

London's **Premier** Loft
& Home Conversion Specialist



Why Choose LMB?

Started in 2004 by Lee Murphy MCIQB, we have extensive experience building loft conversions in London. We deliver high-quality conversions that offer our customers extra space and added value to their property. We offer full delivery on each project, from advising on the best way to enhance your space, through to the finishing touches — or anything in between.

Our founder and Managing Director Lee oversees our business operations, from working with the on-site teams, to meeting clients to advise them on the best way to utilise their space. Our entire team, from the office staff to our trusted contractors are dedicated to bringing your project to completion and making your dream space a reality.

Over 30 years of experience in the building industry

We are customer-focused and leaders in our industry. Our values and integrity, as well as our portfolio of successfully delivered projects and happy customers have allowed us to gain the reputation we now have as a company that offers first-rate loft conversions with great value for money. We offer a free, no-obligation survey and written quotation as well as a ten-year Insurance backed guarantee on our work. Our reviews attest to our dedication to delivering the loft conversion you dream of for your home.



Meet the Team



Lee Murphy
Director



Ricki Mills
Sales Director



Aisling
Office Manager



Ollie
Project Manager



Lee
Project Manager



Helena
Pre Build Manager



Shirley
Accounts Manager



Meb
Build Manager



Philomena
Customer Service
Manager



Rob
Aftercare, Multi Trade

Contents

Why Choose a Loft Conversion?	06
Moving vs Improving	07
Our Process	08
Types of Conversion	11
Portfolio of Work	12-23
Finishing Touches	24
Why Choose LMB?	26
What our Customers say	28
Frequently Asked Questions	29

Why Choose a Loft Conversion?

A loft conversion can add a huge amount of valuable space to an area which is likely underutilized, often only a dark dusty storage area. Converting this area can create additional bedrooms, bathrooms, quality storage and study space.

Space in London is incredibly valuable and obtaining additional space in a London home increases your quality of living as well as the value of your home. A loft conversion in London can increase the value of a dwelling in some cases by over 20%.



Moving vs Improving

It is no secret that moving home is a major upheaval. Finding a new home is also not easy — the property market continues to be very low in supply and high in demand, even more so in areas that are more desirable with local amenities and good schools.

Selling and buying property is a very costly ordeal when taking into account estate agents' fees, stamp duty and moving costs.

Let's compare the costs of a three-bedroom house and a four-bedroom house in Dulwich:

Average price of a 3 bedroom house in Dulwich	£767,191
Average price of a 4 bedroom house in Dulwich	£1,105,568
Difference	£338,377





Our Process

As you have received this brochure you will have already booked a meeting to have a consultation at your property to evaluate what is possible. We will go through what you want to achieve from a loft conversion and what type of spaces you want to create. This meeting usually takes up to an hour.

Following our initial consultation we will send you a proposal which will include the full specification, payment schedules and our terms and conditions.

Lee, our managing director, will then contact you to see if you have any questions regarding our quotation. If you would like to visit a previous LMB customer's loft or speak directly with them, we can arrange this for you.

If you make the decision to move ahead with LMB for your loft conversion, our pre-build team will then be in contact to introduce themselves and send over an information pack. This will include your party wall agreements, details of things to keep in mind when planning your conversion and our preferred suppliers list — where you can get discounts on bathroom ware and tiles.

If you are going ahead with our full design and build option, we will arrange a date for your site survey, where we will take all the measurements of your property. Roughly 14 working days from this date we will have your first set of drawings. These will be sent over to you via email and we will arrange an

online meeting to go through these with you. Any amendments you require will be made, and we will then progress on to obtaining your structural calculations.

If your project requires council approval, we will submit your plans during this period. Our pre-build team will then submit your plans and structural calculations to Building Control for approval and you will then be ready to start your build.

There may be a quiet period here from us as we will be working towards your preferred start date to become available. Roughly 10 days before your build starts we will arrange a Pre Start meeting with your Project Manager where they will go through all the details of your build with you. At this point we will also set you up in a communications group so you will be informed on all stages of your build.

Depending on the size of your project the build time will be roughly 10 weeks from the date we erect the scaffolding.



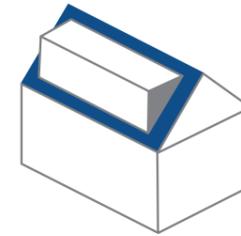
Once your beautiful new space is built and you have furnished your space we would love to take some professional photography to add to our growing portfolio and for you to keep.

You will also receive a completion pack a few weeks after completion, this will have your building regulation details, electrical certification, fire regulations and company guarantees.



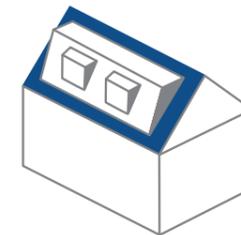


Types of Conversion



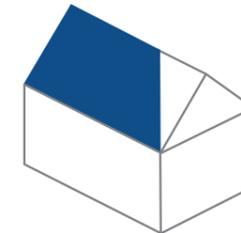
Rear Dormer

By far the most popular type of loft conversion in the UK. The back existing slope is removed and built up vertically from the rear elevation. Sometimes this is built up from the property's back wall or, in some cases, stepped in slightly to ensure the loft conversion adheres to the local councils' regulations.



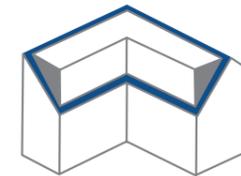
Mansard

Named after a 17th-century French architect. Usually located in the rear of the property, or in some circumstances at the front. This depends on the type of house and if other properties nearby have already had this design completed, permission will need to be granted by your local council.



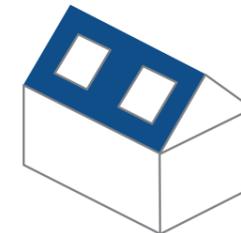
Hip to Gable

A hip to gable is a popular option for a detached or semi-detached home with a hip roof. A hipped roof is a roof with a sloping slide in addition to the slopes at the front and back of the property.



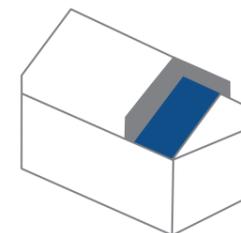
L Shaped Dormer

An L Shaped Dormer is where two dormers are built and connected together. One flat roof dormer is built over the main part of the roof and the other is built over the rear part of the roof, creating a distinctive L Shape look.



Velux Conversion

A Velux Conversion is where the roof is unaltered, Velux windows are used to allow natural sunlight to shine through the new space.



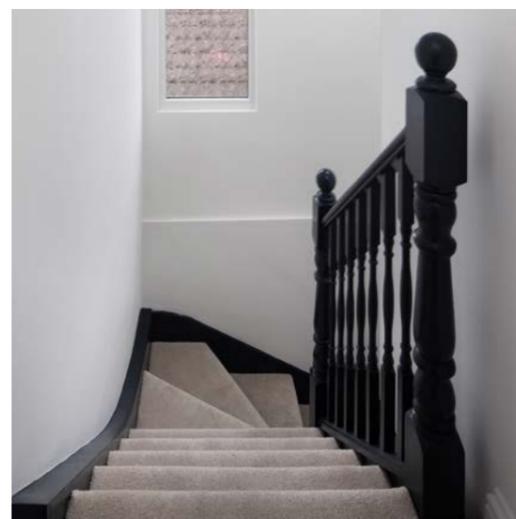
Piggyback

A piggyback loft conversion removes all of the existing roof and raises the perimeter walls by approximately 1.3m. When the new pitched roof is built on top of the newly raised perimeter walls, it creates much more head weight and, ultimately, a more practical living space.



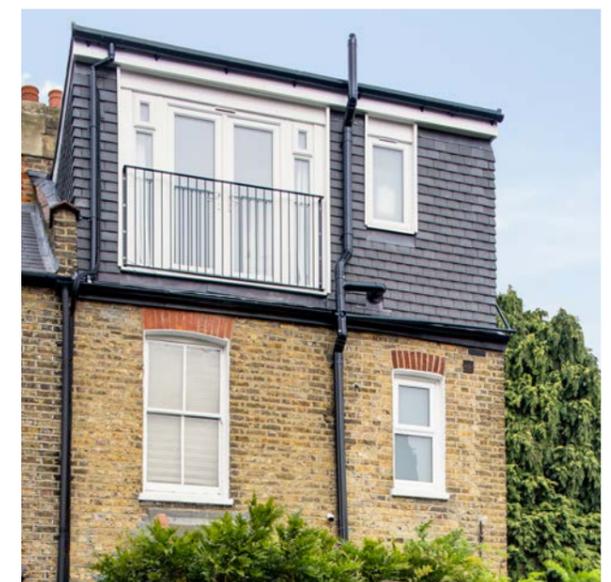
Montpelier Road, Sutton

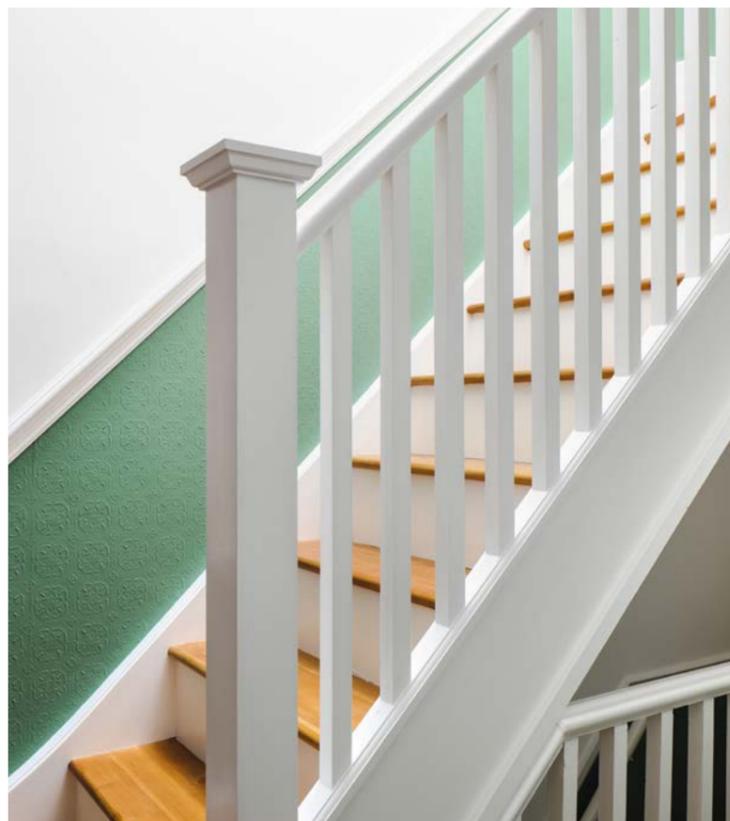
Montpelier Road is an L Shape Dormer on an End Of Terraced property, this is a very contemporary example of an L Shape Dormer. This is a master bedroom including a walk-in-wardrobe to the front, shower room to rear and bedroom.



Ashen Grove, Wimbledon Park

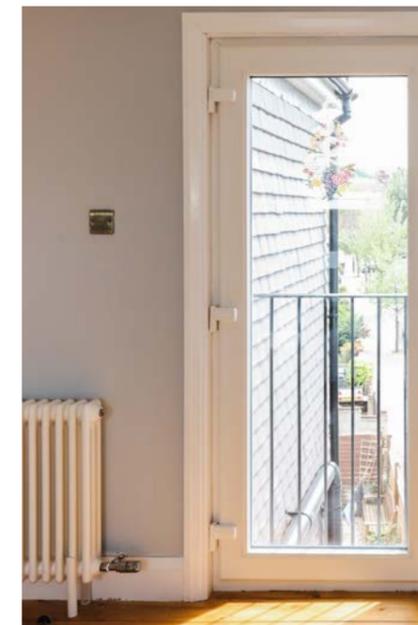
This is a beautiful rear dormer on an end-of-terraced property. The homeowner came to us with plans already in place, after visiting the property we were able to provide new ideas on how to best work with the space. We were able to come up with a new design which enabled our customer to not have to lose any space from their front bedroom for the staircase. We created a master bedroom with an ensuite shower room.

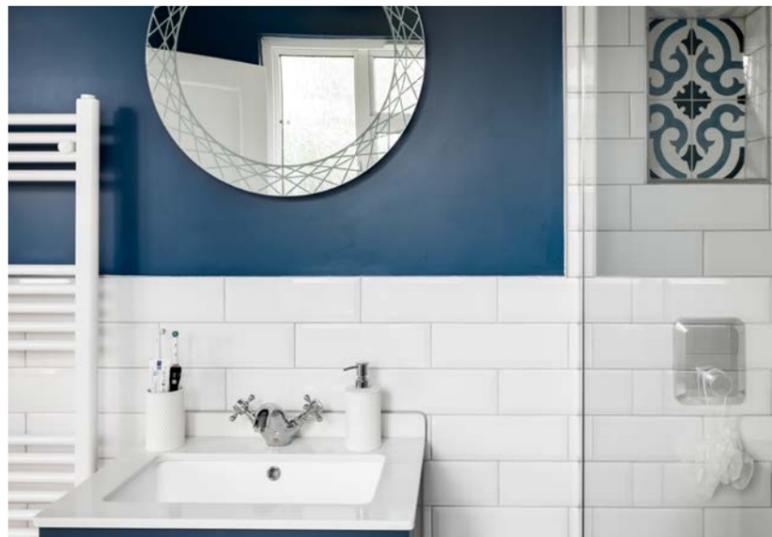




Dalmally Road, Croydon

This is a classic L shape Dormer, on an end of terrace Victorian property. These types of lofts are fantastic space creators. We created one bedroom with an ensuite shower room to the front of the property and a second small bedroom/study over the rear back addition. We added French doors to the front bedroom along with a total of three Velux windows to add a huge amount of light and airflow.





Purley Downs Road, Croydon

This is a beautiful example of a large hip to gable dormer conversion. Our customer had a wish list which included creating a master bedroom with an ensuite and wardrobe space, plus a small office space. This is exactly what we were able to achieve. We managed to obtain a small walk-in wardrobe as well as additional wardrobe space in front of the eaves and a small separate office to the front. We added beautiful black uPVC French doors to the rear to match their existing home.



Farnaby Road, Bromley

A real wow factor loft conversion. With beautiful black accents to match the black French doors and windows, this loft is a true master bedroom suite. This is a hip to gable, creating a master bedroom with a large ensuite bathroom with a separate bath and shower and a large walk-in wardrobe.





Valley Road, Kenley

This was a detached bungalow which had a high pitch on the roof. We applied for full planning permission to add an additional storey to the property with a pitched roof which was in keeping with the street scene and provided additional storage. This type of conversion maximises internal space and turns a bungalow into a house! We were able to create two additional bedrooms and a master bedroom with ensuite.



Grimwade Avenue, Croydon

This is a detached 1930s property in Croydon where we have added a front double storey extension to accommodate a big hall and bathroom.

There is now a pitched roof dormer and a single storey rear extension extending four metres across the full

width of the property. The loft conversion holds two bedrooms and an en suite. The rest of the house had a full refurbishment with an Oak finish, including a new fitted Kitchen and 5 fitted tiled bathrooms. The full project took 9 months.



Before



After



Before



After



Before



After



Finishing Touches

Here at LMB, we understand the final look of your home and finishing touches are just as important as the design and build. We work closely with a number of suppliers to ensure the work fulfils your dreams.



Tiles

Not only do we offer a trade discount with Topps Tiles, but we can also offer you an appointment with their boutique showroom which uses their visualiser software, sample service, home consultation and follow-up service to completely customise your choices.



Carpentry

We work closely with door manufacturers and we are able to provide a quotation for upgrades to other doors, handles or furniture to achieve the final look you want.



Velux Blinds

LMB install over 200+ velux windows a year and we are delighted to be able to offer you a full blind ordering and fitting service to accompany your new windows.



Flat Roofing



EPDM roofing is leagues ahead of some older traditional flat roof material, such as felt for example. Rubber roofing is suitable for extreme conditions, giving you one of the most durable and reliable roofs available that typically lasts between 30-50 years.



In time, you may find a felt flat roof can pick up moss and algae; the synthetic rubber doesn't support the growth of moss so you are guaranteed a clear roof! It also doesn't easily show dirt, meaning less time spent for you up on the roof cleaning!



Croydon



Over **500** Roads with **2** or more lofts!



What our Customers say

70% of us would trust a review over a recommendation from a friend. Our reviews speak for themselves.



J John L
★★★★★

LMB recently transformed our loft space into a wonderful master bedroom. They took great care at the design stage to ensure that the available living space is maximised. There was peace of mind with the clear contract setting out what is included - down to the number of sockets provided! All the workmen are qualified and skilled in their aspects of the project. The managing director is passionate about his business and very responsive to ensure that the finished details are to our satisfaction.

D Daniel B
★★★★★

This is my second loft conversion with LMB and both times Lee and his teams exceeded my expectations, their professional way in which they managed my expectations throughout the project is much appreciated and I would very much recommend them if you are considering this for your home.



P Patrick
★★★★★

Lee and the team at LMB did an awesome loft extension for us. From a price point he was the best by a mile. Way better value than the other 3 builders who quoted. Good quality and delivered to time. He also helped us through the planning red tape which was a bonus. Very clean and precise the way they worked through the roof with minimal impact to our daily lives. Highly recommend you use LMB.

S Sarah
★★★★★

We are absolutely thrilled with our new loft extension! The quality of workmanship is great and all trades very friendly and professional. Lee was always available, very approachable and understanding regarding questions we had along the way. He helped solve any issues we had efficiently and amicably. Special thanks also to the builders (steve.w and rob) who ran the first 6 weeks of the build. They involved us in all decision making and guided us with recommendations based upon their years of experience, so that the final result met our exact specifications. Thank you to all involved at LMB.



S Mrs Cox
★★★★★

We have just had a hip to gable loft conversion with a walk in wardrobe. Very good service right from the beginning, quote was very accurate. Builders excellent, kept us informed, arrived on time, very tidy and gave us good suggestions. The build was finished within timescale and all trades were professional and did a good job.

S Mr Drewett
★★★★★

LMB have installed a rear dormer at my property to a high standard and with great efficiency. The team have always been helpful and responsive to any queries or requests I've made throughout the build. All the contractors used by LMB have been excellent and I wouldn't hesitate to recommend LMB or go to Lee in future for any further work needed.

Frequently Asked Questions

When can you start?

Usually, we will aim to start your project at a time that is most convenient to you, but subject to council permissions and all regulations being passed.

What happens if there are things I'm not happy with?

If you're not happy with any aspect of your build we have a customer service manager, our office team, a dedicated communications group for your project, our office mobile number and you can speak to any of our tradespeople at the time.

Will you give a low price and add loads more extra costs?

Our quotations make it clear what is included and what is not. Should there be anything extra it is discussed with you in advance. For example, we do not include the cost of the actual bathroom suite or tiles, however in most cases we include an allowance for fitting your bathroom suite and tiling.

On occasion during a project a client may change their mind about something, or ask for a change that wasn't requested at the time of quotation. It can be as simple as adding Velux blinds to your Velux windows. These can be quoted for before you commit to any extra cost.

Will you be leaving people in my home while I am at work?

You can choose whether your house keys are left with the team leader, but most of the access we require is via the scaffolding. Where tradespeople like electricians need further access this will be discussed with you in advance.

How do I know the work is up to standard?

All the work is checked by building control and your project manager who is employed to check all works on site. All trades who are working in your home have been vetted by LMB for their skill level and suitability.

Can I afford a Loft Conversion? How much will it cost?

A loft conversion typically costs around £50,000 upwards depending on what you would like and how many materials will be needed. Some of the items not included in an LMB quotation are sanitaryware, kitchen supplies and tiles. Should you need these for your loft conversion, the cost should be factored into your overall budget for the work. You will also need to allow for decoration — this can be added to your quotation on request or shown as an optional extra. Our quotation is clear, itemised, and specific, so it should give you a great start to your budgeting.

If I am having a loft conversion will I need to decorate my hallway?

Every effort is made to protect your home and the existing decor. Most access is through the scaffolding and where necessary carpet protector is placed down. Specific trades will also cover/protect according to the work they are undertaking. It really does vary from property to property and the location of your new stairs. On occasion redecorating part of the hallway may be necessary.

How will I get hold of you?

We have an office and shop front where our team can always be found located on Shirley Road, by Trinity School roundabout. We're open 08:30 - 16:30 Monday to Friday. The office number is 020 8406 9907 or you can also dial Freephone 08000 730 155. You can email us enquiries@lmbgrouppltd.co.uk

Plus, when you start your project with us there will be a dedicated communications group specifically for you and the teams working on your project with the office added in. You will have contact phone numbers for our team. You will also be able to speak to any of our colleagues on-site.



Frequently Asked Questions

Continued

Why do you need a deposit?

We use your deposit to secure our teams to build your project. We also use the deposit protection scheme to give you extra peace of mind.

What will I do in an emergency?

If an emergency occurs out of hours you will have the office mobile number to contact. During Christmas/holiday period there is an emergency number given to any clients we are currently working with. If you're using WhatsApp you will also be able to contact us in the group too.

I'm happy with my quote, but I'd like to add something or make changes, what do I do?

Contact the team in the office, or discuss the changes you would like with Lee. We'll send you a revised version for you to consider.

I'm happy with my quote, what next?

Simply sign your contract and return by email and pay your deposit. We would also love to hear from you in the office to say you are going ahead. If you have any questions we can also answer them too. Typically, we then book an appointment for the surveyor to visit if you're having us do your drawings.

Don't just take our word for it.

We have a live portfolio of previous clients who are happy to let you view their conversions or chat through any questions you may have. You can view some of our completed projects on our website: www.lmbgrouppltd.co.uk/portfolio
You can watch testimonials from our previous clients on there too: www.lmbgrouppltd.co.uk/testimonials
Plus, we're rated on Google so you can check our scores and reviews there too.





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