking new medical research centre. More than half a dozen different solutions, including wall-to-wall systems, rafts and linear baffles, were specified by architect NORR for the National Biologics Manufacturing Centre in Darlington, County Durham. Armstrong Ceilings systems were used widely in white for maximum light reflectance, including the manufacturer's metal systems – Tegular 2 microperforated tiles with acoustic fleece in the laboratories, B-H 300

microperforated planks (1,800 x 300mm) with acoustic fleece between plasterboard margins in corridors, and V-P 500 perforated metal baffles (1,534 x 150 x 30mm) at 125mm centres in break-out areas and the double-height reception area. The D-H 700 floating raft ceiling, comprising 2,140 x 500 x 30mm microperforated panels with acoustic fleece hung from a U-profile grid system, was also used in the reception area.

A new duo of flooring guides

Specialist building boards manufacturer, **Fermacell**, has launched new literature to support its MAXifloorhollow flooring system. A four-page, A4 snapshot guide gives a preview of the simple tongue-and-groove system for new build and retrofit, while its 16-page big brother brochure goes into detail about its characteristics, applications, installation, accessories and finishing. Designed to help specifiers smoothly integrate building services and communications in modern flooring systems in domestic and commercial applications, it guarantees the three Fs – a future-proof, functional and flexible solution. Sitting on pedestals between a reinforced concrete structural floor and floorcovering such as laminate, parquet and tiles, MAXifloor's 39mm thick gypsum fibreboard performs to fire protection class F30 and to impact sound levels of 13 to 26dB. As well as the pedestals, accessories include perimeter strips, adhesive and joint filler.



DN251



DN250

Seaside special

Delta Membrane Systems has been highlighting the suitability of its basement damp-proofing systems for use in flood renovation of damaged properties, or for use in new build properties at risk – and this is the case for a house in Burnham Overy Staithe in Norfolk, an area at risk from flooding. The new structure features thick reinforced concrete external walls that are designed to stand up to the worst of the weather, with Delta products offering a second line of defence. Products used include Delta MS500 and Delta PT to the internal faces of the walls prior to plastering. MS500 features an 8mm studded membrane; the studs create a drainage path – allowing up to 135 L/min/m of incoming water to be drained – far in excess of demand. It is made from 0.6mm virgin thick high density polyethylene.



The Importance of Movement Joints in Floor Tile Installations

Fluctuations in temperature and moisture cause movement in the subfloor and lead to cracks transferring to the tile covering, or worse, cause a loss of bond between the covering and the substrate which can result in overall damage to the surface covering. For this reason, industry standards state that all tile and stone installations should include the use of movement joints.

In many circumstances movement joints are overlooked, however, a lack of movement joints can be a contributing factor to many different types of failure. Furthermore, if you do not include movement joints in the specification liability for any resulting problems could fall to the architect, even if the problem doesn't

directly relate to a lack of movement joints, as it's the architect's responsibility to specify the type of joint and location of them.

The question, however, is how do you provide the movement joints necessary to ensure a durable installation and what movement joints should you use?

Movement joints need to go through the tile and screed covering and therefore need to be designed at specification. Understanding the types of movement that can occur, namely drying shrinkage, differential movement, deflection movement, structural movement, moisture movement and thermal movement, will help when deciding which type of

movement joint will best counteract the resulting stresses.

In floors there are two basic types of movement joints, structural and non-structural. Both types will be subject to different movement patterns, for example, whether movement will occur from the tiled covering through to the floor slab or just in the tile and screed covering, and this will affect the type of joint needed to prevent damage.

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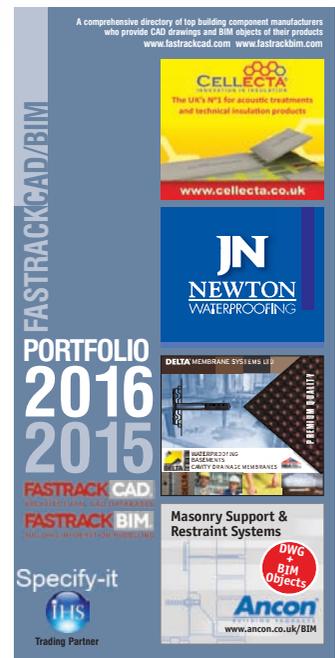
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A fresh and contemporary look from Gradus

Gradus has supplied a comprehensive range of wall protection systems, stair edgings and carpet to the first purpose-built, specialist emergency care hospital of its kind in England. Northumbria Specialist Emergency Care Hospital cares for seriously ill or injured patients from across Northumberland and North Tyneside. Gradus wall protection systems have been installed in high traffic areas, such as wards and corridors, throughout the hospital. In addition, approximately 250 linear metres of stair edgings have been fitted on every main and escape staircase, while carpet tiles

DN255



have also been installed throughout the offices. Profiles installed include wall guards, corner guards, Sanparrel PVCu sheets, rubrails and 940 handrails. Neutral colours of Muslin (beige) and Pewter (grey) were chosen to complement the fresh and contemporary interior of the hospital.

Changing perceptions

Portakabin, UK supplier of modular buildings, has produced a short film about how a highly complex, 4,200m² ward and theatre building was constructed at Royal Stoke University Hospital in less than four months to help meet the increasing demand for orthopaedic services. The video is a tour through the £13.5m building showing the clean air theatres for all orthopaedic procedures, recovery room, ward bays and single ensuite rooms. It features interviews with a director of University of North Midlands NHS Trust and one of the ward managers providing a clinical perspective of the new building. Robert Snook, director and general manager of Portakabin Hire Division, said: "We believe this project will really change perceptions about just what can be achieved with modular construction – in an extremely short timescale and on a highly constrained hospital site. The success of this project allowed the trust to have its new orthopaedics unit up and running more quickly, meeting demand and enhancing patients' experience."



DN256



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Smart hospital refurbishment

In 2014, Kingston Hospital NHS Foundation Trust embarked on a programme to replace the heavy duty steel windows and doors of its Esher Wing. The work was commissioned to improve the building's aesthetics and thermal performance, reduce energy costs and deliver improved patient, visitor and staff comfort. The fenestration fabrication and installation contract was won by Heritage Window Systems (HWS), one of **Smart Architectural Aluminium's** specialist partners. Work was carried out in just eight months (during which

time the hospital continued to operate) with HWS installing around 1,200 Smart Eco Futural windows. Each was nominally 6 x 3m and a combination of tilt-and-turn and bottom-hung casement windows was installed, together with seven sets of Smart Wall double doors and the MC 600 curtain wall grid system. The end result is a much-improved appearance and a building which is warmer, weather-proof, more energy-efficient and better ventilated.

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building better healthcare through public private partnerships

Christine Winstanley at Eric Wright Health and Care, part of the Eric Wright Group, discusses the potential in existing public sector estate and the scope it offers for re-purposing existing buildings as community hubs and healthcare facilities...

Austerity cuts have brought many challenges for both the NHS and local authorities as they struggle to address growing demand for services with reduced financial resources.

One of the key strategies that progressive CCG's (Clinical Commissioning Groups) and local authorities are using to address these challenges is a creative approach to estate management, aligned to the Government's One Public Estate strategy and the Five Year Forward View.

NHS bodies and local authorities in England hold surplus assets – leveraging these assets can enable rationalisation of operational costs through consolidation of services and the injection of sale capital can reduce ongoing revenue commitments to the public sector system.

However, the answer to maximising the value of property assets and supporting service transformation is not always to sell off surplus properties; sometimes a strategic approach to public sector estate is through the repurposing of vacant buildings or the remodelling of operational facilities.

It is an approach that can address fiscal squeeze and reduced staffing levels as the public sector is re-organised and struggles to maintain quality and levels of service. This approach can help the public sector to develop a flexible, fit-for-purpose estate which responds to shared service requirements while supporting sustainability and transformation in a local area.

From town hall to community health

The public sector is mindful that municipal and health buildings, once sold off for re-development, will no longer provide a community resource. This is almost certainly the case if they

are sold for commercial redevelopment, which can significantly change a local community and prove upsetting for local residents.

This was certainly the case in Ashton-in-Makerfield when Wigan Council declared the former town hall surplus. Through the strategic estates group, the old town hall site was identified as a key location for the community to access services. A single building solution created the opportunity to bring together a number of GPs, community health and public services while reducing the overall number of properties owned by the public sector.



Sometimes a strategic approach to public sector estate is through the repurposing of vacant buildings or the remodelling of operational facilities

Christine Winstanley



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One Partnership, a public private collaboration between Eric Wright Group, Community Health Partnerships (CHP) and Wigan Clinical Commissioning Group (CCG) provided an opportunity to redevelop the building as a community health hub.

The first step in a project of this kind is to understand how the property or location can support the local community and provide a high standard of facilities aligned to the local public sectors' goals and priorities.

In the case of Ashton town hall, it was clear that the location could provide an opportunity to develop a new centre and integrate services currently delivered by Ashton Clinic and the Medicentre on a single site. The building's central location and accessibility for local residents was the starting point for the design of an internal layout that will offer a one-stop-shop for community healthcare services.

Private/public partnership

Similar asset optimisation projects can help to improve costs and deliver a best value approach for a range of publicly-owned property assets, including existing healthcare facilities, from hospitals to local clinics and municipal buildings.

To achieve the best results, early engagement with a

specialist that can offer proven healthcare expertise is essential. Collaboration between public and private sector partners is a critical success factor and may incorporate requirements for capacity modelling, strategic planning, building utilisation, asset disposal and whole system planning advice.

In the development stage, private sector partners can assist with funding, design development, risk and project management. Ideally, a single private sector partner should take responsibility for supply chain management during the delivery phase and any ongoing capacity modelling, asset rationalisation or estates strategy thereafter to ensure continuity of strategy and delivery based on established knowledge and relationships.

Age of opportunity

The political and economic climate may have created challenges for the public sector but it has also given rise to opportunities to look at how things can be done differently.

Systems and services can be linked up to create a more integrated approach to delivery. Working with private sector partners to maximise property assets is just such an opportunity.



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Healthcare contract for CMS Window Systems

CMS Window Systems has won a comprehensive building envelope contract valued circa £5m to manufacture and install Kawneer curtain walling for the new 350-bed Dumfries & Galloway Hospital. CMS will manufacture Kawneer AA100 curtain walling for the main hospital building plus its three annexes, incorporating Kawneer AA720 system doors and a mix of pivot and casement windows. High performance sealed units manufactured by

GLASSOLUTIONS will combine with the Kawneer aluminium systems to blend superb aesthetics with thermal and acoustic insulation, plus reliable solar control. Key to achieving this is the specification of COOL-LITE SKN 165 by Saint-Gobain Glass. CMS will also install around 500 sealed units featuring integral blinds, which represent a solution for privacy in hospitals where cleanliness is vital but long term maintenance is a key consideration. The company has partnered with integral blinds specialist Morley Glass & Glazing which will supply the sealed units complete with Pellini interstitial blinds.



DN259

Care home opens on time

Spectus Approved Window Contractor, Jade Windows, earned the praise of a major care home group for returning to finish a 200-window installation despite the main contractor going into administration near to the end of the work. The Yorkshire-based fabricator went back to rescue the project and finish the last few items, enabling Abney Court care home in Cheadle to be completed allowing its residents to move in as planned, on time. The anthracite on white casement windows in the Spectus Elite 70mm bevelled PVCu system were as specified by the client but, as Jade's Ryan Fozard said, they were able to advise on the use of special restrictors as well as the design of the oriel bays. They also helped to cut costs for the client by advising on more extensive use of the PVCu system.

Healthier door closing

Powermatic concealed door closers from **Samuel Heath** are becoming increasingly popular with specifiers, estates managers and clinicians throughout the healthcare sector thanks to the many health, safety and hygiene benefits that they deliver. Totally concealed when the door is closed, Powermatic offers few surfaces on which dust and potentially harmful detritus can accumulate. Their low mounting height also simplifies inspection and cleaning procedures. Where safety is concerned, Powermatic door closers are suitable for anti-ligature and anti-barricade applications in post-natal depression and psychiatric care facilities as well as secure units. Their concealment also means that they are less likely to be vandalised, significantly enhancing reliability of the closer and fire door and also help to create a less institutionalised, more therapeutically beneficial environment.



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New handrail products

Yeoman Shield has expanded its range of Guardian Handrails. Incorporating the original and improved Guardian Handrail, this new group of rails will also include the Guardian 50mm diameter Handrail, available in either a PVCu, stainless steel or timber option and the Guardian Twin Handrail which has both an upper support rail coupled to a lower protection rail in one complete system. "We want to be able to simplify things for our clients when specifying and procuring this group of materials and be in a position to offer them a complete and comprehensive package. It was for this reason that we have developed the New Guardian Handrails to complement our core market of wall and door protection products," commented Yeoman Shield's sales director, Stuart Russell.

Polyflor adds a natural feel

Wood-effect flooring from **Polyflor's** Forest fx PUR range has been used to create an interior inspired by nature for the recently refurbished Ward 7 Greenlea Oncology Unit at Huddersfield Royal Infirmary. The Rustic Oak design was fitted throughout the Chemotherapy and Oncology unit as part of a £2.2m ward improvement scheme. Polyflor's durable Forest fx PUR vinyl flooring range is a proven performer in busy healthcare environments as it is designed to cope with the practical demands of wards with high levels of foot traffic. The Forest fx collection features 14 realistic wood-effect designs in a sheet format which can be welded at the seams to provide an impervious, hygienic surface that won't harbour dirt and bacteria. This vinyl floorcovering also includes a cross-linked and UV-cured polyurethane reinforcement (PUR) which offers a low cost, polish-free maintenance regime for the lifetime of the flooring.



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Solutions for the protection of people

Manufacturer of anti-ligature solutions and door/wall protection products, **Intastop** will be showcasing its range at this year's Design in Mental Health conference and exhibition on stand 504 at the NCC, Birmingham 17-18 May. Renowned for its work in the protection of people and places, Intastop will be featuring a range of solutions that assist the healthcare industry in its endeavour to provide sustainable, safe and secure mental health facilities. Sarah Barsby, marketing director of Intastop commented: "The Design in Mental Health exhibition allows us to present our range of solutions to professionals who are wanting to alter and update their facilities to ensure the safety and security of their staff as well as service users. The underlying philosophy of our company is to provide protection for people – our solutions and products can ensure their comfort and safety at all times." With 25 years of providing solutions to meet the demanding needs of healthcare, mental health, educational and public service buildings, Intastop, is well versed in understanding the requirements some facilities have which has led to specific products being developed.

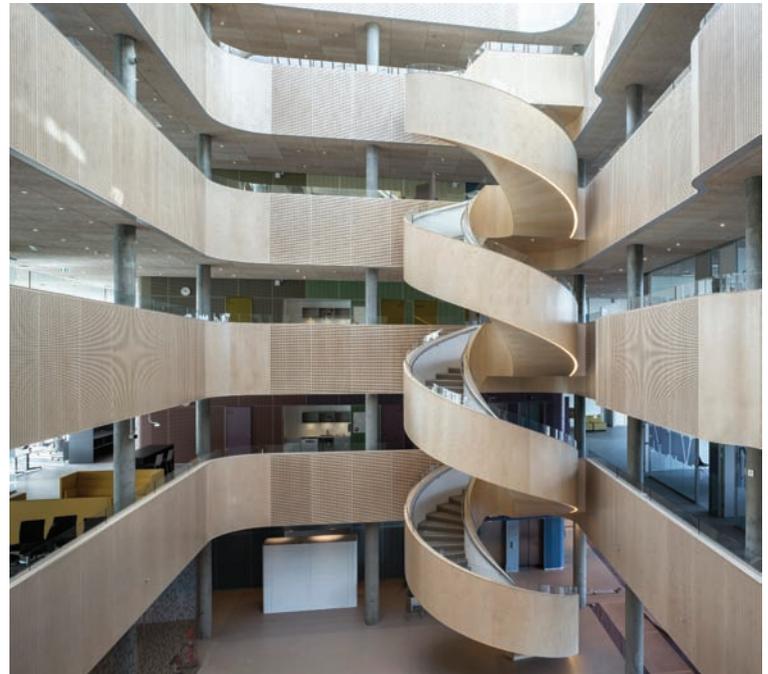
The healing power of good architecture

This 194 patient psychiatric hospital in Slagelse Denmark is characterised by innovation and a desire to construct a first class complex which supports patient care and recovery.

Some of the most influential elements in any hospital are obviously the ceilings because so many bed-ridden people spend so much time looking at them. Consequently, Troldekt ceiling panels in natural wood colour, with integral LED light fittings, have been used throughout, reducing noise and ensuring pleasant acoustics as well as a healthy indoor climate.

Simplicity pervades the new complex, coupled with the recognition that good social architecture is based on classic ingredients such as light and shade, materials, colours and green landscape elements. For example and particularly dramatic is the central core with its large spiral staircases and the very large skylight which plunges daylight from the fourth floor to the ground.

Danish manufactured Troldekt acoustic tiles are specified throughout the UK and Europe and can be delivered as either FSC or PEFC certified panels. They are manufactured using 100% natural wood fibres and their benefits are high sound absorption, high durability, natural breathability, low cost life cycle performance and sustainability. They are used to improve acoustics in many different projects, such as schools, leisure centres, pools, commercial and public buildings. Available in various sizes and in three grades from ultrafine to coarse, they can be left unpainted or painted in virtually any RAL colour.



Troldekt sustainability has also been recognised with certification at Silver level within the Cradle to Cradle concept and earns gold on 4 out of 5 criteria in the Cradle to Cradle certification version 3.1. This international certification has been achieved because the panels do not contain hazardous substances and can be recycled.

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DN35

important new changes to IET wiring regulations

*Collaboration across the electrical and fire safety industry has led to some potentially life-saving changes to consumer units, which Amendment 3 (2015) of the IET Wiring Regulations BS 7671:2008 now includes, says **Charlie Pugsley**, group manager of London Fire Brigade's Fire Investigation Team...*

The Institution of Engineering and Technology (IET) launched Amendment 3 to the IET Wiring Regulations BS 7671:2008 in January 2015. This latest Amendment sets out the national standard to which all new and amended electrical installations are to comply and features a number of important new changes.

One of the most important changes comes in the form of Regulation 421.1.201, which came into effect on 1 January 2016. As a result of this Regulation, consumer units and similar switchgear assemblies will need to comply with BS EN 61439-3 and have their enclosure manufactured from non-combustible material, or enclosed in a cabinet or enclosure constructed of non-combustible material and comply with Regulation 132.12.

Although this may seem like a relatively minor amendment to the IET Wiring Regulations, it has the potential to save lives.

By collaborating
with a number
of industry

stakeholders, including the IET, ESF and BEAMA, London Fire Brigade hopes to cut the number of domestic fires in the UK significantly.

London Fire Brigade has seen an increase in the number of household fires that involve consumer units over the last few years. The Fire Investigation Team has looked carefully at the cause of those fires and established that there were issues with high resistance connections where cables weren't terminated correctly. Where this occurs, the chances of localised heating, arcing and, in extreme cases, fires are greatly increased. Another issue was a large batch of non-compliant circuit-breakers subject to a recall, which added to the spike.



Consumer units and similar switchgear assemblies will need to have their enclosure manufactured from non-combustible material...

*Charlie Pugsley
London Fire Brigade*

Continued on page 56...



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...Continued from page 54

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However, it simply wasn't enough for us to draw conclusions based on evidence from the scenes of fires the Brigade had attended. We therefore set about performing a number of controlled tests. Our initial analysis was confirmed and the evidence raised a number of concerns about the flammability of the plastic enclosures of consumer units. In collaboration with ESF, we performed further testing on five more consumer units, produced by the leading manufacturers, all of which returned similar results. DCLG also commissioned its own tests with BRE once the JPEL/64 working group (a subcommittee set up specifically to look at the issue of consumer unit fires) was up and running.

In addition to the flammability of the materials used to make plastic consumer units, the location of many domestic consumer units has also been a cause for concern when it comes to fires. As many units in the UK are often located under stairs or behind front doors, any fire could potentially block traditional escape routes. What's more, many people are likely to store a number of household items under the stairs—this again presenting serious consequences should a fire occur as a result of a faulty and poorly installed consumer unit.

Over the years, London Fire Brigade has built up a solid base of evidence regarding fires caused by consumer units.

As a result we have worked with stakeholders in the electrical industry to share our knowledge and find a way forward in order to tackle the issues surrounding consumer units. Much of our collaboration with the electrical industry was performed through the JPEL/64 working group which put forward its recommendations for changes to the IET Wiring Regulations in Amendment 2 to BS 7671: 2008 in 2013.

The culmination of this collaborative approach can be seen in the relevant changes to BS 7671:2008+A3:2015, which was published 5 January 2015. The new requirements concerning consumer units in Regulation 421.1.201 came into effect on 1 January 2016, providing manufacturers time to produce enclosures in sufficient quantities.

By using our insight and knowledge and continuing to collaborate with organisations like the IET, we hope we can prevent as many domestic fires as possible which are caused as a result of faulty consumer units. This new amendment will certainly go some way in ensuring this happens in 2016 and beyond.

The IET Wiring Regulations is available now, both in print and via digital subscription. More information and orders are available now at www.theiet.org/amend3-books-pr



Caspian Wharf capped off with stylish railings

A prestigious waterside apartment development in East London with views of Canary Wharf, the City and the 2012 Olympic Park has been completed with a stylish metal roadside railing.

Caspian Wharf, developed by the Berkeley Group plc, sits on the banks of the Limehouse Cut Canal in Bow and comprises a mix of studios, one, two and three bedroom apartments and penthouses, all with a private garden, balcony or terrace.

The development is ideally located for travel with the new 2012 Olympic Stadium and Westfield's new Stratford City, set to become the one of the largest urban retail parks in Europe, just 6 minutes away via Docklands Light Railway.

Main contractor Allston Construction appointed steel fencing manufacturer Zaun to supply and install its Bushberry railings and gates.

Zaun had to manufacture bespoke panel sizes and plasma cut fencing parts to go round corners, as well as vertical infill bars on gates to precisely complement the kerbside appeal of the apartments.

To find out more visit www.zaun.co.uk

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DORMA's access range features at The Grange

As part of its multi-phase refurbishment, residential care facility, The Grange, has recently had an access control system with integrated automatic swing doors installed by **DORMA**. The DORMA MATRIX Professional access control system will provide ease of accessibility for residents with restricted mobility but at the same time help to achieve the desired level of security. Given the nature of the facility it was crucial to adhere to the requirements of the Equality Act 2010. As such, three sets of automatic swing doors were installed. However, the security of the

residents was also a crucial factor, therefore the doors were connected to the MATRIX Professional access control system. Residents simply need to present their fob at one of the proximity wall readers to enter the building. A number of XS-PRO Cylinders were also integrated within the access control system and fitted into the locking cylinders of various doors accessed by staff.



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Optimal safety with KeeGuard

To provide optimal safety to those working at height, **Kee Safety**, a global supplier of fall protection equipment, has launched the KeeGuard Ladder Kit, a permanently fixed guardrail system that is used in conjunction with safety ladders and self-closing gates. The KeeGuard Ladder Kit has been designed to provide a working at height safety solution that complies with EN 14122-4. This standard recommends that: "to prevent falling through the access opening at arrival areas, the opening shall be provided with a gate." It also states that at drop edges of arrival areas, "a guardrail should be provided at least 1.5m either side of the ladder." To ensure it complies with the standard, the KeeGuard Ladder Kit is a retro-fit guardrail solution that fits to existing fixed ladder or cat ladders, providing 1.5m guardrailing on both sides of the ladder.

FFE protects the pandas in Kuala Lumpur

Zoo Negara in Kuala Lumpur has installed **FFE's** Fireray beam smoke detectors in the panda enclosure and viewing area. The detectors are designed to trigger a smoke spill fan in the event of a fire. Beam smoke detectors provide wide-area detection and are used when it is impractical, inappropriate or not cost-effective to use traditional point-type detectors. They are suited to large interiors with high ceilings, such as the panda enclosure, as they enable coverage of a large area at minimal cost.



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A particular challenge of this application was the possible effects of spotlights and sunlight, which can affect conventional beam detectors by giving false readings. FFE has developed patented light-cancellation technology specifically for this type of installation, however. By actively monitoring ambient light levels on the detector and subtracting them away from the real signal, the Fireray detector can operate under the most difficult light conditions, including bright sunlight.

SE Controls keeps shoppers safe at Johannesburg's new Mall of the South

The smoke ventilation system at Johannesburg's recently opened Mall of the South, shopping centre is using SE Controls' window automation, vents and control panel solutions to ensure it operates perfectly in the event of a fire, allowing smoke-free escape routes to be maintained for shoppers and staff.

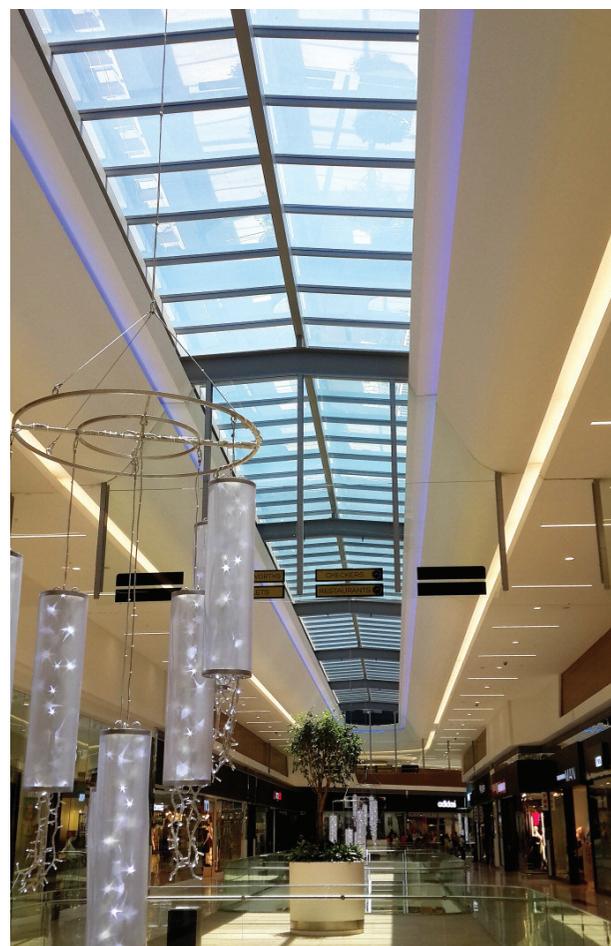
Designed by Vivid Architects, the 1.8 billion Rand development provides more than 150 stores and restaurants, covering fashion, jewellery and electronics, as well as a wide range of other luxury goods within the 65,000sq.mtr complex, which also car parking for 3,000.

Due to the large open plan areas within the mall and the high volumes of people, effective smoke ventilation is essential to ensure escape routes are kept clear if a fire should occur. As a result, the system uses 62 SE Controls' vents and 20 of the company's SECO N 24 40 twin chain actuators, as well as twelve 24 Volt dc OS2 controls panels and eight manual control point (MCP) switches.

Working closely with smoke control specialist, Curvent international, the system, which also uses roof mounted fans to help vent smoke from the mall, is controlled centrally by a repeater panel located in the main security office to provide additional safety and peace of mind.

In the event of a fire, the mall's smoke sensors trigger SE Controls' EN12101-2:2003 compliant control panels and chain actuators to automatically open the window and ventilators, allowing smoke to be vented to assist escape. Manual Controls Point (MCP) switches are also incorporated within the design to allow manual actuation of the system.

Further information on SE Controls' products, solutions and projects can be obtained by visiting www.secontrols.com or calling +44 (0) 1543 443060.



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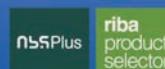
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Fermacell ramps up production

Record UK sales for building boards manufacturer, **Fermacell**, are leading to a ramp-up of production in several of the group's factories. The UK sales operation of Europe's largest supplier of gypsum fibre board marked a record increase in m² volume in 2015 over 2014 due to an optimum mix of factors. The success was built on several key high profile projects including Great Ormond Street Hospital, an increasing use of Fermacell boards in rainscreen applications and the ongoing take-up of Powerpanel H₂O in external

wall render applications. In addition, the number of builders' merchants stocking Fermacell as a cost-effective tile backer solution now numbers more than 400. This growth in demand for Fermacell products means the group is now increasing production at its existing factories in Germany and The Netherlands and its newest factory in Spain where employees are working hard to keep up with orders and ensure there is plenty of capacity to draw on.

New sales director for Timbmet

Timbmet, one of the UK's largest distributors of timber and timber related products, has appointed Mike Tattam as sales director. In this new position, he will lead the company's sales teams across the UK. Mike, who has over 15 years' experience at board level, has previously held senior sales positions with well recognised organisations such as NMBS, H+H and Jablite. He operated as an independent consultant for a number of years, where he was instrumental in developing strategies to maximise sales, reduce overheads and increase turnover into the merchant sector. He is also a Freeman of the City of London and a Liveryman of the Worshipful Company of Builders' Merchants. Prior to joining Timbmet's senior team, Mike held the position of sales director at Russell Timber Technology, where he was responsible for securing major projects with national housebuilders and developing strategies to grow turnover and profitability.



DN277



DN276

Rinnai takes a major role

Continuous flow hot water heating systems company, **Rinnai**, has announced that it will be a major sponsor of the forthcoming Chartered Institute of Building Services Technical Symposium 2016 on Integration for whole life building performance at the Herriot Watt University in Edinburgh on 14-15 April. The two-day event is part of a response to the CIBSE president Nick Mead calling for the industry to work more collaboratively across the supply chain and consider the whole lifecycle in delivering outstanding projects. Planned topics for the symposium include whole-life costing and environmental assessment; integrating leading-edge products and systems into building environmental engineering; interdisciplinary working – barriers and opportunities; performance of integrated building solutions and more.



DN278

Upgrade proves Knauf's continued UK investment

Increased demand for plasterboard in the UK and Ireland has prompted a significant investment from **Knauf** into its manufacturing facilities in Immingham, a testament to the company's commitment to UK manufacturing. Knauf has recently made upgrades to its production line allowing for a substantial increase in productivity. Re-investment into new machinery and technologies will allow for an increase in production speed while adding extra quality control. Committed to maintaining and increasing its market share, this latest upgrade has elevated the Immingham plant to the title of longest and fastest plasterboard plant in the UK.

Sika appoints new general manager

Sika has appointed Dragan Maksimovi as general manager, a role that will see him build on the continued growth of the company across its multiple UK markets. Dragan joined Sika in 2002. Based in Belgrade he was responsible for developing the company's operation in Serbia. The new appointment will see him build on the already well-established Sika brand in the UK. In 2016, the company is aiming to achieve 6% growth in net sales while maintaining profitability levels. Major focuses that will help the company achieve this centre on further development of its network of specifiers, strengthening relationships with key specialist distributors and adding to the Sika contractor networks. The company will also continue to focus efforts on securing large projects via its major project management team, which has shown great success in 2015, as well as developing inter-company business.



DN279



DN280

The A. Proctor Group – inspiring Britain

The A. Proctor Group has been identified as one of London Stock Exchange's 1,000 Companies to Inspire Britain. The report is a celebration of the UK's fastest-growing and most dynamic small and medium sized businesses. The A. Proctor Group has a long and successful history of pioneering technically advanced products to meet the challenges within the construction industry. For nearly 50 years it has been providing an extensive portfolio of solutions in the areas of advanced thermal, acoustic, timber cladding and membrane products. The A. Proctor Group continues to invest in research and development, so that its accomplishment of continuous specialist product solutions continues. The company's aim is to be the preferred and most trusted resource for the products and services required for the building envelope. To be included in the list, companies needed to show consistent revenue growth over a minimum of three years, significantly outperforming their industry peers.



DN282

Sponsorship extension

Adhesives and sealants provider, **Bostik**, has extended its sponsorship of The Northern Premier League until the end of the 2016/17 season through its well-known brand, EVO-STIK. The deal means the league will be known as The EVO-STIK League for a seventh consecutive season and follows the recent extension of Bostik's sponsorship of The Southern Football League. Formed in 1968, The Northern Premier League comprises 68 clubs across three divisions – the Premier Division, Division One North and Division One South. Commenting on the new deal, Dale Poulton, commercial director of Bostik UK said: "The EVO-STIK League provides an opportunity to promote our brand to all those involved in non-league football and allows us to put something back into the communities they live in. Along with our sponsorship of The Southern Football League, the agreement provides extensive exposure through the media, marketing campaigns and advertising in all stadia, programmes and on club websites."

DN281



Challenging timber construction perceptions

Environmentally friendly, easy to work with, adaptable and extremely cost-effective – these were just some of the major benefits of working with modern engineered timber, as defined by some of the UK's leading architects at a recent event hosted by London South Bank University (LSBU). The Urban Wood: An Alternative Architecture event was attended by more than 100 practitioners, as well as architecture students and professors, in a collaborative project between **Metsä Wood** and LSBU. The purpose of the event was to present and discuss alternatives to preferred materials, such as concrete, steel and brick. The event also marked the launch of a design project between Metsä Wood and architectural students at LSBU. Students have been challenged to identify how timber, (as a more cost-effective and flexible building material), could be used to restore old or iconic buildings in London.

REHAU sponsors UK Passivhaus Awards

Fenestration and renewables specialist, **REHAU**, is further stepping up its involvement in the Passivhaus sector by joining forces with the Passivhaus Trust to become the main sponsor of both its 2016 UK Passivhaus Awards and 2016 UK Passivhaus Conference. REHAU's bold move is part of the company's ongoing campaign to increase awareness of its portfolio of high thermal performance products including Passivhaus Institute certified GENEIO windows, doors and REHAU Polytec aluminium-clad curtain walling. REHAU also offers the AWADUKT Thermo ground-air heat exchanger which has been used in many Passivhaus projects. Having run Passivhaus seminars in Bristol and Manchester, which were very well attended, REHAU will be running further seminars throughout 2016. The Passivhaus Trust launched the UK Passivhaus Awards at the 2016 Ecobuild exhibition, with the awards ceremony and Passivhaus Trust anniversary celebrations taking place in early July.



DN283



DN284

New BIM files available on NBS National BIM Library

Style is the first company to make BIM objects for its folding wall systems available on the NBS National BIM Library. Rather than simply delivering downloadable 3D objects in different graphical formats, Style's BIM files provide customers with up-to-date, reliable and precise product data for the planning, construction and management of buildings. BIM offers enormous improvements when it comes to saving time and money. It increases the accuracy avoids error due to the loss of information.

GEZE UK opens new service office

To meet growing customer demand from across the midlands and the north, **GEZE UK** has opened a new 1,500ft² service office. Based in Warrington, Cheshire, GEZE Service Midlands North will support customers across the M62 corridor, offering quotations, technical advice and faster response times. As well as the large main office, there is a meeting room and a training room, which will be fitted out with all the latest automatic door operators for engineer training. The new office complements the service teams based in Glasgow, Newcastle, Bristol, Farnborough (London South), Leighton Buzzard (London North) and the Midlands South team based at the company's head office near Lichfield. Steve Marshall, service director at GEZE UK, said: "From this office we will be able to service our full range of products including automatic operators and natural ventilation systems, as well as those manufactured by other companies."

DN285



DN286



STROMA
TECH

BREEAM
AWARDS 2016

Stroma Tech celebrates BREEAM award winners

The winners of the BREEAM Awards 2016 were announced recently at the annual ceremony which took place on 8 March. **Stroma Tech** attended as the lead sponsor to celebrate the finest examples of BREEAM projects and to promote the importance of BREEAM in the construction industry. Following its inception 25 years ago, BREEAM has provided designers, developers and investors with a sustainable approach to improve the environmental, social and economic impacts of their building projects. Testing, assessment and consultancy bodies, such as Stroma Tech, provide BREEAM Assessments and a number of complementary services to guide development teams throughout their entire project to help them achieve the highest BREEAM rating possible. The BREEAM Awards have grown in scale to celebrate all BREEAM certified projects from across the world. The 2016 ceremony awarded a number of international projects, across all categories of BREEAM, for demonstrating the implementation of innovative and sustainable solutions throughout their BREEAM Assessments.



DN290

VBH stocks Siegenia Titan AF tilt and turn

Hardware specialist **VBH** now stocks Titan AF, the latest tilt and turn system from Siegenia. Titan AF is available in both surface fit and Axxent 24+ concealed hinge options and includes versions to suit PVCu, timber and aluminium windows with sash weights of up to 150Kg. Titan AF has been designed with the manufacturer, installer and end user in mind. The hardware clamps into the Eurogroove prior to screw fixing and VBH advises that the click-on coupling feature makes the hardware extremely easy to fit. The security level can be easily upgraded from basic to RC-1, RC-2 or PAS24 level by

changing just a few components. The system features KoPiBo roller cams that act as a standard roller cam or a mushroom cam depending on the striker plate used. It is height adjustable to automatically compensate for clearance tolerances and expansion and contraction in the window frame caused by dramatic temperature fluctuations.

Long lasting solution from Fernox

In a recent boiler installation at a three-bedroom property in Waterloo, Kingston Plumbing & Heating turned to a combination of **Fernox** Cleaner F3, Fernox Protector F1 and the TF1 Compact Filter to effectively pre-commission a customer's central heating system. Nick Kingston founded Kingston Plumbing & Heating in 2005 and, with its head office based in Portsmouth, the company operates and covers work across the entire Hampshire region. After relocating the pipework to position and install the boiler easily, Nick powerflushed the system with Fernox Cleaner F3 to remove sludge and improve the cleanliness and efficiency of the system. The central heating system was then dosed using Fernox Protector F1 – a BuildCert and ESTR approved inhibitor to prevent further corrosion and limescale deposition from taking place. When used in combination, the Cleaner F3 and Protector F1 can achieve gas savings for the customer of up to 15% every time a room is heated.



DN292

DN291



VELUX hits the road

Roof window manufacturer, **the VELUX Group**, is on the road to unveil its new, white-painted roof window range to customers. The VELUX 2016 Tour will visit 250 venues across the UK until late July to give installers and suppliers a first look at the new, white-painted roof window range, developed to meet contemporary demand for an alternative to traditional pine. Installers attending the event can win over £75,000 of rewards and prizes on the day including a brand new Vauxhall Vivaro van worth over £20,000, Makita drill sets and white iPad minis. Everyone who pre-registers at www.velux.co.uk/2016tour and attends an event will receive an instant win scratch card with a guaranteed VELUX Reward worth between £5 and £50. For every VELUX white-painted roof window bought in April and May, customers will receive £25 worth of reward vouchers, redeemable at M&S, Argos, Pizza Express, Thomas Cook and Ticketmaster.



DN293

Polypipe helps Swindon College get back in the flow

Following a devastating fire in a plumbing workshop at Swindon College, **Polypipe**, manufacturer of above and below ground drainage, plastic plumbing and underfloor heating systems, has donated a range of plastic pipes, fittings and waste traps to enable the Plumbing Department to get back to teaching. Swindon College has been training student plumbers for over 50 years, but a fire on the Swindon College Gemini Campus in January left the established department and its vital equipment in ruin. Polypipe was able to provide the college with a new range of products including the Polyplumb and Polyfit ranges.

Sustainable drainage guidance

Millions of homes and businesses are at risk from localised flooding, driven by climate change, increased rainfall and growing urban development. The challenge for planners and contractors demands a completely integrated approach from design to installation. For house builders and developers making sense of the plethora of planning guidance combined with the stalling of clear legislation has further complicated the process of achieving consistent levels of best practice.

Water management specialist **JDP's** technical department uses cutting-edge technology, accurate rainfall data, topography reports and advice for projects involving surface water management to ensure operational efficiency, effectiveness, legislative compliance and manage increased volumes of surface water. The latest extension to the portfolio, RAINBOX Attenuation Solutions is an essential partner in seeking to minimise the risk to localised flooding and provide best practice SuDS.



DN294



DN295

Profile 22 plays its part in major refurb

Triple-glazed PVCu windows manufactured using the **Profile 22** system which achieve a U-Value of 0.8 W/m²K have played their part in a major refurbishment for Merseyside-based, One Vision Housing, a not-for-profit social housing provider with around 13,000 homes across Sefton, Liverpool and the Wirral. The work was for 96 units in eight blocks that make up Hornby Flats in Litherland, where the replacement windows were used alongside external wall insulation to reduce carbon emissions as well as residents' heating costs. A mark of the success of the project, it gained a Sustainable

Project of the Year award for its re-use of existing buildings in the annual Builder and Engineer Awards. The 520 white casement windows and 120 PVCu doors were made using the Profile 22 FS70 system by Walsall-based fabricator, Select Windows.



Rinnai BIM Level 2 now live

Rinnai has added its own BIM shelf live to its website to coincide with the industry-wide implementation of Level 2 BIM. If there are any queries, questions or concerns about the potential impact of BIM on your business, Rinnai now offers technical resources – email engineer@rinnaiuk.com. You can follow the company on twitter @rinnai_uk and send a picture of you downloading Rinnai BIM objects for a chance to win a goody bag. Government Procurement

officially starts the implementation of Building Information Modelling (BIM) in public sector build from now, requiring collaborative 3D BIM with all project and asset information, documentation and data to be electronic. Fully collaborative 3D BIM has been defined as Level 2 BIM and is documented in PAS119:2. This publicly available specification sets out the standards and collaborative workflows needed to complete a construction project to Level 2 BIM.



Happy campers in hot water

Caravan and holiday park owners need a continuous flow of temperature-safe hot water that will not run out even at peak times. There is only one method guaranteed to economically deliver instant hot water 24/7, 365 days of the year and that is a gas fired continuous flow hot water system. A Rinnai Infinity A-rated continuous flow system will win hands down on running expenses over a stored hot water system every time as it only uses energy when a tap or shower is turned on. For example, Seaview International Holiday Park at St Austell in Cornwall boasts exceptionally high quality shower blocks with a supply of never-ending hot water, courtesy of Rinnai's condensing Infinity HDC1500i continuous flow water heaters.

Heating Hektor's house

When somebody books a beautiful historic timber-framed barn as a wedding venue, they want to see the mellow oak beams in their natural glory; they do not want to see unsightly steel radiators bolted to them. That is why landowner and developer, Hektor Rous, chose Gaia's wet underfloor heating system in the renovation of the Grade II listed barn at the family seat, Henham Park, in Suffolk. "I chose underfloor heating as I have a power-floated concrete floor providing excellent thermal mass," he explained. "As a Grade II-listed structure, the barn must be kept, as far as possible, in its original state which did not include wall mounted radiators. With the new concrete floor, a UFH system was a clear solution." Gaia specified and installed the system which covers an area of 690m². At present, the system is connected to an LPG-fired gas boiler but Hektor plans to replace this with a ground-source heat pump.



DN298

Commercial efficiency DN299

Rinnai's Infinity HDC1600i/e low NOx, gas-fired continuous flow water heater delivers commercial qualities of hot water – up to 37L/m on demand – to any site and application. An important feature that demonstrates efficiencies is the fact that Rinnai has A-rated Eco-labels on all of its units. Eco-labelling of products offers

transparency to specifiers and end users – a clear and simple guide when sourcing the most energy efficient hot water heating units. The Rinnai Infinity series HDC1600i/e Low NOx is capable of delivering in excess of 2,000L/hr. It has

efficiencies of up to 107% and can realistically claim to be one of the most efficient hot water heating units of its kind available in the UK. The HDC1600i/e Low NOx is an on-demand style hot water heating unit – suitable for natural gas or LPG – and it has no storage cylinder. This means that there is no waste of energy from constantly reheating a stored body of water for when there is demand.



Gilberts aids energy efficiency in Bangor

The £49m Arts & Innovation Centre in Bangor is bridging the gap between engineering and art in part through state-of-the-art British engineering technology. Pontio, (Welsh for bridge), aims to link art, science, the University and the local community. It has used forward thinking techniques to achieve high environmental standards – it used 30% less carbon than buildings of similar size in its construction and will continue to be eco-friendly in operation, producing its own electricity and using natural ventilation solutions from Gilberts (Blackpool), to reduce reliance on heating and air conditioning. More than 60 of Gilberts' Mistrale ventilation louvres have been integrated into key areas of the foyer, theatre, technical workshop, social learning area and energy centre. Mistrale 75 ventilators achieve accurate and stable airflow with air leakage as low as 5m³/hour/m² – twice as good as current regulatory requirements, with a U-value, when closed, of as little as 0.93W/m²K.



DN300



DN301

Refurbishment uses Roofshield

Located on the former site of the Royal Infirmary of Edinburgh, Quartermile is a mixed use development comprising Grade A office buildings, retail and leisure space and luxury apartments. Alongside the new build apartment blocks lie the Lofts, two Grade B listed former hospital buildings which are being refurbished and converted into further apartments. The impressive roof structures of these buildings required careful consideration of moisture management and condensation control. The scale and complexity of the turreted roofs, along with the building's historic appearance within a UN World Heritage Site made adding traditional ventilation to the roof highly undesirable, but also required a high performance and robust solution. By combining the highest available vapour permeability with an air open structure which permits greater airflow than conventional ventilation, Roofshield from A. Proctor Group ensures condensation problems are reduced or eliminated in even the most complex roof geometry. Roofshield is fully BBA certified and is accepted for use without additional ridge ventilation by the NHBC.



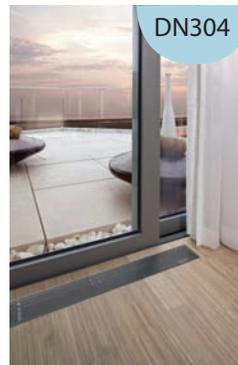
Hybrid offers a greener solution

Grant UK is helping installers unlock the benefits of renewable energy for their off-gas customers with the new Grant VortexAir. This hybrid combines the attributes of a Grant VortexBlue oil boiler with the green advantage of an Aerona³ inverter driven heat pump. It means heating installers will be able to offer a green alternative to boiler replacements, with minimal disruption to the home. Renewable technologies can sometimes prove difficult for homeowners to install into their

properties, especially when in a distress purchase situation. The VortexAir solves this with a 16kW inverter driven heat pump and joining it with a high efficiency blue flame oil boiler. This hybrid is a greener alternative to boiler replacements, which helps to futureproof against unknown energy costs "Grant's products, including the Vortex oil-fired boilers and their renewable technologies, have been market leaders in efficiency, striving to generate greener energy with low carbon emissions," explained Anna Wakefield, marketing and corporate communications manager for Grant UK.

Shallow trench heating available in five lengths

Super-shallow Micro Canal trench heating is now available in lengths of 600, 950, 1,300, 1,650 and 2,000mm from **Jaga Heating Products**. At only 60mm deep, the Jaga Micro Canal is one of the shallowest trench heating products available. Compared to similarly-sized trench heating systems, the Micro Canal provides an optimum balance between practical dimensions and powerful output, opening-up a new range of design possibilities. The Micro Canal is a responsive, stylish and efficient fan-assisted heat emitter suitable for use alongside windows and large areas of glazing, such as those often found on office and retail project façades. Unlike other shallow trench heaters, the Micro Canal delivers genuine power 1,950Ws for a length of 2,000mm (at 75/65/20 EN442) from its minimal dimensions, being only 130mm wide and featuring adjustable heights between 60 and 80mm. The Micro Canal trench system provides a powerful heat output even when sub-floor space is in short supply.



UFH for Surrey farmhouse

A rural mansion in Surrey has had **Polypipe** Underfloor Heating installed throughout. Polypipe, UK manufacturer of above and below ground drainage, plastic plumbing and underfloor heating systems, was selected to provide Burrows Lea Farmhouse with environmentally friendly heating together with a ground source heat pump. Polypipe's Red Floor Plate Solid Floor System was specified for the ground floor of the farmhouse due to its ability to provide an ambient temperature throughout the property and its environmental credentials over alternative heating systems. Polypipe's Overlay system is suitable for heat pump installations and first floor rooms as it can be laid directly on top of the floor, offering much higher outputs at the low flow temperatures delivered by heat pumps than other systems that are installed beneath floors.



Rinnai is ahead of the pack

Rinnai's one-stop-shop pack initiative delivers fully integrated high efficiency hot water systems, bespoke and tailored, to any type of business operation. Manufacturers can now supply a whole commercial hot water heating system in one, easy-to-install, fully specified and energy efficient pack delivered direct to site. The Rinnai Pack is a complete turn-key solution that guarantees easy installation, time and labour control and standardisation of both product and spare parts supply. The pack includes best in class Rinnai Infinity continuous flow gas fired water heaters and all relevant parts, including water softening treatments where necessary.

Rodeca helps recover energy

A massive 4,000m² of translucent polycarbonate cladding panels by **Rodeca** are currently being installed on the £760m cutting-edge Severnside Energy Recovery Centre (ERC) project as part of a sub-contract package. The 34 megawatt facility will produce enough electricity to power the equivalent of 50,000 homes and could also provide heat to local businesses in a solution which will enable the West London Waste Authority to divert 96% of its waste from landfill, saving two million tonnes of CO₂ over the duration of the 25-year contract. Rodeca's tongue and groove Opal panels in up to 13m lengths are being installed around the ground-floor process areas and north-east gable end of this significant building adjacent to Seabank Power Station and the former Terra Nitrogen plant in South Gloucestershire by specialist sub-contractor Massey Cladding Solutions for main contractor Sir Robert McAlpine.



School wins race against time with Kingspan TEK

The **Kingspan TEK** Building System of structural insulated panels has been installed as part of a modern, energy efficient classroom block at Boyle and Petyt Primary School in the Yorkshire Dales, helping the school to meet its strict funding deadline with a nine-day erection programme. With a tight working budget, it was essential that the project was delivered both on time and on cost. Kingspan TEK Delivery Partner, SIPS@Clays, helped to ensure this was achieved by designing, fabricating and fitting the Kingspan TEK Building System to form the roof and walls of the block. Kingspan TEK Building System panels incorporate a fibre-free insulation core sandwiched between two layers of OSB/3. The panels are pre-cut to each project's specification, limiting on-site alterations. This bespoke approach, combined with the panelised system of construction, helped to ensure a fast and predictable installation programme.

DN308

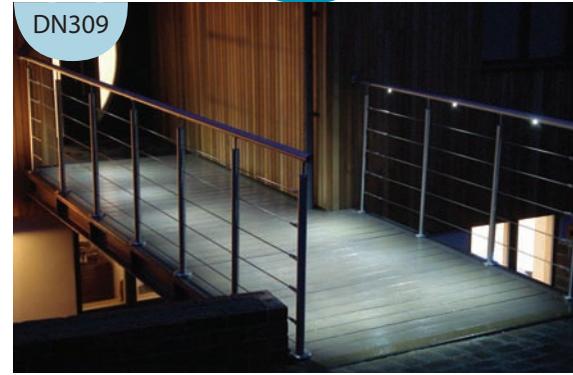


NVELOPE offers a supporting role

To eliminate any disruption to a building's exterior appearance, **NVELOPE**, manufacturer of rainscreen cladding support systems, offers architects a range of vertical cladding support systems which allow façades to be installed with no visible fixing. Architects are under pressure to specify rainscreen systems which provide an overall flawless appearance and meet the relevant thermal bridging requirements set out in the Building Regulations. NVELOPE understands the

importance of providing a system that satisfies these demands and offers architects cost-effective, easy-to-install products that can adapt to any building design. The NV vertical brackets are versatile and flexible – both key drivers in façade design and cladding systems. "With constant changes and improvements taking place in cladding materials technology and design, architects and specifiers have the opportunity of greater choice and aesthetic variety," explained NVELOPE's MD, Mike Smith.

DN309

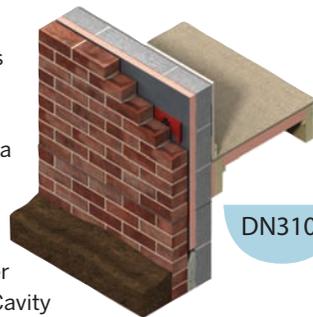


The finishing touch

It may account for just 2% of a building or renovation project, but balustrading is an essential part of any design. A statement piece can add impact to any scheme – and **SG System Products**, UK designer, manufacturer and installer of handrails and balustrades, offers a portfolio of premium quality pieces. Its recently-launched Illumine handrail comes complete with discreet LED inserts, providing direct lighting to stairs and can be specified on the Stargard, Sentinel and Citadel handrails, plus all its balustrade products. SG System Products prides itself on using only premium quality metals that can be powder coated or sleeved in PVC to meet the requirements of the Disability Discrimination Act (DDA).

Cavity walls stay slim with Kooltherm

With pressure mounting to be building nearly zero-energy buildings within the next few years, **Kingspan Insulation** has announced the latest development in ultra-low lambda products to help meet those targets, without having to increase cavity wall sizes. Offering a thermal conductivity of just 0.018W/m.K, new Kingspan Kooltherm K106 and K108 Cavity Boards provide a level of performance that is unrivalled in the world of rigid thermoset insulation materials. Apart from the fact that low U-values can be achieved with a thinner product, a specially developed facing also allows Kooltherm K106 Cavity Board to be installed with a mere 10mm air gap, instead of the 50mm that is required in a standard partial fill cavity wall construction. The water-tight, vapour-open polypropylene fleece outer facing protects against moisture penetration, while the lower lambda phenolic core allows a U-value of 0.17W/m²K to be achieved with an overall cavity of just 100mm in a standard masonry construction.



DN310

DN311



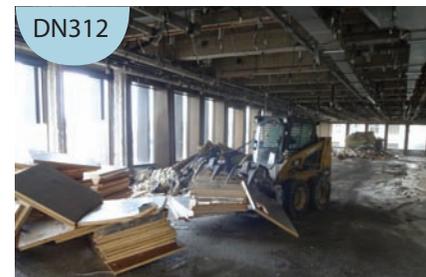
Providing peak performance

At a new build family home, shortlisted for the *Grand Designs* RIBA House of the Year awards, the application of 200m² of **Sika Trocal Type S** waterproofing membrane has helped to provide a watertight finish for a complex roof system featuring seven pyramids and a vaulted rooflight. Working closely with Ithaca Roofing, vPPR specified a Sika Trocal Type S mechanically-fixed waterproofing membrane to deliver exceptional long-term performance. To enhance the architects' design and emphasise the pyramid shape of the roof, Sika Trocal supplied its Type S membrane in both light grey and slate grey. With aesthetics an important consideration for the complex pyramid design, the specification of Trocal Metal helped to reduce membrane overlaps and provide a neat finish around the edges.

GtoG Final Report

Closed-loop recycling is a key contributor to achieving higher recycling rates of gypsum wastes according to the Final Report of the Gypsum to Gypsum (GtoG) project, a three-year study initiated by the European gypsum industry. In brief, the report identifies best practices for deconstruction, recycling and reincorporation in the manufacturing process of recycled gypsum to create the perfect loop. It also sets out a roadmap for future implementation of a sustainable value chain which, it says, will require intense collaboration between demolishers, constructors, recyclers and manufacturers. Summing up the Final Report, Crispin Dunn-Meynell, secretary of the **Gypsum Products Development Association**, commented: "Gypsum products can be counted amongst the very few construction materials where closed-loop recycling is possible. Our member-manufacturers have played a proactive role in the GtoG Project and will continue to work with stakeholders to implement the project's recommendations for achieving the ultimate goal of a circular economy for the construction sector."

DN312



DN313



A platform for success

A development project at one of London's most famous railway stations has proved to be a platform for **Acheson & Glover (AG)** specialist building products. More than 1,500m² of AG products have been laid at the East India Dock Station, Canary Wharf as part of a major refurbishment project. Architect D4P selected AG's 200 x 150 x 60mm Riverstone Blackwater, Rectangular 200 x 100 x 60mm Crieve Mix and 200 x 100 x 915mm Terrakerbs for the scheme. This is the first of a series of ten supply contracts to Docklands Light Railway for AG. Mark Armstrong from architect, D4P said his firm wanted to create something special for their client: "AG products are renowned for their aesthetics and performance but what we really liked was their attention to detail and how they were able to create a one-off type colour for this project. Nothing was a hassle to them."

Jet Aire

Jet Aire commercial director, Keith Ferris, is celebrating three years with the Yorkshire-based drainage contractor. In those three years, Jet Aire has more than doubled in size from 30 employees to over 70, expanded its drainage offerings and cemented key contracts with both Seymour Civil Engineering and City Facilities Management. His main role has been to acquire new opportunities and win key commercial drainage contracts, which he has done time and time again. Turnover has again more than doubled since his arrival and Jet Aire has become recognised as a main contractor in the chemical, educational and healthcare sectors. Keith, who is based in the Leeds office, has also helped to improve the professionalism of the company, with new health and safety measures implemented on site.

Email: enquiries@jetaire.co.uk

Website: www.jetaire.co.uk



DN600

Howarth Timber and Building Supplies

Howarth Timber and Building Supplies has announced its sponsorship of 2015 Diving World Champion and British Olympic hopeful, Rebecca Gallantree. The sponsorship aligns the UK's largest privately owned timber company with one of the most successful female divers in British history as she aims to qualify for the Olympic Games for the third time in her career. Leeds resident Rebecca has 18 national



synchro and individual titles to her name – more than any other British female diver in the sport's history – and she was named Leeds Sportswoman of the Year in 2015. Now she is being backed by a company with strong ties to her home city, with Howarth Timber first establishing itself in Leeds 175 years ago.

Email: info@howarth-timber.co.uk

Website: www.howarth-timber.co.uk

DN604

British Gypsum

In a first for the UK drylining market, British Gypsum has introduced a new Waste Estimator tool which helps drive out construction waste by enabling early decisions to be made around material selection. The tool – which can be accessed via the British Gypsum *White Book System Selector* – uses a direct output from a Building Information Model (BIM) file, allowing customers to identify waste during the building design phase and reduce surplus quantities of material at the start of a project. Once users have uploaded individual British Gypsum partition specifications into a Revit model, the estimator recommends plasterboard lengths to generate a customised shopping list of products in line with the BIM data, while minimising excess material.

Email: jo.doxey@bpb.com

Website: www.bpb.com



DN601

Reliance Water Controls

Reliance Worldwide Corporation (UK) (RWC UK) has enhanced its valve offerings under its Reliance Water Controls brand. The new Harron and Tenant valves have been designed to provide multiple functions, easing installation, use and maintenance. The Harron valve is a combination valve which incorporates a pressure reducing valve and thermal balancing valve in an all-in-one cartridge design. Used on circulating hot water systems, the valve reduces water pressure and balances the system by regulating the flow depending on the temperature. The Tenant valve is available in ¾" and 1" sizes and brings together five functions in one compact self-contained unit to control and monitor water supply in multi-occupancy buildings, such as flats and offices.

Website: www.rwc.co.uk



DN605

Levolux

As part of a wider campus redevelopment at the Arts University Bournemouth (AUB), a new extension to its Photography Department has been completed, featuring a custom glass fin solar shading solution from Levolux. The solution comprises a series of vertical glass fins formed from laminated, toughened glass and integrated walkways with balustrades. A digitally printed PVB interlayer has been incorporated into each glass fin, which creates an intricate pattern of camera shutter icons. The glass fins effectively shield the building's glazed envelope against direct sunlight.

Email: info@levolux.com

Website: www.levolux.com



DN602

InSinkEerator

InSinkEerator has released a new, full colour glossy brochure, outlining its complete product range. Titled *Enhance your Life, Enhance your kitchen*, InSinkEerator highlights its ongoing commitment to providing products that are sustainable, while adding style and convenience to the kitchen. Split into the two product ranges, food waste disposers and steaming hot water taps, InSinkEerator has provided information on the differences between models, colour choices and safety features in a clear and concise product guide, as well as recommending the different models suitable for each household. The new brochure is suitable for retailers for pointing out the benefits of InSinkEerator products.

Website: www.insinkerator.co.uk



DN606

Johnstone's Trade

PPG Architectural Coatings has signed an agreement to become the preferred paint supplier to construction contractor, Kier Group. The deal will see PPG's flagship paint brand, Johnstone's Trade, used by the Kier Group across its construction projects for the next two years. PPG was selected after a competitive tender process in which the company proved it can deliver high performance and sustainable products, eye-catching colour solutions and first-class service. The network of 190 Johnstone's Decorating Centres across the UK is the country's largest, and Kier will also benefit from PPG's policies of free deliveries and no minimum order requirement. Kier operates across a range of sectors including defence, education, health, housing, industrial, power, transport and utilities. It employs 24,000 people across a network of 88 UK offices (105 globally).

Email: customersupport.acuk@ppg.com

Website: www.johnstonestrade.com



DN603

Perrin & Rowe

Independent kitchen and bathroom brassware manufacturer, Perrin & Rowe, has announced great success at Kbb Birmingham 2016, having secured over 100 new kitchen displays and ten new bathroom displays at the show. Perrin & Rowe took great advantage of its modest, dual-sided stand and actively communicated with existing and new customers, as well as offering free access to an interactive Coffee Bar experience made up of its latest Instant Hot Collection. Perrin & Rowe used this platform to launch its brand new and never-before-seen, traditional 3-in-1 Instant Hot Tap, Polaris: an industry first, being the only manufacturer to design and supply a traditional tap designed with instant hot tap technology.

Email: sales@perrinandrowe.co.uk

Website: www.perrinandrowe.co.uk



DN607

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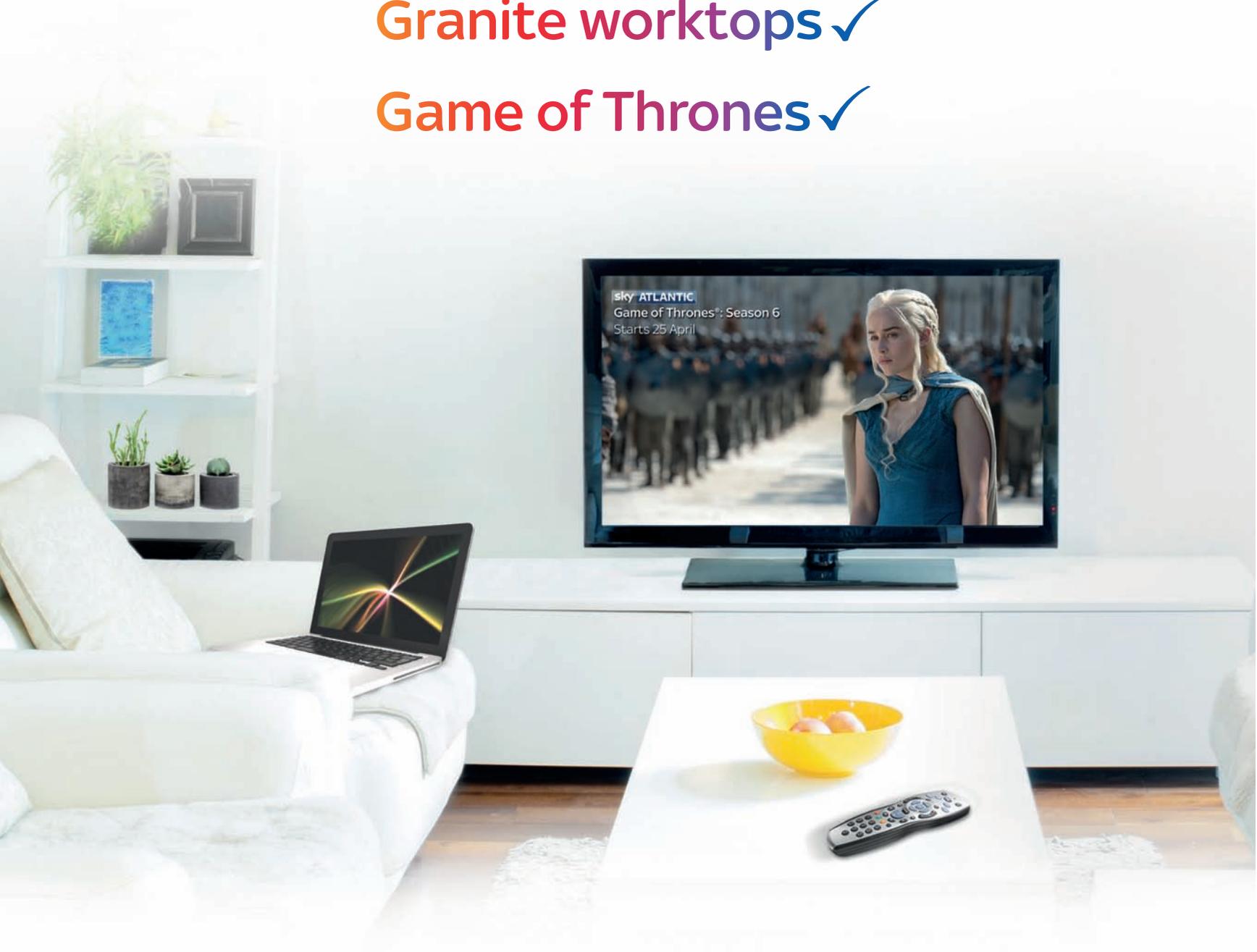


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