



Loft Conversions by *A*ccess

For Lovers of good living



Welcome

Access Loft Conversions originally started converting lofts over 15 years ago and quickly became a leading company specialising in Truss Loft Conversions, Velux Conversions and Dormer Conversions. Since then Access Loft Conversions has seen a massive expansion and we are now a recognised national loft conversion company. We have now completed hundreds of projects across the UK and lead the field when it comes to innovative designs and adopting a Can Do Attitude. We have regional teams throughout the UK carrying out all the work and every job is tailor made to suite every customer's requirements.

Predominantly, the majority of our work is carried out from our head office in Middlesbrough though we have offices in Reading and York dealing with local issues and managing the regional teams.

At present we are completing between 50 and 70 conversions per year and have designated teams to suite different types of conversions e.g. Truss, Dormer and Velux.

We also believe that having everything under one roof improves standards and productivity which is why we have in-house Architects, Structural Engineers and CAD Technicians all ready to deal with issues and tackle problems as soon as they arise.



We also believe that everyone has different needs and not all conversions require our resources from start to finish. This is why we have put together a number of different packages to suit every circumstance, from Design to Completion schemes for those who like to kick back and have us do it all, to Part Builds for the budding DIY'er who likes a more hands-on approach and Build Only packages for those who have already dealt with the legislation and design aspects themselves. And if this still doesn't cover it you can tailor make your package to suit yourself.

“A Professional Service and Excellent Job”
Mr & Mrs Harland, Richmond.

Quality as standard

At Access we believe that you are our future so our aim is to deliver you a realistic concept that maximizes your loft's full potential. We aim to deliver a conversion that incorporates your intentions so that when we are finished you are fully satisfied with the finished article and the new conversion starts to complement your home in the way that you expected.

As professionals we know that a conversion which isn't sensitive to the original house can sometimes feel like an addition to the property. Our aim is always to provide a loft conversion that from entering your front door, rising through your home to the new floor feels natural and part of the original structure.

We understand that your property is your home and often your most prized asset. That is why we have a policy of working from outside and only when it is completely necessary do we come inside and begin to fit staircases and start applying the final finishes. And at this point we will do our utmost to minimize the disturbance to your home as the work is carried out. All floors and rooms where work is carried out will be covered with new dust sheets and we will vacuum at the end of every working day.

At Access we realise that a good reputation is heavily reliant on the finished product and we understand that work done is only as good as the person carrying it out. That is why we only employ professional people that specialise in their trade and we only source materials that are of premium quality like Velux windows, YBS Superquilt and Rockwool Insulation. By having these policies you can be assured that when you appoint Access Loft Conversions for your project it will be constructed to the highest level of craftsmanship, be a luxury conversion and have been completed at a realistic price.

Having these policies and trying to achieve these high standards isn't just something we put together overnight. They are a product from year-on-year of consistently trying to improve our service and looking to improving on our standards at every opportunity. Striving to better our services is something we like to promote through our company, so from the Labourers to the Managers and also our Customers if there is something they think they can improve on we like to hear about it.

By applying these highest standards to all aspects of our company we are sure that when your Loft Conversion is complete, it will have fulfilled your requirements and will be everything you expected from Access Loft Conversions. And when the time does come for you to move on, you can be safe in the knowledge that your home is going to be the most sought-after on the market.

“The finished article far exceeded or expectations and the quality of craftsmanship has blown us away”

Mr & Mrs Foxton, Middlesbrough.



For Life...

Service how it should be

A brief glance at the Yellow Pages or a search on Google should be sufficient confirmation for you to see that there are quite literally hundreds of builders and loft conversion companies across the country, all pushing for your business.

With so many potential competitors out there we like to think that we do things a little differently at Access Loft Conversions regardless of whether the reputation of a contractor is outstanding or terrible, your experience of your new loft conversion will be heavily reliant upon the team of workmen on site.

For this reason we take every possible measure to ensure that our teams are of the highest calibre and, most importantly, that you have full confidence in your allocated team. We are so confident that you will be satisfied with your team that all of our new clients are given the opportunity to contact the last property that their allocated team has worked at and speak with our existing clients.

Access Loft Conversions understand that a loft conversion can seem like a daunting task which can involve a lot of stresses and strains. That's why we've put together a scheme that from you saying the word go is plain sailing.

We Do This By:

- Having a "plans to completion" policy
- Having a tailor made system that can include as much or as little as you want if you enjoy DIY
- Having in house professionals that carry out the Surveys, Plans and Structural Calculations.
- Submitting all Building Regulation and Planning Permission forms and liaising with the Local Authorities.
- Having our own tradesmen including Plumbers, Electricians, Plasterers and Joiners
- Arranging for all tradesmen and materials to be prompt and professional
- Obtaining all your final certificates
- And, most importantly, keeping you up to date at all stages of the contract

“ Even as we were amending the original plans, you were there to advise us and were always happy to meet our requirements”

Mr & Mrs Gamble, Coulby Newham.

For Work...



A clear and simple process

Initial Contact

Once you are satisfied that Access is the company for you, contact us and we will be happy to send out one of our consultants free of charge, to discuss things further. Once there we can discuss all the options available to you, explore your ideas and listen to your requirements.

Getting The Quote

On gaining a clear understanding of your requirements we will put together a free no obligation quote which we aim to have posted to you within a week. The quote is a fixed price and will not escalate as the job progresses unless you request changes. Once you are satisfied we have covered all aspects of your project you can sign the proposal acceptance form and return it to us.

Informing Us You Wish To Proceed, Surveys & Plans

On receiving your proposal acceptance form we will contact you and arrange a full structural survey of your property. During this time we take the opportunity to answer any queries you may have regarding the service and discuss time schedules, payment schedules and start dates. A deposit of £625 will be required at this stage to administer Building Regulations and Architect's fees. On completion of the survey we will have your plans drawn up by one of our Architects and sent to you for your approval. At this point we can make changes to the plans if you wish to alter anything. Once you are happy with the overall proposal we will then commence with Planning and Building Regulations Approval.

Planning Permission

If Planning Permission is required we will submit them to the Local Authority for determination under the Section 63 of the Town and Country Planning Act General Development 1990 (Approx 4-8 weeks should be allocated for a decision. This time scale varies depending on the Local Authority). This process is only necessary if the construction requires planning permission.

Building Regulations

Once planning has been approved or if planning is not required we will prepare Building and Fire Regulation plans and submit them to Building Control for design appraisal and obtain structural calculations. We will then obtain the following permits from your Local Authority prior to the works commencing.

- a) Skips and material use and storage on the highway (Local Authority Highways Section)
- b) Waste disposal containers (New Roads and Street Works Act 1991).

Starting Work and Completion

Once we have obtained all the necessary paperwork we will arrange for scaffolding to be erected and the Building Inspector will be informed that we are about to commence work. As the job progresses the Building Inspector will visit site between 2-4 times to check on progress and ensure the correct methods are being carried out. On completion of the works we will arrange for the skips to be removed, scaffolding to be dismantled and clear the site of debris. We will then inform the Building Inspector that the work is complete and arrange for an Electrical Inspection. The Building Inspector and Electrician will both contact you independently to arrange a final inspection. On completion of the inspection we will be issued with Electrical and Building Regulation Certificates which will be forwarded on to you.



For Comfort...

Adding value to your home

Did you know that adding an extra room to your property is one of the best ways to add value to your property? According to more than 100 estate agents who took part in a survey carried out by Egg, the online bank. Although they cost more than a new kitchen or bathroom, they'll add up to four times more value and are the most profitable way to make money on your home. But in order to reap the rewards, you've got to make sure you do it properly. This is not a DIY job!

Russell Jervis, managing director of Haart estate agents, warns:

"If a loft conversion is carried out properly it can certainly add to the value of a property. However it is important that home owners follow some simple guidelines otherwise they could simply be pouring a lot of money down the drain."

"This means getting a professional builder in, plus possibly an architect who will help to ensure you're making the most of the space. Plus it means spending money on good quality fixtures and fittings. And, last but not least, if you want the room to be classed as living space (rather than storage space) then it will have to have a permanent staircase, windows and meet fire and building regulations. Again, do it properly - for example a proper staircase that looks like it has always been there will clearly appeal to more buyers (and add more value) than a second-rate ladder."

An experienced trade professional, Nigel Beswick writes home improvement and maintenance articles

Loft conversions - adding value to your home

Many homeowners are opting to utilise existing attic space to accommodate expanding families or maximising value potential in their property.

However, extensions and additions can be expensive and time consuming to construct and can compromise the visual aesthetic of the house making the option of expanding upwards a more attractive option. Loft conversions allows you to utilize potential space. Instead of building an increased footprint for the house which will inevitably consume outside living space, loft conversions can be a very profitable and worthwhile home addition creating useable living spaces.

Consider this...

Ask yourself what do you want to create? A new master bedroom with en suite bathroom? People are increasingly working from home, a new dedicated home office? An A/V entertainment area maybe?

And what compromises will a loft conversion necessitate? It is quite likely that head height needed in the loft conversion will dictate the useable space and it may not always be easy to increase head height as invariably this will require the alteration of the roof line externally and thus the obtaining of planning permission. There may be vital structural members within the new useable space and these may compromise the integrity and function of that space though may in some instances add character and interest.

The floor too, originally only intended to retain the ceiling underneath will probably require strengthening too. These areas weren't originally meant to be living spaces, so consider what work needs to be done in order to facilitate your plans.

Once everything is in progress however, loft conversions are a very cost effective way to add liveable area and value to your home.

If your loft conversion project is done by an unqualified builder and without a written contract then you may experience problems. If your builder does not hold current public and employer's liability insurances then you may well find yourself uninsured, out of pocket and liable for damage to adjacent properties.

For Enjoyment...



Adding a touch of class

Velux Windows

Velux windows are the most cost effective way of maximising the light into the room and creating a statement feature. With the vast range of Velux windows available it is possible to have a small, single sky light window adding light to a dark stairwell to a statement Cabrio System that folds out to create a stunning balcony area within the roof space.

The style and amount of Velux windows to use is down to customer requirement and dependent on the use of rooms. For bedrooms with a view, installing a Duo System is often a great way to create a stunning feature within the room and make the most of the surroundings allowing it to be seen while sat on a bed or chair. A bank of 4 windows grouped together usually 2 longer M08 style windows at the top with 2 smaller style M04 windows underneath are the most common style of Duo's though these combinations can be varied to suit any requirements. For conversions in built up areas where privacy is paramount then a simple S06 window side by side or front and back is often sufficient for light and ventilation.

Hip to Gable Dormer Windows

With Hip to Gable dormer windows it is possible to get an excellent room out of a cramped loft space that has pitched roofs on all sides. Hip to Gable dormers are extremely popular on semi detached properties where other than the dividing wall all sides of the roof are hipped and detached properties where hipped roofs are present on every side.

Adding hip to gable dormer windows is much the same as having a gable end wall on the side of the property where the new dormer is installed. The ridge line is extended through to the side elevation and a pitched roof installed so that you can then walk out to the side of the property without the restriction of a pitched roof.

Flat Dormer Windows

Flat Dormer Windows are the best way to maximise the roof space and get as much space out of a loft conversion as possible. By adding flat dormers to your loft conversion you are able to walk out to the face of the dormer where you would normally have the pitch of the roof slope preventing you. This gives you the maximum amount of usable space and is usually the best way to enlarge smaller loft spaces or create numerous rooms within the roof. Flat dormers are usually built of the external walls so by adding these you can create a space that is close to the same size as the floor below.

Flat dormers are also a great way of getting the most light into the roof space. A great way of doing this is by installing Juliet Balconies into the face of the dormer having a set up French Doors opening into the roof space and a wrought iron balcony externally. These balconies add masses of character to the internal space and make the most of beautiful views from within the loft.

Feature Dormer Windows

Adding feature dormers to a loft conversion is great way of improving the internal space and maximising the light into your new room. If the internal space within your loft feels quite tight then feature dormers can greatly improving the usable space inside the loft or can often make up the additional space required for adding en-suite's or walk in wardrobes. Another benefit of feature dormers are the external appearance. On larger properties the existing roof space can often look very large and uncompromising with mass areas of tiles or slates. Feature dormers help to break up these spaces, add character and symmetry to dull, plain surfaces.

External Finish of Dormer Windows

To preserve the character of the property and soften the impact of the dormer window all tiles removed from the roof are re fitted on the front elevation and any new tiles are fitted to the rear elevation. At Access we believe that the best way to finish the sides and front of the dormer window is to cover them in concrete plain tiles that match the existing roof colour. This helps to keep the dormer free of maintenance for years to come and by matching the roof colour keeps the dormer in character with the existing property. On request we can also clad dormers in timber or uPVC if you have something you would like us to match or you prefer these options.

The roof light range



Centre-Pivot Pine Finish (GGL)

VELUX Centre-Pivot Roof Windows offer excellent quality, versatility and value for money.

- Made of high-quality natural pine with clear lacquer finish.
- Classic and versatile
- One gentle pull of the top control bar allows background ventilation whilst the window remains securely closed. One further pull opens the window.
- Rotates 180° and locks in place for easy cleaning of outer pane.
- Clear and clean coating is standard on 73, 60 and 65 panes. Keeps windows cleaner for longer.
- 10 year VELUX guarantee.
- Flashings, insulation and vapour barrier required. Blinds recommended. Security locks and restrictors also available.



External frame size (nominal w x h) cm	55 x 78	55 x 98	78 x 98	66 x 118	78 x 118	78 x 140	134 x 98	114 x 118	94 x 160	134 x 140
Centre-Pivot Roof Windows	C02	C04	M04	F06	M06	M08	U04	S06	P10	U08

Centre-Pivot White Finish (GGU)

VELUX Centre-Pivot Roof Windows offer excellent quality, versatility and value for money.

- High quality moulded polyurethane with timber core.
- Stylish white finish with smooth rounded corners.
- Moisture resistant – ideal for rooms with high humidity.
- Complements other white windows in the building.
- One gentle pull of the top control bar allows background ventilation whilst the window remains securely closed. One further pull opens the window.
- Rotates 180° and locks in place for easy cleaning of outer pane.
- Clear and clean coating is standard on 73, 60 and 65 panes. Keeps windows cleaner for longer.
- 10 year VELUX guarantee.
- Flashings, insulation and vapour barrier required. Blinds recommended. Security locks and restrictors also available.



External frame size (nominal w x h) cm	55 x 78	55 x 98	78 x 98	66 x 118	78 x 118	78 x 140	134 x 98	114 x 118	94 x 160	134 x 140
Centre-Pivot Roof Windows	C02	C04	M04	F06	M06	M08	U04	S06	P10	U08

Top-Hung Pine Finish (GHL)

Top-Hung Roof Windows (GHL) open to three set positions: 5°, 15° and 30°. Ideal for shallower pitched roofs.

- Made of high-quality natural pine with clear lacquer finish.
- Classic and versatile.
- Increased range of glazing options offering greater energy efficiency.
- Bottom handle for convenient opening.
- Top control bar allows background ventilation even with the window securely closed.
- Rotates 180° and locks in place for easy cleaning of outer pane.
- 10 year VELUX guarantee.
- Flashings, insulation and vapour barrier required. Blinds recommended.



15°-55°

For roof pitches from 55°-75° please specify special springs when ordering.

r Sizes suitable for emergency escape requirements.

External frame size (nominal w x h) cm	55 x 98	78 x 98	66 x 118	78 x 118	78 x 140	134 x 98	114 x 118
Top-Hung Roof Windows – open to 30°	C04	M04	F06	M06 r	M08 r	U04 r	S06 r

Top-Hung White Finish (GHU)

Top-Hung Roof Windows (GHU) open to three set positions: 5°, 15° and 30°. Ideal for shallower pitched roofs.

- High quality moulded polyurethane with timber core.
- Stylish white finish with smooth rounded corners.
- Moisture resistant – ideal for rooms with high humidity.
- Complements other white windows in the building.
- Comes with aluminium bottom handle..
- Bottom handle for convenient opening.
- Top control bar allows background ventilation even with the window securely closed.
- Rotates 180° and locks in place for easy cleaning of outer pane.
- 10 year VELUX guarantee.
- Flashings, insulation and vapour barrier required. Blinds recommended.



15°-55°

For roof pitches from 55°-75° please specify special springs when ordering.

r Sizes suitable for emergency escape requirements.

External frame size (nominal w x h) cm	55 x 98	78 x 98	66 x 118	78 x 118	78 x 140	114 x 118
Top-Hung Roof Windows – open to 30°	C04	M04	F06	M06 r	M08 r	S06 r

Loft Conversions

by **Access**

64c St Barnabas Road
Linthorpe
Middlesbrough
Cleveland
TS5 6JT

1210 Parkview
Arlington Business Park
Theale
Reading
RG7 4TY

Popeshead Court Offices
Peter Lane
York
North Yorkshire
YO1 8SE

Tel: 0845 305 8188

www.accessloftconversions.co.uk

info@accessloftconversions.co.uk

