

TO LIVE

EXTEND YOUR
LIVING SPACE



GROW



 **CREATIVE SPACES**

LOFT CONVERSIONS, HOME EXTENSIONS
REFURBISHMENTS, DESIGN & BUILD

INTRODUCTION

We, at Creative Spaces are a dedicated team of professionals that aim to create amazing spaces in your home. We design and build exceptional spaces for you and your family to live and grow. Our commitment is to take the stress out of the whole building process by providing the designs, project management and carry out all the building works.

During our initial meeting with you, we provide as much detail as possible in order for you to make the best and most informed decision. Our detailed quotation gives a breakdown of all elements relating to your project.

Our in-house design team are not just experts at construction drawings and layouts, they are highly knowledgeable of the planning regulations in London and will guide you through the planning process, including arranging planning permissions. The team provides everything from initial sketches through to construction drawings. We also provide 3D room renders to really help you visualise your new space and how to plan out its use efficiently.

Our project management team provides expert guidance and opinion on all aspects of the build and takes away the burden of planning and management of build teams. Finally, our expert build teams are dedicated to building and creating a wonderful space for you to enjoy!

AIMS

Creative Space's aim is to plan, build and deliver outstanding build-projects. We have one simple rule and that is to deliver quality workmanship safely and at maximum value for all our customers.

We have built up strong and positive client-Creative Spaces relationships with our customers and take pride in our reputation as a reliable service provider, which is reflected in the positive recommendations from clients.

“We guide you through every step of the build process from concept, to design and final build”



Creative Spaces carries full insurance including Public Liability to £5m and Employers Liability to £10m. We are a Federation of Master Builders (FMB) assured building services provider. We are also accredited members of HomePro Ltd and FENSA.



ABOUT US

Our team at Creative Spaces has over 30 years of design, construction and project management experience. Each project we undertake has a dedicated designer, project manager, and administrator. Our construction teams are all highly skilled and experienced professionals, who have been working in the industry for over 30 years.

Creative Spaces is led by Luke Carroll, who has been, working in residential and commercial construction and project management for over 20 years. Luke is a qualified carpenter by trade and has project managed everything from residential construction and refurbishment projects to multi-million-pound commercial fit outs for major international clients. Luke established Creative Spaces in 2013 as a London loft and extension specialist.

The project management team is led by the highly experienced Steve Booth. Steve has worked extensively in the residential building market for 30 years. In particular, new build luxury refurbishment and renovation projects.

Our Administration team is led by Tracey, who provides the vital organisational process that is required for a busy firm. We would not survive without her and her team! Tracey is your first point of contact with Creative Spaces and is a vital link in all our communications.

Our design team at Creative Spaces is led by Architectural Technologist, Joe Fletcher. Joe has over 30 years of design experience in both commercial and residential architecture. Joe's knowledge of planning regulations allows him to easily guide you through the planning and building regulations processes whilst adding the benefit of his experience through intelligent design.

Yvonne Carroll is our in-house specialist designer providing bespoke kitchen and bathroom 3D renders. Yvonne has over 25 years of experience in kitchen design and sales, having worked with an international kitchen manufacturer.

Victoria Vogel is responsible for the financial management and marketing development. With a background in business development and corporate risk assessment, she helps Creative Spaces put its best foot forward in terms of marketing and maintains a handle on the financial health and well-being of the business.



HOW IT WORKS

1. Consultation

We meet with you to discuss the requirements and provide expert opinion on layouts, regulation requirements and the feasibility of each project. Our initial consultation is free and impartial. We endeavour to meet all requirements and provide a quote that is specifically tailored to your needs.

2. Quotation

We aim to provide as detailed a quotation as possible, breaking down all the elements of the project. Our quotation outlines what can be achieved within your budget.

3. Design, building control, planning permission

Once we have committed to a project, we manage every aspect. We design the space for you and apply for all the relevant permissions to get your project started. We ensure that all the regulatory requirements are in place before construction begins.

4. Build process

Creative Spaces manages all construction personnel on-site and makes sure that your project is undertaken with minimal disturbance to you and your family's home. Safety is our top priority and we guarantee a safe working environment and an efficient, well-managed project. We work closely with our clients to ensure that we understand their needs, even if they may change along the way. Throughout the build process, we make sure that every decision you make benefits from our experience.

5. Final Certificates

We provide all the final certificates needed to complete our build and be compliant with all the necessary regulations.

6. Hand over

This is when you get to use your new space in its entirety. It's a very proud moment for us to close the door on another finished project.

7. Aftercare Service

With any new space or equipment, teething issues may arise after completion. Our after care service is very important and we are happy to provide an efficient and swift after care service.

“We endeavour to meet all requirements and provide a quote that is specifically tailored to your needs”

CONVERTING YOUR LOFT OR ADDING AN EXTENSION

LOFT CONVERSION

There are principally three types of loft conversions: Dormer loft conversion, Mansard loft conversion and Velux loft conversion.

Almost all lofts, depending on size, can be converted with some requiring local council planning permission, depending on the type of property you live in and its location.

A loft conversion is the process of converting an empty loft space into a functional room, typically used as an en-suite bedroom, office space or studio.

Where the existing house is an L-shape, we often manage to gain two additional rooms along with one bathroom.

A well-designed loft conversion could add as much as 23% to the value of your property.



DORMER LOFT CONVERSION

This type of loft conversion is typically an extension of the existing roof that projects vertically from a sloping roof. It creates additional floor space and headroom within the building. A dormer extension is typically added to the rear of the property. An example of a dormer loft conversion is shown below. We converted the loft space by extending the roof structure to add headroom.

This project did not need planning permission as it was considered to be within the regulations for permitted development. Permitted development can be a good avenue in areas where local borough planning is restrictive.



MANSARD LOFT CONVERSION

This type of loft conversion has a flat roof with 70 degree inwardly sloping walls and dormer windows. A mansard conversion typically spans from gable wall to gable wall and is like another full storey. Many of London house's are suitable for this type of conversion and favoured by many councils where full planning permission is required.



LIVIN

LOFT CONVERSIONS

ROOF WINDOW/ VELUX LOFT CONVERSION

This is the most cost effective conversion and converts the existing loft space by adding Velux windows, plus upgrading the structure. The amount of usable space for a Velux loft conversion will depend on the height and pitch of the roof and is an attractive option if a large loft space exists. It fits into the line of the roof. A roof window conversion is often complete without the need for planning permission, but will require building regulations.



“Converting your unused space creates more family living space”

KEY CONSIDERATION WHEN CONSIDERING A LOFT CONVERSION

When deciding on a loft conversion, there are a number of key things that need to be considered:

1. The first thing to look for, is are there other houses on your street that have their loft converted? If so, then what type? This can indicate what is possible in your home.
2. How big is your loft space and is it suitable for conversion?
During our initial free consultation, Creative Spaces will be able to advise you on whether your building could be suitable. A building control officer will check these elements.
3. Building regulations and party walls. Loft conversions always need approval under Building Regulations (irrespective of whether they need planning permission or not). Creative Spaces can provide all the approved designs and we work closely with Building Control Regulators. The Building Control officer will inspect the work at various stages and on final inspection will issue a completion certificate. If the house is semi-detached or terraced, you will have to notify your neighbours of your proposals, which will usually fall under the Party Wall Act 1996.
4. Altering the roof structure. Existing internal support struts in the loft will have to be removed to make space for the new room and are replaced with new supports such as steels that don't impose on the space.

5. Loft stairs. These are always purpose built (bespoke). We discuss staircase designs with our clients and provide designs that are best suited for the space.
6. Fire safety requirements. There is an increased requirement for fire protection in the home when a loft is converted. This is usually done using either smoke alarms, fire doors, fire curtains or a sprinkler system. Creative Spaces can advise you on the correct system that complies with building control.

“In Tooting, we completed a mansard loft conversion where, we added a large spacious master bedroom and a large bathroom to a first floor flat.

The project took 8 weeks to complete and was done within budget and the time frame set out in the planning stages. From the beginning our teams were involved in the planning, designing and building of this project alongside our wonderful client.”

“The project was completed on time & within budget”



MANSARD LOFTCONVERSION

...this is what our client had to say:

“Creative Space are simply fantastic and I would highly recommend them to anybody who is looking to convert their loft. I was heavily pregnant when we gave them the job, we had exactly 8 weeks to do the job and they completed on time and within budget. I went into labour the evening the scaffolding came down! I found the whole team incredibly professional and understanding of our needs. Their quality of work is second to none too.”



DORMER LOFTCONVERSION

“In West London, we renovated a house and added a very large dormer loft conversion, which added a new bathroom, large guest bedroom, office and hallway with storage to a beautiful Victorian house.

We converted a tired Victorian house into a modern, relaxed and comfortable space for our clients, which they continue to enjoy.”

“We understand what our clients look for”



GAZES

...this is what our client had to say:

// Let's get the two most important bits of this review out of the way: first, were we happy with the work that Creative Spaces did; and, second, would we work with them again? Yes, very. And yes, definitely.

Although we had never done this kind of work before, right from the time that our architect introduced us we felt comfortable with Luke and the Creative Spaces team: he was up-front about the challenges of our time frame (immovable deadline) and what he could deliver. As importantly, he gave us a really useful itemised estimate that enabled us to start thinking right away about where we might be able to prune a few costs back in order to bring the project in to our ideal budget.

They stuck to their quote. Ultimately, and this was important for us, we felt like we were always treated fairly and that Luke and his project managers were always very easy to deal with. The crew that showed up to do our project were, frankly, fantastic. They were completely trustworthy and worked so hard that almost felt like I needed to justify to them what I was doing with my days in front of the computer (I regularly work from home).

And they clearly took pride in their work, which sealed the deal for me: they were keen to show us the work that they were doing * as * they were doing it... especially the tricky stuff (our bathroom tiles and our roof, which turned out not to be straight because of something the Victorians had done 120 years ago but which they managed to make look 'just right'). Finally, as we got to know the guys on the team they began to really get what we were aiming for and were willing to rise to the challenge of making it work – nothing in a project on a house that was knocked up in 1897 is going to go completely according to plan, so the fact that we felt like we could trust them to do the right thing by us made the entire process just that little bit less stressful. //



EXTENSIONS

Given the high cost and hassle of moving – stamp duty, agents fees, solicitor’s fees etc. Staying put is a very attractive option. Furthermore, if you live in an area that you really like and enjoy; why move?

A single-storey extension is a cost-effective way to add extra living space to your home through either a kitchen extension or a side return. You can open up your living and dining area to create additional space and light – which can be a rare, but, highly sought-after commodity in London!

Adding a well-designed extension can add significant functional space to your home. A glazed extension can bring light into a home as well as make a seamless transition between the outside and inside. There are usually four types of extensions: rear extension, side-return extension, two-storey extension and a bespoke extension.

SIDE - RETURN EXTENSION

This is a very common extension for a terraced and semi-detached house in London. Typically, this provides a combined kitchen, dining and / or living space or a larger kitchen and dining space. All of the side-return extensions we have done include large roof windows to bring in extra light and large opening doors and windows to the rear.



REAR EXTENSION

This extends out from the back of a house and is typically a kitchen and / or extra living / dining space. Our in-house design team has worked with many of our clients to reconfigure the downstairs space and open up the existing living areas, creating a better “flow” between the front and back of the house. We are very proud of our build teams that always refurbish sympathetically (typically we refurbish and extend old Georgian or Victorian buildings) and build a stylish new addition with the extension.





EXTENSION TYPES

TWO - STOREY EXTENSION

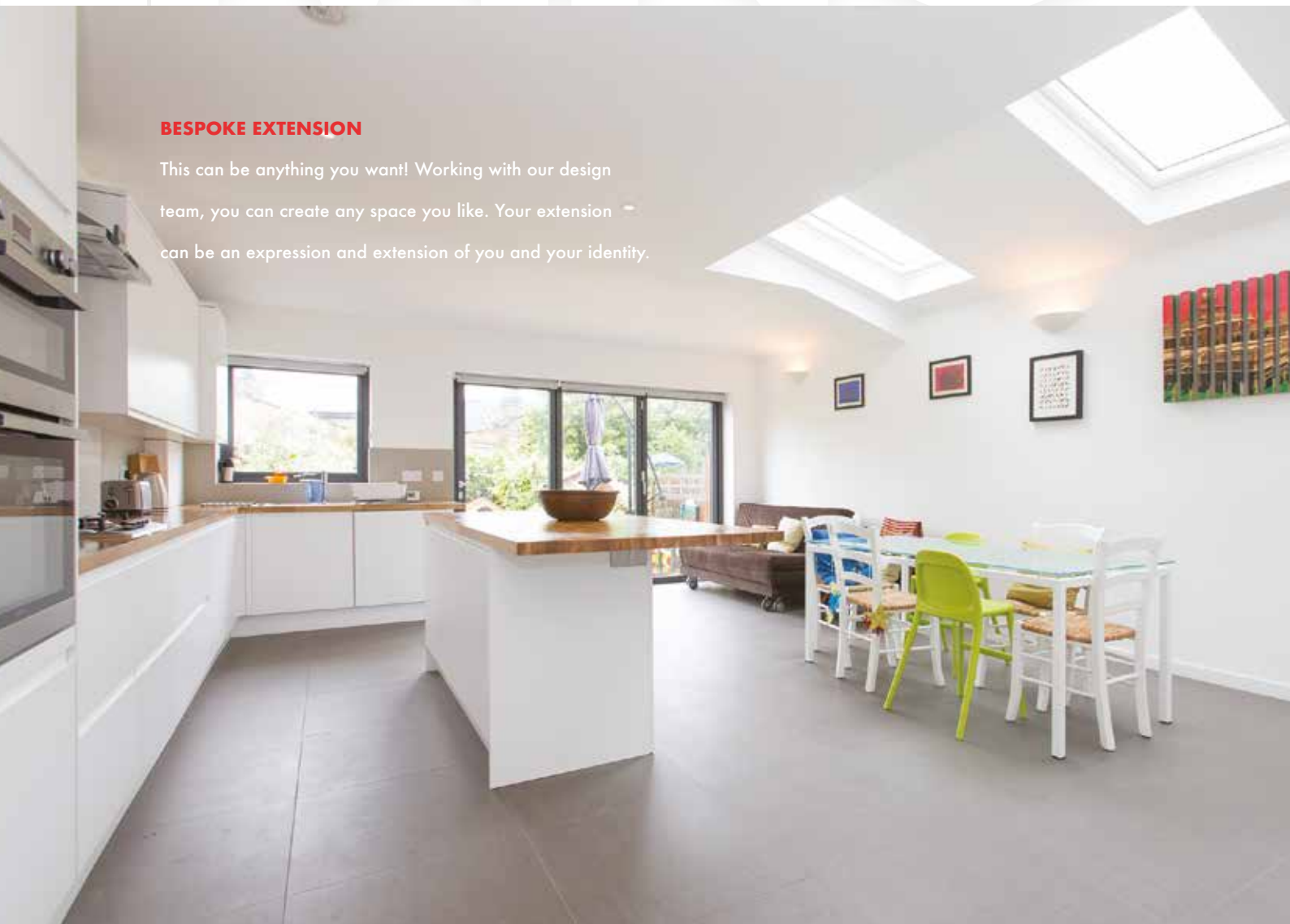
A two-storey extension doesn't cost as much as you might think.

In terms of building the fabric of the structure a lot of the ground works, steels etc. has to be put in place for a single storey extension anyway. Where costs mount is usually the additional internal finishes and fixtures. A two-storey extension greatly increases living space commonly with an open plan kitchen and dining space downstairs and a large master or guest bedroom with en-suite upstairs

“We create a better flow through your living area”

BESPOKE EXTENSION

This can be anything you want! Working with our design team, you can create any space you like. Your extension can be an expression and extension of you and your identity.



KEY CONSIDERATION WHEN DECIDING ON AN EXTENSION

COST

What will it cost to do this work and furnish the new space. It is vital to consider options within your budget. Our initial consultation phase is to provide guidance on what your budget achieves.

We ensure that every detail is discussed, priced and included in the quote for all aspects of the work required. We are thorough and provide a detailed quotation for you to consider.

DESIGN AND PLANNING

It can sometimes be difficult to visualise how a space would work best, how it would flow around your daily lives. If you give us your ideas we provide 3D renders of the potential space. With our experience and knowledge we provide advice and guidance on the best way to make a space work for you and your family. In terms of planning, we take the hassle out of this and do it all for you!

NEIGHBOURS

In most cases party wall agreements will have to be obtained.

You may have to keep your neighbour informed along the way.

CONSERVATION AREA/LISTED BUILDINGS

When considering building work, you must check if your property is located in a conservation area designated by the borough. This may mean that you will have to seek planning permission and have consideration that the design would need to be sympathetic to the existing buildings in the area. We have experience with planning applications and building in conservation areas in most boroughs of London.

Beyond that, there is nothing more to consider – as we do all this for you! Our job is to build your project and to make the whole process smooth and easy. We provide guidance for each step of the process.



“We create rooms
that match our clients
personalities”

RES



REAR EXTENSION

...this is what our client had to say:

“Very happy with the job provided by Creative Spaces. We had a mansard loft extension and kitchen extension and the team were very efficient, hard-workin and courteous. Job done to high standard and exactly on time!”

“We recently completed a beautiful rear extension for our clients in South London. We complimented the outside shape of the building with a double pitched rear extension with a beautifully finished glass divide between the two roofs. This has brought in a significant amount of light into the extension, which alongside two roof windows has created a very bright and open kitchen diner space”



SIDERETURN EXTENSION

// Side return extensions are one of the most popular projects that we undertake. Typically, the added space created provides the perfect setting for a growing family or simply a bright and airy space that is ideal for modern day living. The extension usually has roof windows along one side to bring light into the back part of the kitchen or dining space and then large bifolding doors to the rear which, floods the room with light and creates an outside-inside feel when open. **//**

...this is what our client had to say:

// We wanted a side return extension and chose Creative Spaces after talking to a few builders. Luke was prepared to give an itemised quote quite early in the process which really helped. We also liked the fact that Creative Spaces build teams are accountable to Luke (director) if any problems were to arise.

Throughout the process Luke and our foreman Daniel were accommodating and easy to communicate with. They completed the work in a timely and diligent manner and went out of their way to make it easy for us whilst we were living in the house (and expecting a child). Our temporary kitchen in our living room worked well and they managed to keep our boiler running practically throughout!

The project had some unexpected hurdles such as a Thames Water build over agreement which were handled well. When problems arose or snagging was required after the work was finished the response has been consistently swift and accountable. We are very happy with the end result. **//**



CREATIVE SPACES

“Creating rooms, designing spaces and extensions to match our clients personalities, is simply what we love doing... and we have over 30 years experience turning their dreams into reality”



GUIDE TO PERMITTED DEVELOPMENT AND PLANNING PERMISSION

Usually major alterations to existing buildings and significant changes to the use of a building or piece of land need planning permission, which is decided by the local planning authority (borough council). However, certain building works, known as permitted development, don't need planning permission. The reason is that the effect of such developments on neighbours or the surrounding environment is deemed to be small e.g. a small dormer loft conversion. Furthermore, a change of land or building use is classed as permitted development if it is within the same "use class". We explain all the procedures and guide you along each step of the process with permitted development. In cases where planning permission is required, we do all the applications and designs for this.



"We explain all the procedures and guide you through each step of the process along the way"



WARRANTY AND GUARANTEE

WARRANTY AND GUARANTEE

As part of all our contracts, we offer a standard IBG through our provider HomePro Insurance, a division of HomePro Ltd. We are members of HomePro, which is a home improvement and building insurance provider.

In order to be a member, HomePro the organisation, carries out a stringent vetting process that includes legal, financial and reference checks. The HomePro IBG covers both your deposit and our guarantee, should our company cease trading.

Creative Spaces personally offers a 1- year guarantee to all our workmanship, but, in addition and as part of the contract, we do offer a guarantee up to 10 years via an Insurance Backed Guarantee (IBG). An IBG is an insurance policy that covers our guarantee, your deposit and works for varying periods up to 10 years depending on the policy and terms and conditions.

THE HomePro IBG THAT WE OFFER COVERS:

Your deposit for a period of 90 days up to a maximum of £10,000 or 25% of the contract value, whichever is the lesser. The guarantee provided by us, subject to the terms and conditions of the insurance. If Creative Spaces ceases to trade during the guarantee period, and you have reason to make a claim against the guarantee for faulty workmanship or materials, the policy will provide for an approved contractor to remedy the work. The cost of the work will be covered under the IBG policy.



The HomePro IBG is also transferable should you wish to sell your property. Creative Spaces can offer more comprehensive cover through our membership of the Federation of Master Builders (FMB). Unlike the standard HomePro IBG that we offer free of charge, a Build Assure policy costs between 1% and 2% of the contract value and is an additional cost.

The Domestic and Commercial warranty provides cover during the construction phase and for the deposit paid. The policy protects against liquidation, faulty workmanship and structural damage to varying degrees, depending on the policy chosen.

During the consultation phase, we endeavour to clearly explain the level of cover that is included in your contract and that which is an additional cost. There is no obligation to obtain an IBG, but it certainly does provide piece of mind. For more information on the IBG's that we offer via HomePro and the FMB please see their website:

www.homeproinsurance.co.uk

www.fmbinsurance.co.uk/insurance-products/domestic-and-commercial-insurance



WARRANTY



SPACE



CONVERT



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