

## project profile



# Windows

“Good fenestration is a crucial component of a building’s entire design concept. When specified correctly, high-quality windows can create a stunning visual statement and yet all too often, this enormous creative potential remains unfulfilled.”

Gary Hutton, General  
Manager of Black  
Millwork

When self-builder Richard Barrett recognised a need for reasonably priced housing in his village of Padstow, Cornwall, he set about creating a development of properties to entice young buyers into the area. Entering into a Section 106 Agreement with the local authority, he is building a series of affordable homes to very high standards — with windows and doors from Black Millwork contributing to the premium finish. Here, PHPD takes a closer look at Copper Beech Grove, a socially conscious development.

From the outset, Richard Barrett knew that he wanted to create the sort of homes that buyers would want to stay in forever. Being acutely aware that many first time buyers and young families are priced out of his local area, his aim was to encourage ‘young blood’ into the community — focusing all the while on achieving a high-quality finish to the homes. Conscious that windows and doors are key to creating a building’s character, this area of specification played a fundamental role in the development’s design.

“I realised that no young people could ever entertain the idea of buying a property in this area and I wanted to do something to change that,” Richard comments. “At the same time, I wanted the houses to offer all the same quality that I would wish for, and to contain everything that contributes to the excitement of a new home.

“Superior quality windows that create a sense of character were a large part of that and this is the reason why so much thought has gone into their specification. The properties are faced with local stone so the timber

and the internal trim of the Andersen windows supplied by Black Millwork complements them perfectly. They also come with a long guarantee which offered additional assurances.”

Richard specified the Andersen 400 Series Casement windows and French doors, which offer superior sustainability with one of the lowest U-values on the market — again, a key consideration for the project. As well as the high-quality windows and doors, all of the three bedroom homes have been fitted out to the highest specification, including the installation of underfloor





# of opportunity

heating. All of this has led to the project being nominated for an award of build excellence by Cornwall Council, as a demonstration of what can be achieved under the banner of 'Affordable Homes'.

The development, which is being constructed solely by Richard and his son, with minimal additional support from hired contractors, has been agreed for 17 houses — with discussions underway for another ten. The first three properties were completed in Spring 2011.

Throughout the design process, Richard was aware that carefully specified fenestration is a sure-win way of adding instant appeal to a building. For developers, partnering with a reputable manufacturer to create unique designs is an ideal way of differentiating a project and — although in this particular instance the decision was not driven by profit — creative window design is a clear way of adding margin to a project.

"Good fenestration is a crucial

component of a building's entire design concept. When specified correctly, high-quality windows can create a stunning visual statement and yet all too often, this enormous creative potential remains unfulfilled," explained Gary Hutton, General Manager of Black Millwork. "Look for unusual styles and shapes, as well as alternative ideas. For example, to enhance the traditional box sash window, select a semi-circular shaped style, installed above the original box. Such a combination is popular within high-ceiling applications, enhancing the high walls and providing the illusion of more space."

He continued: "For really creative feature windows, consider circular, diamond and octagonal shapes. Grilles can further differentiate the look — creating a variety of effects from a traditional squared 'colonial' style to inspirational custom designed curves. Where privacy and security is a consideration, patterned glass can be used to allow the light in, while

obscuring vision from the outside. Most manufacturers offer a variety of patterns and these can be used to add a unique decorative touch. Taking this idea a step further, coloured art glass panels can be an effective way of creating a statement window — introducing individuality and coloured light into the design scheme.

"Remember also, that shape and size are not the only factors to consider, as the type and style of material used is equally important," Gary added. "Timber windows are a high-end choice as they can enhance the general feel of the property inside and out, leaving it with a premium finish. In recent years, timber framed windows have been somewhat overlooked in favour of their PVCu counterparts but the classic warmth of wood remains aesthetically appealing — and with advances in timber technology, such as Andersen's patented composite timber product, Fibrex, long-term maintenance is vastly reduced."

## WANT TO KNOW MORE?

■ With thanks to Richard Barrett and Black Millwork's Gary Hutton.

For more information on the high-spec windows available from Black Millwork circle readerlink 117

# Self-build makes Padstow affordable



After recognising a need for reasonably-priced housing in Padstow, Cornwall, where he lives, Richard Barratt set about creating a development that would attract young buyers.

Entering into a Section 106 agreement with the local authority, he commenced construction of a series of affordable homes to a high standard. Part of achieving this standard was his specification of Andersen windows and doors from **BLACK MILLWORK**.

Commented Barratt: "As soon as I saw the products I knew they were right, as they are high quality and have exactly the aesthetics that I wanted." He specified the 400 Series Casement windows and French doors, which have some of the lowest U-values available in the UK.

→ **Enquire 12235**