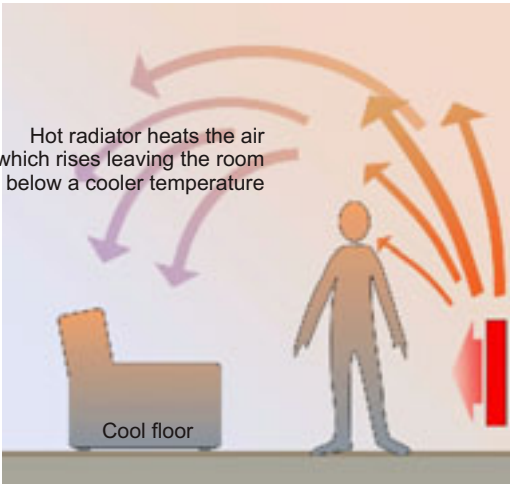
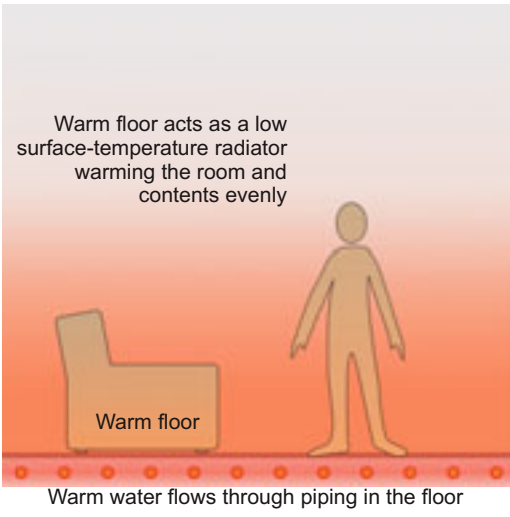
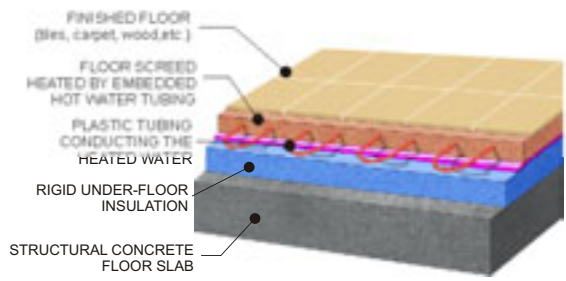




UNDERFLOOR HEATING

IN YOUR NEW KEBBELL HOME



WHY UNDERFLOOR HEATING?

Kebbell Homes has chosen Underfloor Heating for your new home because it is efficient, cost effective, clean, healthy, silent, and invisible.

While the origins of this form of heating date back to pre-Roman times, the installation in your new Kebbell home is a finely engineered system designed to provide comfortable heat precisely where and when you require it.

HOW IS IT INSTALLED AND HOW DOES IT WORK?

In simple terms, a strong, flexible pipe is installed within the concrete floor structure and heated water from the boiler is circulated through the piping. This, in effect, turns the whole floor surface into a low-temperature radiator with the heat distributed evenly throughout the space. Each room has its own zone of pipe that is connected to the manifold, (a device which distributes the water to each room) and is controlled by an individual room thermostat.

Central heating with radiators primarily generates convection currents of hot air which rise to the ceiling, leaving the room below cooler. By contrast, underfloor heating is a mix of radiated and convection heat which is distributed from the ground up providing comfortable, constant temperature across the entire floor.

If your feet feel warm, you feel warm

ADVANTAGES OF UNDERFLOOR HEATING

- As the underfloor heating system uses water at a much lower temperature than required by radiators and energy from the floor is absorbed by other objects in the room such as furniture which become secondary radiant emitters, it is very fuel efficient.
- Taking into account the excellent insulation in your new home and the efficiency of your boiler, together with a good understanding of how to get the best from the room thermostats, the system will run cost effectively and efficiently providing you with exceptional levels of comfortable warmth, from your feet upwards.
- The system runs silently and unseen. With no radiators to consider, you are free to place your furniture where you wish and enjoy additional usable space.
- Underfloor heating is buried under the floor and since the floors act as one large radiator, there are no hot spots to create air currents that carry dust particles around the room, thus reducing circulation of pollution, dust and allergens.

It is an excellent feature of your home which is sure to be an advantage when you come to sell your property in due course.

A FEW TIPS ON GETTING THE BEST FROM YOUR UNDERFLOOR HEATING SYSTEM

If you have never experienced underfloor heating before, here are some important factors to bear in mind:

- First and foremost, underfloor heating feels different from a radiator system. The heat is all around you and not coming from an intense source of heat emitting from a conventional radiator. You may take time to adjust to the fact that you are warm without realising it! The underfloor heating experience is a more natural sensation and you should feel something akin to summer warmth and a sense of relaxation.
- Once your heating system has been set to your comfort temperature at times you require it, **LEAVE IT ALONE** the system will take care of itself throughout the seasons.

- Although you may be tempted to turn the system on and off frequently or adjust the temperature settings more than a degree at a time this will not give you the best performance or fuel efficiency. Once your home is



heated to your requirements, high insulation levels will ensure that fluctuations in room temperature are kept to a minimum.

- Before you move into your new home, you are invited to attend a 'familiarisation' meeting when the Site Manager will explain how your heating system works and you will be given the opportunity to advise us of your programme requirements. On the day that you move into your new home, the heating system will be commissioned and set up according to your instructions.
- As you will see from the Underfloor Heating User Guide which comes with your handover pack, there are other settings which allow you to programme for different situations but initially, until you are familiar with the running of your heating system, it is best to keep it simple. Once you have set your comfort temperature, you can even leave the system on Constant because once the floor structure has been raised from cold to the desired temperature, it requires less energy to top up the heat as opposed to heating from cold.
- If you should need further assistance after you have lived in your new home for a while, please contact the Site Manager (if there is still a presence on site) or our after sales care team on 020 84286221 and we will arrange a visit to help you in any way we can.