

BALCONY^{views} magazine

Innovative design solutions for contemporary building



Summer 2010

Welcome to Issue 1 of Balcony Views

... a new and exciting magazine that we hope will offer you insight into, as well as an increasing interest in, our ever-growing industry.



Effi Wolff
Editor & Balcony Systems Director

In partnership with other leading companies, we at Balcony Systems hope that *Balcony Views* will grow into an important and informative communications tool for architects, designers, developers, self-builders and contractors alike. We aim to provide vital news and information to keep you up-to-date with this rapidly changing field of property development and consider this publication will play a major role in providing unbiased and 'real' editorial, keeping you in touch with leading companies and new technologies.

Our first issue not only offers an entertaining read with features on the history of balconies and the current resurgence of interest in balustrading, but focuses too on informative articles, product news and innovations such as self-cleaning glass and security shutters. We also publish important advice on fire security from David Sugden, Chairman of the Passive Fire Protection Federation.

We hope that by providing a range of articles from businesses, industry spokes-persons and manufacturers, *Balcony Views* will become a magazine that you will want to keep and refer to in the future.

Enjoy the read!



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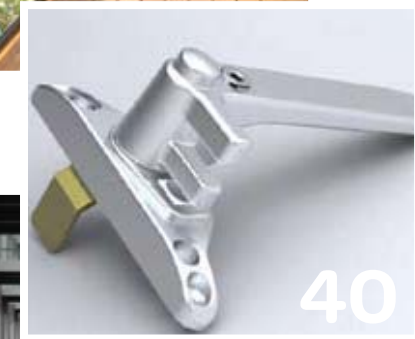
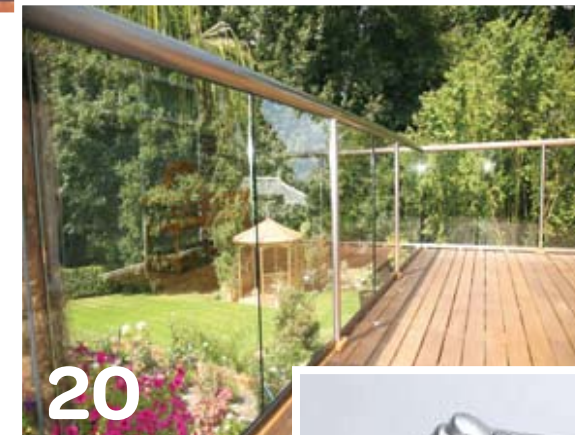
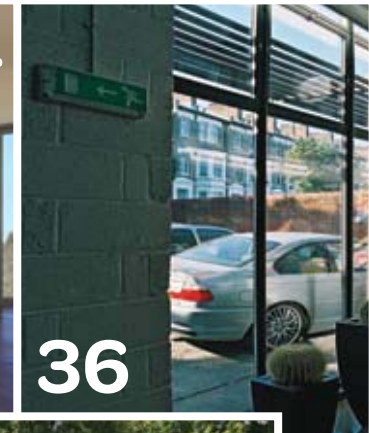
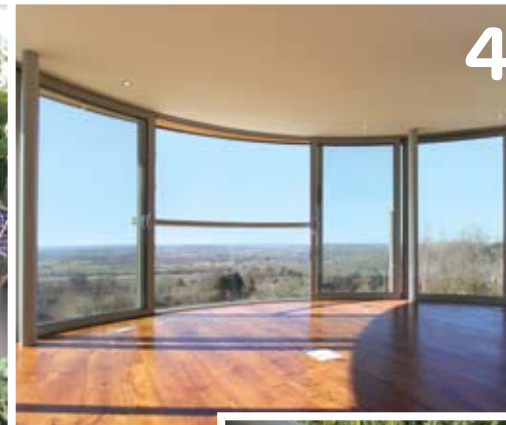
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Location, location

Balcony Systems' stunning curved patio doors and Juliette balconies complement traditional features in a new modern home with spectacular views.

Challenging is the only way to describe the project undertaken by Princeton Homes at Lacock, Wiltshire. The brief was to build a high-spec detached home on a plot previously occupied by an old four-bedroom house which had been extended at different times in a mixture of stone, brick and block. The old house was to be demolished and replaced with a timber-framed property, constructed using eco-friendly technology and the latest materials acceptable to planners in a conservation area.



The client wanted the property to make the most of the spectacular 180 degree views over the Wiltshire countryside. On a clear day you can see as far as Bath and the Mendip Hills to the South and Wales in the West, so Andy Turner, Owner and Managing Director of Princeton Homes, drew up a concept design.

Looking over the National Trust village of Lacock

The design called for a lot of glass – never popular with Conservation Officers in planning offices. Although the property is in open countryside, it is also in a conservation area. The land in front belongs to The National Trust and the house overlooks The National Trust village of Lacock; all factors to be considered when applying for planning permission. After seven months, permission was granted to build a traditional stone front with slate roof and, to the rear, an ultra-modern expanse of glass, with four curved patio doors and two curved Juliette balconies from Balcony Systems, set into a stone faced timber frame construction.

Complex design combines the traditional with the sustainable

Once the concept design was approved, Andy had detailed plans drawn up by John Llewellyn from MayaStudio Architects of Chippenham. The project was given the go-ahead and work commenced in March 2009. It was recently completed in March 2010. The finished design is complex as it makes use of both traditional building methods and the latest energy-saving techniques.

Rainwater harvesting, solar panels and air-source heat pumps have to fit comfortably with both traditional and modern elements. The curves of the patio doors have to blend into the square slate roof.

Balcony's curved patio doors are a key feature of the build. Two are set on the ground floor in the living room/kitchen and the snug and two are upstairs in the master bedroom and second bedroom, where they transform the rooms with the changing light and panoramic view. The Juliette balconies are installed on the first floor doors for safety when the doors are open.

Stunning curved patio doors

When it came to choosing the stunning curved patio doors, Andy turned to the internet. He asked for quotes from eight companies, but Balcony was the only one to respond, presumably because of the complexity of the project. Impressed by Balcony's response as well as their products, Andy Turner visited Effi Wolff, Managing Director of Balcony, and with his help ordered two curved 10-metre and two curved 5.8-metre VisioGlide 100 patio doors, with two Juliette balconies for the bedrooms (see the technical panel for details). The handrails are in Balcony's own Royal Chrome anodised aluminium. The doors are 28mm double-glazed toughened Low-E glass, with a high weather rating (essential in an exposed location), their energy efficiency fitting in well with the eco-friendly ethos of the project. The living room/kitchen door has eight curved panels, four sliding and four fixed, while in the snug four panels are fixed and two are sliding. Specially made for this project, the order was delivered on time and fitted in alignment with the required time table.

The finished design is complex as it makes use of both traditional building methods and the latest energy-saving techniques.

Curved patio doors feature in award winning project!

In July 2010, Princeton Homes was awarded the prize for the Best Individual Dwelling by the West of England Local Authority Building Control (LABC) for the outstanding refurbishment project featured in this article. The award was for high standard of design, construction and workmanship.





Balcony's curved patio doors are a key feature of the build. Two are set on the ground floor in the living room/kitchen and the snug and two are upstairs . . . where they transform the rooms with the changing light and panoramic view.

Rising to the challenge of a complex project

VBS Ltd, Balcony's sister company specialising in balcony and balustrade glass installations for large projects, fitted the curved patio doors and Juliette balconies. As it was a complex project – “a leap of faith for all parties,” as Andy puts it – an engineer from Balcony was on hand to advise on the installation. The timber frame company Allwood Buildings Ltd was extremely helpful, cutting and fitting the necessary steelwork into the wooden frame. The roofers, A L King, also rose to the challenge, bringing together the curves of the patio doors with the square traditional slate roof. Although the architectural features made the installation more complicated than usual, Balcony products are designed to be easy to install. Everything went smoothly and Andy is delighted with the end result.

Curved patio doors for clear uninterrupted views

The curved patio doors allow uninterrupted panoramic views from the house. They make a stunning statement from outside and inside the home. The curved Juliette balconies fitted on the first floor mean that the patio doors in the bedrooms can be opened and the views enjoyed in safety. The minimal handrail, with glass reaching from top to bottom and no clamps between panes mean there is nothing to distract the eye. Both floors of the property benefit and the overall effect is one of original use of light and space. Careful planning and co-operation between the contractors and Balcony meant the project came in within budget and on schedule. The property is valued at around £1.5 million.

Technical Details	
Location	Product description
Rear Master Bedroom	Balcony Visioglide 100 - W4F 10.00m girth, 2.30m height, standard ral colour. Radius of doors was 4015mm
Living Room/Kitchen	Balcony Visioglide 100 - W6F 10.00m girth, 2.60m height, standard ral colour. Radius of doors was 4015mm
Snug	Balcony Visioglide 100 - W4F 5.80m girth, 2.60m height, standard ral colour. Radius of doors was 2550mm
Bedroom 2	Balcony Visioglide 100 - W4F 5.80m girth, 2.30m height, standard ral colour. Radius of doors was 2550mm
Curved Juliette master bedroom	Balcony 1 system 2.74m curved, 1.12m height Juliette, royal chrome anodized, 10mm clear toughened
Curved Juliette Bedroom 2	Balcony 1 system 2.00m curved Juliette, 1.12m height, royal chrome anodized, 10mm clear toughened
Delivery	Was delivered on schedule

Main Contractors:

Princeton Homes
Balcony Systems & VBS Ltd
Allwood Building Ltd for the Timber Framework

Michael Joyce Stonework
Electrical Technolo-G Ltd (electrics & lighting)
RSG Plumbing & Heating
A L King Roofing

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Making an entrance

The market in composite doors is changing and expanding, says Door-Stop International's Managing Director Nick Dutton. Here he takes a look at the latest innovations.

Specifying a front door can be problematic: first impressions matter, so aesthetics are always high on the agenda. But insulation, security, disability access and durability must also be added to the equation. If an entrance door fails in any way, then the building fails too. For residential projects, the front door is one of the most important points in the development. But options

have been limited until fairly recently.

PVC-U panel doors, for example, have had a history plagued with problems ranging from woodgrains that have split, bubbled and peeled, to white panels that have discoloured in a matter of months. Security has also been poor. Hardwood timber meanwhile looks fantastic, but is prohibitively expensive (with a question mark over sustainable sourcing), while softwood also has security and maintenance issues.

Composite doors seem to offer a product without compromise. With a woodgrain finish on a Glass Reinforced Plastic (GRP) skin, composite doors have the look and feel of painted timber – but none of the maintenance issues. More energy efficient than PVC-U panel doors, they're more secure too. But choice of colour, glass and hardware has been limited and long lead times were the norm until a couple of years ago. This is changing and the market has now expanded. Having established a firm footing in social housing, it's growing fast in new build residential and refurbishment markets too.

Door-Stop International specialises in manufacturing and supplying composite

Homeowners personalise their composite doors with a choice of glass designs and colours



doors. Tested in accordance with BS5368-2:1980 for water-tightness, and in accordance with BS5368-3:1978 for wind resistance, our doors will sustain extreme weather conditions. A UV resistant film gives a high gloss 'painted timber' finish, but also protects against fading and discolouration.

With 20 door styles, seven different colour finishes (including woodgrains) and literally millions of glass combinations, the options are endless. Anticipating the trend for shorter lead times, we've been delivering composite doors in just three days from order - by telephone, fax or online - compared to an industry average of three weeks. It's easier, more convenient and cuts down on time co-ordinating orders and damage to stock. Companies can order what they like, when they like. It's unique in the market.



The Yale Electronic Door Viewer

A digital door lock for the 21st century...

What's also unique is Yale®'s latest innovation, the Keyfree Lock. Available exclusively to Door-Stop, this electronic keyless lock and handle gives homeowners flexibility and security, with a remote control fob or a personalised four to 12 digit number to open their door. For extra peace of mind, the Secured by Design Yale Keyfree Lock comes with a built-in 80 decibel tamper-proof alarm and uses the Yale multi-point locking system. This is a product where security meets convenience. Homeowners no longer have to remember their keys or carry them around, and families can share one PIN code and set another for special visitors such as carers.



The Yale Keyfree digital door lock is exclusive to Door-Stop doors.

... and an electronic spyhole to match!

Another innovative option is the Yale Electronic Door Viewer. With a wide 90 degree angle, the viewer allows homeowners to see who is at the door, in real time. An optional memory card also saves images of any visitors who have called while the homeowner has been out, taking a photograph of anyone who rings the bell.

Police-approved

New and inventive technology can help developments stand out, but Door-Stop's standard security options should satisfy even the most stringent specifications. Our Secured by Design upgrade meets their national standard for safer homes. It's not only police-approved, it's recognised by many insurance companies too.

Door-Stop also offers two high quality hardware options from two, trusted names.

Every door is fitted with Yale hardware as standard, tested to the very latest PAS023/24 security standards. The Kitemarked lock is Anti-Bump, Anti-Pick, Anti-Drill, Anti-Snap and Anti-Extraction.

Alternatively, the new Affinity composite door hardware package is fully PAS024 compliant and features the new 3D Butt Hinge and Composite Door Lock,

as well as the Affinity door handle, full metal letter plate and ABS Snap Secure Cylinder.

Going for green

Door-Stop doors aren't just more secure; they're more energy efficient too. Our solid, unglazed door achieves a U-value of 1.03, while our half-glazed door (which uses a triple-glazed unit) achieves a U-value of 1.46, which means they help insulate houses and reduce fuel bills.

But being green is about more than making an energy efficient product. We're currently working towards ISO14001 to show our continued commitment to our environmental policies. Our door profile is lead-free - extruded using calcium zinc - and our foam fill is CFC-free. We've cut our carbon footprint too: our doors are manufactured in the UK and we offer a 'deliver to site' option to reduce unnecessary transport.

With a dedicated low threshold design, which is Part M compliant, Door-Stop really does offer a door that doesn't compromise - on disability access, delivery, security, the environment or aesthetics.

For more information visit
www.door-stop.co.uk



Baltimore Wharf

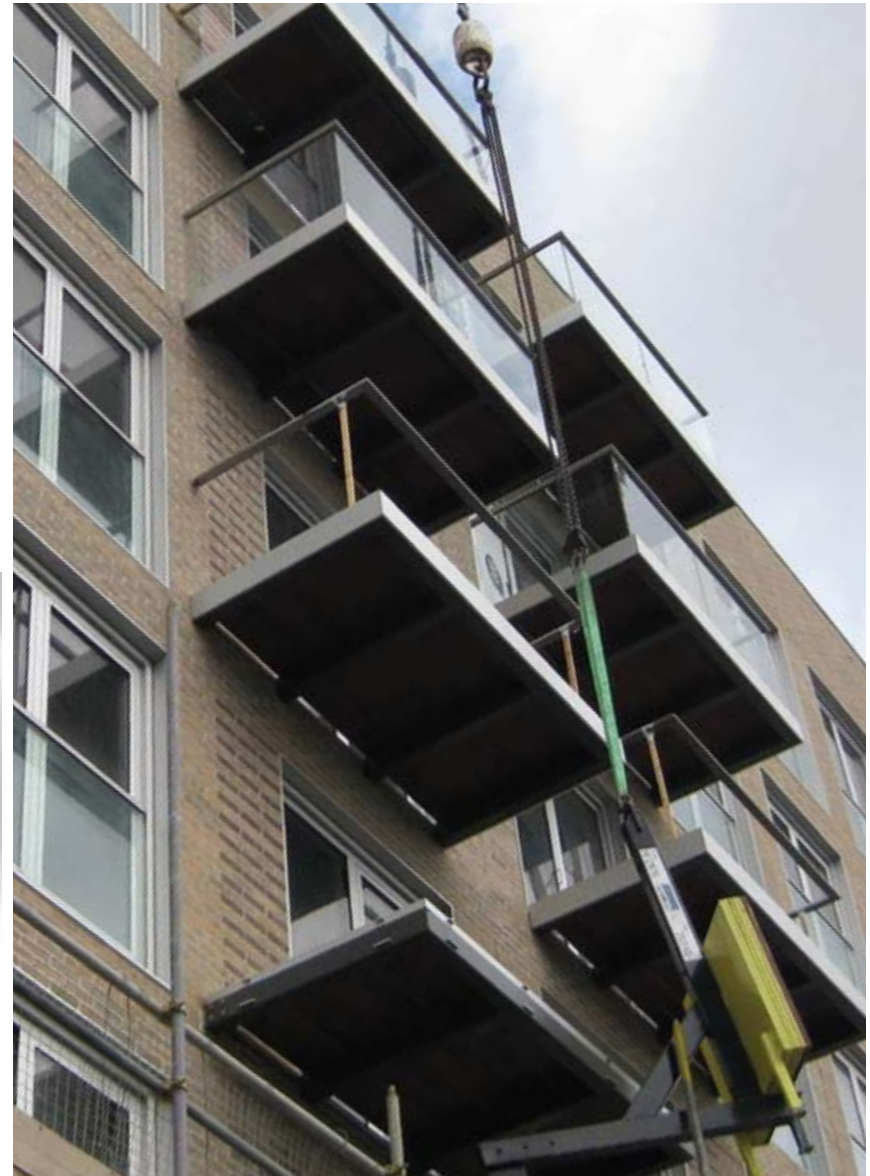
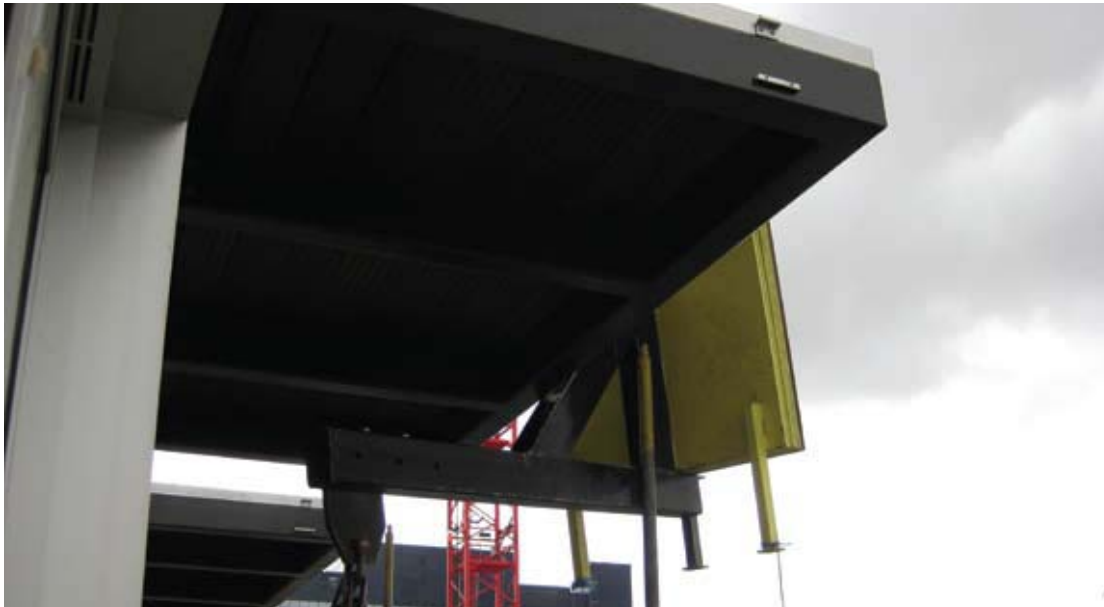


Art of glass: VBS delivers balcony excellence in London

Clear glass balconies are a striking architectural design feature of the landmark Baltimore Wharf development in London's docklands. Kathy Wilkinson explains for *Balcony Views* how Viking Balcony Systems Ltd developed a custom-built balcony solution, realising the architect's original vision for this expansive project that will transform the area's skyline ahead of the 2012 Olympics.

Breathing new life into the former London Arena site, Baltimore Wharf is an exciting and ambitious £150 million mixed development comprising private and affordable housing, retail, leisure and community facilities. Designed by architects Skidmore, Owings and Merrill Inc, it is among several significant construction projects in the Docklands area being undertaken by international construction firm, Ballymore Group.

Construction started three years ago on the 6.8-acre former entertainment site, which is across the water from Ballymore's recently-completed 50-storey, neon-lit Pan Peninsula residential development. Phase One of the Baltimore Wharf development, which includes more than 600 apartments in five separate residential blocks, is due for completion at the end of 2009.



VBS was chosen for its ability to offer a complete design, supply and install balustrading package using a no-maintenance glass and aluminium system.

As a key architectural feature of the buildings' external facades, the design and installation of the external balconies required a particularly considered - and inventive - approach. Working closely with the architect and developer, commercial balustrading specialists Viking Balcony Systems Ltd (VBS) developed the bespoke 21st century balcony solution to suit the exacting requirements of the multi-storey buildings and, just as importantly, the £3 million budget.

The result is a 'one-stop' balcony system solution including frame cladding, decking and balustrade, delivered flat-packed, complete and ready to install.

VBS was chosen for its ability to offer a complete design, supply and install balustrading package using a no-maintenance glass and aluminium system. This offers a competitively-priced and aesthetic alternative to structural glazing. Instead of posts and structural glass, the aluminium hand-railings take the load to provide all the required strength and support and meet all the relevant building regulations. Utilising the handrail allows the balustrade to span certain lengths without the need for vertical posts. Once these are exceeded, vertical posts must be introduced.

According to VBS Director Allan Grainger, their ability to meet the architect's original balcony design criteria - to present a perfectly flat front fascia to seamlessly fit the main steel and the glazing track - was of fundamental importance. A new aluminium handrail, finished in Royal Chrome to look like shiny stainless steel, and lower track extrusion were specifically designed for the Baltimore Wharf apartments. This allows for relatively simple fitting to the main steelwork. Handrails are fitted to window mullions using a special single stage cladding that clips on to the specially-designed lower track.

Feature fascia

"Clear structural glass was originally specified. However our solution using 4mm + 4mm laminated glass to retain a clear view, without the need for posts and at a very competitive price satisfied the key requirements for this prestigious project," explains Grainger.

"What is new about the system is that it is the first time VBS has provided a flush-fitting anodised extruded aluminium feature fascia which provides a detail to match the main buildings'



window frames. This hides the steel balcony supports to present a neat front face to the structure.”

Grainger suggests that while the fascia is not in itself revolutionary, what made the design concept such a success was ‘going the extra mile’ to ensure that the original vision of the architect was maintained during the design period.

This was achieved through close collaboration with the architect and developer from the early planning stages to meet the challenges of making the design work with no posts and to keep the structure down to a minimum. Measuring 3.0 metres x 2.0 metres and 2.3 metres x 2.0 metres, the balconies did not require any posts as they were within the ‘no post limits’. Because the VBS system takes the load at the handrail, rather than the base, up to 3.8-metre widths of straight glass balustrading can be achieved without the need for vertical posts.

An added advantage of the system – particularly for high-rise buildings – is that panel replacement, if needed, can be done quickly and safely from inside. Panels are supplied up to 1.2 metres in

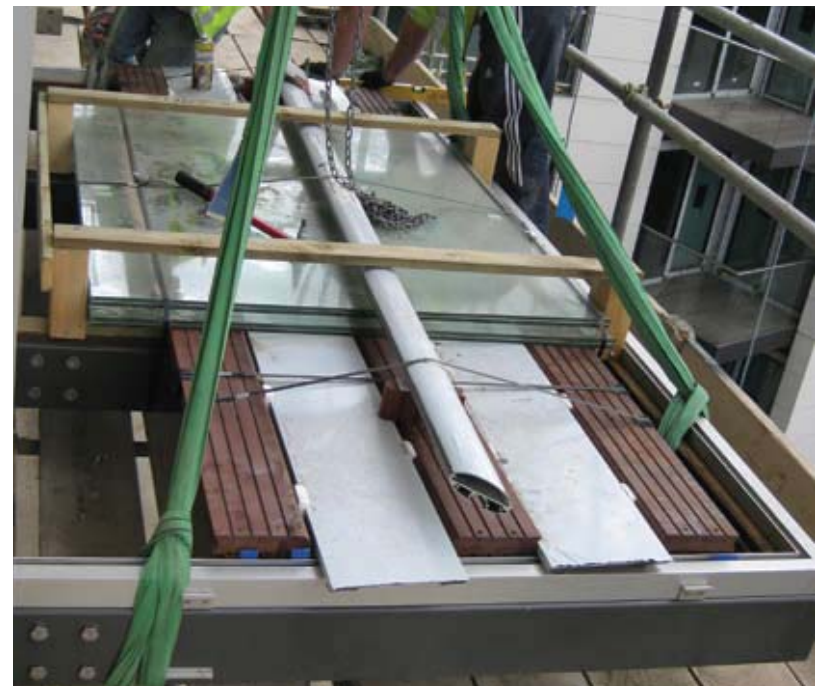
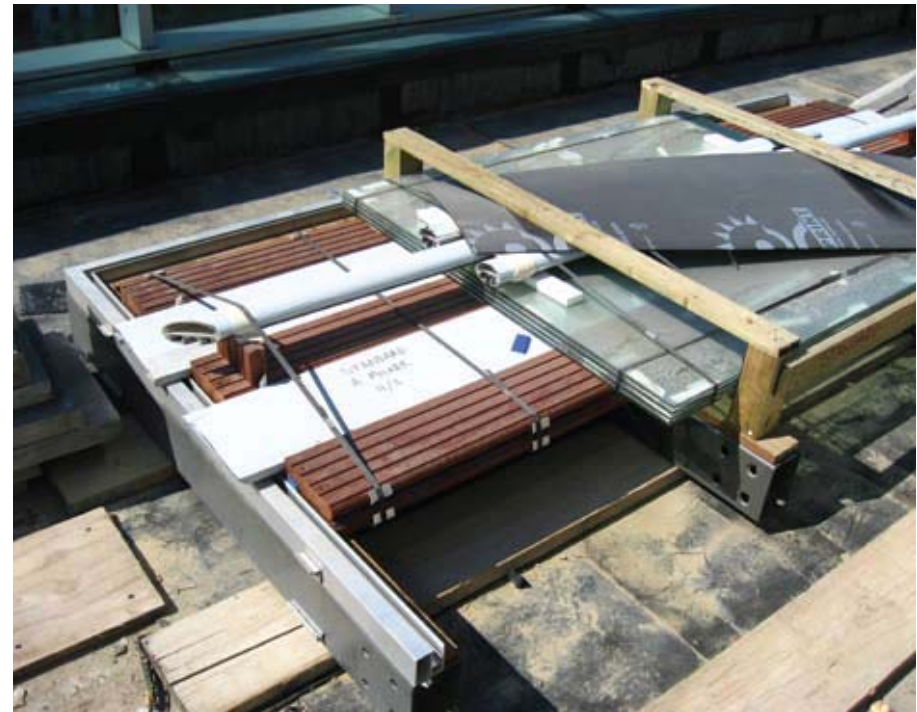
length for ease of transportation and installation.

Well-engineered

Impressed with the balcony system, SOM Project Architect Wilhelm Broeker praised the VBS team’s approach, concept and delivery, saying, “VBS came up with a very convincing proposal to meet our design intent. The result is a distinctive balcony and a well-engineered product. We are very pleased with how VBS has executed the entire concept, from the initial planning to the final installation. It’s a very tidy and contemporary effect.”

As well as supplying 377 balconies for the project, VBS also solved the logistical difficulties of moving them through the buildings. The team spent over six months developing a flat-pack balcony that could be lifted into place and installed in the shortest time possible.

Flat packing is the answer to moving goods through a multi-storey building, as Grainger explains, “The flat-pack concept works extremely well, just like the furniture you buy from a certain Swedish retailer! There’s no transit damage as all the items



A ‘one-stop’ balcony system solution including frame cladding, decking and balustrade, delivered flat-packed, complete and ready to install.



Because the Balcony system takes the load at the handrail, rather than the base, up to 3.8-metre widths of straight glass balustrading can be achieved without the need for vertical posts.

are securely protected. Installation is also much simpler and quicker as all the components are together on site before the balcony is craned into place."

Although it will be some time before residents can make full use of the extra outdoor space and clear views provided by the glass balconies, their impact is not lost on Ballymore Group's Building Envelope Manager, Mark Jackson, who comments, "Balconies are a desirable addition to apartments as they create an extra, practical living space where occupants can sit outside and relax. The clean lines of the aluminium hand railing and glass panels create sharp-looking balconies that really enhance the external façades.

"The VBS bolt-on concept has also worked really well for us and made installation a much simpler and faster process. Having all the materials in place to complete the balcony once it is in place definitely makes life easier. Having one supplier for the entire balcony package also brings a number

of advantages in terms of overseeing the entire installation, keeping to the client's schedule and the budget on track."

In conclusion, Grainger says, "This new system represents an important breakthrough and one which can readily be applied to future commercial and residential projects, whatever their size. It shows that VBS can adapt the system and provide additional features to it, which greatly enhance the design of balconies. The design is very contemporary and adds to the aesthetics of these modern buildings by providing visual simplicity to the architecture."

Whether made of stone, wood or cast iron and now glass, the balcony is an enduring and popular building feature that has been with us for centuries. Design has continued to evolve to meet the changing face of architecture. The Baltimore Wharf project represents another step forward in the evolution of balcony design, taking it firmly into the 21st century.

VBS can adapt the system and provide additional features to it, which greatly enhance the design of balconies.



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Built-in fire safety

'Built-in' or passive fire protection in multi-storey apartments can literally save lives. David Sugden, Chairman of the Passive Fire Protection Federation, offers advice on the implementation of built-in fire protection and reports on some of the regulations involved.

Apartment living is fashionable, desirable and convenient. Luxurious new developments and conversions of older buildings are providing accommodation for everyone from families to second-home holidaymakers. Modern construction techniques allow for innovative designs and impressive finishes. The choice is huge; tower block, converted warehouse, low-rise complex – all of which have to comply with basic fire safety regulations.

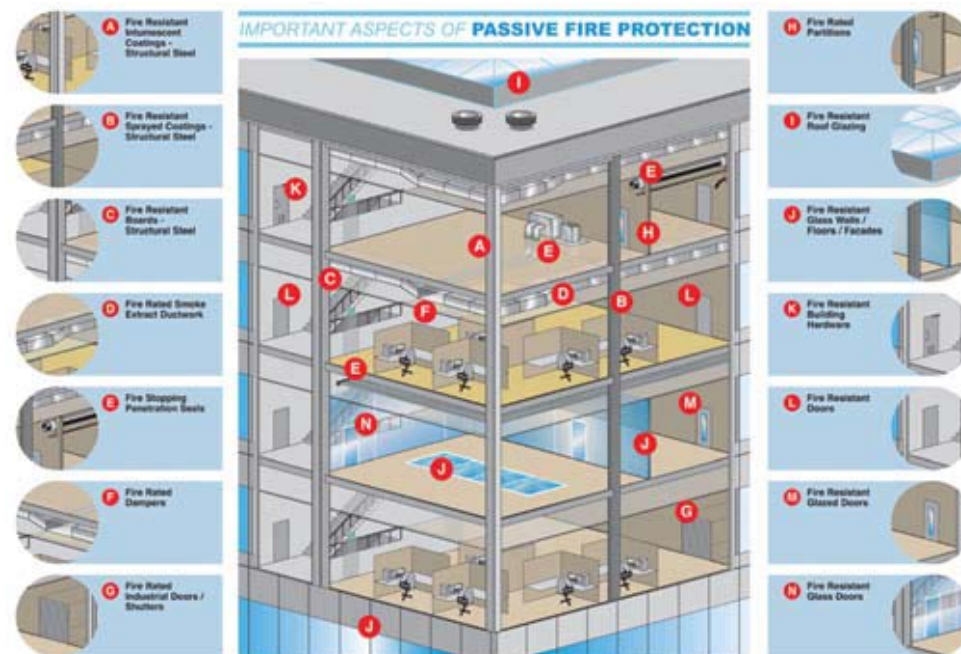
At first glance, the 21st century upmarket apartment development at Pacific Wharf, Rotherhithe, is worlds away from Lakanal House, a 1950s social housing tower block in Camberwell. Unfortunately, they have more in common than might first appear. In July 2009, a tragic fire at Lakanal House showed up the inadequacy of the fire protection which was in place. Fire and smoke were able to spread unchecked from floor to floor and flat to flat. Six people were killed and 15 treated in hospital. The residents of Pacific Wharf were luckier – the lack of mandatory built-in fire safety measures was discovered in the course of maintenance work (which included repairing balconies

without adequate support) and much of the building was rebuilt to bring it up to standard. Both buildings had seriously compromised passive (built-in) fire protection and nobody realised because it isn't easy to see.

Compartmentation and containment

So what is built-in, or passive, fire protection? What does it do and how could it have helped the residents of Lakanal House? Awareness of fire protection tends to stop at smoke alarms and maybe sprinklers, but built-in protection means occupants, when alerted to fire, are able to leave the building safely. And for sprinklers to work, the building itself must be constructed to withstand and contain fire, which is where compartmentation comes in.

Simply, compartmentation means dividing a building into compartments that restrict the spread of flames and smoke for given periods of time. Compartments are areas made up of fire separating elements such as fire-doors, fire resistant glass and fire resistant panels. Rooms, corridors and staircases can be closed off and safe areas for evacuation preserved



Awareness of fire protection tends to stop at smoke alarms and maybe sprinklers, but built-in protection means occupants, when alerted to fire, are able to leave the building safely.



for vital protection. But fire often spreads in voids above the visible ceiling and below the floor. Care should be taken that compartmentation is continued into the void and is restored after repairs or maintenance. Floors and ceilings should be sound, repaired with the correct fire-stopping materials when services have penetrated. Lift shafts, staircases and services between floors all have to be sealable compartments. It should be possible to isolate each apartment. If there is no compartmentation, or if the original structure has been compromised by alteration or poor maintenance, it is possible for fire to spread quickly and break out in seemingly unrelated areas, which is suspected to have occurred at Lakanal House.

Current legislation puts the burden of responsibility for fire safety on to the

owners or occupiers of a building. For an apartment block, a Risk Assessment must be produced for communal areas. It must ensure that each apartment will contain a fire and it must be acted on and reviewed with every modification made. Criminal charges can result if the law isn't complied with. But fire safety starts with the designer of the building, long before the Risk Assessment.

Risk and regulations

In order to gain approval from Building Control, the plan must demonstrate that it complies with regulations. For example, there will be no ducting from one apartment to another. Smoke must not be able to creep through the walls, under floors or above the

ceilings. Active measures such as smoke alarms and sprinklers will be part of the design. Working with the built-in compartmentation, both active and passive measures are designed to be part of a total fire strategy, to ensure safety in case of fire.

However, that is not the end of the story. We all know that changes get made to the original plan – economies are made or supplies delayed. Specifiers and architects need to ensure that plan specifications are met. It's too

easy for seemingly unimportant changes to pass unnoticed as building work progresses, but it is vital that if, for example, a fire-door which is certified to withstand flames for 60 minutes is specified, then it is fitted. It's very important to keep track of the original specification and to check at every stage that

the design hasn't been compromised. If the builder or contractor decides to substitute, e.g. a cheaper letterplate in the door, it is very important to check that the new one is made and tested to the same standard and that it is certified to provide the same fire protection as the original. It isn't good enough to think that any substitute will do.

Safety certification is for a specific setup and as soon as that setup is changed, the certification is invalid. Make sure your supplier hasn't made any substitutions – something which may look the same or even better will not necessarily have the same properties. Smoke will always penetrate the weakest point and the smallest opening. Don't be tempted to save on installation – make

sure what is installed is what was specified, tested and certified. The best way to ensure fire safety performance is to use Third Party Certificated products and have them installed by similarly certificated installers, as recommended in paragraph 0.15 of the Introduction to Approved Document B of the Building Regulations.

Raising awareness

One stage where compartmentation can be compromised is when pipes or cables are run after the original structure is complete. If a wall or ceiling is breached, the gap must be stopped with a suitable fire-stopping material. It is easy to lose sight of this – a plumber or electrician comes in to run new pipes or wiring and the gaps are not filled. The new gaps become a conduit for smoke which can spread to an area seemingly unrelated to where fire has broken out. If care is taken and the integrity is preserved in the original compartments then lives and property can be saved.

Compartmentation doesn't mean confinement. Compartments can be light and airy, open plan can still be compartmentalised. High end finish can live happily with fire safety, but it must be built on a sound basis. Good design is safe design.

The Passive Fire Protection Federation (PFPF), the main organisation for the built-in fire protection industry, is dedicated to raising awareness of the issues involved in fire safety. It provides advice on the current regulations (The Regulatory Reform (Fire Safety Order) 2005) and third party certification for example. Its website www.pfpf.org is a source of good advice and can help direct architects, specifiers, builders and self-builders to correct information on fire safety.

Secured by Design - much more than a badge

Secured by Design (SBD) was set up over 20 years ago by the Association of Chief Police Officers (ACPO). Alan McInnes, SBD's General Manager, reviews its success in reducing crime as well as our carbon footprint.



Design matters, at every step of the process, from product design, to the design of buildings, streets and neighbourhoods. Security is also a big selling point – homeowners welcome it and the benefits to them and to us all are clearly demonstrable.

Secured by Design (SBD) began life in 1988 as an initiative from The Association of Chief Police Officers (ACPO). The scheme aims to set new standards for improving security in and around homes, by designing crime out of the community. It has come a long way in 20 years.

But what does Secured by Design mean? What is the thinking behind it and what is the proof that it works?

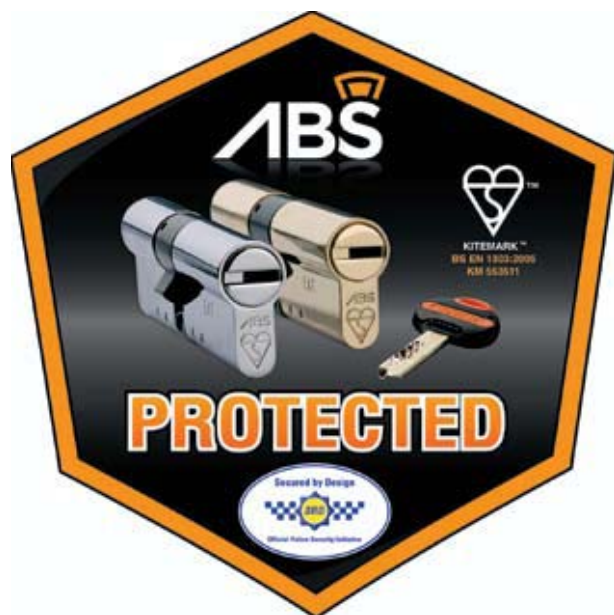
In a new development, SBD involves looking at the whole estate, eliminating unintended aids to burglars which are easily overlooked. For example, don't have sheltered areas where a burglar can work undisturbed, or provide access to first floor windows in the form of stored wheelie

bins or stepped garden walls. Erect a sturdy fence with lockable gates to prevent access to the back of the house. Fit SBD accredited doors, windows and locks – if a burglar tries to get in, make it difficult (if not impossible) to get through. Make sure public areas and the approaches to individual homes are well lit so there are no dark shadows to hide mischief makers. Developments meeting the standards set out by Secured by Design gain an SBD Developers Award.

Retro-fit works too

Secured by Design also benefits existing properties and research proves that it reduces crime, not only in the upgraded houses, but also in the surrounding area, making people feel safer. Starting in 2003, Glasgow Housing Association, working with an Architectural Liaison Officer from Strathclyde Police, has upgraded 39,000 homes with SBD doors and 11,500 with SBD windows with almost 8,000 properties receiving both. In 2009 an in-depth report* found that crime figures had dropped in all categories, but perhaps the most significant finding was that attempted housebreaking had fallen by 59 percent. SBD not only foiled burglars, it also deterred them from trying. An interesting point which emerged is that whole areas benefit – crime is not displaced from more secure to less secure properties nearby or to nearby streets.





Secured by Design also benefits existing properties and research proves that it reduces crime, not only in the upgraded houses, but also in the surrounding area, making people feel safer.

There is a positive halo effect. The whole neighbourhood becomes safer as criminals stay away because it isn't worth the risk of getting caught.

A 2009 study in West Yorkshire** showed similar benefits. Residents feel safer and have more interest in keeping the area pleasant. The knock-on effect also extends to graffiti and litter which are also reduced.

Not just social housing

Secured by Design has been enthusiastically taken up by social housing providers. But private developers and housebuilders are increasingly adopting it

because SBD sells homes faster. Statistics show that even if crime figures published by the government show a decline, the general public thinks the risk of becoming a victim of crime is greater than ever. Recent surveys also show the importance communities attach to security in the home and on our streets. In the recently televised election debate, a question on security in the home put the three party leaders on the spot. But part of the solution – Secured by Design – is already contributing to reductions in the crime rate, and it doesn't require the sort of budgets the country can no longer afford.

Cost may have been a deterrent

in the past, but prices have fallen. The additional cost of building a three-bed semi-detached house to SBD standards compared to typical house building specifications has dropped by 70 percent to £170 since 2006. Other house types show similar results and this security premium is just 0.2% of unit build costs. Housebuilders find that offering peace of mind to house buyers is a great selling point, well worth the relatively small difference in cost.

Secured by Design – a green issue

Secured by Design also significantly reduces our carbon footprint. Ground-breaking research by Loughborough University into the carbon cost of crime reveals that at 11.6 million tonnes a year, the carbon footprint of crime is conservatively estimated as equivalent to two percent of the UK's CO2 emissions. Six million tonnes are directly attributable to crime, including obvious damage and loss incurred by crime, health and victim support expenditure, police time and expenses and costs incurred by the criminal justice

system. While a further 5.6 million tonnes are attributable to the consequences of crime, including car journeys taken for fear of travelling on public transport, repairing property, replacing stolen items, house moves because of crime suffered or perceived; the negative effects of crime on the value of homes, streets and whole areas and premature demolition of sound housing because of crime. The Metropolitan Police cover 66 million miles a year in crime related travel alone. The report illustrates the costs and calls for crime to be acknowledged as a green issue and given more weighting in the Code for Sustainable Homes.

Accreditation of products

Secured by Design accreditation of security related products has to be earned – it isn't handed out to every applicant – yet membership figures have increased dramatically from just seven companies 10 years ago to almost 350 today – 250 of which are window and door manufacturers, reflecting the traditional points of entry for criminals.

Design matters, at every step of the process, from product design, to the design of buildings, streets and neighbourhoods. Security is also a big selling point – homeowners welcome it and the benefits to them and to us all are clearly demonstrable.

*Sustainable Solutions, Caledonian Environment Centre, Glasgow Caledonian University April 2009

** Evaluation of Secured by Design Housing Schemes in West Yorkshire, Dr Rachel Armitage 1999 (Applied Criminology Group, Huddersfield University)

*** Professor Ken Pease, Loughborough University 2009
Images courtesy of Avocet Hardware Ltd
www.abs-secure.co.uk

For more information visit
www.securedbydesign.com

The beauty of balustrading

Balcony Systems have been enhancing UK properties with top-grade balustrading for over 20 years. Catherine Dhanjal visited two very different locations to find out how the company's proven balustrading technology has transformed much-loved homes.

In 1983, the Cariss family moved into one of the most beautiful locations in Warwickshire. Although situated in 200 acres of land that was originally landscaped by Capability Brown as part of the Compton Verney estate, the 1960s house was an architectural disaster, with small windows, rendered walls and mock Spanish archways.

The property sits beside a 20-acre lake, with magnificent views across the water to woodland in one direction and fields of grazing sheep in the other. Richard and Lizzie Cariss wanted their house to reflect the calm surroundings, bring in natural light and take advantage of the exceptional views. With the small windows on the ground floor and the shoulder height dormer windows on the first floor, this was not possible. A major refurbishment project was started in 2008 and a modern, light and airy house has replaced its drab predecessor. The archways have gone, replaced by a large new gable; brickwork has taken the place of rendering and large windows have been installed.



The terrace was transformed from concrete slabs and ugly metal railings to travertine paving and beautiful clear Balcony Systems' balustrading with an unobtrusive handrail.



The terrace was transformed from concrete slabs and ugly metal railings to travertine paving and beautiful clear Balcony Systems' balustrading with an unobtrusive handrail. The views of the wildlife can now be enjoyed from the living room, or out on the terrace, leaning on the handrail. The system has been such a success, the couple now plan to create balconies for the bedrooms using the same balustrades to enhance their property further and maximise their stunning views.



Balcony Systems' unique glass panel system allows designers to break down the boundaries between inside and out, providing ideal solutions in a variety of settings.

Top-grade systems

There are slight differences of opinion on the definition of a balustrade. Some say it is only the top rail, while others (more commonly) define it as the complete top rail and baluster system. Balcony Systems use the term balustrade to mean the collective name for the rail, posts and supporting vertical balusters that form the edge of a stairway or elevated walkway. In simple terms, a balustrade is a row of repeating balusters: the small posts that support the upper rail of a railing.

Typically these supporting posts obscure the view and can require frequent maintenance to prevent rust in the case of metal, or rot in the case of timber. Balcony Systems has designed balustrades created from the highest quality materials, with a 10-year warranty and requiring virtually no maintenance. Made from top-grade extruded aluminium, these balustrades can even be used in highly corrosive marine environments. Developed more than 20 years ago, the system's proven technology is used throughout the world and complies with all relevant European and British Standards, including BS 6180 and BS6399.

The revolutionary glass panels and posts have undergone rigorous safety testing both on completed sites and in laboratories to comply with British Standards BS6180

and BS6399. Thanks to the strength of the handrail, glass panels up to 3.5 metres long can be created for wall-to-wall use without additional supports.

The beauty of the Balcony Systems product is that it can be made to suit any space and its revolutionary curved glass opens up a whole new variety of options for self-builders, architects, developers and designers.

An excellent example of this can be seen at Mr Patel's Epsom house which combines eco-living with the very latest technology.

Grand designs

Features including solar-powered hot water and central heating, a sound system that can be controlled on a room-by-room basis and underground water tanks to collect rain run-off for irrigation purposes or for the sanitary system, can all be found at Mr Patel's recently extended house in the heart of Surrey.

Mr Patel has become something of an expert in energy conservation, cosmetic appearance and property design, both inside and out, having researched extensively in the 12 years he owned the house before he engaged builders for a major revamp. The extension has doubled the living space and other improvements, including the addition of a bathroom suite to each of the four bedrooms, a conservatory across the back of



the house and a large deck for entertaining, have been a major success.

The deck is surrounded by balustrading from Balcony Systems, inspired from the TV show *Grand Designs*, providing an ideal solution for an unobstructed view to the garden as few posts were needed relative to the length of glass panels used. The handrails extend around the circumference of the deck and down the steps, offering a safe handrail to the garden. It also offers safety features which other systems such as cross-wiring do not, an important consideration, particularly when entertaining guests or families with young children. The Patels have also used

balustrading inside the house where a long and wide internal balcony defines an office area and secondary relaxation area. The balcony looks directly down onto the living space in the conservatory and out into the garden through the large roof windows of the conservatory.

Balustrading can enhance any property, from a new-build flat in an urban context to an older property in the countryside. Balcony Systems' unique glass panel system allows designers to break down the boundaries between inside and out, providing ideal solutions in a variety of settings.



Balconies through the ages

Over the centuries, balconies have performed an important role as beautiful, yet practical architectural features on buildings worldwide. *Balcony Views* looks at their evolution and highlights some interesting and historical examples.

To fully understand a balcony and its purpose, we must first define it. Derived from the Italian word *balcone*, meaning scaffold, the High German *balcho* or beam and the Persian term *balkaneh*, a balcony is a platform projecting from the wall of a building, supported by columns, brackets or cantilevered and enclosed with a balustrade.

Earliest balconies are thought to date back more than two thousand years to Ancient Greece when they most likely addressed purely functional needs, such as to increase air circulation in hot climates or enhance natural light to a building's interior.

A balcony is an integral part of a building's façade, so its design is crucial to the property's architecture. Over the years, balcony styles have evolved to reflect changes in structural design, construction and building materials. The traditional Maltese balcony is a

wooden closed balcony projecting from a wall. Alternatively, Juliette balconies (named after Shakespeare's Juliet who was famously courted by Romeo from her balcony) do not protrude out of the building. They are usually part of an upper floor, narrow in depth and with a balustrade only at the front. Various balcony types have been used in depicting the fictional lovers' scene and the famous example at the Verona villa is not a Juliette balcony in the true design sense.

Juliette balconies surround French or double doors and allow them to be opened inwards for increased light and ventilation, while preventing the occupants from falling out. Effectively acting as a restraint, they are not regarded as true balconies because they have no platform to stand on. However, Juliette balconies remain as popular now as they were several centuries ago and are a very



In the medieval and Renaissance periods, external balconies were supported by corbels made out of successive courses of stonework, or by large wooden or stone brackets. From the 19th century, commonly-used supports include cast iron, reinforced concrete and other materials.

effective way of adding an outdoor feel to an indoor space.

In the medieval and Renaissance periods, external balconies were supported by corbels made out of successive courses of stonework, or by large wooden or stone brackets. From the 19th century, commonly-used supports include cast iron, reinforced concrete and other materials.

Balconies in Britain

In the UK, Juliette balconies date back to the late Georgian period when they were specified by architects to give grand homes a prestigious appearance. Originally produced in decorative styles of wrought iron, they were rectangular, shallow and spanned the width of drawing room windows on the first floor of a property.

By the early 19th century, cast iron railings were growing in popularity with

fashion dictating the inclusion of classical motifs to replace the spearheaded finials of earlier times. As designs became more intricate, they were more widely seen across cities and towns such as London, Bath and Cheltenham.

In the Regency period, the mass production and lower cost of cast iron led to its widespread use in highly decorative Juliette balconies incorporating details such as urns and acorns. Many typical townhouses of the era had full length sash windows that could be opened fully with cast iron Juliette balconies providing the necessary safety.

Ironwork continued to be used for Victorian properties with first-floor balconies in front of the increasingly-popular French windows. Recognition of the benefits of natural light led architects to seek new ways of enhancing daylight in a home. At the same time, better glassmaking techniques enabled the production of larger, stronger and cheaper panes of glass with fewer glazing bars for use in French windows. This was a boom time for balconies. The Victorians also took inspiration from Europe to develop their unique version of Juliette balconies – again using ironwork to great decorative effect.

The Edwardians took balconies to a whole new level, increasing their size to stretch across several windows. Larger houses used them to enjoy increased outdoor space and balustrading was made from wrought iron or carved white wood.

Today, the move to higher housing densities and increased use of brownfield sites has led to growth in the number of three-storey townhouses and apartments. Juliette and external balconies are undergoing a renaissance



The Patio of the Wrought Iron Grille is so known because of the grille that has been on the southern wall since 1655, as if it were a balcony. (See below)

as developers and homeowners alike see them as desirable additions for enhancing light and living space.

In turn, technological advances in balcony systems and the use of new, low-maintenance materials, such as clear straight or curved glass and aluminium, are pushing the boundaries of balustrading design further. Their versatility makes them suitable for a variety of newbuild or domestic refurbishment projects, complementing all types of property styles.

Balconies in the sun

As the well-travelled have probably discovered, some of the finest balcony examples can be found throughout Europe's fascinating cities and beyond. A quick glance up can reveal the most elegant and intricate of balcony designs, a smart contemporary balustrade or a high-rise garden brimming with plant life; each adding character to the façade, whatever its age.

The hot and sunny Mediterranean climate is perfectly suited to balconies from where residents can privately enjoy their own outdoor space, or simply watch the world go by on bustling streets below. In Spanish cities in particular it seems virtually every building – residential and commercial – boasts interesting examples of balcony architecture.

The Andalusian city of Granada showcases myriad styles of wrought-iron and stone balconies. Strolling along

its lively thoroughfares, you can't fail to notice the variety of designs jutting above shop fronts, restaurants and hotels. No visit to the city is complete without a half-day tour of the stunning, hill-top Alhambra Palace which dates as far back as the 9th century. Balconies built over the centuries overlooking water-cooled gardens, patios and courtyards are an invitation to take life more slowly at this Moorish attraction, the most visited monument in Spain.

The Patio of the Wrought Iron Grille is so known because of the grille that has been on the southern wall since 1655, as if it were a balcony. Within the patio is a stone fountain and hundred-year-old cypresses. Next to the Ladies Tower overlooking the Gardens of Partal is a simple balcony on one of the three Arab houses that were added later. Even the Queen's Dressing Room, built in 1537, has a spacious lofty balcony in the tower enjoying spectacular views over the city's more historic neighbourhoods.

Travel to Kalkan on the Turkish coast and you will find narrow streets lined with old whitewashed villas and historic buildings; their original carved Ottoman Greek timber balconies are swathed in brightly-coloured bougainvillea.

Or head for the Mediterranean holiday islands of Malta and Gozo where the balcony is unequivocally an important feature of their streetscape. The first open balconies built entirely from stone are thought to have originated in medieval times. The traditional and well-recognised closed timber version came later. In 1679, the corner balcony of the Grand Master's Palace in Valletta is believed to have been the first to become enclosed with a wood and glass structure. This fashion spread to the villages during the 18th century.





In 2007, the ubiquitous Maltese and Gozitan balconies were elevated in status when they featured on a set of five stamps, issued by the Philatelic Bureau of Maltapost, illustrating the development of the islands' iconic building feature.

Celebrity status

From royalty to popes, pop stars and presidents, you could say balconies have taken 'centre stage' in worldwide events. Now you can even get married on one. Italian soccer player Luca Ceccarelli and his 24-year-old bride Irene Lanforti were the first couple to marry on the world's most romantic of balconies in Verona. The pair 'tied the knot' in June 2009 in the 13th-century Casa di Giulietta, or House of Juliet – reputed to be the site where Shakespeare's famous lovers Romeo and Juliet wooed one another some centuries ago.

The House of Juliet is one of the top tourist spots in the Italian city that attracts around 1.2 million visitors a year. The building belonged to the Cappello



family, traditionally identified with the Capulets, leading to the belief that the model for Shakespeare's fictional character once lived there.

But the privilege of getting hitched there doesn't come cheap – European residents will be charged 700 Euros to bring the play's well-known location to life with their own wedding.

For balcony enthusiasts and fans of *Evita*, one of the world's most famous balconies juts out of Argentina's Presidential Palace, known as the Casa Rosada (Spanish for Pink House). Pop stars, popes, Argentine Presidents and a number of other historical figures, including Eva Perón, have all stood on its balcony, which faces the square.

Pope John Paul II waved to the crowds from the balcony when he visited Buenos Aires in 1982 and 1987. Eight years later, the balcony had a starring role in the movie *Evita* when Madonna sang *Don't Cry for Me Argentina* from its stone balustrading.

Standing on ceremony

Some balconies have strong ceremonial links. In Rome, the Pope periodically delivers his *urbi et orbi* blessing from the large stone balcony situated at the centre of St Peter's Basilica. The announcement of a new pope is also made from this famous location.

Inside churches, balconies are sometimes provided for the singers, whilst some banqueting halls provide similar platforms for the musicians. In theatres, the balcony was known as a stage-box. Now the name usually refers to the auditorium above the dress circle and below the gallery.

The enduring appeal of balconies continues to delight us and their potential use is limited only by our imagination. Nowadays, they serve a multitude of purposes in bringing the outdoors closer; as a garden, a place to eat, drink or relax, a platform from which to observe life in the street below or just to take in views of the landscape.





Individuality: it's a matter of choice

Adding bespoke elements to refurbishment and new building projects has traditionally been prohibitively expensive. Now, with the latest technology in coloured roofline products, Freefoam Building Products shows that it is both simple and cost effective to provide your clients with choice, whilst adding your signature to your projects.

Freefoam is the leading manufacturer of lead-free PVC products for roofline, cladding and rainwater applications to suit any property or structural design. With 20 years in the industry, Freefoam has built up a reputation for quality and innovation to meet changing customer demands.

Increased demand

One of the most important trends in recent years has been the introduction of coloured products to the roofline industry. As the PVC market develops, with UK demand for colour doubling in the last five years*, manufacturers have responded by producing coloured windows, doors and conservatories. Freefoam saw an opportunity to embrace these developments and produce complementary fascias, soffits and cladding.

The science behind the technology

Historically, colour has been achieved through the application of either laminating foils or painted coatings, both of which can have a mixture of performance problems over time. Freefoam have created a product that will provide the same benefits as white products, namely low maintenance and enhanced protection against warping, cracking and discolouration. Dr Jim Tobin, Quality Manager at Freefoam explains the science behind the patented Colormax technology™:

"We use a proprietary formulation that contains a unique selection of stabilisers and pigments specially chosen for their high colourfastness properties. We have also developed an advanced master-batching process where a special blend of natural PVC compound is dosed on-line with specific concentrations of pigment, enabling the company to produce high quality colours easily and quickly."

The benefits of colour

The Colormax technology™ gives specifiers a number of significant benefits:

- 10 colours as standard: white, black, leather brown, wine red, rustic green, regal blue, pale gold, sable, storm grey and dark grey.
- Freefoam offer specifiers a colour matching service for special structural designs or innovative constructions.
- Colourfastness is achieved through the unique stabilisers and pigments.

“We use a proprietary formulation that contains a unique selection of stabilisers and pigments specially chosen for their high colourfastness properties.”



- All standard colours are available with short lead times and in small volumes so that customers can quickly and simply start to realize the benefits of adding colour to installations.
- The technology allows Freefoam to offer customers an industry leading extended guarantee on all colour products.
- The colour range includes all profiles and fixings. It also includes the attractive Fortex** wood effect cladding range and, with a slightly more limited range, the Freeflow*** rainwater system.

Colour in action

The Freefoam colour range is fast becoming a favourite amongst specifiers and installers. Global Roofing has used wine red, regal blue, rustic green and leather brown on their installations in

Cumbria where timber fascias and soffits must be replaced with similar colours to the original. Oliver Lee, owner, says, “Freefoam fascia and soffits are the best to use because they don’t crack in cold conditions and are easy to work with. Freefoam offers the most colour choice and customers are satisfied they are getting a quality product.”

*Rigby Associates 2009

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- Architectural facade
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- Hybrid Integration

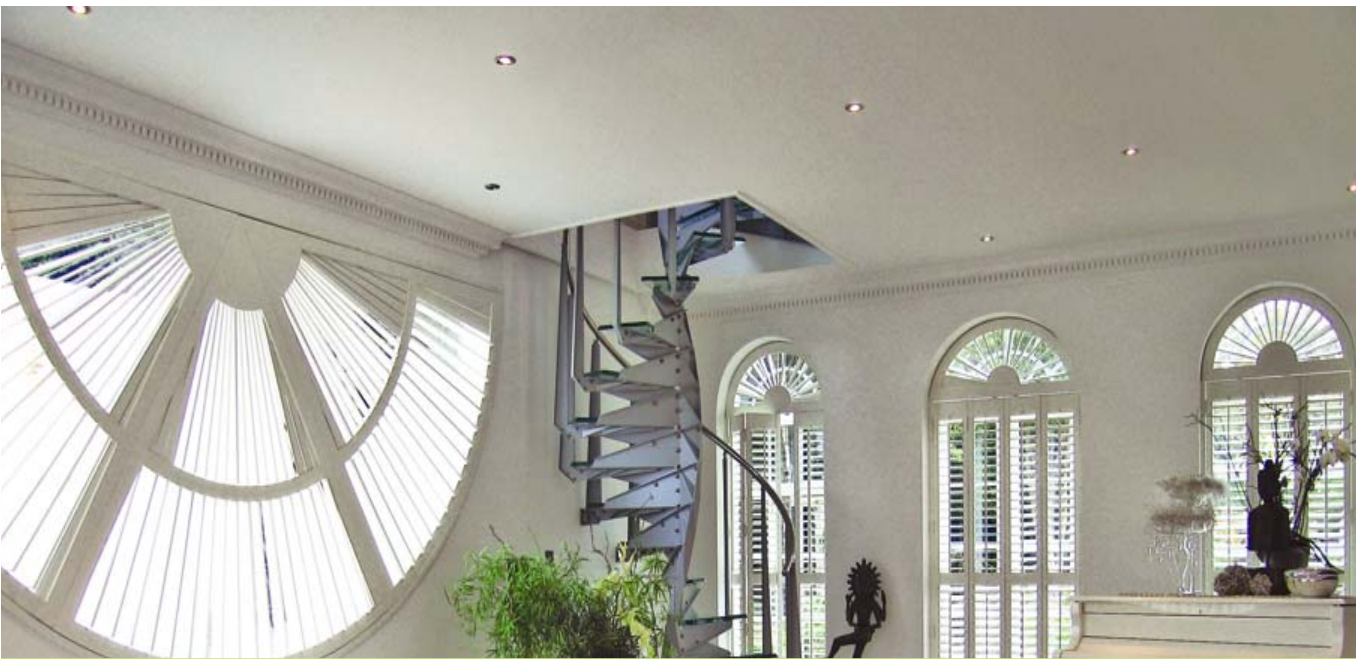
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Self-cleaning glass: myth or a reality?

Isn't it a dream come true; glass that cleans itself?
No more dust, grime, calcium deposits and dirt to ruin the views...

One of the most tedious tasks in life is maintenance and cleaning. Just the words 'self cleaning' will sell almost anything. It is fairly obvious that most consumers will pay a bit more, within reason, for 'self-cleaning' glass.

There are two categories of self-cleaning glass:

- Glass coated or applied with an hydrophilic layer that uses photocatalytic decomposition
- Glass coated or applied with an hydrophobic coating (also known as the 'lotus effect')

Hydrophilic simply means that the glass will attract the water and make it spread out like a thin film. Hydrophobic means the glass will repel water and any that comes in contact will tend to have minimum contact, creating spherical droplets on the surface.

Hydrophilic glass

This is glass that is covered with a film of titanium dioxide coating. The glass works in two stages. The photocatalytic element (simply meaning the accelerated process of using ultraviolet light to break down organic dirt on the glass) makes the glass hydrophilic. During the following hydrophilic stage, rain washes away the dirt, leaving almost no streaks, because hydrophilic glass spreads the water evenly over its surface.

Pros: Under the right conditions, meaning frequent sun and rain, or if hosed down regularly, the cleaning cycle required of the glass is reduced. The coating is stable and has a long life span.

Cons: Titanium dioxide-based glass cannot decompose inorganic dirt, thick non-transparent deposits, such as paint or silicone, waterstop fingerprints, or dust produced during construction. This glass also negatively reacts with silicone and will require specialist glazing. If damaged hydrophilic glass requires replacement as no on-site application is possible.

Hydrophobic glass

The second type of self-cleaning glass is glass applied with a hydrophobic coating which repels water in a similar manner to that exhibited by the leaves of the lotus flower. Dirt particles are picked up by water droplets due to the complex micro- and nanoscopic architecture of the surface which enables minimization of adhesion. This form of glass works in a similar way to Teflon on a frying pan. It produces a non-stick surface and water will run off quickly without leaving streaks. Glass, despite looking like a smooth surface, has on a microscopic scale, peaks and valleys which on untreated glass attract and deposit dirt and grime. The hydrophobic coating or applications of this type are silica based and create a nano scale film that covers these valleys or troughs.

Pros: Works on organic and inorganic dirt alike. These types of coatings are scratch-

resistant and will reduce the need for chemical use in any cleaning as dirt will easily wash off. Protects the glass from graffiti and paint. This type of coating can be reapplied on site if required.

Cons: This application, depending on the exact product, has a life span of five to 10 years in external conditions.

Cost-wise, the hydrophobic coatings and applications are usually about half the cost of the hydrophilic type glasses. We would all like to believe that there is a glass that cleans itself, however like many magic solutions, there is usually a compromise and 'self cleaning' should actually be termed 'lower maintenance' to limit customers' surprise when they wake up to dirt on their glass.

To date there still is no ideal self-cleaning glass or a glass that requires zero cleaning, but there certainly are some great advantages to the use of these two types of glass products, which will both greatly reduce the cleaning chore and cycle.



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Ultimate Showpiece...

Bespoke design and installations company, Showpiece Lifestyle, offers interior solutions for prestigious homes and properties. Managing Director Tony Pilgrim believes in creating a sense of theatre in the work they provide

First and foremost, our business is based around solid and practical bespoke design. It has evolved from our customers requesting unusual items and options with varying degrees of complexities. We are about creating a sense of theatre in your home or commercial premises and drama in the interiors. Often this element can be undermined by companies who prefer to rush you into making decisions that you may later regret. We like to take our time and do things properly – as we have been doing over the years.

I suspect you are wondering why 'theatre' and you'd be right to enquire. We look at each room like a film set: pop on the director's hat for a few hours or even a couple of days if we have too and... action. We embed each lifestyle choice you make 'frame by frame' into the ultimate showpiece. We always like to bring two things to the table; a sense of humour and a sense of style.

One of my first and treasured memories as a child growing up surrounded by animals, was to watch in amazement as the wheels rotated on our horse drawn cart. The pure simplicity of the design, yet effective

brilliance in motion, has stayed with me and inspired me to become a design engineer/interior designer. At Showpiece Lifestyle, we truly embrace the challenges we are given by our clients so that we can help provide them with delightful living spaces or small bespoke single items.

It's a difficult task finding the right people to provide an all-round truly bespoke service which fulfils your expectations. We can boldly state that we will do whatever it takes to deliver on the promises we make to our clients.

We still get excited when we start a new project since each one is unique in its own special way. Ideas are conceived and illustrations are drawn up - on or off the premises – as required. Once approved, our project manager will be included in the process. The architectural items are specified and manufactured

according to the plan. Just imagine the combinations: stylish classical handmade and freestanding furniture including dressers, tall cabinets, larders, Belfast sinks and Aga's intermingling with natural stone or solid wood, sheer perfection in a country setting.

Advanced water jet technology has been well received in the UK, it allows us to cut the most extreme shapes and complex patterns in all sorts of sizes and quantities – think it and we can do it.

Sometimes we are asked to come up with beautiful farmhouse style painted kitchens loaded with tradition and all the creative hallmarks of fine English cabinet making. It can give a room a warm and satisfying 'open hearth' feeling where the clock can be rolled back a few generations. On other occasions the team may be challenged to come up an ultra -modern bathroom/

walk in shower/ spa tub combination for pure relaxation, style and comfort.

Our fully experienced team of craftsmen will take care of everything for you - from the electrics, plumbing, carpentry, surfacing (walls, floors and ceilings) and various types of specialised interior solutions. We really do know our wedi boards from our bush boards and the difference between a quooker and a cooker, so if you desire a unique style and high quality workmanship that will add that classic look or modern elegance to your rooms, contact us we would love to hear from you.

Think it and we can do it!

For further information please

contact Showpiece Lifestyle

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Taking a new approach

Architects can design your future, says Deceuninck, a leading international designer and manufacturer of high quality window and door systems. An architect could be the key to unlocking the potential of your business.

In a world where windows are predominantly white and made in a limited range of established designs, it's tough to differentiate your product offer. With conventional markets under pressure due to the current financial climate, companies must look to other opportunities to provide succour. Our homes and the way we live are changing; climate conditions and the impact of the human race upon our planet are forcing us to think differently and responsibly. Energy efficiency and conservation is high on our list and naturally our homes and commercial buildings need to be adapted to serve these needs effectively.

There is a group of professionals who are acutely aware of these needs and they are more than prepared to deliver suitable solutions. Architects are the starting point for creation and design of a wide range of projects from humble home extensions through to turnkey housing projects and beyond and as such represent a body of influence that we should not ignore when it comes to selecting windows and doors.

Traditionally, most window companies have had only the briefest of contact with architects as, equally, the architects themselves do not generally get involved in

the domestic replacement window market at homeowner level. Perceptions are, however, changing, with homeowners who are investing substantial sums to improve their properties, wanting to place their own individual stamp on them. The self-build market is also a growing sector of interest. Bringing in an architect with an open brief can result in splendid results and consumers knowing this will place great reliance upon them to deliver a mutually satisfying solution to their plans.

Information and awareness

So when did you last sit down with an architect to tell him or her what products and services you can offer? If the answer is not recently or possibly never then maybe it is time for a new approach?

If you feel uncertain on how best to make this first approach, then be assured that architects are customers for our products like any other prospect, but clearly require a different understanding. Architects have ownership of their design and project and this means it is a carefully considered process that avoids any guesswork. Compliance is a starting point and a clear requirement; you need to demonstrate, generally via third party

accreditation, that you can deliver a product fit for purpose that will last for many years functionally and reliably.

Durability and aesthetic appeal go hand in hand; shape and colour are essential components of an architect's core values when it comes to innovative and imaginative design. What an architect needs is information and awareness of what is on offer that may appeal to their client. Be prepared to provide concise literature supporting your product claims and ensure it is laid out in a clear and credible manner. When discussing potential contracts remain focused and to the point; answer questions truthfully and transparently as you will not be thanked for wasting valuable time if a product ultimately fails to meet required specification.

Don't make assumptions; it is surprising how many architects remain unaware of the benefits of PVC-U windows and doors often assuming that they are only available in white or woodgrain finishes. Mention colour and you will have their attention; offer eco-friendly cladding made from recycled materials and they will listen; offer a personal and professional service that works with them from concept through to installation and you will be rewarded with acceptance and approval.

Deceuninck has been listening to and working in co-operation with architects both nationally and internationally for many years, helping to develop a range of products from interior cladding, windows, doors and conservatories through to more recent developments such as our Twinson



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technology. All these products and our expertise is available to help you grow new markets and forge new relationships whilst developing your customer and product portfolio. So if you haven't considered the potential that architects can unlock for your business, there is no better time than today to explore the possibilities.

For more information on the products available from Deceuninck call 01249 816969 or visit www.deceuninck.co.uk

Grand designs: making the most of security shutters

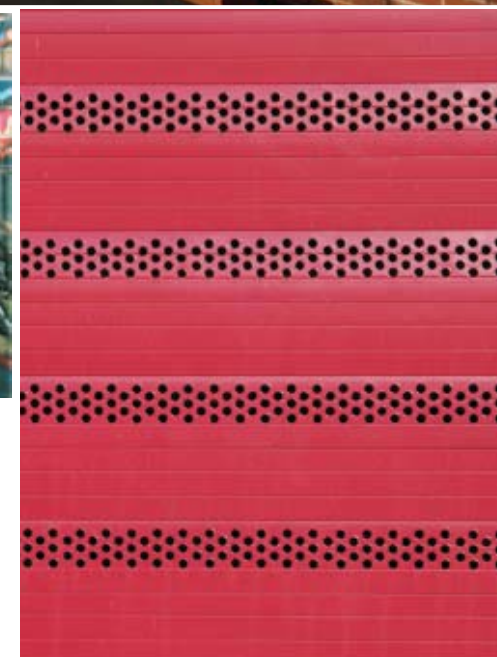
Roller shutters are helping architects and specifiers make security a design statement, says David Ham, Sales and Marketing Manager for Charter Specialist Security.

Security is always high on the agenda for architects and specifiers. According to the latest police figures, offences against property – either burglary or criminal damage – now account for one out of every three reported crimes. This problem is likely to get worse due to the economic downturn. Roller shutters offer one of the best security solutions for health, education, community projects and prestige residential developments.

Architects love them because they offer both form and function, elegantly protecting a building from vandalism and burglary when down, but hidden away at the touch of a button when in the raised position. Contractors love them because they can be installed quickly and efficiently – Charter, for example, has its own specialist installation team to ensure the shutters are installed ‘right first time’.

Highest level of security

The Charter-Integr8 range of innovative shutters delivers the highest level of security, offering both built-in and retrofit options. The design concept is based around a shutter mechanism that can be integrated



***Charter shutters can be finished
to any RAL colour***

into the structural fabric of the building without detracting from the architect's vision. When the shutters are open, they're hidden from view and, once down, the enormous variety of colour options means they can brighten any building.

Charter-Integr8 shutters can be finished in any RAL colour to suit individual specifications and the designs include vertical rise, roof-light and Brise Soleil options. The range also caters for different build styles, including brick and block and timber frame. It all adds up to a product that offers more than mere security: it's a design statement too, as bold or as subtle as you like.

Newark Primary School (pictured) is a wonderful example of how shutters can be used to enhance a design and create a striking statement. The school enjoys a prominent position in the local landscape and the use of Charter-Integr8 shutters (finished in red and green) is an important part of its bold design. The Scottish Government is now using this £10m new build project as an example of best practice for other councils to follow.

A striking statement

The colours for the shutters at Inverclyde Academy (pictured) in Scotland were chosen after early consultation with the pupils who wanted "anything but grey." Seventy Charter-Integr8 shutters - in vibrant yellow, bright red and auburn - were installed at the Academy to establish a safe and secure environment for both pupils and teachers. The new 1,100-pupil secondary school is part of a £29 million scheme in an area of mass regeneration, where crime and vandalism have traditionally been a concern.

Schools and community centres are particularly vulnerable to burglary, arson



and vandalism, which make security a must. Even unsuccessful attempts to break in invariably necessitate expensive remedial work. Roller shutters have a central role to play in the front line defence of healthcare and educational facilities - providing a visible deterrent and effective protection against crime.

Security shutters were specified at Katesgrove Children's Centre in Reading (pictured left), due to its location, in an isolated area within parkland. Although by day it's next to a cheery playground, at night it is desolate and prone to vandalism.

This project is part of a national programme in which each local authority designates an area to build a children's centre. Integrated shutters were not needed as there was a deep overhang ensuring the shutters were concealed within the soffit. So, the Charter-Integr8 180C bolt-on security shutters were specified and installed direct to the structure.

Security shutters are also being increasingly specified in prestige or luxury residential developments. The Charter-Integr8 range has been installed in some of London's most desirable addresses, including properties in South Kensington and Richmond Park. A spokesman for architects Trevor Lahiff comments, "We specify (security shutters) on an increasingly regular basis and we'd recommend Charter Specialist Security. Charter stands out - it offers the most attractive and appealing shutters as well as good advice and technical support."

Even the best products would soon fade from favour without the support of first-class service. Charter's reputation is built upon offering architects, specifiers, planners and builders the highest level of support. Complete product specifications and an AutoCAD library of the Charter-Integr8 range are available to specifiers and we offer technical support throughout the build, from the drawing board to completion.



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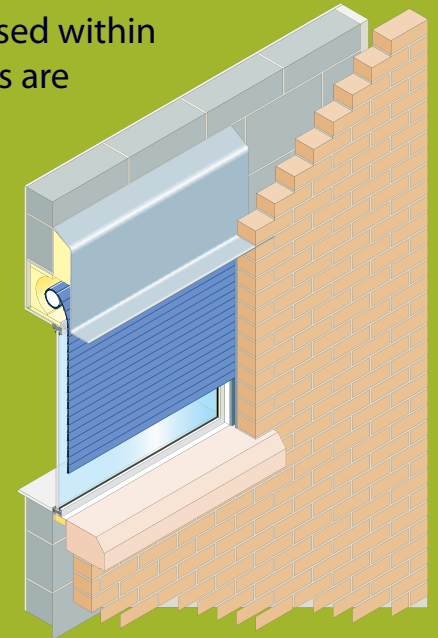


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The Charter-Integr8 range of architecturally advanced shutters offers a magic combination of security and good looks.

When closed the shutters deliver the highest level of security and can be powder coated in any RAL colour to complement the building's colour scheme.

However, because they can be housed within a structural lintel, when the shutters are open they have no impact at all – internally or externally – on the building's appearance. The range also includes a retro-fit solution greatly extending its possible applications.



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BALCONY views
magazine



A handle on hardware

Chrome fittings on front doors can help sell homes, so the trend-spotters would have us believe. But it's innovation in window and door hardware that is really making the difference right now, as Phil Freeman, Managing Director of hardware specialists Fab & Fix explains.

A matching set of front door furniture, preferably in chrome or steel, can help to win buyers, according to a recent article in *The Times*. And satin chrome is London's first choice, says one of the capital's door companies, as it's a 'crisper look' that gives a slight update to traditional door colours.

Of course, hardware finishes must look good and appeal to the all-important end users, but they're only part of the story. Products must also be functional, reliable and secure if they are to perform properly over their lifetimes.

Over the last 10 years or so, tremendous innovation has taken place in the hardware market as manufacturers have responded to legislative demands, changes in Building Regulations and consumer tastes to deliver products that not only perform to the highest standards, but also with much better aesthetics.

Such innovation is really driving the market in terms of exciting designs, improved functionality and ease of use - one example being the robust Fab & Fix Nu-Mail letterplate that 'doesn't bite back'. Kinder to hands, its hard-wearing

zinc construction includes a fully sprung-loaded flap opening past 180 degrees using steel hinge points and springs so that it won't snap off or rattle in blustery conditions.

Novel ideas have resulted in the introduction of co-ordinated architectural ironmongery suitable for commercial, retail and domestic applications. This offers designers, specifiers and homeowners tremendous creative scope - whatever the project.

New plating technologies have enabled manufacturers to offer fully colour-matched door and window furniture in a rich variety of shades and textures, bringing the hardware market firmly into the 21st century.

Traditional white and gold, along with modern chrome, remain the most popular shades for door handles, whilst white is the predominant shade for those on windows. Bright and satin bronze shades add a chic, contemporary appearance. Variations on shades of browns, greys and blacks are reflecting increasingly sophisticated tastes and a desire for differentiation.



Hardware 'suites'

Back in the 1990s, Fab & Fix pioneered the concept of matching sets of handles, letter boxes, door knockers and numerals – or hardware 'suites' – to give a fully uniform hardware style for windows and doors in all types of properties.

For developers, this is particularly important in enhancing the 'kerb appeal' and saleability of new homes. Co-ordinating hardware can be incorporated easily and cost-effectively as an additional aid for attracting potential buyers.

It has also given homeowners fresh choices when deciding on the style and appearance of their replacement entrance doors with their installation companies.

Another emerging trend is the use of textured surfaces, for example in replicating the 'hammered paint' look of antique door and window handles. This 'cast-iron' appearance enables modern hardware to blend with existing roofline and guttering products for a co-ordinated look, making it ideal for sensitive architectural applications such as conservation areas.



Bespoke solutions

Fab & Fix also offers specialist services, such as developing bespoke hardware solutions for refurbishment projects. Our in-house team developed an antique-looking handle to match the fittings and style of new steel Crittall-type windows for the Grade 2 listed Art Deco-style Midland Hotel at Morecambe.

Compliance with security and disabled access issues are key areas to address when specifying hardware for new or adapted public buildings. Again, innovation by hardware manufacturers has introduced quality products that combine functionality with style.

Legislation and compliance

A new right of access for the disabled is one of the key elements of the Disability Discrimination Act (DDA) which fully came into force in the UK on 1st October 2004. Under this legislation, disabled people need to be able to enter freely, move around and leave public buildings unaided. To satisfy obligations under the DDA, any new building or alterations to existing buildings must comply (in England and Wales) with the Building Regulations, and in particular the 2004 Approved Document M (ADM).

Correct specification is essential for compliance with the law and hardware products have been developed specially for the disabled access market, which satisfy the requirements of BS 8300 and Document M.

For door furniture, the main issues in relation to accessibility are:

- the need to grip a door handle or operate it with a closed fist
- avoidance of clothing being caught

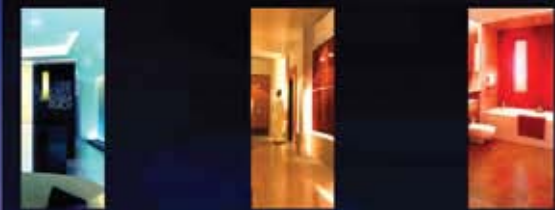
- avoidance of very cold surfaces (external handles)
- visual contrast of door levers

For DDA-compliance, door handles must have larger sprung handles for easier grip, an extended return and ample lever-to-door clearance for safety. For optimum visual contrast to help the poorly-sighted, door levers need to be a different colour to a door. For example, a white door would require darker door levers or a dark wood door would need some reflective or light handles. So availability in a wide range of colours as part of a co-ordinated product suite is an added advantage in meeting both compliance and aesthetic challenges.

Security is another major factor in hardware specifications. For example, concerns over current lock cylinder vulnerabilities are being addressed through the introduction of upgraded products such as high security lock cylinders. With anti-bump, anti-snap and anti-drill properties, higher quality products also carry the police-approved Secured by Design Accreditation ensuring peace of mind that they are up to the job.

Innovation continues to drive the hardware market. Taking their cue from the automotive industry, the imminent arrival of remote-controlled key fobs to lock and unlock our buildings' doors will take security to even greater levels of convenience and protection. Now that's another selling point...

For more information, contact Fab & Fix on 02476 585 785 or visit www.fabnfix.co.uk



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Give your home a new look for the new decade with 'Architect in the House'

With the noughties safely behind us, it's time to begin looking ahead to the new decade. And what better way to start than by transforming your home with some expert advice from an architect.

Architect in the House is the hugely successful fundraising initiative run annually by the housing charity Shelter and the Royal Institute of British Architects (RIBA). Each year architects nationwide give up their time for free to offer hour-long consultations to members of the public in return for a £40 suggested donation to Shelter.

Now in its 14th year, Architect in the House has raised over £1 million for Shelter's work with homeless and badly housed families, including over £100,000 in 2009 alone.

The scheme is a fantastic opportunity for homeowners to discuss changes to their home with a RIBA chartered architect. Whether it's knocking down an interior wall or adding a new floor or extension, a consultation with an architect is the first step to making your dream home a reality.

The scheme officially launched in April this year, and more information can be found at www.architectinthehouse.org.uk. Participants in 2010 were matched with architects in early July and consultations can take place any time up to the end of November.

Giving you the big picture

George Clarke, architect and presenter of Channel 4's *Home Show* and forthcoming series *Restoration Man*, said, "Architects play a key role in any successful home improvement venture, ensuring your project is well designed and thought through. Only an architect can give you the big picture, offering insights into the latest trends in property design and advising on everything from finding builders to choosing fixtures and fittings."

"Architect in the House is a fantastic opportunity for homeowners to give their home a fresh new look for 2010 while supporting Shelter's vital work to ensure no child's future is blighted by bad housing."

"Architect in the House is a unique opportunity to take advantage of this expertise while raising money for Shelter. I'd urge anyone who is looking to make more of their property to register with the scheme."

Ruth Reed, President of the RIBA, said,



George Clarke

50,000 homeowners maximise their property's potential. It is a great way for the profession to give something back to those in desperate housing need."

Campbell Robb, chief executive of Shelter, said, "Everyday, Shelter sees the devastating impact of bad housing on people's lives. With more than a million children in England living in overcrowded accommodation, our help is needed now more than ever."

"Architect in the House is a fantastic opportunity for homeowners to give their home a fresh new look for 2010 while supporting Shelter's vital work to ensure no child's future is blighted by bad housing."

"We all have grand designs for our homes, but architects can turn ideas into action by offering professional advice whatever the nature or scale of the project. Thanks to the architects who so generously give up their time for this scheme, Architect in the House has helped over

GLASS DESIGN AND BUILD



A quiet revolution is gathering momentum in the gardens of Great Britain with a growing trend for ultra modern frameless glass structures.

An increasing number of people are being inspired by the developments in structural glass design often seen in large corporate buildings and they are excited to discover how these techniques can be used to transform their home.

Extensions created from glass are fast becoming the new must have, giving striking good looks creating light filled and airy rooms ideal for kitchen and dining experiences. Kitchens and dining rooms are suddenly filled with light; the transformation can be dramatic by the ever-changing seasons providing a real wow factor. Structures can be designed to virtually any size or shape delivering exceptional panoramic views.

All glass is made to the highest standards using 34mm thick structural glazing made up of 12mm outer pane with a 16mm Argon filled cavity and 6mm inner pane. All glass is toughened giving a U value of 1.4 but can be reduced to 1.1, if required. A range of options including solar control coatings, tinted glass, stainless steel fittings or specialist paint finishes such as polished titanium are available.

There is a growing demand from clients looking to extend and remodel their homes using latest innovation in glass technology such as glass roof lights, balustrades and glass floors that create an interesting and novel effect, allowing natural light to shine into basements and wine cellars. For a modern twist on a summerhouse, choose our self-contained glass pods that have a solid roof and glass walls often used as offices, gyms and playrooms.

For clients who prefer a more traditional style our structures such as orangeries, conservatories and extensions in either

aluminium, timber, UPVC or a combination of, are a good alternative. Energy efficiency can be improved further by installing Triple glazing. We are leading the way by providing the latest products, techniques and also our commitment to deliver a design and build service of the highest quality, working with Architects, Specifiers or directly for individual clients.

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Hornschuch has been in business for more than 100 years, having been founded in 1898 in Germany by one Konrad Hornschuch whose company specialised in PVC decorative surfaces.

The company is a pioneer in textile coating. We have been in the UK for many years and have had a subsidiary here since 2007, offering customer service and a distribution service from our warehouse and Head Office in Milton Keynes.

Hornschuch supplies five different products in the market: PVC foil for the window and door industry; imitation leather for the upholstery and car industry; PVC foil for the furniture industry and 'sticky back plastic' for the consumer industry. We have full slitting facilities for all our products in the UK to suit customer requirements.

Skai® is one of our company's best-

known brands. It has been on the market for 50 years now and successfully kept up-to-date through a process of ongoing development.

For the Skai Covertech brand of PVC foils, our target markets are the window, door and PVC-U markets. We have customers using our foils from windows and doors, to internal use of trunking systems and we also witness a heavy usage of our foils in the steel industry for the facade and refrigeration business.

In terms of current significant market trends, it is clear that for customers, the key requirement is to be different; they are looking for different colours and designs. We have been supplying many of our customers with lots of different colours; red, green, blue and many of our 'lifelike' designs for window profile lamination films which offer an effective alternative to genuine wood windows.

We are supplying to this current trend by launching our new service 'Foils to Go'. This service allows our customers to buy the exact foil they need for that one job rather than insist on them purchasing a full roll which could stand on the shelf for months or even years and so pricing them out of a job because of the cost of holding the excess stock. We can offer and supply exact foil sizes and lengths to customers in a choice of over 40 colours and designs allowing the customer to fulfil an end-user's exact requirements.

Although we have a good relationship

with the UK's major PVC-U systems houses, customers like to use us mainly for our range of exciting new designs and different colours and embosses, rather than for major runs for which the major PVC-U systems houses use our competitor.

Should a fabricator not be able to obtain a particular foil for their profiles from their systems supplier, we have the perfect answer. Hornschuch recently set up a new partnership with Profoil in Kettering, allowing fabricators to send their profiles to Profoil for laminating in any of our 40 colours and designs. This is a big step in the market where the fabricator can now offer many different colours and designs to their customers to make them stand out.

One of the key issues affecting Hornschuch at the moment is that spraying business was up 65% last year, due to the systems houses, fabricators and laminators not being able to get small lengths of foil for particular jobs in specific colours and designs. But now they can get this from us and pleasingly, it has brought us a lot of new business. This gives customers the advantage which they never had before of offering different colours and designs with a quality foiled finish.

For our company, I envisage the market in PVC-U foiled products changing a good deal this year. Last year saw a lot of different colours appear on the scene – the greys and silvers with a smooth emboss, the white with a woodgrain emboss, not to mention our new Metbrush silver effects. We are also seeing a lot of interest in our new colours and designs that we recently launched at the Fensterbau. Additionally, we are getting many new customers using our 'Foils to Go' service. Added to that, we are currently working confidentially with some customers to produce some really nice finishes in the very near future.





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Clear view with Balcony



Townhouses overlooking River Nene, Cambridgeshire

The clear-glazed Juliette solution from balustrading specialists, Balcony Systems was used to enhance the riverside views of 18 exclusive townhouses overlooking the River Nene at March, Cambridgeshire.

Architect Chris Cooper of James Developments Company Ltd, specified the system to maximise the light, space and views of the properties that overlook private moorings on the River Nene at March.

Double-sized Juliette balconies are a distinctive selling feature of the three and four-bed Sandpiper properties, where the use of clear glazing enhances the appeal and amenity of this speculative build.

In total, 78 were installed, with each of the mid-terraced homes having a total of four Juliettes, measuring 1.7 to 2.9 metres wide. The end properties benefit from an extra set on their side elevations.

Child friendly

Commenting on the use of the Balcony system, Chris said; "Key criteria for us was something light in appearance that had to be completely 'kiddie-proof', so the balustrading could not be climbed over, nor trap a child's head. Added to which, the system had to be reasonably-priced and fully-finished.

"Installation was simple as all the fixings were supplied to securely bolt it onto the wall. It's a straightforward product for a straightforward situation and it has been well received by purchasers."

Chris added, "We are seeing more and more Juliette balconies as 'standard' features, because, as well as being a useful marketing tool, they are attractive and very popular with buyers. In a riverside setting, such as the Sandpiper properties, they give the sense of being on a deck, while at the same time maintaining privacy."

Making an impact

In response to the current building trends, Balcony's proven balustrade technology system, used extensively throughout Europe and beyond, has been introduced

“We are seeing more and more Juliette balconies as ‘standard’ features, because, as well as being a useful marketing tool, they are attractive and very popular with buyers. In a riverside setting ... they give the sense of being on a deck, while at the same time maintaining privacy.”



to the UK where it is starting to make an impact with developers and house builders.

Balcony's solution has all the characteristics of structural glazing, but at around a third to half of the cost. The revolutionary approach lies in the handrailing itself. The aluminium structure securely holds a straight glass balcony for up to 3.0 or 3.8 metres without vertical posts, allowing an uninterrupted view from the inside. Externally, the result is neat and contemporary to complement modern building styles.

Balcony's Managing Director Effi Wolff says that designers have welcomed a maintenance-free system that is not only simple to install, but allows greater freedom of design options: "Straight or curved glass can be used to create elegant Juliette and external balconies, without the need for vertical or corner posts. Increasingly, architects are seeking an attractive balustrading solution that combines safety with maximising light and spaciousness, but at reasonable cost. The Balcony system does just that."





Leamington Spa extension

How often do you find that the best view in the home is from the first floor? New developments often take this into account, positioning living rooms upstairs to make the most of the outlook. And if it isn't convenient to do that, full-length windows in the bedrooms add space and light.

Nick looked for something contemporary, stylish, high-quality and value for money to provide the perfect finishing touch and allow him to enjoy the room in complete safety.

In Leamington Spa, homeowner Nick Tiffin recently completed a major extension to his detached five-bedroom home. Adding to the house at the side, the rear and the top was a major investment, costing in excess of £250,000 and taking about 10 months to complete. Nick used various contractors to carry out the work to the £700,000 property.

The finishing touch

The large master bedroom suite has an en-suite bathroom and dressing room and good views of the garden. Bi-fold doors were fitted to give a clean modern look and to allow light and air into the bedroom. Nick looked for something contemporary, stylish, high-quality and

value for money to provide the perfect finishing touch and allow him to enjoy the room in complete safety. He found it on Balcony's website (www.balconette.co.uk) - the Juliette balcony.

The design, glass without any intrusive vertical posts or clamps, was exactly what he wanted. He ordered online a 2.4 metre-wide balcony, which was delivered from stock within days. Nick fitted it himself with help from the contractors SB Concepts of Coventry - and he's pleased with the result; "It adds to the look of the house; it lets in the light and adds to the value of the property, but most importantly it enhances our safe enjoyment of the house."

"It adds to the look of the house; it lets in the light and adds to the value of the property, but most importantly it enhances our safe enjoyment of the house."



Peter chose the Juliette balcony because it didn't restrict the view, and is delighted with the result.

The master bedroom had an open balcony which was under used and taking up space. Peter extended the bedroom, refitted the original French door and ordered a 3.0-metre Juliette balcony online from Balcony Systems.

Peter chose the Juliette balcony because it didn't restrict the view, and is delighted with the result, saying; "I found plenty of products which used vertical bars, but they would block the view and the light, which I wanted to keep. I now have a good looking balcony with an uninterrupted view and gained valuable space in my home."

Whittlebury, Towcester, modified property

There are many different circumstances where a Juliette balcony provides a neat solution. Homeowner Peter Nicholson of Whittlebury, Towcester, modified his 1983 brick-built house, building a two-storey extension and altering the existing accommodation to suit a 21st century lifestyle.

For more information on ordering large quantities of Juliette balconies, trade discounts and options of different sizes and finishes, please contact our sales team on **01342 410 411**. Alternatively email us at **enquiries@balconette.co.uk** and for full details of all of our products, take a look at our website, **www.balconette.co.uk**

Key Facts

Sandpiper development overlooking River Nene, March, Cambridgeshire

Architect: Chris Cooper

Developer: James Developments Company Ltd

Order: 78 Juliette Balconies

Handrail finish: White Powder Coat

Delivery: Delivered in bulk within lead time

Nick Tiffin, Leamington Spa

Project: Extended five-bedroom home to the side, rear and top

Cost of Project: £250,000

Value of property: £700,000

Size of Juliette balcony: 2.4 metres

Handrail finish: Chrome Anodised

Aluminium Delivery: Within seven days from stock

Installed by: Mr Tiffin with help from Contractor SB Concepts

Peter Nicholson, Whittlebury, Towcester

Project: Extended bedroom into old open balcony area, installed Juliette balcony to the existing French door

Size of Juliette balcony: 3 metres

Handrail finish: Royal Chrome Anodised Aluminium

Delivery: Within seven days from stock

Installed by: Mr Nicholson



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Calendar of events

Designing Out Risk

12th August
Gateshead, Tyne and Wear
T: 0191 261 7441

Designing Out Risk

24th August
Wakefield, Yorkshire
T: Rachael Hughes 0113 389 9870

Towards Zero Carbon: From Pipe Dream to Reality

26th August
Birmingham
T: 0121 233 2321

The National Floor Show

7th-9th September
NEC Birmingham
T: Charlotte Cowdrey +44 (0)20 7921 8407

Irish Sustainable Building Show

7th-9th September
Dublin, Ireland
T: +(353)-(1)28888821

Fifty buildings, 50 years, Great modern architecture in the East Midlands

11th-26th September
Wirksworth Festival - Ecocentre, Wirksworth, Derbyshire
T: 01629 824003

Architectural Design

22nd September 2010
Nottingham Trent University, Clifton Campus
T: Sandra Hartley 01522 837480

100% Design

23rd-26th September
Earls Court, London
T: Julie Webster +44 (0)20 8968 8010

Ideal Home Show

1st-3rd October
ARC Event Centre, Cork, Ireland
T: +(353)(1)-4900600

Scottish Home Improvement & Self Build Show

2nd-3rd October
Royal Highland Centre, Edinburgh
T: 0845 22 55 195

National Home & Design Show

2nd-3rd October
Royal Highland Centre, Edinburgh
T: 0845 22 55 195

Grand Designs Live

8th-10th October
NEC Birmingham
T: 0871 230 5583

InterBuild

17th-20th October
NEC Birmingham
T: 0207 728 4511

Sustainable Design

2nd November
Bournemouth
T: Michelle Taylor 0844 800 2767

The Scottish Daily Mail Ultimate Home Show 2010

7th-9th November
Royal Highland Centre, Edinburgh
T: 0845 269 7308

Contemporary Construction: How Does Brick Stack Up?

24th November
Nottingham
T: 0121 233 2321

2011EcoBuild

1st-3rd March 2011
ExCel, London
T: 0203 402 2459

FensterBau

21st-24th March 2012
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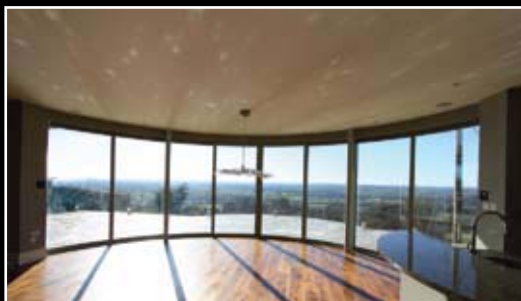


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