

**Get the extra  
room you need**  
without the  
hassle and cost  
of moving...



Dear Customer,

# Get the extra room you need without the hassle and cost of moving.

A warm welcome from The Best Garage Conversions where we believe in making adding more room space to your home really quick, easy and affordable. No matter what sort of garage you have there will be a conversion option possible and I promise the advice you'll get will be honest and straightforward, hardly surprising given that I had over 20 years service as an Army and latterly Police Officer.

Whilst I was away from home on service, my wife Deb really struggled to get stuff done using tradesmen. They'd fail to show up for quotes, the quotes wouldn't arrive or if they did they were ambiguous and often on scrappy paper. After training, I set the business up to serve fellow police and military personnel. To this day that forms a large part of our business but we have grown by word of mouth and now offer our trusted services to all.

You don't have to take my word for it. I'm happy to share with you the many testimonials we receive from customers just like you who made the easy decision to get more space in their home using our services.

This brochure will explain how we convert your kind of garage, what you can expect and what makes us so different from general builders.

I look forward to helping you.

*A. Brown*

**Ashley Brown**

**Director**

**The Best Garage Conversions**



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*...what are you waiting for? **Let's get started!***

# Garage Conversion Basics

40 years ago the car was definitely kept in the garage. This was in the days when housebuilders built houses of a size that accommodated a family comfortably. Since then, houses have got smaller, so have the garages, we've all got more stuff and there's just not enough room. Try putting the car in the garage and getting out...practically impossible if you did want to keep it in there!

Having a room like this full of junk that the car won't go in can be put to better use by converting it to a habitable room. It can be absolutely any kind of room; study, bedroom, shower room, kitchen / diner, home office, hobbies room or a combination of them.



Call us on **01562 535 113** for your **free quote**

## As garages were meant to house cars not us, they all share a few simple characteristics.

- 🏠 They are usually single skin brickwork or blockwork **without any insulation**.
- 🏠 **The concrete floor will be uninsulated**, and often 4-6 inches lower than the main house.  
This harks back to when cars could leak fuel, so the lower floor prevented it running into the house and igniting.
- 🏠 If there is no room above the garage, **then the roof is usually uninsulated**, often not even plasterboarded out.
- 🏠 There will be **no protection from getting damp** in the garage.
- 🏠 Often there is **no access into it** other than through the front garage door.

To turn these garages into habitable rooms for whatever purpose those things need to be dealt with. So how do you find out what needs doing? Well actually it's pretty simple as all conversions are subject to Building Regulations. These are rules designed to ensure that habitable buildings are safe and comply with a minimum standard of construction for access, drainage, prevent damp and heat loss and condensation forming. These rules also govern electrical and gas safety and a few other aspects not always applicable to garage conversions.

These Regulations are implemented by Local Authority Building Inspectors whose job it is to see that the rules are complied with. They are open to interpretation and all building control officers have discretion in how they enforce the rules, so there is no definitive guide I can publish that tells you exactly how to convert a specific garage.

We work closely with these officers to ensure our work fully complies and that you get a top quality conversion that feels and looks just like any normal room in your house and never feels like a cheaply converted room that suffers from being cold and unuseable. At this point I should say that we don't do conversions where there is no intention by the homeowner to get the work inspected.

*That's the basics done, what next....*

Call us on **01562 535 113** for your **free quote**

# The 9 Steps To Your Best Garage Conversion

Our expert employees complete each job in exactly the same way, ensuring the job is spot on every time. It's this method that provides the same consistent quality again and again. We guarantee that we will finish your job in 8 days.\*

Start...

1

Any drainage works needs to be done first as often these are dug out through the garage floor and its inspected and reinstated.

2

Next the front brickwork is built either off the concrete pad or a new footing.

3

The new window is installed.

4

External walls... any wall that is external to the building needs thin timber battens or a stud wall building against it and 50mm / 2 inches of polyurethane rigid insulation (PUR) fixing to it. This is the basic standard for heat insulation.

5

On top of this goes a minimum of 80mm of PUR and solid flooring sheets.



We **Guarantee** our work for **10 Years!!!** Call us on **01562 535 113** for your **free quote**

6

Electrical and heating system are extended and altered to fit in with the layout of your new room.

7

New lintel is installed for your knock through to the house if this is needed.

8

Plasterboarding and skimming then takes place.

9

Final fitting out, flooring is installed if you want us to do it, electrics are fitted and the finishing touches are added before decoration and moving in.

**Finish!**

# Types Of Garage Conversion

Sub title to go here

## Single Garages

This section covers those garages that are completely built into your house and have a room over them or those attached to the side with a pitched roof on like in the snaps.

These usually only have two external wall areas to insulate plus the floor and ceiling. They can be turned into almost any kind of room such as a kids playroom, a TV room, music room, additional lounge space or dining room. You don't have to worry that the finished room will look odd as we convert it to end up looking exactly as if it had been built as part of the house.

We can create storage areas by building in cupboards, and often if your boilers or meters are present they can be built around to hide them and give you extra storage.

With all the new insulation we install, it will definitely be the toastiest room in the house and you have whatever lighting you want in there. Our decoration package will mean you just have to move in and enjoy!

If you fancy a soundproofed music rooms, home office , TV room or even mini workshops or craft room we can do it. If you have an idea for your project and want to know if it's possible...



Before...



After!

Call us on **01562 535 113** for your **free quote**

## Double Garages

The amount of space available in a double garage is actually really big, and if fully converted adds a huge amount of useable space to any home. We've been asked to convert these types of garages into full bed sits for older family members, large workshops for hobbies, a large TV lounge and convert only half and retain one half as a garage which is perfectly feasible.

If your garage has a flat roof, then you should read the section page? As this will apply to doubles as well.

If you're thinking of only converting half the garage, and your current double is open plan, then it will need blocking up across the middle to make it fire resistant again.

Those garages with twin doors lend themselves to be installed with twin windows, but if you have a wide single door, its fine to either build a brick pier to split the opening into two and put two windows in or brick it up from one or both sides and just install a single window. We blocked up one door on this conversion...



## Garages with a WC or Shower

With growing families a garage conversion can add an extra bedroom, an extra room for kids and can even add a downstairs WC or shower room. These are very popular as the size of a garage usually means you can get a medium sized room plus a shower room in with ease.

To install a WC or shower room requires drainage and we try to connect this up to your existing drains within the house if possible or to the nearest connection point outside. For this reason I'd recommend we survey your garage if you're thinking of installing a toilet or shower room so we can find the easiest way to do this.

If you'd like a wet room option this is very popular as there is no bulky shower tray or screen to fight every time you use the shower. They come with our full 10 year guarantee and we take care of all the installation including tiling and flooring.





Our Amazing

# 10 Year Guarantee

We offer a huge **10 year guarantee** on everything we do, we're that assured of our quality and we're sure you will be too.

Visit: [www.thebestgarageconversions.co.uk](http://www.thebestgarageconversions.co.uk)

Call us on: **01562 535 113** for your **free quote**

# Frequently Asked Questions

- Just in case here are some some frequently asked questions;

## How long will the garage conversion take?

We usually advise that a single integral garage would take around 8 working days, and a double garage conversion around 14 working days. These can differ depending on the type of your conversion you want.

## Will I need planning permission for my garage conversion?

It is unlikely that you will need planning permission and there are very few instances where it is required but we can check this for you.

“ We heartily endorse the effectiveness and good value for money of your building services...”

You have just completed a garage conversion at our house and we are delighted with the results, the high standard and the very reasonable cost of yours and your teams work. I can heartily endorse the effectiveness and good value for money of your building services.

David Kettle, Redditch

## When do I pay for my garage conversion?

We would usually take a deposit of 25% of the overall job value then, depending on the size of the job, break it down into manageable stage payments. We only ask for the final payment once you are 100% satisfied with your new room. Your deposit will be fully protected by Home Pro Insurance.

## Will we take care of the building regulations?

Yes, we will fill out all the relevant paperwork and send it off to your local council. We will arrange and attend all of the relevant appointments with the building inspectors.

## Can you do every part of the garage conversion from start to finish?

Yes, every aspect of your conversion, right from your very first phone call through to completion.

## Can you match my existing brickwork?

The answer is yes, if it is still being produced (or any remaining stock can be sourced from somewhere!). If not then we will get you the very best alternative match. If the exact 100% match cannot be found then what we do is take down both the left and right brick piers and rebuild the front in the new brick. This leaves a seamless, perfect finish. We use a National Brick matching service and can arrange to send you a few brick samples to ensure you are completely happy with the brick we lay on your job.

## How long do you guarantee the job for?

We provide you with a 10-year guarantee.

## Will there be a lot of mess and disruption?

We take great care in keeping the mess on site to a minimum, and there will be minimal disruption.

“ We can't believe the difference your conversion has made to our house...”

We cant believe the difference your conversion has made to our house, its stunning and we use the room every day. The attention to detail is superb and the best bit of all is that we were on holiday for much of the work. If you need to show anyone your work your'e very welcome to bring them here.

Christine bishop, Stourport on Severn

## Will a garage conversion add value to our property?

Creating extra habitable living space in your home by converting your garage is a proven and not to mention extremely cost-effective way of adding value to any property. Often the uplift in value can be between 10-15% making it the most cost effective way to add value to your home.

Call us on **01562 535 113** for your **free quote**

**Do you have an exciting project  
in mind for your garage?**

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**See what our happy clients say online at:**

[www.thebestgarageconversions.co.uk](http://www.thebestgarageconversions.co.uk)

