

SELF-BUILDS | RENOVATIONS | EXTENSIONS | CONVERSIONS

February 2019

Homebuilding & RENOVATING

How to create your dream home

Britain's
Best
Selling
Self-build
Magazine

SAVE £10,000s
on your renovation project

**PLANNING
PERMISSION**
The secrets
to success

**NEW YEAR
NEW HOME**
The latest self-build
trends revealed

**TWO-STORY
EXTENSION
DESIGN GUIDE**

YOU CAN DO IT TOO!

**“We built our
perfect home on
an idyllic plot”**

EXPERT PROJECT ADVICE

- Self-build: Where to start
- Get the best from builders' merchants
- Bathroom flooring guide
- Build cost guide
- Heat pump innovations

THE LATEST...
**BATHROOM
FLOORS**

The devil is in the detail when specifying a bathroom floor, so read our guide to the pros and cons of the different options

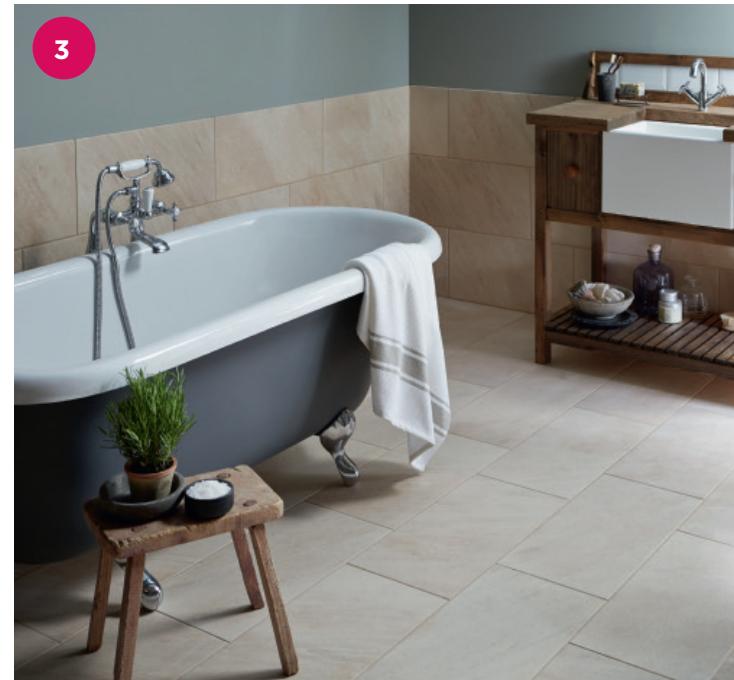


2

IMAGE: HERITAGE BATHROOMS

1. Little Bricks

A playful option for any bathroom or kitchen, these small format rubber tiles come in a variety of colours and cost £39.95/m². (harveymaria.com)



3

2. Neisha Crosland Parquet

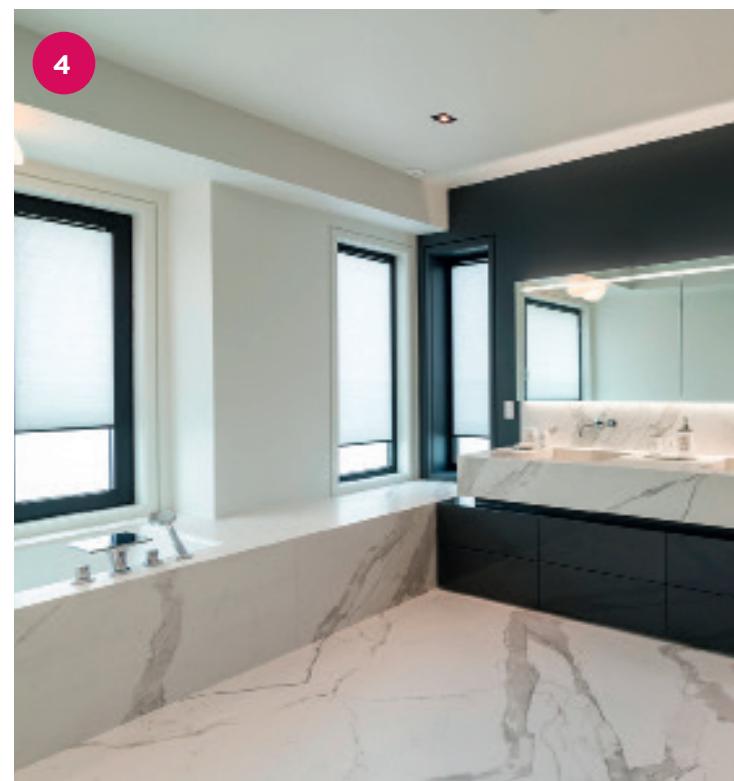
This LVT (luxury vinyl tile) with a celtic-inspired design from Harvey Maria is an easy to clean and stylish choice for a modern home. £44.80/m². (As before)

3. Annan

This porcelain tile emulates the warm hues associated with the natural limestone found in the medieval town of Annan, Scotland, and is part of the Topps Tiles' Regional Reflections range. £54.94/m². (toppstiles.com)

4. Coliseum Statuario Venato

A classic style, this marble-effect porcelain tile in a large format would bring a sense of luxury to any bathroom. Priced at £120/m². (stoneandceramicwarehouse.co.uk)



4

When designing a new bathroom as part of an extension, renovation or self-build project, it's essential to take time before beginning the work to consider your flooring options — which are numerous, and outlined below. To begin, your lifestyle will have an impact on your decision. A family bathroom used by young children, for instance, will require a floor which is able to withstand frequent splashes, pools of water and offer slip-resistance to boot, whereas an en suite to master bedroom is an altogether different affair.

The inclusion of underfloor heating is another factor which will have a bearing on your decision. Some flooring options are better paired with underfloor heating — engineered wood, luxury vinyl tiles (LVT) and porcelain tiles, for instance.

Another important consideration is the subfloor. If you're laying on screed, for example, this must be left to dry out before any flooring is installed to prevent cracking, while timber subfloors may need to be topped with an anti-fracture membrane to prevent tiled floors cracking. The majority of flooring and tile suppliers will offer comprehensive instructions on preparation before installation.

Finally, it is also a good idea to install your chosen flooring before fixtures such as pedestal basins and toilets are fitted — this way, if you decide to change the layout, or opt for a wall-hung model at a later date, the flooring can remain.

STONE TILE

Incredibly popular for a reason, stone tiles can provide a stunning finish and are available in a wide variety of options. As natural stone can be quite porous, it might be best to consider a marble or limestone tile. However, as Darren Hopkins of Stone Age explains: "Most stones are properly treated with an impregnator [a protective sealant] which is standard practice when fitting stone." So installing stones tiles in a bathroom shouldn't be an issue.

PORCELAIN TILE

Hardwearing with anti-slip options available, porcelain tiles provide a sophisticated finish to any bathroom. The grout lines between tiles can be ➤

why/when we use brackets?

off-putting to those who prefer a low-maintenance home. But larger format tiles can offer a stunning result, as Jo Oliver, director of The Stone & Ceramic Warehouse explains: “Slab tiles are ideal for creating a striking, high-end space, and can even make smaller rooms appear larger thanks to their seamless appearance.”

It is imperative that you consider the finish, as a highly polished porcelain tile can be very slippery when wet, making them unsuitable for bathrooms.

LUXURY VINYL TILE

Water resistant, durable and warm underfoot, luxury vinyl tiles (LVT) tick many boxes. LVT can also be perfect for families with small children where excess water can be a concern. “It only needs a simple mop and sweep to keep it fresh and germ free,” says Karndean’s Stella Coyle. However, in order to ensure complete waterproofing, LVT generally requires a professional fitter or specialist.

RUBBER

A textured finish is best for rubber flooring to prevent any slips when overly wet, but this child-friendly option is shock absorbent, warm underfoot and hygienic. The bold and bright patterns available are ideal for a family bathroom while neutral coloured and wood-effect collections offer a more grown-up design. A bonus for the eco-conscious: rubber flooring is usually made of up to 80% recycled rubber and can be easily recycled again if you decide to change your flooring design a few years down the line.

ENGINEERED WOOD FLOORING

With the growing trend for Scandinavian style, engineered wood flooring has become more popular in bathrooms. Due to the multi-layered nature of engineered wood (engineered flooring consists of a top layer of solid wood and several layers of wood and/or ply below) there might be more suitable options for those with younger families where water could pool and find its way behind the surface but, as Darren Hopkins, founder of sustainable wood flooring brand Root, advises: “Most clients have a towel down next to the bath or shower to avoid puddles forming.” **H**

5. Green Majadas

Bert & May’s handmade cement tiles are mixed with crushed marble for extra strength. Natural pigments are used for the bold colouring, and when sealed properly, the tiles are suitable for use in a wetroom. £125/m². (bertandmay.com)

6. Van Gogh Reclaimed Redwood

This Karndean wood-effect LVT is strikingly similar to the real thing as individual knots and grains have been meticulously recreated. It costs £37.49/m². (karndean.com)

7. Oak Natural Oiled

Golden and honey tones shine through in this engineered oak wood floor from The Natural Wood Floor Company. £70/m². (naturalwoodfloor.co.uk)

8. Piedra Plana Extra

The square format of this limestone tile creates a sleek and stylish floor. £75/m². (stoneage.co.uk)



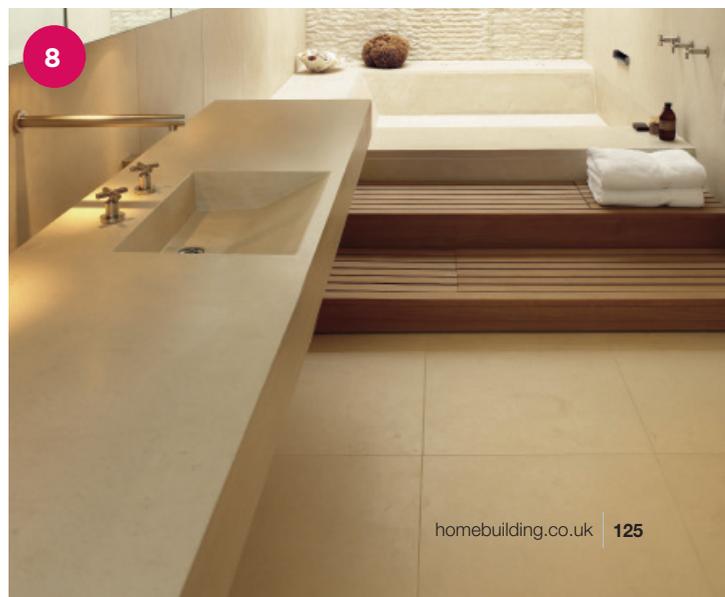
5



6



7



8