HALDANE FISHER

THE Self Build GUIDE

- Planning
- Foundations
- Damp Proof Course
- Roof
- First Fix
- Second Fix
- Completion
- Landscaping

6th Edition

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HALDANE FISHER

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INSULATION
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NEWRY • BANGOR • PORTADOWN • LISBURN • BELFAST • COLERAINE • LARNE • BALLYMENA • ENNISKILLEN
BUILDING YOUR DREAM HOME IS A ONCE IN A LIFETIME OPPORTUNITY. IT WILL BE IMMENSELY HARD WORK, BUT ALSO VERY REWARDING. YOU WILL ALSO BE HAPPY TO HEAR THAT YOU HAVE ACTUALLY SURVIVED THE HARDEST PART OF THE PROCESS - DECIDING TO DO IT!

Here at Haldane Fisher we have been helping people like you with their Self Build projects for many years. This extensive experience has taught us how to ensure that a project runs smoothly and efficiently. We will be pleased to share this knowledge with you, making the construction of your dream home a pleasure.

One of our Sales Representatives will be delighted to meet with you to discuss your needs, offer advice, or simply talk you through the next stage of your project. Having worked with so many other Self Builders, our Sales Representatives also have an extensive list of local tradesmen who they work with on a regular basis, and who you may wish to use for your build. As you will discover very early into your project, administration is all important if you wish to run a financially viable project. Again, our credit and accounts teams are experienced in the needs of the Self Builder, and will be able to give you many tips which will be sure to save you money. Our invoicing system makes VAT claims easy and our monthly invoicing gives a clear record of all transactions.

Having read this guide, we advise you to contact your local Haldane Fisher branch to arrange an initial consultation.

TAP INTO OUR MANY YEARS OF EXPERIENCE AND LET US HELP YOU BUILD YOUR DREAM!
Planning is an important element of any project, but when the project is building your home, and involves the greatest expenditure you are ever likely to make, you really do want to take time to ensure your planning is accurate. This guide has been designed to take you through the main elements of each stage in the process. By suggesting certain actions you may not have considered, we hope to stop you wasting time on unnecessary mistakes, and avoiding some of the common pitfalls.

Every project is different, and this guide is necessarily general. Our Self Build representatives may not have dealt with a project exactly like yours, but they will certainly have helped people with similar projects. We therefore advise you to talk to your representative about the specifics of your project. They will be happy to draw on their experience and network of local contacts to provide any assistance they can.

For the purposes of this guide, we have split the Self Build process into three principal sections: Planning, External Build and Internal Build.

1 PLANNING

- Obtain finance for the project
- Determine the type of property and style of building you wish to build
- Obtain a suitable plot with outline planning permission
- Contact an Architect with clear budget and standard of finish required to obtain working drawings
- Submit plans to local authority planning office for detailed planning permission and building regulations.
- Register for VAT
- Locate and make contact with suitable building contractors or specialist tradesmen
- Notify building officers of your intention to start
- Insurance. Register with NHBC or similar approved body for insurance
- Contact your local Haldane Fisher branch to discuss opening a Self Build account facility
- Health and safety
PROJECT PLANNING

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11. Health and safety
FINANCING YOUR SELF BUILD

Building your own home is likely to be the biggest expenditure you will ever make. It is therefore vital that you plan your finances carefully, so that you do not get any unwanted surprises towards the end of your project.

Many lenders now offer mortgages to Self Builders, so shop around and make sure you get the deal that is most suited to your needs.

The most common Self Build mortgages release the agreed loan on a stage basis.

**For a brick and block house, the normal stages are as follows:**

1. Foundations to DPC level 15%
2. First floor joist level 15%
3. Wall plate level 15%
4. Roofed in 20%
5. Plastered out 15%
6. Completion 20%

% release of the balance of the borrowed sum, after the initial plot advance.

**For a timber frame house, the normal stages are as follows:**

1. Foundations to DPC level 15%
2. Load bearing framework, plus roof structure 40%
3. Roof tiled, brick skin in place and glazed 15%
4. Services first fixed and drylined 15%
5. Completion 15%

% release of the balance of the borrowed sum, after the initial plot advance.

PLEASE NOTE THIS INFORMATION IS STATED FOR GUIDANCE PURPOSES ONLY AND WILL VARY BY LENDER.

EACH MORTGAGE PACKAGE VARIES, BUT A GENERAL INDICATION OF THE FUNDING AVAILABLE FROM A LENDER IS 80% OF THE VALUE OR PURCHASE PRICE OF THE PLOT AND UP TO 90% OF THE VALUE OF THE COMPLETED PROPERTY.
IN ADDITION TO THE LAND, CONSTRUCTION AND MATERIAL COSTS, THERE ARE SEVERAL OTHER COSTS TO BUDGET FOR.

STAMP DUTY LAND TAX
Stamp Duty Land Tax (SDLT) was introduced on 1 December 2003. It replaces the old Stamp Duty on purchases of flats, houses and other UK land and buildings (full details from www.hmrc.gov.uk).

VALUATION FEE
Your mortgage lender will charge you to conduct an official valuation of your plot. As this belongs to them, you should also consider commissioning an independent professional valuation or survey. Your mortgage lender will also charge you for re-inspections before the release of each stage payment.

SERVICES
If your plot is not serviced you will need to pay for the connection and infrastructure of water, drainage, gas, telephone and electricity to your property.

PROFESSIONAL FEES
If you engage an Architect or other building professional you will incur professional fees. Planning permission and Building Regulations will also require payment.

LEGAL COSTS
Your solicitor or conveyancer will charge.

RESERVE FUNDS
It is very wise to retain a proportion of your budget as a contingency fund. If one part of your project goes over budget, you can then use this money to cover the cost without delaying the whole project. We strongly advise you do not use money which is ear-marked for later stages. Robbing Peter to pay Paul could leave you with a beautiful house that you cannot afford to furnish!
IPLANNING

The type and style of property you decide to build should be selected with care. Not only must it suit the local planning authorities, but it must also be appropriate for your plot, your lifestyle and your budget. Indeed, most people choose to build their own property so that it can be designed to suit their needs perfectly.

LIFESTYLE

When considering your proposed home style, it is important to consider the needs of everyone intending to live in the property. Think also of the future, and whether these needs may alter as time goes by.

Childrens’ needs are the most changeable. Designing a home to suit babies or toddlers may be convenient now, but may not be suitable once they have become teenagers. You want to hear them when they are little but will you want such good acoustics when they are older? Older children will eventually leave the family home, and thought should be given to alternative uses for bedrooms etc. Stairs, doorways and storage spaces should be designed with a view to future mobility. Some of the steeper stair rises permitted by building regulations may not be suitable for elderly people.

Special consideration should be given to the orientation of the property. The morning sun is a pleasure but decide whether your priority is for morning or evening sun in your main rooms, or on a patio. Having the sun on a room for most of the day can be very hot and can quickly fade furnishings and make it difficult to see TV or computer monitors.
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DETERMINE THE TYPE OF PROPERTY AND STYLE OF BUILDING YOU WISH TO BUILD

CONTACT US

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Control your heating system – anywhere, anytime with EMBER from EPH Controls. The system is comprised of WiFi ready RF thermostats & programmers which connect to your router via our WiFi gateway.

With this free App it is possible to control multiple homes, add multiple users, boost, change schedules, activate holiday mode and much more.

EMBER PACK 1 for 1 zone system
includes: 1 x 1 Zone Timeswitch (R17-RF)
1 x Room Thermostat (RFR)
1 x WiFi Gateway (GW01)

EMBER PACK 4 for 2 zone system
includes: 1 x 2 Zone Programmer (R27-RF)
1 x Room Thermostat (RFR)
1 x Cylinder Thermostat (RFC)
1 x WiFi Gateway (GW01)

EMBER PACK 8 for 3 zone system
includes: 1 x 3 Zone Programmer (R37-RF)
2 x Room Thermostats (RFR)
1 x Cylinder Thermostat (RFC)
1 x WiFi Gateway (GW01)
A sloping plot can give rise to some very interesting house designs. Upside down houses can provide a large, airy lounge, but beware that bedrooms are not too dark. Try also to work with the natural features of the plot.

If it is possible to retain a mature tree or original hedge in the garden, the house will look established much quicker than if you start from a completely bare plot. Every site has a number of views, although one or two may be better than the others. Consider where you will be spending most of your time in the house, and which rooms you would like to have the best views.

If the site looks flat, this does not necessarily mean it will offer easy building. Check carefully for underground streams, high water tables or even previous refuse dumps. The river running along the back of the garden may look terrific in the summer, but if it floods every winter, you may live to regret it. Most plots will also have neighbouring properties. Make sure that your proposed property is designed sympathetically. Safety and security are often considered only after the property has been built. By considering these at the planning stage, you may be able to prevent dark entrances, narrow alleys and slippery paths in the winter.

**BUDGET**

By selecting a simple shape, you can make sure that your building costs are not too high. Elaborate angles and elevations may look impressive, but the roof construction required may result in a construction cost disproportionate to the rest of the building. Simple shapes need not be dull. An L shape property is as simple as a box shape, but can provide much more character and interest.
HOW TO OBTAIN YOUR PLOT

ONCE YOU HAVE DETERMINED THE TYPE OF PROPERTY AND STYLE OF BUILDING YOU REQUIRE, YOU CAN BEGIN TO LOOK FOR A SUITABLE PLOT.

There are many ways to find your dream plot. Consider using some or all of the following.

- Place an advertisement in the local paper
- Read the adverts in the local paper
- Many larger Estate Agencies will have a selection of building plots available for sale
- Plot finding agencies
- Planning Register (held by planning authority). Contact plot owners who have been granted outline or even detailed planning permission
- Local authorities sometimes put land up for sale
- Drive about and look for a plot
- Self-Build magazines
- Many websites specialise in selling plots for the Self-Builder

TO FIND OUT OWNERSHIP DETAILS FOR ANY PLOT OF LAND, CONTACT:

Land Registers of Northern Ireland,
Lincoln Building
27-45 Great Victoria Street,
Belfast, BT2 7SL

Land Registers of Northern Ireland is part of Land & Property Services, the Agency responsible for Mapping, Land Registration, Rating and Valuation (www.lrni.gov.uk)

WHEN CONSIDERING A PLOT, IT IS IMPORTANT TO BEAR THE FOLLOWING FACTORS IN MIND.

- Is the plot accessible to large lorries? (delivering bulk loads of bricks etc.)
- Are all relevant services reasonably nearby?
- Have you double checked the planning permission?
- Have you double checked the legal boundaries?

The most important thing to determine is whether the plot has outline planning permission. This indicates that permission has been granted for the erection of a building on the site, but that no drawings or details regarding the type of building have been considered. If the plot does not have outline planning permission, do not purchase it until this has been obtained. You can obtain an outline planning permission application form from your local Council.
The majority of building and development projects will require planning approval from the relevant local authority. This is a lengthy process, often taking longer than the quoted eight weeks, as the application is not just considered by the Council, but also some or all of the following:

- Highways Authority
- Local Interest Groups
- Neighbours
- Parish Council
- Landscape Officer
- Conservation Design Officer
- Drainage Authority

If you are in any doubt about whether your project requires planning permission, you should write to the Local Planning Officer for guidance. Your letter should include details of the present or last use of the land/buildings and of the proposed new use or operations. You should also advise the authorities at this stage of any processes to be carried out on the site, and any machinery to be employed.

It is often relatively easy for the council to determine whether national and local planning laws and policies are being adhered to. What is often more difficult is ensuring that public interest is being protected. When planning your project, it is advisable to consult and inform your neighbours and local interested parties on an informal basis. This will help you to understand objections early, enabling you to adjust your plans accordingly, before submitting your plans for formal approval. Your Architect can prepare your documents on your behalf (for a fee), or you may wish to prepare them yourself. In either case, if you have any queries, contact your local authority for advice at any stage.

**SITE PLANS**
Each application should be accompanied by copies of the plans of not less than 1:2500 scale, showing the site to which it refers and its boundary. The application site should be edged or shaded red, and any other adjoining land owned or controlled by the application edged or shaded in blue.

If you have any problem obtaining copies of your site plans, Ordnance Survey (OS) extracts may usually be obtained from the planning department (N.B. at a cost!)
OTHER DRAWINGS

(FLOOR PLANS AND ELEVATIONS)
All other drawings should be to a scale of not less than 1:100 metric. They must show existing features of the site including any trees, and be in sufficient detail to give a clear picture of the proposed building. Materials to be used in the external finish of the walls and roofs and their colour should be indicated on the drawings. The means of access to the site should be specified and shown, as well as the type of wall, fence or other medium to be used to enclose the site.

COVERING LETTER

It is advisable to include any relevant information in your covering letter that may be relevant to the planning application. Don’t try to hide things - they will be found out!

PAYMENT

This is the only item that doesn’t need to be sent in multiple copies. There is no VAT chargeable on a planning application fee, and a cheque should be made payable directly to the local authority.

APPEALS

In the unfortunate event that your application is rejected, and you genuinely think the council is wrong, you can appeal. Written representation to the Secretary of State is the quickest and easiest method. You or your council may choose for your appeal to be heard at a public local enquiry or hearing.

AUTHORITIES WILL REQUIRE MULTIPLE COPIES OF DOCUMENTS (OFTEN UP TO 6 OF EACH). EACH COPY MUST BE SIGNED BY THE APPLICANT OR HIS AGENT, AS BEING TRUE COPIES OF THE ORIGINALS.

PLANS AND DRAWINGS WILL BE OPEN TO INSPECTION BY THE PUBLIC. YOU ARE NOT, THEREFORE, OBLIGED TO DISCLOSE YOUR SECURITY ARRANGEMENTS ON ANY DRAWINGS OR PLANS.

Detailed information on the planning process in Northern Ireland is available from the website of the Northern Ireland Planning Service (www.planningni.gov.uk)
A Building Regulations application can be made either when lodging the planning application or a couple of weeks later. Building Regulations are designed to check that the proposed building complies with all current health and safety legislation and are not to do with appearance. They also incorporate measures to conserve fuel and power and ensure the provision of facilities for disabled people. The Planning and Building Regulations Departments are often located together in local council offices, as ‘Technical Services’ but do not fall into the trap of believing they are one and the same. It is possible for planning permission to be granted, and Building Regulations denied, or vice versa. Work can begin on your building 48 hours either after making an application for Building Regulations approval, or issuing a Building Notice. There are two ways of giving notice of the proposed work:

- Submitting full plans, or
- Giving Building Notice

The total fees payable are the same for each method. With full plans, part of the fee is paid when the plans are deposited and the remainder after the first inspection. With a building notice, the whole fee is paid when the notice is given.

### FULL PLANS METHOD

Detailed plans of the project, location and site are submitted. The specification of materials used must also be provided. The plans will be checked to ensure they comply with all current building legislation. If there are any problems with the plans, you will be contacted with the required amendments. It is very common for Building Regulations applications to be rejected (often more than once). If this is the case, the Inspector will write to you detailing the required amendments and inviting you to alter your plans accordingly. Building work can begin 48 hours after submitting the plans, but until the plans are approved, it is possible that you may be required to redo some work. Work on site will be inspected at various stages, but once your plans have been approved, you know that work will comply with all regulations as long as your plans are followed to the letter.

### BUILDING NOTICE PROCEDURE

Building Notice procedure is simpler than the Full Plans Procedure and provides an alternative method of making the necessary application for the domestic work. Further details on this or any other part of the Building Regulation Process are available from website of Building Control Northern Ireland (www.buildingcontrol-ni.com).
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Lisburn: 028 9267 6161 | Belfast: 028 9022 5000

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BUILDING REGULATIONS INSPECTIONS

THE LAW REQUIRES YOU TO NOTIFY YOUR BUILDING CONTROL OFFICE AT CERTAIN STAGES OF YOUR BUILD, IN ORDER FOR THEM TO COME AND CARRY OUT THEIR INSPECTIONS...

They are not obliged to call at every stage, and discretion will often be used. The statutory time scales required for notification range from 24 hours to five days. The more notice you give, however, the more likely it is that they will visit your site at a time that suits your planning.

THESE ARE THE INSPECTION STAGES:
(please note these stages are only a guideline and will vary by Council)

- Commencement
- Foundation excavations
- Sub-concrete
- Superstructure
- Drains, prior to backfilling
- Occupation (of new building)
- Completion

CERTAIN LOCAL AUTHORITIES ALSO ASK FOR NOTIFICATION AT ADDITIONAL STAGES, SUCH AS

- Radon membrane
- First floor joists
- Roof construction
- Fire precaution works

Once the completed project has been inspected and all works comply, a Completion Certificate will be issued. This should be kept safely as it will be required if you decide to sell your property at a later date.

More detailed information on the requirements in your local area is available from the website of Building Control Northern Ireland (www.buildingcontrol-ni.com).
The financial benefit of building your own house is commonly quoted as one of the reasons people first decide to ‘Self-Build’. It’s not just the material cost savings that are advantageous however. There is also a significant saving available through VAT refunds. If you are constructing a new building, you may be able to claim back the VAT paid on the building materials used in the construction of your home - bricks, joinery, plumbing, tiles etc. - practically everything that forms a permanent part of the structure. To understand exactly what you can and cannot claim for, contact your local VAT Office and request a copy of their booklet “VAT refunds for ‘do-it-yourself’ builders and converters”, also known as VAT Notice 719. If you have any questions not answered by the booklet, it is always worth ringing the office for advice. There are some peculiar exceptions, for example burglar alarms qualify, but door bells do not!

A VAT invoice must show the supplier’s VAT registration number and the price and description of the goods or services you have bought. If the total is more than £100 your name and address must also be included on the invoice. Haldane Fisher invoices include all this information as a matter of course.

You can only claim your VAT refund once, so it is important to keep careful records, as forgotten items cannot be claimed at a later date. Keeping all your invoices together certainly makes life easier when you finally complete your claim form. New buildings intended for use as a dwelling are normally eligible for a VAT refund. Conversions completed since 21 July 1994 are eligible provided that the previous use of the dwelling has been non residential (such as barns or disused railway stations). Oddly, you may also claim for a building which was a residential establishment before 1st April 1973, as long as it has not been used as one since.

The VAT authorities guarantee payment within 30 days of receiving your completed forms - provided that there are no queries relating to your application.

National VAT Advice Centre Tel: 0845 010 9000 www.hmrc.gov.uk
For your local office look under “Customs and Excise” in the phone book
HALDANE FISHER OFFER AN ESTIMATING SERVICE WHICH PROVIDES AN ESTIMATE OF THE MATERIALS YOU WILL REQUIRE TO BUILD YOUR PROPERTY, DIRECT FROM YOUR ARCHITECT’S PLANS.

Once your plans have been finalised, your Self Build representative will be pleased to arrange for your quote to be calculated. Whilst this should only ever be treated as a guide, it will give you an invaluable understanding of the quantity of materials you will require.

In addition to the list of materials required, your Sales Representative will be able to advise you on the stages of your work schedule:

- Materials required up to the Damp Proof Course (DPC)
- Materials required up to the wall plate
- Roofing materials
- Internal material requirements
- Central Heating materials
- Heating requirements for each individual room.

Having determined the quantity of materials you will require, this will enable you to cost your project with more confidence, depending on the specification of each material you decide to use. This budget may determine the amount of money you have left to spend on internal projects such as kitchens and bathrooms. Talking to one of our kitchen, bathroom and AGA specialists at this time is advisable. They will be able to design your bespoke kitchen and bathroom(s) to suit your exact requirements and your lifestyle. This information will also be needed for your plumber, so that they can position your inlet and outlet pipes correctly.
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ADD A LITTLE COLOUR TO YOUR LIFE...

Complement your interior décor with colourful radiators. Choose from our 9 special colours and finishes or any of the RAL colour references (see www.ralcolor.com), which means over 180 possibilities!
HEALTH AND SAFETY ISSUES ARE OF FUNDAMENTAL IMPORTANCE FOR ANY SELF BUILT PROJECT. ANY INJURY TO YOU, YOUR FAMILY OR ANYONE ELSE INVOLVED WITH THE PROJECT COULD HAVE MANY IMPLICATIONS OVER AND ABOVE THE OBVIOUS PERSONAL DISTRESS TO THE CASUALTY.

Personal injury claims can be very costly, but on a more mundane level ‘downtime’ can be very expensive. If word gets round that your site is unsafe, tradesmen will be very reluctant to work for you, and the Health and Safety Executive could make you wish you had never started the project!

The Management of Health and Safety at Work Regulations 1999 apply to everyone at work, no matter what they are doing. These regulations require a full risk assessment to be carried out, in which you identify the hazards associated with the job, the likelihood of harm arising, and the precautions necessary to prevent it happening.

Do not assume a Self Build site can be 100% safe. However, carrying out a thorough risk assessment of your site before you begin to build, will help to ensure that all risks are minimised. Coupled with a good helping of common sense, you can work secure in the knowledge that you have created as safe a site as possible. Place signs around the site, stating the importance of wearing the correct safety clothing. It is also a good idea to write a clause into all contractor’s agreements requiring them to wear appropriate safety clothing at all times on site. Hard hats and reflective jackets are some of the most important pieces of equipment on a site. Get into the habit of wearing them at all times and make sure contractors and visitors are always given them.

All insurance policies differ. When deciding on your policy, check carefully who is and who is not covered by each insurance company. If you are in any doubt, obtain written clarification from the policy provider.

Professional power tools normally run on a 110 volt supply, and have built in cut off switches. Self builders often use domestic DIY tools, which use 240 volts, and have no cut off. RCD contact breakers are available off the shelf in all our branches, often built into plug units. For a small expense, this gadget can save your life - make sure you always use one.

It can be tempting to try to do work yourself, even though you are not 100% confident about your ability. The golden rule - if in doubt, contact a professional.

Further Information and Publications are available from the website of HSENI (www.hseni.gov.uk)
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Personal injury claims can be very costly, but on a more mundane level ‘downtime’ can be very expensive. If word gets round that your site is unsafe, tradesmen will be very reluctant to work for you, and the Health and Safety Executive could make you wish you had never started the project!

Do not assume a Self Build site can be 100% safe. However, carrying out a thorough risk assessment of your site before you begin to build, will help to ensure that all risks are minimised. Coupled with a good helping of common sense, you can work secure in the knowledge that you have created as safe a site as possible. Place signs around the site, stating the importance of wearing the correct safety clothing. It is also a good idea to write a clause into all contractor’s agreements requiring them to wear appropriate safety clothing at all times on site. Hard hats and reflective jackets are some of the most important pieces of equipment on a site. Get into the habit of wearing them at all times and make sure contractors and visitors are always given them.

All insurance policies differ. When deciding on your policy, check carefully who is and who is not covered by each insurance company. If you are in any doubt, obtain written clarification from the policy provider.

Professional power tools normally run on a 110 volt supply, and have built in cut off switches. Self builders often use domestic DIY tools, which use 240 volts, and have no cut off. RCD contact breakers are available off the shelf in all our branches, often built into plug units. For a small expense, this gadget can save your life - make sure you always use one.

It can be tempting to try to do work yourself, even though you are not 100% confident about your ability. The golden rule - if in doubt, contact a professional.

HEALTH & SAFETY
Further Information and Publications are available from the website of HSENI (www.hseni.gov.uk)

The Management of Health and Safety at Work Regulations 1999 apply to everyone at work, no matter what they are doing. These regulations require a full risk assessment to be carried out, in which you identify the hazards associated with the job, the likelihood of harm arising, and the precautions necessary to prevent it happening.

Taking centre stage in Brett Martin’s cast of rainwater colours, Anthracite Grey delivers a true match for RAL 7016. Available in a modern gloss or heritage-inspired Cascade Cast Iron Style finish, this hero delivers impeccable performance, come rain or shine.

For more information on Brett Martin’s cast of colours:
Tel 028 9084 9999 or Email sales@brettmartin.com
www.brettmartin.com
THE MOST IMPORTANT AREA FOR EARLY CONSIDERATION IN A SELF-BUILD PROJECT IS UNDOUBTEDLY THE TYPE OF HOUSE FOUNDATIONS YOU WILL USE.

For the Architect to design the type of foundations that will be most suited to your ground conditions (and your budget), it is essential to provide all the relevant information available. With the increasing trend toward building on brownfield sites (ground previously built on) the need for a survey of the plot of land is essential.

A site investigation will be carried out to determine:
- The safe bearing capacity of the subsoil
- The level that the structure should be founded
- The risk of subsidence or landslip caused by geological faults or mine workings
- Ground water levels and flows
- The presence of substructures, drain services and their effects on the foundations
- Chemicals aggressive to concrete
- The location of trees
- Gas emissions

RISK ASSESSMENT OF LAND
A desktop assessment should always be carried out and the results analysed and understood. Foundations will cost a considerable amount of money if they go wrong. A house builder does not always appreciate the amount of money that can be spent on something that is always covered up, similar to the drainage system. Remedial works to foundations will prove very expensive and in some cases putting an existing foundation right may cost as much as the whole build. Foundations are only put into place once and they must be correct. Time and design at this early stage is something that every Self Builder has to consider and implement.
DRAINAGE

PVC-U GRAVITY DRAINAGE SYSTEMS OFFER THE SELF-BUILDER A COMPREHENSIVE RANGE OF BENDS, JUNCTIONS, ADAPTORS AND ACCESS FITTINGS TO MEET THE REQUIREMENTS OF ALL DRAINAGE LAYOUTS. THE 110MM AND 160MM SYSTEMS ARE SUITABLE FOR BOTH FOUL AND SURFACE WATER DRAINAGE IN NON-ADOPTABLE SITUATIONS.

The system is fully integrated to ensure maximum flexibility in use, offering unique benefits on site:

- Lightweight for ease of handling - meeting health & safety requirements
- Robust construction resists damage during installation
- Simple & secure jointing, saving time & costs
- Superior self cleansing properties from smooth inner surface, often enabling a reduction in pipe size and reduced excavation depths
- Full range of adaptors and connectors to other systems and materials

ASK YOUR LOCAL HALDANE FISHER BRANCH ABOUT FULL SPECIFICATION DRAINAGE SCHEDULES TOGETHER WITH FREELY AVAILABLE TECHNICAL SUPPORT.
Setting the Standard in roofing and waterproofing

At IKO, we believe the best roofing solutions are achieved when partners work towards a common goal. So we work side by side with our clients to share their problems and priorities - and plan a pathway to the roofing solution that’s exactly right for them.

By understanding your requirements from your perspective, we’re able to deliver bespoke packages that suit the exact parameters of your project. Leading to better quality, better performing roofing supplied on budget, on time, every time. As your roofing partner, we’ll guide you step by step through the key stages that build the ‘spine’ of a successful project.

“A clear, well understood and accurate design brief is the catalyst for success.”

- Rubershield pitched roofing membranes
- IKO torch applied membranes
- Hyload structural waterproofing
- IKO felt shingles
- Liquids and Compounds
- IKO shed felts and traditional roofing membranes
ENVIRONMENTALLY FRIENDLY SOLUTIONS TO DRAINAGE

RAINWATER RECYCLING

A rainwater recycling plant allows you to replace mains water with rainwater from your roof. The system will filter out leaves and any other debris and store the rainwater in either an underground or above ground holding tank. Water is then drawn off via a silent running pump, passing through a series of filters for use in a variety of non potable applications (eg. toilet cisterns) as and when required. When there is insufficient water in the system, water supply will automatically switch to mains water thereby ensuring that a constant supply is maintained without intervention from the householder.

SEWAGE DISPOSAL

For domestic dwelling a Standard Septic Tank will meet your requirements under Northern Ireland Environment Agency “Water Order 2011”. A Waste Water Treatment Plant is only required when discharge is limited by wet ground or the need to discharge into a waterway. If in any doubt why not discuss this with your contact at Haldane Fisher and they can arrange a free site visit by a technical representative to offer an honest and cost effective solution for your site. Advice on Consent of Discharge Form Application when required is also available from this technical representative.
DAMP PROOF MEMBRANES ARE A CRITICAL COMPONENT IN A CONSTRUCTION

Failures occurring once a Damp Proof Membrane is installed are extremely difficult and costly to rectify. Membranes carrying inadequate or even no accreditation at all can jeopardise the waterproofing of a building. The quality of the Damp Proof Membrane used should therefore not be compromised. Gas Resistant membranes should be used to prevent the passage of methane, radon and carbon dioxide into a dwelling where the site survey has indicated such a risk exists. In areas where gas emissions are considered a risk it can be more cost effective to install a gas resistant membrane than to have a survey taken!

INSTALLATION

Damp Proof Membranes (DPM) must be continuous with the Damp Proof Course (DPC) in the surrounding walls. A surface of blinding or soft sand should be used to avoid damage to the membrane both during installation and when the concrete or screed or other protective layer is installed. Care should be taken to ensure that the membrane is not stretched or displaced when placing the concrete or screed over the membrane. Sufficient allowance should be made to avoid creating areas of unsupported membrane.

DAMP PROOF MEMBRANES NEED TO BE JOINTED

A jointing system provides damp proofing integrity at joints in Damp Proof Membranes or laps with the Damp Proof Course. Haldane Fisher can supply a wide range of cost effective and durable DPC’s. To avoid rising damp in walls a layer of impervious material is placed between brick courses in walls. Damp-proof courses are also installed around windows, doors and under parapets.

DPC and DPM products should all conform with the Building Regulations 1991 Approved Document C and amendments 1992.
Many factors will affect the choice of brickwork for your Self-Build project. For example, in specific areas local planners will only allow certain types of bricks to be used to ensure that your new home blends in with other properties in the local area. Site location and topography are also important as these will determine the optimum brick for the self builder. Therefore, choosing a brick type with the correct characteristics for durability has to be the main consideration. The wall or brickwork detail will need to last for the expected life of the building which is usually a minimum of sixty years.

**BRICKS & BLOCKS**

When selecting bricks for your project you need to consider the following:
- Frost resistance
- Strength & durability
- Range of colours & finishes to last a lifetime
- Good consistent availability
- Special bricks for detailing

**CLAY BRICKS**

Clay is a highly durable material which will not require chemical treatment or maintenance of any kind. This and its longevity make clay bricks an exterior cladding material with one of the lowest rates of repair and maintenance.

**CONCRETE BRICKS**

The range of Concrete Facing Bricks is now extensive with over 50 different types being produced. Coupled with a coloured mortar to enhance the overall elevation, Concrete Facing Bricks will ensure your Self Build property meets your individual requirements.

**ARCHITECTURAL MASONRY**

You need to decide on your external elevations at a very early stage. The choice of external materials is one of the keys to the success of any Self-Build project, but it may be influenced by outside bodies such as your Architect, Planner and Builder. The use of Architectural Cast Stone is finding growing favour within the Self-Build Market, with its ability to complement the main facing material chosen regardless of whether it is brick, render or random stone – three of the most popular external materials used for cladding purposes. Cast Stone is comparable to natural stone as a building material in both appearance and performance, yet is more readily available and provides a cost-effective alternative on schemes such as Self Builds.

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To weather the storm takes superior **strength, endurance and resilience**...

Irish made for Irish weather, Tegral slates are designed to withstand the **toughest of conditions** which are unique to our island.

Protect your roof and what’s under it with Tegral **Slate of the Nation**
MORTAR
Cement based mortars are nowadays an essential part of modern thin brickwork. A mortar joint forms both a sealant and a bearing pad, sticking the bricks together while keeping them apart. Coloured mortar and variations in jointing techniques add to the aesthetics of the structure. The key to a good mortar joint is a consistent mix, colour and appearance.

LIGHTWEIGHT & SOLID CONCRETE BLOCK
Building with block construction offers a faster build time. The blocks are generally available in two popular types - aerated or solid concrete. Both have advantages. The most effective thermal building block is the aerated concrete block. Often used in the inner leaf of a cavity wall it can also be used in the outer leaf. Aerated is available in a variety of strengths and with its excellent thermal qualities it reduces significantly the thickness of cavity wall insulation required. Solid concrete block is a reliable form of building component providing a dense load bearing substructure. When used in a complete shell with a rendered finish it offers an effective solution to meet financial and planning constraints.

CAVITY INSULATION
For most of the past century, external masonry walls have been predominantly of cavity construction. A cavity provides the most effective barrier to rain penetration and also adds to the thermal resistance of the wall. Modern energy conservation requirements demand added thermal insulation in external walls and the cavity offers the most obvious location for the insulation. However, full cavity fill may reintroduce the risk of moisture penetration and on exposed sites partial cavity fill insulation would be recommended. To comply with Building Regulations a minimum 50mm clear residual cavity should be provided in any exposure zone. Masonry materials and masonry finishes influence performance. The position of the window or door-frame likewise affects the heat loss. This can be minimised with the use of a cavity closer that should address thermal bridging and condensation.

LINTELS
Lintels support masonry, floors and roofs over openings. They are made from stone, timber, concrete and steel. Steel is lighter, easier to install and in most cases more durable. Insulated with polystyrene infill it provides excellent thermal efficiency.
Timber flooring joists have the advantage of being uniform in strength, rigidity, size and weight, which gives better dimensional stability. Compared with traditional timber joists they are lighter in weight and can have longer spans, which mean they are quicker and easier to install and may reduce or eliminate the need for internal support walls.

Engineered timber floor joists are an alternative to using traditional solid wood construction for floors. Haldane Fisher have led the way in delivering I-Joists that prove to be both a practical and cost effective alternative to a concrete floor. I-Joists are designed to provide a superior strength-to-weight ratio, reducing the need for structural walls and providing a quieter floor.

Posi-Joist is an open web floor system offering the simple solution to the needs of building the modern home. From conventional plumbing and electrical services to accommodating the increasing need for Mechanical Ventilation & Heat Recovery systems, Posi-Joist is the most cost effective answer.

The I-Joist and Posi-Joist Floor Systems also include Glulam beams were required. Glulam beams offer many design performance advantages over conventional timber sections, making them ideal for use in domestic and commercial systems where high load capacity is required.

All flooring systems meet strict quality control in accordance with British and Irish standards and are supplied with a detailed floor plan, cut and manufactured to size, eliminating on-site waste. Our expert team is available to call to your site to take measurements or discuss any queries you may have, helping you to select the perfect engineered timber product for you.
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Roof trusses are a prefabricated timber roof solution which helps to reduce labour on site thus reducing costs. This is an increasingly popular product within the construction sector and our specialist Truss Plant services both the North and South of Ireland with the highest quality product delivered direct to site. There are many types of trusses ranging from a standard “fink” truss to attic trusses which would give you extra rooms in the roof space, while at the same time providing the structural roof and floor in the same component. Each truss roof is a made-to-measure product designed and manufactured to NSAI approval specifically to suit an individual house.

The first step in truss design is to provide a copy of the Architect’s drawings (floor plans, elevations and sections) which will show the shape of the roof and therefore the type of trussed rafters required. Both attic and roof trusses are computer designed and factory assembled units, resulting in increased quality assurance and reduced labour costs. From the plans and design, a quotation will be issued, which will include ancillary items such as stability bracing and any metalwork that may be required to fix the trusses on site. A layout showing where each truss is located will be issued with the truss delivery.
AND THEN... THE ROOF

Unless you are extremely confident in your own ability and have no fear of heights, you will need to employ a roofing contractor. Your Sales Representative will be able to advise you which contractors have worked on other Self Build projects in the area and you will be able to go to the property and see the standard of their work before you decide.

Always select people who are members of a recognised federation and do take advantage of any workmanship guarantees on offer. If not properly ventilated, unheated roof spaces are notorious for problems. If insulation becomes damp through condensation, its effectiveness is severely compromised. The risk of fungal attack on wooden timbers is also greatly increased in a damp environment.

There is now a requirement under the Building Regulations that all roofs be adequately ventilated and all leading roofing manufacturers produce a number of different ventilation products, which can be selected according to the aesthetic design of your roof. Vapour permeable membranes allow any moisture to diffuse safely through the roof structure avoiding excessive condensation.

VENTILATION METHODS

RIDGE VENTILATION - Ventilators installed along the ridge line provide an unobtrusive ventilation solution.

EAVES VENTILATION - Units are positioned between the roof rafters and prevent insulation product from blocking the free passage of air at the eaves.

TILE VENTS - These are incorporated within the slope of the roof, and vent air into the roof space via a ventilation tube.

National Federation of Roofing Contractors (www.nfrc.co.uk)
The tiles or slates that you choose for your roof are critical for the way your home will look and perform. A wide range of concrete and clay roofing products are available as well as contemporary alternatives such as composite steel panels.

At Haldane Fisher we offer a specialist roofing advice service and can supply you with details of all the products currently available. When you have narrowed down your selection, we can also tell you of build projects where your chosen product has been used, preferably a number of years ago - to enable you to see its impact in situ.

Accessories can be used to make your roof individual, such as finials, ornamentals and hanging tiles. When selecting your tiles /slates, it is important to check the availability of suitable accessories as well as ridges, hips and ventilating tiles.

Sample tiles or slates can be supplied - talk to your Sales Representative and he can arrange for them to be delivered directly to you or your local planning department. Guttering channels rainwater from the roof and is available in a choice of materials, shapes, colours and finishes.

Important considerations when choosing your roofing material are:

- Size of slate / tile
- Weight
- Future availability of replacement tiles / slates for minor repairs
- Colour and colour fastness
- Weathering characteristics
- Predominant roofing material in the area
- Compliance with British Standards
- Manufacturer’s Guarantee
- Appropriateness for architectural style of house
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**NEW 20 Year Guarantee on Polar**

*Available on Keylite Polar Centre Pivot Roof Windows. To find out more please visit [www.keylitechome.co.uk](http://www.keylitechome.co.uk)*
DOORS & WINDOWS

Having selected the bricks and tiles for your new property, the next most important decision relating to the general appearance of your home will be the external doors and windows.

Today modern house design demands more from your external door. There is a requirement for greater thermal efficiency within the house specification and the need for enhanced security for the home. The advanced technology in GRP Composite Doorsets gives you your choice to select from Traditional or Modern Door Designs in a variety of finishes and Glazed Options for the right appearance and budget to suit your needs.

- Fully reversible windows make them easy to clean from inside the room
- Ventilators can be slotted into doors and windows to prevent condensation
- Double glazing prevents heat loss and improves energy efficiency in the home
- Lockable fasteners keep out unwanted visitors
- Projecting hinges can provide an alternative to side hung sash windows.

MOST DOORS CAN BE SUPPLIED READY-PAINTED, THEREFORE REQUIRING LESS ATTENTION FROM YOU. THEY CAN ALSO BE SUPPLIED READY FOR YOU OR YOUR CONTRACTOR TO PAINT OR STAIN TO SUIT YOUR HOME.

Haldane Fisher supply a wide range of internal and external doors. It is recommended to deal directly with a specialist supplier for external windows.
SELF BUILDERS COMMITTED TO UNDERTAKING AS MUCH WORK AS POSSIBLE THEMSELVES ARE INCREASINGLY FOLLOWING COMMERCIAL HOUSEBUILDERS IN CHOOSING DRYWALL SYSTEMS FOR INTERNAL FINISHES.

Whether you are instructing contractors or planning to have a go at installation, a basic knowledge of the types of products available and the way they are fixed can be invaluable.

Plasterboard systems are available for a wide range of applications. They are ideal for lining block built or timber frame walls, and creating partitions and ceilings. There are also special acoustic floor systems designed to reduce the transmission of noise between storeys.

A wide range of plasterboard products exists including prefinished products and it is important to select the right board for the job.

STANDARD WALLBOARDS

THESE CAN BE USED FOR LINING WALLS, STUD PARTITIONS AND CEILINGS.

They have an ivory face suitable for taping and jointing and offer the option to apply a plaster skim coat. Among the recent additions to the range of general plasterboards are those which are pre-sealed with a purpose designed coating.

These boards avoid the need to seal the lining before painting and allow a quality finish to be achieved with just one coat of paint, instead of the two required for standard wallboards.

Joint cements are colour matched so that the finished linings and partitions have a consistent white appearance ready for final decoration.
These boards are suitable for rooms where temporary exposure to moisture may occur and are an ideal base for ceramic tiling. Vapourcheck boards are designed for use in lining external walls and roofs and incorporate a metallised polyester film to provide a water vapour check.

Other specific boards include fire resistant products, and extra tough boards, for use in areas at risk from impact damage.

These are heavy duty wall boards for superior acoustic performance. They have a dense high purity gypsum core between two high quality paper liners. The blue, tapered face is suitable for seamless jointing. The grey or blue can be used for the application of gypsum plasters.

Drywall materials are installed using special adhesives or by nailing or screwing to metals or timbers. The boards are part of complete systems and it is increasingly common for them to be fixed to specially made metal tracks, channels and studs.

These are quick to position and cut and are free of the problems or warping that can sometimes occur as timber studs dry out. With the boards in position “invisibl” joints are produced with the use of special tapes or jointing compounds.
Nearly all electrical work must be carried out by a competent electrician who has been registered with a professional body. All electricians must be NICEIC registered. For further information see www.niceic.com. There’s a great deal to consider and it’s not simply about where electrical sockets are to be placed.

Lighting requirements for a room that is to be used as an office or a study will be very different from a dining room or lounge. Think also about communication requirements and computer connections, alarms and audio equipment. Forward thinking and planning at the beginning of your project are essential for an integrated system.

The electrical work for the outside of your new home needs consideration too. External lighting can vastly improve security and give your home a very welcoming approach. Make the most of patios and other outside areas and make provision for lighting them well and including external power sources for barbecues, audio equipment and the like. You’ll be able to make the most of every part of your new home right from the start.

The choices for decoration are endless. Contemporary or traditional? Paint finishes or wallpapers? Or both? Where do you start? It all depends on your priorities. A busy family may choose practical washable finishes rather than ones that will easily mark. If your family have grown and you’re building your retirement home you may view things differently.

Whatever your personal preference your Haldane Fisher branch can provide many of the materials and equipment you will need to decorate your home. With specialist paint mixing facilities available to colour match fabrics and other accessories, choosing your colour scheme may take some time!
Underfloor heating is now recognised as a most efficient and cost effective way of supplying heat to the home. Approximately 50% of Self-Build homes, along with a growing number of extension and conservatory projects opt for this system. Underfloor heating gently heats the floor by either warm water pipe or electric cable. It is already widely used in other countries, and is now increasingly being recognised in the UK as the most modern energy-efficient option for space heating.

**THE OBJECTIVES AND BENEFITS OF UFH**

Heat is transferred from a warm area to a colder area in three ways:

- Conduction
- Convection
- Natural radiation

Our bodies find natural radiation to be the most comfortable because this is how the sun heats us. Underfloor heating emulates this natural heating action of the sun. Energy emitted from the floor is absorbed by other surfaces in the room. These warm up and become secondary emitters. Compared with other forms of heating, the advantages are:

- All-round, comfortable warmth
- Unhindered room layout; no wall-mounted radiators, for example
- Improved energy efficiency; typically saving up to 25% on fuel bills
- Floor only needs heating to 26-28°C (about the same as hand temperature)
- Requires water heated to 45-65°C: significantly less than for other heating types
- Healthier environment; less dust circulates in the air
- Greater safety; very hot surfaces (most radiators, for example) are eliminated

By contrast, Radiators use room air to transfer heat, mostly by convection. This results in:

- Hot air concentrated at ceiling level: cooler air - and often draughts - at floor level
- Dust carried around the room in convection currents
- Significant heat loss through windows, walls and ceilings
- Water has to be heated to high temperatures: typically 70-80°C
- Higher energy loss from connecting pipes
- Dry, re-heated air; causing a feeling of stuffiness
If building on an unserviced plot, a new water supply will be required. The first point of contact will be the local water company who will advise if a water main to tap into, where it is and how much it will cost to lay a supply to your boundary. You may require a temporary standpipe for the duration of the build. You are responsible for running underground pipe (bury it 750mm deep) from the water company connection into the house. This should be carried out during the groundworks.

Whilst hot and cold water plumbing is fairly straightforward, this is not the case regarding space and water heating, where there are a series of decisions you have to make at the outset.

**THESE INCLUDE:**

**PRIMARY HEAT SOURCE?** Most people choose a boiler and, if mains gas is available, this will be the natural choice. If its not, the options are principally oil or LPG, both of which require storage tanks. Alternatives include heat pumps (a specialised form of electric heating), biomass or pellet boilers, or warm air heating systems.

**SECONDARY HEATING?** Most heating systems include some form of back-up or additional heating. This may be something simple like an electric immersion heater (a coil inside the cylinder), but it could be a woodburning stove or an Aga capable of providing hot water. Solar hot water panels are also popular. If you go for a supplementary heating system, ensure that it is included in the design from the outset.

**COMBI OR SYSTEM BOILER?** Combi boilers work by heating the hot water on
The fully loaded evolve

The Vokèra evolve...it’s got it all.

COMBI & SYSTEM | 9 MODELS | 18 - 42kW
Discover the evolve range at www.vokera.ie/evolve
demand. They are best suited to flats and small houses where demand is limited. Larger houses tend to go for system boilers, but these require a hot water tank or cylinder. If you have a secondary heater, such as a solar panel, you need a system that stores hot water.

UNDERFLOOR HEATING, RADIATORS OR NOTHING? You need to plan for space heating. Many Self Builders go for underfloor heating which can be an expensive option compared to radiators. Some green homes do away with the need for space heating altogether, but they invariably have some heat source to fall back on for the cold days and nights.

GREEN ENERGY? Householders are being encouraged to make their homes greener, and from 2008 all new homes, company and public buildings will have to use renewable energy systems. It is no surprise that more and more people are installing one or more types of renewable energy technology in their homes.

Haldane Fisher is moving to meet this demand by introducing a range of alternative heating methods, such as:
- Solar heating systems.
- Wood pellet boilers and wood stoves; &
- Heat pump systems

We know the importance of keeping abreast of developments both within the renewable energy industry and specifically renewable technologies. Our staff will talk you through the benefits of installing these systems, from the reduction of fuel bills to Government grants, and will make it easy to choose the right product for your home. In addition, we can provide a full Plumbing and Heating specification and quotation from your Architect’s plans.

All of these decisions should be made before you begin work. Take time to research costs, benefits and implications. Haldane Fisher’s ‘One Stop Shop’ approach means that we stock everything for the plumbing and heating engineer: large stocks of boilers and radiators, backed by a wide range of essential products like pumps, valves and controls. All supported by specialist staff that provides helpful knowledge, availability and price on all product areas.
Gyproc Habito
The Revolutionary New Plasterboard

Hang 15kg from one 5mm Woodscrew - no need for specialist fixings!
The hallway is the first part of any home that a visitor sees and everyone knows that first impressions count. The staircase is the focal point of any hallway so it is important to think of it as a design feature. There are many options to choose from including traditional, contemporary and spiral all with a choice of materials such as wood, marble or metal.

A floor covering should enhance the overall architectural design and not interfere with it. Only when a room looks natural is it “right”. Different colours and shapes create ambience and emphasise your personal style. There is an abundance of exciting options to choose from depending on your taste and your budget. Choose your floors not only for practicality and durability but also to reflect your individuality.

Select from natural products such as real wood, slate, limestone, granite or porcelain through to manmade products such as ceramic tile or laminated flooring. Indulge yourself!
INTERNAL BUILD & FINISH

INSULATION FOR WARMTH

... SAFETY AND PEACE!

YOUR NEW HOME MUST NOW BE WELL INSULATED TO MEET BUILDING REGULATIONS AND WITH GOOD REASON!

Effective insulation will not only keep you warm, but will pay back in the form of smaller energy bills in the future. You will need to make a calculation to show that the carbon emissions from heating, hot water and lighting in your house do not exceed the maximum limits. This calculation will enable you to decide on the type and thicknesses of the various insulations to use.

Haldane Fisher supplies a range of insulation in all shapes and sizes, rolls, slabs etc that will help you to comply with the different U-values required for roofs, ceilings, walls and floors.

Insulation offers more than just thermal performance and there are also regulations governing sound insulation for partitions and upper floors. Mineral wool insulation products provide excellent acoustic insulation.

They are commonly used in partitions around bathrooms and en-suites and in timber floors to cut down on sound transmission between rooms. Mineral wool insulation is non-combustible so it has the added value of providing fire protection, making your home safer.
THE FITTING OF CARPENTRY SUCH AS DOORS, ARCHITRAVE AND SKIRTING BOARDS ENABLES YOU TO BRING YOUR OWN STYLE AND IDENTITY TO YOUR PROPERTY. GONE ARE THE DAYS WHEN ALL PROFILES WERE THE SAME. MANUFACTURERS NOW OFFER A HUGE VARIETY OF PATTERNS, SHAPES AND MATERIALS.
Let More Originality In.

Featuring the Walnut Vertical from Portfolio's Classic Collection.

Featuring the Light Grey Two-Stile from Portfolio's Contemporary Collection.

Portfolio doors are more than just ‘doors’.
THE RIGHT CHOICE OF DOOR FURNITURE IS PARAMOUNT TO COMPLEMENTING THE DOORS IN YOUR HOME.
The trend of recent years has been to accentuate the kitchen and to make it the best room in the house — certainly the most expensive to build. The amount spent on a kitchen fit-out is often around twice as much (per floor area) than the rest of the house, and the modern move towards open plan kitchen/dining areas also adds to costs.

Rather than hiding functions away in utility rooms, everyone wants to put them on display in cabinets and under worktops. One effective route for limiting the budget here is by not having a huge kitchen: in fact, you can save a lot of money by hiding much of your storage and cupboard space in cheaper utility areas. It’s a modern variation on the old upstairs/downstairs routine. What the guests don’t see, they don’t know about! As a Self-Builder, you have the freedom to do this sort of financial engineering just by reconfiguring a wall or two.

There are a number of pointers to be aware of when working on a kitchen layout: some of them relate directly to the Building Regulations, meaning you have no choice in the matter, while others are just good common sense. These include:

**DO** locate sinks and plumbed-in appliances where waste pipes can get to the drains. Usually this means placing them against an outside wall.

**DO** locate cooker hoods against an outside wall where exhaust fumes can be evacuated. You can run ducting to get around this problem but it is a fiddle best avoided.

**DO** leave worktop space either side of both the sink and the hob (or cooker top).

**DO** keep the sink, the hob and the fridge reasonably close to each other.

**DO** plan for waste disposal and rubbish recycling. Gone are the days when a simple bin under the sink was adequate. Sorting glass, plastics, organic matter and general waste is best done once, and it’s a good idea to incorporate the storage into your kitchen or utility area.

**DON’T** place a hob or a sink in a corner unless you consider an angled corner arrangement (which is expensive); corners tend to make poor working/storage space.

**DON’T** place a fridge or freezer next to or under a heat source (hob, cooker, radiator).

**DON’T** forget to consider the boiler if it needs to be in the kitchen. Not only will it be hot but there are rules concerning just where you can and can’t place boiler flue terminals.

**DON’T** put wall cupboards over the sink; conventionally, sinks go under windows and for most small- or medium-sized kitchens this will always be the most practical location.

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Bring your kitchen to life before you commit to ordering anything with the latest 3D computer assisted technology! Using a sophisticated computer design package our showroom staff will draw your room to scale and drop in manufacturers products of your choice so that you can see how they will look in situ. You can try different layouts and configurations and add finishing touches with appliances, lighting or tiles. We will produce 2D drawings with different views of the room, from floor layout to elevation, as well as impressive 3D photo-realistic drawings which really bring the room to life.
BATHROOMS

There is more to a new bathroom than just a traditional basin, WC and bath. Building your own home gives you the opportunity to incorporate the very latest fittings and have a smart, well organised, relaxing and efficient room, fitted with pieces designed to maximise the space available to you. Bathroom furniture is as much an essential as the bath and shower. Well designed furniture can provide storage space for toiletries, cleaning materials, cosmetics, towels and all the other things we all need to have to hand and you can conceal ugly pipework at the same time!

Inspiring mirror cabinets and mirrors that incorporate good clear lighting provide the perfect view for shaving, applying make up etc. A well-lit mirror can also make a smaller bathroom look bigger if placed correctly. Useful features such as pull out linen bins keep the bathroom tidy and clutter free making cleaning much easier. The array and flexibility of modern bathroom fittings means that there is something to suit the style, size and shape of every bathroom.

HALDANE FISHER CAN HELP YOU DESIGN THE BATHROOM OF YOUR DREAMS SO DON’T SETTLE FOR ANYTHING LESS. FULL DESIGN CONSULTANCY SERVICE AVAILABLE.
DESIGNED FOR LIVING

bathline-bathrooms.com

VISIT OUR SHOWROOMS
Newry, Bangor, Portadown, Lisburn, Belfast, Coleraine

Bathrooms at HALDANE FISHER
When you have finished building your premises, the easiest way to turn it into a home is to establish your garden and external areas. Patios, driveways, paths and raised beds can all add colour and dimension to a garden. Developments in decorative paving in recent years now mean that you can create professional and interesting features in your garden with relative ease.

When laying a driveway, the ideal is for the fall to slope away from buildings with a gradient of at least 1:60. To prepare the sub base, remove the top soil and all vegetation, and dig down to a depth of 200mm. Lay a minimum of 75mm - 100mm of fine hardcore. Set up a restraining edge of paving blocks or kerb, and bed these in 100mm thick concrete. Lay slightly damp coarse sand so that you end up with a compacted layer of approximately 50mm sand after compacting the paving blocks. This is best done with a plate vibrator. Lay blocks hand tight in rows, having first worked out your preferred pattern by dry laying. Once all the blocks are laid, brush fine kiln-dried sand into the joints. Compact the paving blocks with a plate vibrator and re-sand as necessary.
WHEN DESIGNING YOUR PERFECT GARDEN YOU NEED TO LOOK BEYOND THE PLANTING AND CONSIDER THE OVERALL DESIGN.

The hard landscaping elements - the paving, walling and edgings - form the framework for the garden, a frame within which your plants, garden furniture and special features will complete the perfect picture.

Take a design tip from the professionals by mixing and matching garden landscaping materials. Incorporating different colours and sizes will enhance the overall appearance of your design and create a unique garden you can be proud of.

Try mixing traditional paving with block paving to break up large areas, or introduce planting pockets within the patio. Haldane Fisher will have a very wide range of paving and walling products to choose from. Shells, glass nuggets and even coloured tiles can add a unique and personal touch to your garden. Involve your children. They can leave hand prints in the cement in a hidden area, which will be a lasting mark.

Alternatively, they can position the pebbles in a pebble path or even design the shape of your patio! Dress your garden as you dress your home. Your garden should represent your tastes, your style and your imagination. Go for it! Dare to be different!

If you buy your hard landscaping materials at the same time as your other bricks and blocks, you can save on delivery costs. You may also claim the VAT back on these items, as they are fixed features, so consider buying the products early and including the invoices in your VAT claim.

For advice on patio maintenance, ask your Sales Representative for a free paving catalogue.
CONCLUSION

We hope that this guide has given you some useful information and advice for your forthcoming Self Build project. Maybe the most important feature of Self Building is the fact that you can tailor every aspect to suit your individual tastes and needs. As such, each project will be different. Haldane Fisher pride themselves on their specific knowledge of the local area and their ability to help their customers with their individual projects. Our Sale Representatives will be pleased to meet you at any stage of your project and provide as much information as you may need.

INTERNAL BUILD & FINISH

When designing your perfect garden you need to look beyond the planting and consider the overall design. The hard landscaping elements - the paving, walling and edgings - form the framework for the garden, a frame within which your plants, garden furniture and special features will complete the perfect picture.

Take a design tip from the professionals by mixing and matching garden landscaping materials. Incorporating different colours and sizes will enhance the overall appearance of your design and create a unique garden you can be proud of. Try mixing traditional paving with block paving to break up large areas, or introduce planting pockets within the patio. Haldane Fisher will have a very wide range of paving and walling products to choose from. Shells, glass nuggets and even coloured tiles can add a unique and personal touch to your garden. Involve your children. They can leave hand prints in the cement in a hidden area, which will be a lasting mark. Alternatively, they can position the pebbles in a pebble path or even design the shape of your patio! Dress your garden as you dress your home. Your garden should represent your tastes, your style and your imagination. Go for it! Dare to be different!

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