

BARN ED AND SOLAR SIMON

Help make your home an eco-haven



Simon: Building Regulation Part L is concerned with conservation of energy by: limiting heat losses, so insulating the pipes and so on; providing energy-efficient building services with effective controls, making sure that lighting is energy-efficient, and boilers are suitable; and providing information to the owner to help them ensure it stays efficient.

Ed: It's not that simple, and as with all rules, they are open to interpretation – and I have heard some weird interpretations.

Simon: The bit of Part L that affects me the most is providing energy-efficient lighting; it's not acceptable to simply fit an energy-efficient bulb. So I was pleased to go into The Lighting Shop on the Longwater Estate in Norwich and find they have a section set aside for lighting that meets part L1. It is such a good idea, because even if you are having a small extension built you have to meet the requirements of Part L. The energy-efficient downlighters cost from £23, so they are a similar price to inefficient

tungsten or halogens. **Ed:** I would like to see something similar at the builders' merchants as different materials have different thermal properties, and it can be difficult to find out the relevant depths required.

Simon: One key part often overlooked at the end of a job is "providing sufficient information to the owner to ensure it stays efficient in the future". We tradesmen are all too often in a hurry to get to the next job to explain to the owners explain how best to use their new house, and they rarely have the in-depth knowledge to run the house at maximum efficiency.

Ed: Sounds like a good excuse for a coffee break. **Simon:** There has to be a flexibility in this regulation, we are both very experienced with historic buildings and know it is impossible to implement some of the requirements whilst maintaining the historic integrity of some beautiful buildings.

Ed: Old buildings weren't built for insulation and real care has to be taken when carrying out such work.

THE ECOBARN: THE BIGGEST CHALLENGE

The wood pellet boiler to heat the barn will soon be fitted. The pellets are a carbon-neutral and recycled fuel – many companies which produce pellets use waste wood and saw dust to make them.

**PRODUCT: POWER PLUS RHINO RADIO**

This is a good-quality radio that can be recharged via the DC adapter or you can burn a few calories by winding it up. Good for the garden or in the home. Available from www.tangogroup.net. Price £24.99.

**TOP TIP**

Stop using ordinary batteries and start using rechargeable ones – you could even purchase a solar charger to charge them in.

CRACKING THE CODE

DS: District surveyor (part of the Building Control department of your local council), who is a very nice person that helps with the building regulation approval of your building process. It is imperative to obtain building regulations approval for any building work – whether a change of window frame to an extension or even a complete barn conversion

project. They are there to help and give advice on any particular problems with regards to the current building regulations and your build.

Most importantly they follow the whole process, looking at individual stages, such as foundations, plumbing installations and insulation incorporation. Most mortgage companies will require building regulation approvals if a property has been modified recently. Alternatively an architect's certificate may be required, particularly with barn conversions, as they are not necessarily covered by the NHBC.

■ If you have a question, get in touch with Ed and Simon by e-mailing caroline.culot@archant.co.uk. To contact Ed Masters at Barnmasters, ring 01379 852111 or visit www.barnmasters.co.uk For Simon, either pop into his shop on Church Street, Harleston, ring 01379 854840 or visit www.allthingsgreener.co.uk



Room with a priceless view

If the credit crunch has given you the jitters about buying your dream seaside home, how about considering something a little more modest and low maintenance? That was the message from estate agents Belton Duffey, which is selling this beach hut at Wells-next-the-Sea for offers around £45,000, as reported in the EDP yesterday.

By CAROLINE CULOT

Rather like the famous (and more pricey) beach huts at Southwold, Wells is known for having some of the prettiest and most diverse range of beach huts, each with a stamp of individuality. "Forget the latest iPhone or must-have gadget – a beach hut on the north Norfolk coast is the

ultimate property accessory," said Belton Duffey's senior sales negotiator Henrietta Bruce.

"What it lacks in facilities is more than compensated for by the stunning, ever-changing vista and the practicality of having somewhere to store all those heavy, bulky seaside necessities – the chairs, windbreak, cricket sets,

buckets and spades, an endless list. And the children in your family will have lifelong memories of happy days building castles in the sand and splashing in the shallow channels as you keep a watchful eye from the deck of your veranda, glass in hand."

■ For more information, contact marketing agents Belton Duffey on 01328 710666.



Stylish new family homes launched in popular town

Housebuilder Lovell is launching a new showhome at The Moorcrofts, a development at Reepham, next Saturday, July 26.

Located on the edge of the market town, in Cawston Road, The Moorcrofts offers 19 stylish three and four-bedroom family homes, 11 miles from Norwich.

The three-bedroom detached show home – the company's Marston house type – offers a spacious kitchen/diner with integrated fridge/freezer and dishwasher and ceramic tiled flooring, as well as a dual-aspect lounge with French doors to the rear garden. Upstairs is the master bedroom, which has built-in wardrobes and an en suite shower room, as well as two additional bedrooms and the family bathroom. The property also benefits from a driveway and single garage.

Lovell has a similar three-bedroom Marston at £219,950.

The three-bedroom detached Henley is also available from £222,950. The four-bedroom

Marlingford is offered at £289,950 while the four-bedroom detached Arbury is available at £294,950. Lovell is offering its Helping Hands scheme on some plots, which means it will help to sell a buyer's existing home with no estate agent's fees to pay (subject to terms and conditions).

Lovell regional sales manager Jenny Bright said: "Reepham is an attractive Georgian market town and the area has superb facilities. The area is also well-served in terms of schools; the primary and secondary schools are within a mile of the development."

■ The show home and marketing suite are open on Thursday to Monday, from 10am to 5pm, or call Libby Dye on 01603 879497. As a sponsor of the Reepham Music and Arts Festival, Lovell will also host a stall in the Old Brewery House, on Saturday, July 26, where there will be more information on The Moorcrofts, as well as goodies for adults and children.

Sample a taste of park living

An open day is being held this weekend at Rymer Point Park, near Theford, to give people another opportunity to see what park living is like, following the success of other ventures earlier this year. Park living offers people the chance to reside in modern homes owned by management company Britannia Parks, aimed at people over the age of 45. Over tomorrow and Sunday, there will be eight homes for sale on show, ranging from £119,950 for a single-storey, fully-finished park home to £147,750. The open days are from 10am to 4pm. The properties offer two double bedrooms, an en-suite shower room, family bathroom and fitted kitchens



including some major appliances. Rymer Point at Barnham, near Theford is situated at the end of lane in peaceful countryside.

■ For more information contact Reg or Ann Muskett, park managers, on 07795 634 913. There is parking at the open days, no need to book, with children welcome.



ASPECTS YOU'LL LOVE: This single-storey, barn-style dwelling with extensive rural views across a valley is for sale for a guide price of £445,000 with Bedfords. Peddars View, Buck Hill, Heacham Road, Sedgeford, 13 miles from King's Lynn, offers a kitchen/breakfast room, drawing room, utility, four bedrooms, three with en suite shower rooms and a bathroom. Outside it has a garage and store and a garden with those south-facing views. ■ For more information contact Bedfords on 01328 730500.

Agent's top tips for securing a successful sale

Philip Macdonald, managing director of Abbotts estate agency, in the second part of his advice on the market, gives tips to sell your property:

■ Keep your property tidy outside – kerb appeal means a welcoming appearance, with clean windows, tidy front gardens and garage doors shut.

- If paint is peeling, or the front gate is hanging off its hinges, get it fixed.
- Remove pets, scattered newspapers and children's toys for viewings.
- Make sure the oven is clean inside and out (companies can do this for you).
- Cut the grass, fill some pots

with flowers and set out tables and chairs, so buyers can see that even a small garden is good for entertaining.

■ If the reception areas need redecorating, do it in neutral colours – first impressions count more than ever.

He added: "Above all, listen to your agent's advice. If you want

to sell, don't market at an unrealistic price; check the evidence of recent sales, and agree a market value.

"And, don't appoint multiple agents, a sole agent will be very committed to finding the right buyer as quickly as possible."

■ You can contact Philip Macdonald on 01284 704815.