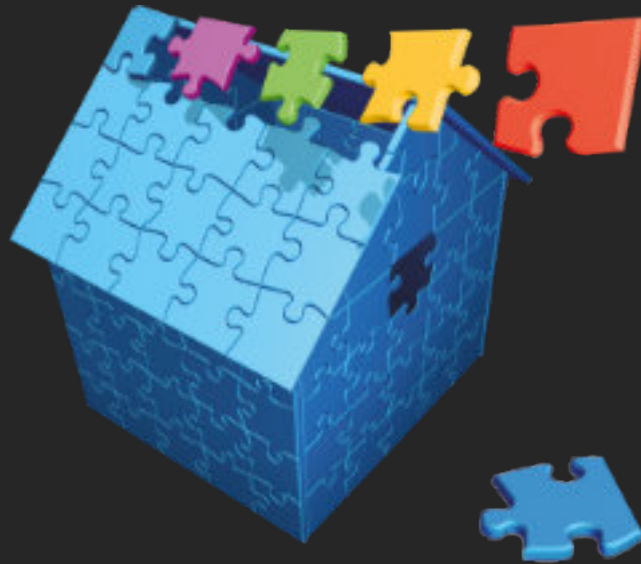




MAKING ROOMS

LOFTS | EXTENSIONS | REFURBISHMENTS | HOME IMPROVEMENTS

A modern kitchen and living area featuring a large island with a dark countertop and white cabinetry. Three black pendant lights hang over the island. In the background, there is a dining area with red chairs and a living area with a grey sofa. A large window on the left provides a view of a garden with a patio, a trampoline, and a shed. The ceiling has recessed lighting and a skylight. The floor is made of light-colored wood-look planks.

MAKING ROOMS

FOCUSED ON THE
DETAILS THAT MATTER



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FOUNDATIONS

OUR HISTORY

Founded in 2007, Making Rooms is the brainchild of founding director Steve Nash. With an extensive background in the construction industry, Steve has dedicated his career to delivering high quality builds that are underpinned by unmatched customer service. Drawing on his experience and

knowledge, Steve has built a strong team and works alongside his partner Maggie Nash to deliver exceptional projects. Today Making Rooms offers a full array of services from basic shell constructions through to complete turnkey builds where clients can entrust the entire project to its

senior team. Since launching the business, Steve and his team have built upwards of 100 rooms, whether they be a loft conversion, extension or both — each one different and bespoke. Making Rooms has built a strong reputation for being reliable and delivering quality. No project is too

big nor too small, with each one approached in a detailed and professional manner. Each project is executed as if it were their own. They apply smart solutions and the experiences they have gained as a team over the past few decades to each build.



I LOVE WORKING ALONGSIDE A
FAMILY TO DELIVER THEIR
DREAM HOME



MEET THE DIRECTORS

S T E V E

Family is of huge importance to me and I love spending as much time with my wife and children as I can. It is the way I unwind at the end of what is often an extremely busy working day. While business is important, making time for fun with loved ones is even more important and I enjoy playing family games, helping the children with their school work or being outside. When the opportunity presents, I love to go skiing! It has become a tradition for us as a family and we go once a year — I just love putting on my skis and gliding down the slopes, enjoying the views and eating great food. The pleasure I get from watching my two children gaining new skills and being able to go down huge mountains on their skis is a feeling I cannot describe — it's simply amazing!

Having created my own business at the age of 24 and grown it to what it is today feels amazing but that doesn't define me. There are two main things about my job that I love — meeting people and forming new relationships with clients and within my team. I am such a people person, so being able to meet new faces regularly is great. Working alongside great families to build them their dream home and seeing their faces on completion of a project never gets old. Not only this but our team make this magic a reality and we wouldn't be able to deliver the projects we do without them. I enjoy being able to share my skills with the younger and older generation and help them create a future for themselves just like I did all those many years ago.



MEET THE DIRECTORS

M A G G I E

Just like for Steve, family is so important to me and that is exactly what makes my home a home. To me, a home is where I feel most comfortable and where I can watch my children grow. It is a place to make treasured memories with family, pets and friends. From an aesthetical point, I think having plenty of natural light shining through is important. So too is outdoor space and having a big living area where we can sit together. I love to cook so having enough kitchen space to organise is also a bonus! It is therefore no surprise that if we didn't live in London, I would love to live in the countryside, with beautiful scenery

and a beach close by. At the beginning, lofts were our main focus but after just a short time we wanted to expand. We notice extensions were popular and a big request in the industry. When we set up the business, we decided on the name Making Rooms. We wanted to stand out and the name suited us, as that is what we do – we piece all the elements needed to create your dream home. As in any business, we face challenges but what sets us apart is how we tackle them. Often solutions are fairly straightforward but the key is good communication and our customers are always part of the solution.



FAMILY IS SO IMPORTANT TO ME
AND THAT IS EXACTLY WHAT MAKES
MY HOME A HOME



WHAT WE DO SERVICES

Every client is different and their requirements can vary significantly, which is why Making Rooms has developed carefully considered packages to suit clients' needs. Steve and Maggie understand that for some, making structural changes to the biggest investment an individual is likely to have ever

made can be daunting. Knowing where to start can be hard enough and can easily delay, if not put off, house development dreams. To help align clients' thoughts and to begin the planning process for their dream home, a breakdown of the considerations and services offered are laid out here.

PLANNING PERMISSION

Planning permission isn't always needed as it depends on what the client wants to do. With loft conversions, it may be possible to do works under lawful development, providing you meet the criteria set out in the government legislation, introduced in October 2008. For the property to qualify it must be a house, be outside a conservation area and if it is a leasehold property, you must have held the lease for at least 7 years and have the freehold's permission. When converting a loft

under lawful development, it must match the existing materials of the property and build within the volume quota relevant to the type of property lived in. For example, Terrace = 40m³ Semi-detached = 50m³ Detached = 50m³. The same applies for extensions, however, the lawful development regulations surrounding ground and first floor extensions are quite complex and tend to be very specific to a property but Making Rooms can assist with this.

LOCAL AUTHORITY PERMISSION

Whether planning permission is needed or if lawful development is sufficient for a client's needs, an application will be needed either way. Making Rooms can arrange all local authority permissions. This includes drawing up plans,

submitting the relevant documentation and liaising with the council on a client's behalf. The process takes approximately 8 weeks for the council to make a decision on the application.

BUILD TIME & GUARANTEE

Build time depends on the scope, specification and size of the space. It also depends on whether the project is a loft conversion, extension or both. As a rough guide, construction work is usually completed within 6-8 weeks for a

loft conversion and within 8-10 weeks for an extension. Making Rooms guarantees all workmanship and materials used by us for 10 years from the date of completion. Plumbing and electrics are guaranteed for 2 years only.

LOFT CONVERSIONS

A loft conversion not only provides greater living space but it adds financial value to a property. Where possible Making Rooms will arrange viewings in similar types of loft

conversion to a proposed project, giving the client an idea of what is possible and providing the opportunity to speak to previous customers.

Dormer

Dormer loft conversions, also known as dormer loft extensions, can be constructed at the rear, side or front of the roof slope of a property. It is a popular type of loft conversion, as it maximises the floor space and creates excellent floor-to-ceiling height. It also

allows a significant amount of natural light to flood the interior. This style allows for more flexibility as every inch of space can be utilised by Making Rooms' designers to create a client's ideal loft room(s).



Hip to Gable

The majority of end of terraces; semi-detached and detached houses have traditionally been built with a 'Hipped' style roof. This is where the roof slopes in at the side and will restrict the loft space. By changing the slope of the roof from

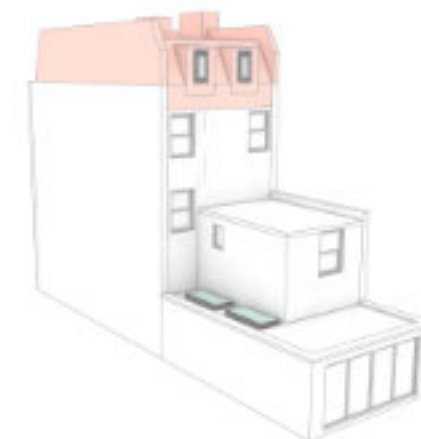
a hip to gable end, where the wall is built up vertically, Making Rooms is able to extend the roof across to its full width and with the addition of a rear dormer, the loft space is fully extended.



Mansard

To achieve as much space in a loft as possible, a Mansard loft conversion could be the answer. This type of extension — also known as a Mansard roof conversion — is similar to a box dormer but more traditional in its construction. In effect it creates an extra storey, giving valuable additional living space. A Mansard also features small leaded dormer windows. A Mansard loft conversion will result in a flat roof, with the back

wall tilting inwards at a 72-degree angle. This design offers greater head height than other extension styles. A Mansard roof loft conversion is suitable for many different property styles, which can include terraced homes as well as semi-detached and detached buildings. It can be finished with brickwork or slate to match the exterior style of a house. In situations where it is possible to build a full roof extension, a front and rear Mansard is often used.



EXTENSIONS

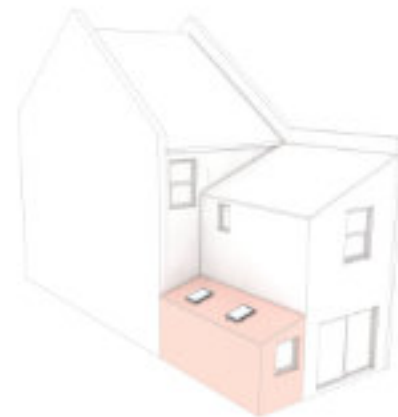
Extensions are a great way to add additional space to the ground level of an existing property, while also adding value to it come re-sale. Like loft conversions, where

possible Making Rooms will arrange viewings to similar extensions in a client's area to see what is possible and give them additional ideas.

Straight

As the name suggests, a straight extension allows a client to open up and extend either the front, side or back wall of their property. It can achieve a large open space once the shell of the structure has been finished or it can be divided into

rooms such as a lounge or kitchen depending on their requirements and taste. This style of extension is traditionally finished with a flat roof and brick exterior walls but any finish can be achieved.



Side L-shaped

Much like a straight extension, a side L-shaped structure can be achieved on a building where the exterior land allows for a wrap around style extension. This type of project can make a striking difference to the space available

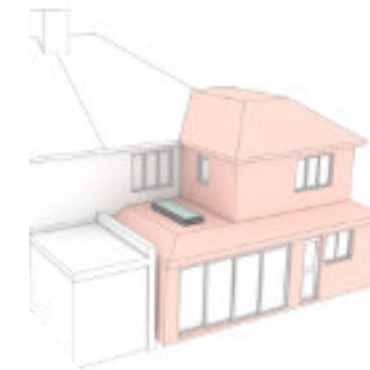
alongside the look and feel of the interior. It allows for all sorts of interior possibilities, whether open plan or divided, with the former made possible thanks to long supporting steel beams.



Double-storey

For clients wishing to gain a vast amount of space, there is the possibility to extend a property on the ground and first floor. This can be a straight extension or a side L-

shaped extension. The result is the same regardless with the exception that it is more than one storey and is finished with a flat roof.



REFURBISHMENTS & HOME IMPROVEMENTS

Alongside loft conversions and extensions, Making Rooms also carry out refurbishments and general home improvements. These are usually carried out in

conjunction with major works in order to complete a house project. Full details can be discussed when planning a client's project.



YOUR VISION OUR MISSION

Any build project is bound to face challenges at some point. The Making Rooms team takes pride in how it approaches difficult scenarios, working with clients to overcome them as quickly and easily as possible. An example of this problem solving philosophy was during a build in Teddington. The team faced an extremely rigid timeframe for the completion of a full house refurbishment within a mere six weeks, start to finish. The client made several changes and

additional requests that added a significant amount of work to the project. Despite this, Making Rooms was able to deliver on time to an extremely high standard and fulfilled all of the client's requests. It is a project that demanded determination, long days and lots of overtime. Making Rooms' goal is to deliver wherever possible, even when the odds might be against the team — every effort is made.



TIER I

For those looking to only have the external structure built, whether a loft conversion, extension or both, our Tier I package provides a simple and straightforward solution. With it we offer a selection of plans from which to choose from

and adapt to your building. It includes structural plans and building control and your loft or extension will be built up to a shell only stage, this would include the supply and fitting of building materials and roofing.

ARCHITECTURAL SERVICES

Outlining planning drawings for Planning Permission

TIER II

A more advanced option, our second-tier package provides up to two or three custom design options from which to choose and adapt as necessary. These drawings are complete with structural plans and building control, electrical design and bathroom and/or kitchen

layouts. Your loft and/or extension will be completely built up to and including the stage of plastering the walls and ceiling. It includes the supply and fitting of building materials, roofing, first and second fix plumbing and electrics, along with second fix carpentry.

ARCHITECTURAL SERVICES

Plans under Permitted Development.

This would include structural designs and building regulations.

TIER III

The third option offered is a bespoke turnkey package, where clients can leave their property and return at the end of the project with a fully completed house. Anything you need doing on your land can be fulfilled by Making Rooms. As an overview, Tier III includes 3D plans and visuals, structural drawings, building control, electrical design, detailed bathroom and kitchen layouts. Your loft and/or extension would be built and finished with your chosen paint scheme and trim. This VIP package includes the supply and fit of building materials, roofing, first and second fix

plumbing, electrics, plastering and second fix carpentry. We supply the kitchen, bathroom and shower rooms, tiles, and fully decorate each space, and will build bespoke wardrobes. Air conditioning and underfloor heating systems, as well as feature items such as wood burning stoves and custom display or entertainment spaces with built-in audio and visual systems are just a few of the custom options available. This package also provides the option to carry out landscaping for those wishing to enhance the view outside as well as inside.

ARCHITECTURAL SERVICES

Plans under Permitted Development.

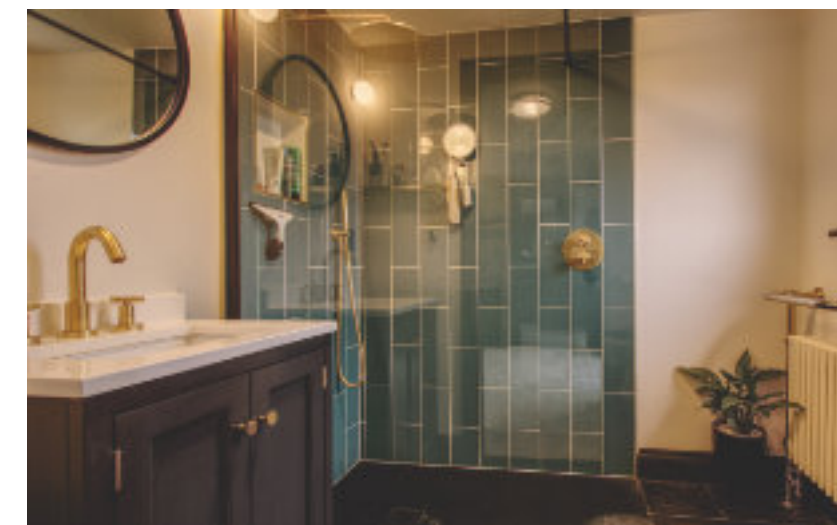
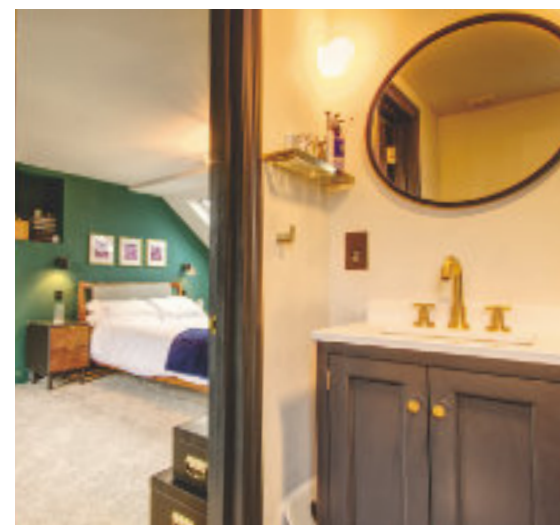
This would include structural designs and building regulations.



PROJECT TYPE: Loft conversion & Extension
PROJECT TIME: 24-weeks | Tier II Package
KEY FEATURES: Complete re-wire
Underfloor heating
London stock bricks
Bespoke shower taps
Bespoke bathroom taps
Bespoke fitted wardrobes
Aluminium bi-folding doors



This build increased the internal space on the ground floor by 22.58% and on the first floor by 9.03% (31.6% combined).

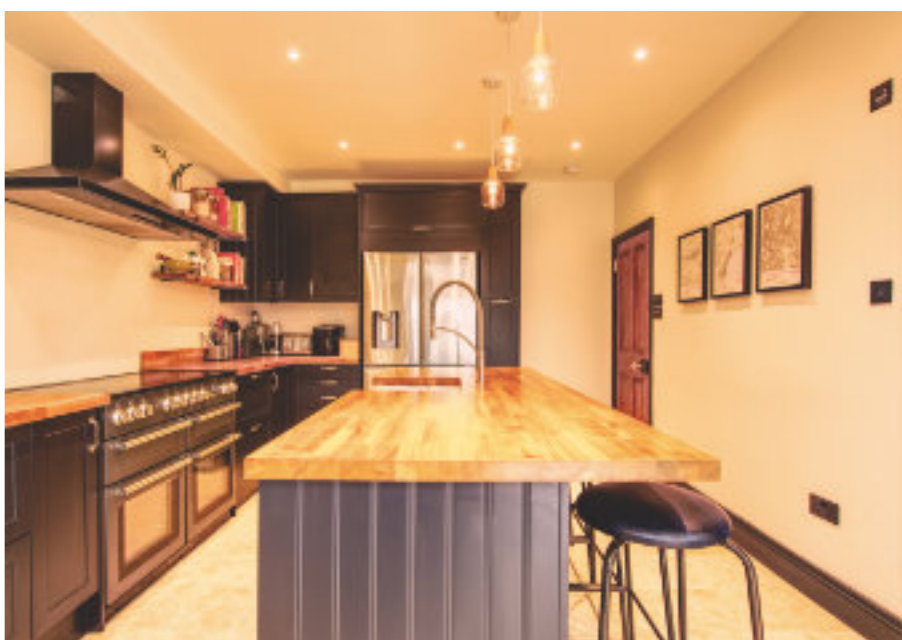


OVERVIEW

Making Rooms is all too familiar with time pressures but on this particular project there was no margin for delay. The client had to move in by a specific date and despite a tight deadline, the build was delivered on time. The team put its heart and soul into the job, dedicating extra time, weekends and long days to ensure high standards and to get the client into their dream home on time.

“I love the outside look of the project, the style and image the client went for is stunning and brings real life and character to the home. The bi-folding doors are unreal, they are so big and can open up the whole backend of the house, which is great for functions — bringing family together. They also allow a vast amount of light into the extension.”

Steve Nash





PROJECT TYPE: Extension

PROJECT TIME: 12-weeks | Tier II Package

KEY FEATURES: Matching bricks and roof tiles to be
in keeping with existing structure
Large bi-folding doors

OVERVIEW

The client required an extended lounge and kitchen dining room with large bi-folding doors to let natural light flood the previously poorly lit kitchen. The project demanded a substantial structural steel frame to accommodate the three large bi-fold doors. The framework was discreetly concealed within the cavity of the walls and ceiling, making all works look original.



This build added 37m to the property, increasing the internal space by over a fifth (22.7%).



“The way in which the extension has been matched to the outside of the property is breath-taking. It reflects just how far building techniques and technology have advanced. Being able to create an exact match between the new and older existing structure, and thereby fulfil the clients wishes, is amazing!”

Steve Nash



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