Single Integral Garage

These garages are built into the actual house. Usually there is a room behind them such as a kitchen and they always have a room above them.

These are generally the easiest of all types of garage to convert.

Whilst no two garage conversions are ever exactly the same they obviously share a lot of common construction features. These are the details we have to check to make sure your conversion is possible.

One

A garage floor is usually about 5 inches (125mm) lower than the main house floor which lets us install a damp proof membrane, some thick insulation sheets topped off with rigid flooring panels. This type of floor meets building regulations and can be covered with carpet, laminate, vinyl or Amtico style flooring. If you want to ceramic tile the floor an alternative solution is available.

Two

The concrete floor of the garage needs to be solid with no major cracks. Ideally the concrete runs to the front of the brickwork where the garage door is. Here we cut a small test hole for Building Control to check the depth of concrete is ok to support the weight of the new brickwork built under the window when the door is removed.

Three

Its common for the brickwork either side of the garage door where the window will go to need bringing in a brick either side. This gives us enough room to insulate and plasterboard external walls and it makes the room look a lot more natural. We tooth the brickwork out and use as a match as is possible so it's barely noticeable.

Four

Have you got an existing doorway into the garage from the main house. If so great, if not we can cut one through from the hallway or any other room next to the garage. We use concrete or steel lintels for support to the walls above the opening and the work is checked by the building Inspector. We fit matching doors to your existing ones where possible.

Five

If you're just after a study or simple bedroom, then a radiator is all the plumbing required. Some conversions require a shower room or just an extra WC and sink. Where these are required you'll need a survey so we can locate drainage points, supply points for hot and cold water and figure out how best to run these pipes through your conversion without them being visible.

Six

Many garages have a room above them. If it's set back a little like on the photo with a flat or pitched roof section over it, then building regulations require it to be vented. This means adding a tile vent or two to the roof together with enough insulation to stop the room losing all its heat once occupied.

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

Seven

Do you have an electric or gas meter or both in the garage. Is there an electric consumer unit (fusebox) in there. Moving meters is something that can only be done by your supplier and an average cost is around £800 per meter. A cheaper option is to box them in to a cupboard that is easily accessible. This can also be done to a boiler.

Eight

If you're only converting one half of the garage, does it have a separating wall down the middle? If not we'll need to build one to retain the living accommodation's fire proofing from the remaining part of the garage. This is then treated as an external wall and fully insulated and plasterboarded. This garage retained one of the doors and we made a storage area behind the door.

Nine

Does your garage have a flat roof? Once the floor is fully insulated it raises it by around 4 inches which can make it tight on headroom in some cases. Many flat roofs are also covered in poor quality felt. The solution if headroom is really tight is to raise the roof by 2-3 courses of bricks and then cover it with rubber or fibreglass topcoat guaranteed for at least 25 years.

Ten

The final thing to consider are the finishing touches..laminate flooring, energy saving downlighters, designer radiators, TV points, where the sockets will be and decoration. We can help you get the very best out of your new space and I know you'll just love it so get in touch today.

Turn over to see our Basic Costing

Our Basic Costs include the following...

Single integral Garage conversion from

£8977.00 *inc VAT*

Generally no bigger than 7m x 3m in size and intended as a play room, TV Room, Lounge, Day room, Dining Room or Home Office / study.

- ✓ Removal and disposal of garage door, frame and all waste by skip.
- ✓ New brickwork underneath proposed window at front. We try really hard to match this using a national brick finding service. If we can't match your bricks we can discuss alternative solutions that still look great.
- ✓ New window to match existing house in upvc of whatever colour you have.
- ✓ Install structural lintel so that a new doorway through to the main house can be installed and fitted with a door to match your existing ones.
- ✓ 3 double sockets, a light switch and two ceiling light points.
- ✓ Fully insulated raised floor covered with 188mm solid flooring base ready for carpet, vinyl or laminate floor.
- ✓ Fully insulated roof area, whether flat roof or pitched all to comply with current Building Regulations keeping the room really toasty.
- ✓ Plasterboarding and skimming throughout.
- ✓ Softwood or mdf skirting board and architrave where required.

Turn over to see common additions to the above

The following are common additions to the above dependent upon the layout and proposed use of your conversion.

- ✓ Boxing in of meters / fuseboards
- ✓ Creating a cupboard for a boiler
- ✓ Installing laminate flooring
- ✓ Installing additional electric points, lighting (downlights) or TV / phone points.
- ✓ Full decoration service
- ✓ Installing a designer radiator
- ✓ Creating the room to be used as part of a kitchen.
- ✓ Creating a room to be used with a WC or shower facility.

I'd be really happy to pop over and talk through your project with you. Measuring up takes 10 minutes and you'll have a really clear idea of what can be achieved and the costs involved.

Go on give our fab team a call today on:

01562 535113

or
email me at:

Ashley@thebestgarageconversions.co.uk

And we'll do our very best to help and guide you.