



Specialists in
Loft Conversions

www.fcextensions.co.uk

Why Choose Us?

At First Choice Extensions we have the answer to all your home predicaments, offering a full, end-to-end building solution.

We're not just First Choice...
We're the ONLY choice!

Whether it's a simple skylight conversion or an ambitious L-shaped dormer loft conversion, our commitment to you is that any work we carry out will be delivered to the highest possible standard.

Supported by professional and meticulous project management, we won't outstay our welcome and fully expect to complete on time, every time.

Although a large building project can be very disruptive for homeowners, we don't make it more stressful than it needs to be. Our workforce is extremely hard working and will arrive on site on time and only clock off once the daily tasks are complete.

As considerate builders, we will also make every effort to manage the project so your home life can continue as we create your new space around you.

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Excellent work done by First Choice Extensions and the team. We ended up going for a loft conversion and an amazing job was done. Highly recommend FCE for their professionalism and help throughout the process.

Tariq, Cheadle Hulme

Loft Conversions

Want to make more of that spacious but cluttered loft?

Loft conversions can be a simple and effective way to maximise the potential of your home's footprint. Whether it's an extra bedroom, bathroom, office or even games room, at First Choice can help you achieve your perfect property.

Be it a modest modification, sleek modernisation or total revamp, we have years of experience in bringing homeowners' visions to life.

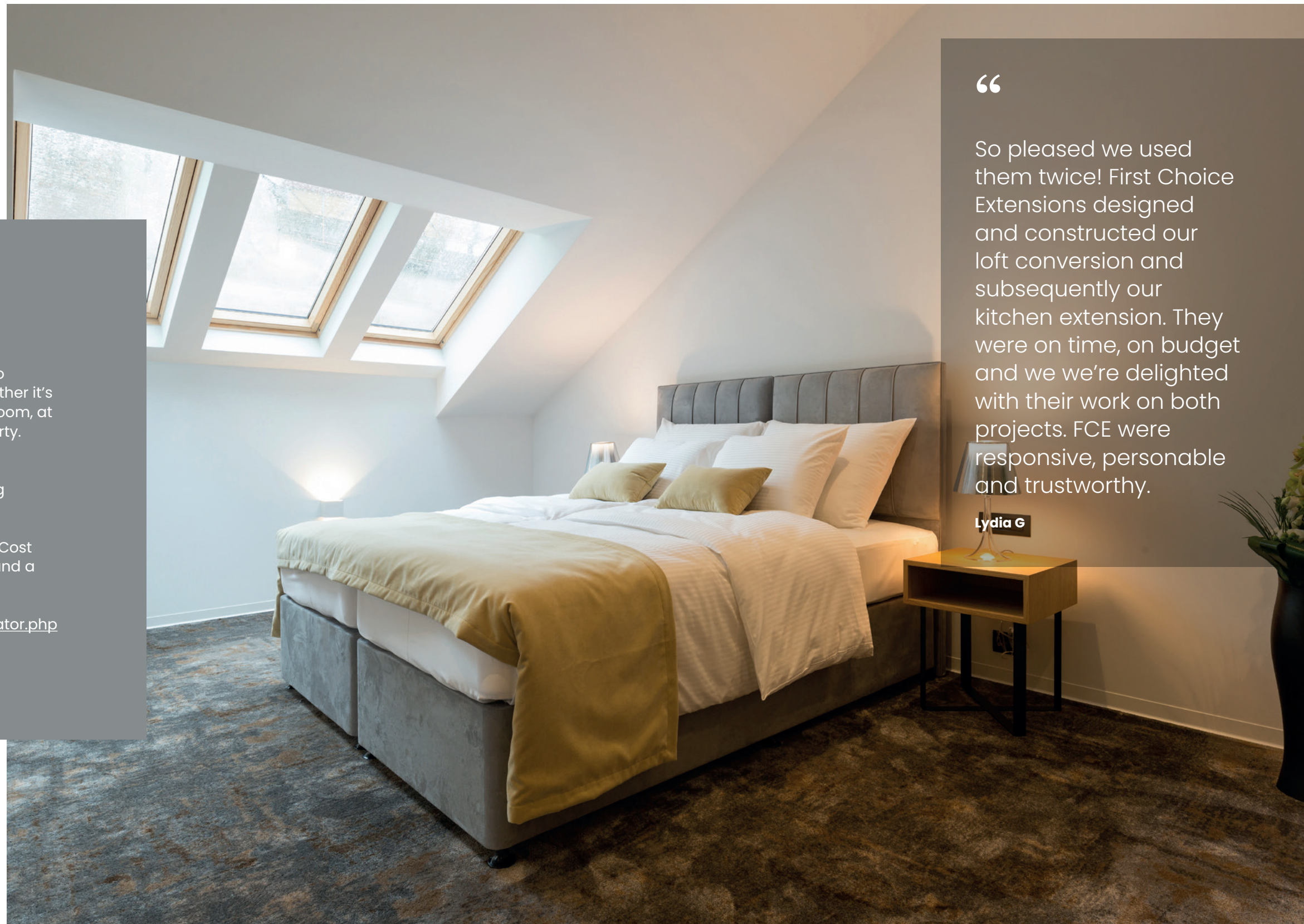
Why not visit our website and try our Loft Conversion Cost Calculator to get an idea of the budget required to fund a typical build?

www.fcextensions.co.uk/loft-conversion-cost-calculator.php

“

So pleased we used them twice! First Choice Extensions designed and constructed our loft conversion and subsequently our kitchen extension. They were on time, on budget and we we're delighted with their work on both projects. FCE were responsive, personable and trustworthy.

Lydia G



12 Steps to Creating Your Dream Loft

Embarking on an often large and complicated loft conversion can be daunting, which is why we've created a 12-Step Guide to what a typical Loft Conversion schedule looks like:

1.

Shape and size

How much space do you want to create? As a rule, costs increase with the more space you make. Although a loft conversion will often increase the value of your home, it is important to consider the property ceiling price in your local area.

2.

Gather your quotes

Once your decision is made, you will be keen to discover how much your loft conversion will cost. Our loft conversion cost calculator will generate an initial estimate. The calculator includes your exact bespoke specifications and provides you with a primary budget figure, which ensures complete control of the build costs.

3.

Initial design consultation

After receiving your free online estimate, the next step is a home consultation. This provides the opportunity to meet and discuss the project in more detail. During this meeting we will advise you on any planning, building regulation and consider the structural impact of the project on your home. Any associated works can be also be discussed and included in the budget.

4.

Put pen to paper

Technical working drawings are required to produce an accurate quotation for the works. Our design service is available to assist you making this step. After a technical survey, CAD drawings will bring your scheme to life in preparation for planning approval and building control. (we are happy to provide a quotation on drawings supplied by clients)

5.

The finishing touches

A second consultation, once your technical drawings are complete, allows us to consider all the finishing touches unique to your project. A completed specification document captures all the information we require to produce your detailed quotation. Some items to consider are folding doors, underfloor heating, roof skylights, wall and floor finishes, plumbing and electrical packages.

6.

Your fixed price quotation

Once your fixed price quotation has been prepared, we will visit you to present it. Any last minute amendments to the design or scope of works can be finalised. Helping to making sure your loft conversion is delivered within your anticipated budget.

7.

Local authority approval

At this stage, you will be awaiting approval from planning control, building regulations, structural calculations and Party wall Acts. This stage typically takes between 8-10 weeks.

8.

Select the contractor

One final visit, should you select us as your preferred contractor, it is time to complete the contract. Our 16 stage milestone payment plan ensures peace of mind throughout the build, each stage payment will become due on completion of an element of work. During this visit we will discuss preferred start dates to allow your project to get underway.

9.

The big day- Let's get started

After meeting your project manager, the person responsible for the planning and execution of your project, a site set up survey will provide you with a project plan. Taking into account your requirements and safeguarding during construction, this stage helps to ensure the project runs smoothly and in-line with your expectations.

10.

Finishing touches

The final finish items, bathroom sanitary ware, flooring, tiling and lighting, is what brings your conversion to life. Once your project is underway it's time to go shopping for all your supplied and final finish products.

11.

The grand finale

A fixed contract period guarantees a specified completion date. As the project reaches practical completion, your Project Manager will compile a snag list. Any minor defects will be rectified allowing the conversion to be certified as complete upon final inspection.

12.

Certificates and guarantees

A pack of completion documents, including building regulations certificates, electrical and gas safe certificates along with our 5-year guarantee, is delivered upon completion of all the contracted works.

Delivering on our Promise

All too often, builders quote cheap and over-promise on delivery dates in order to secure work – this is not the First Choice approach.



Through careful and considered consultation with customers from the outset, we supply a clear timeline of what work will be carried out and when – along with a detailed breakdown of what each stage will cost – so there are no nasty surprises along the way.

Not only that, but unlike any other builders we **guarantee**:



TIME **Guaranteed Completion Date**

Project managed to ensure completion within the agreed time frame. In the unlikely event we run over, we'll apply a refund to your final invoice.



COST **Guaranteed Fixed Price Contract**

Unless you or your Building Control Officer introduces changes to the build, you won't pay a penny over what's in your agreed contract.



QUALITY **Guaranteed Quality Assurance**

A quality finish every time! Our first class customer service and five-year workmanship guarantee offers peace of mind.

Committed to Quality

From our thorough preparation and planning to the selection of materials we use, we never take shortcuts or settle on the cheapest option to cut costs.

We partner with the region's finest building merchants and suppliers to ensure your build is of the highest quality.

Visit our website to see our completed projects.

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As First Choice Extensions were very competitively priced and recommended by friends, I used them to do a loft conversion and re-modelling the downstairs of my bungalow. All works were completed to a high standard and on schedule. I would definitely recommend them.

V. Bond, Hazel Grove

Types of Lofts & Glazing

Our 'A'-Rated windows and doors are the most energy efficient products available, insulating your home and saving you money.

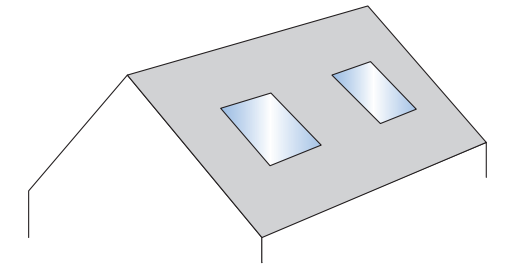
Our dormer windows and doors are manufactured from slim thermally broken aluminium profiles which provide strength and security.

Our Velux roof light products offer exceptional benefits. The internal and external design compliments any home whilst flooding any room with maximum natural light.

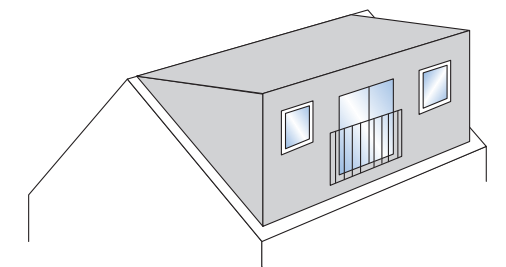


Typical examples

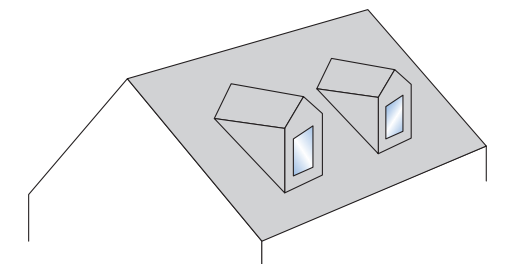
Skylight/Velux Conversion



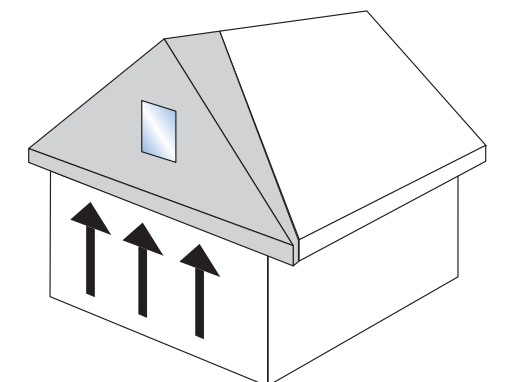
Full Width Dormer Conversion



Pitched Roof Dormer Conversion



Hip to Gable Conversion



Personal Touch

With such a wide range of final finish products available, our clients prefer to supply these items themselves, ensuring your personal touch creates the home you desire.

First Choice are proud to have built a solid partnership with a select few carefully hand-picked delivery partners. These trusted suppliers have worked with us on many previous projects and assist in our commitment to delivering quality projects, completed on time.

These delivery partners will help you along your journey with all the items on the following page.



Client Supplied Items

Plumbing Products

- Shower trays, wet trays & tanking kits
- Shower cubicles & screens
- Shower valves
- Toilets, sinks, taps
- Radiators & valves

Wall & Floor Products

- Ceramic, porcelain & quartz tiles
- Adhesive grouts & trims
- Laminate, engineered & LVT flooring
- Insulation & adhesives

Internal Door Products

- Internal doors
- Handle sets, locks, hinges & latches
- Door stoppers & restricters

Electrical Products

- Spotlights & light bulbs
- Pendants & wall lights
- Sockets/HDMI, TV & light switch face plates





We'd love to hear about your dream loft conversion.

Get in touch to discuss your ideas. We can arrange a FREE visit to survey your home and offer solutions to suit all needs, budget and lifestyle requirements.

Appointments are available 7 days a week.

enquiries@fcextensions.co.uk
01625 885 030



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