

blackberry build

L O N D O N

est. 2014

ABOUT US



SPECIALISTS IN DESIGN, CONSTRUCTION & RENOVATION

As a young yet highly experienced firm, Blackberry Build is built on a foundation of outstanding artistry, unparalleled design skills and an ongoing commitment to premium quality. Whether you plan to build a new home from scratch or renovate an existing property, the skills, experience and knowledge of the Blackberry Build team allow you to transform your vision into a reality.

OUR PROMISE TO YOU

Each stage of your project will be completed by highly skilled, experienced contractors and overseen by a dedicated project manager. This ensures that all works, regardless of their scale or complexity, are delivered on time, within budget and to a premium standard. Not only do we have liability insurances, but our projects are also covered by project insurance for your complete peace of mind.

TRANSPARENT APPROACH

We firmly believe that transparency with our clients is key to project success. With this in mind, we will always take an honest approach, ensuring that you are kept in constant communication and are regularly updated on the progress of your project.

FIXED PRICE QUOTES

Once we have agreed on a quote, the price will remain fixed, so you will never be met with any nasty surprises. Should you decide to add more work to your project or make changes along the way, we will arrange a meeting to discuss these amendments then requote.





ALL WORK UNDER ONE CONTRACT

We pay great attention to detail when determining the scope of your individual project, allowing us to create a bespoke contract. This allows all work to be completed in-house under a single contract with Blackberry Build, ensuring consistently high quality throughout.

OUR REPUTABLE TEAM ARE ACCREDITED BY:







HOUSE REFURBISHMENTS

LUXURY HOUSE REFURBISHMENTS

Designed to maximise the potential of your existing property, our luxury, end-to-end house refurbishments are tailored exclusively to your vision.

Whether your family is beginning to outgrow your home or you simply want to add a new lease of life to a dated property, there are many reasons why our clients opt for a property refurbishment. Moreover, it is entirely your choice how much or little of your home you renovate, we have extensive experience with both clients who reconfigure their entire property, along with those who refurbish their ground floor only, for example.

The possibilities truly are endless, and with a handpicked array of high-end suppliers at hand, even the finest details can encapsulate your personality, helping you to make a house a home.

Mansion Type Apartment Refurbishment on Albert Bridge Road



COMPREHENSIVE SUPPORT EVERY STEP OF THE WAY

We recognise that any construction work on your home can be daunting and incredibly disruptive, which is why we ensure that every step of the process is handled in-house by highly skilled professionals.

DESIGN

We can use existing drawings or pair you with an exceptionally talented architect and structural engineer to start the planning stages.



BUILD

From plumbers and electricians to decorators and interior designers, we have a reputable team on hand to cover all works necessary.



MANAGE

You will be appointed a project manager who will ensure effective time management, high quality and maximum health and safety.



HOME EXTENSIONS

CUSTOM-DESIGNED HOME EXTENSIONS

Our home extensions are designed with your requirements in mind. This allows you to eliminate any restrictions that your home may be causing and, instead, maximise its potential by extending the floorplan to suit the demands of your family and lifestyle. Whether you are planning to create a social hub by creating an open plan ground floor or want to accommodate more bedrooms, bathrooms or even an office, we can also supply all of the materials and fixtures needed to move straight into your new space.

“Blackberry Build has been an absolute pleasure to work with from start to finish. Everything was explained in great detail and agreed upon before the project started. The job itself was completed to a standard that completely exceeded our expectations and within the timeframe and budget stated in the initial quotation. The team working on our project were friendly, adaptable and focused on quality. We would highly recommend this company!”

Sara Dougherty 13th January 2021



TYPES OF HOME EXTENSIONS WE SPECIALISE IN

Below are the most popular extension styles amongst our clients, and we would always be more than happy to run through how you can customise your design of these:

SINGLE EXTENSION

The most popular extension type is a single extension and is ideal for extending an existing ground floor room to create an open plan kitchen diner, for example.

DOUBLE EXTENSION

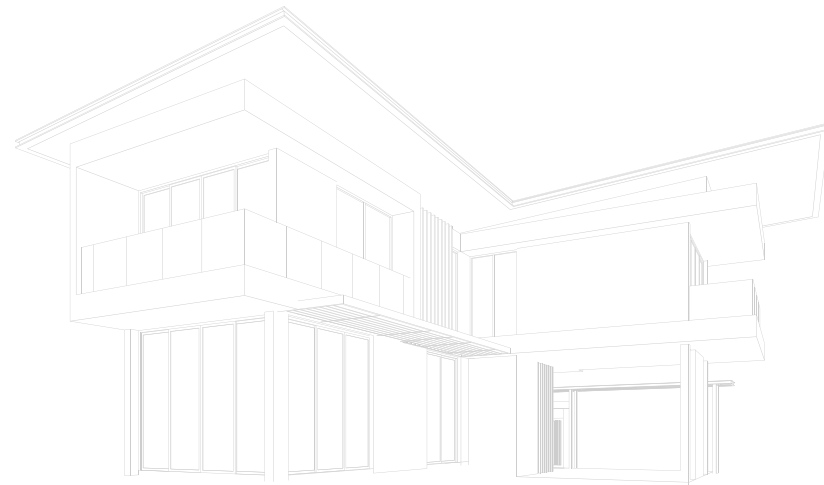
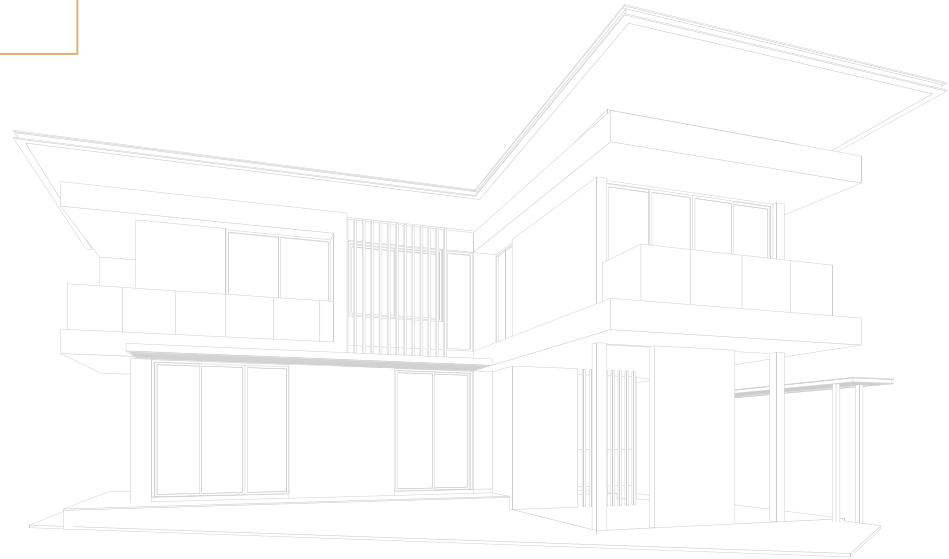
A double extension extends both the ground and first floor of your home, accommodating several extra rooms that can be used as a master bedroom or even a dressing room.

WRAP EXTENSION

Otherwise known as an L-shaped extension, a wrap extension covers two sides of your home, typically starting at the rear of the property and continuing around one side.

SIDE EXTENSION

If you have a detached home with extra land around the property, then a side extension would be ideal. It will use space that is typically wasted without compromising garden space.



LOFT CONVERSIONS

HIGH-QUALITY LOFT CONVERSIONS

Maximise living space, increase property value and unlock the full potential of our home through our reputable loft conversions. A loft conversion is perfect for accommodating extra rooms without sacrificing any existing living space.

DORMER LOFT CONVERSIONS

As one of the most popular styles, our dormer conversions involve extending the roof to maximise usable space. The size and colour of the extension can be altered but will always be a box-like structure that projects vertically from the sloping side of the roof. Using a dormer extension, both the headroom and floor space will be increased.



HIP TO GABLE CONVERSIONS

For properties that feature a hipped roof, which means that the front, back and sides are all sloped, we recommend our hip to gable conversion. As the space inside the loft is likely to be limited, we will enhance usability by replacing the sloped sides of the roof (the hip) with vertical walls (the gable).

VELUX LOFT CONVERSIONS

Our Velux loft conversions are ideal if you already have ample loft space with the correct headroom, so do not need to change the structure. As opposed to building extensions or changing rooflines, a Velux conversion simply involves making the space liveable and adding large windows to the roof, otherwise known as Velux windows.



OUTBUILDINGS

INSULATED, FUNCTIONAL OUTBUILDINGS

Excellent for use as a workplace, to accommodate a hobby and much more, our outbuildings are designed with the highest quality of materials, ensuring reliability, durability and attractiveness for many years to come.

All framework will be manufactured based on your specifications, ensuring that the outbuilding fits seamlessly into its allocated space, keeping neighbour boundaries and other potential restrictions in mind throughout to allow for a smooth installation process.

FEATURES OF OUR OUTBUILDINGS

We are experts in creating outbuildings that look and feel just as any other room in your home would. With this in mind, all structures will include the following features:

- Insulation
- Plastering
- Flooring
- Windows & Doors
- Power Supply
- Internet Connection
- Plumbing & Heating
- Fire Alarm
- Personalised Features (i.e. connection to home doorbell system)

WHAT CAN OUR OUTBUILDINGS BE CONVERTED INTO?

The interior design of your outbuilding will be personalised to how you wish to utilise your new space, ensuring the perfect balance between style and functionality. Popular uses amongst our clients include:

- Office
- Studio
- Hobby Area
- Gym
- Entertainment Room
- Playroom



HOUSE CONVERSIONS

CONVERSIONS FROM COMMERCIAL TO RESIDENTIAL

Opting to convert a commercial property into residential has become increasingly popular in recent years, allowing homeowners to build their dream home without having to begin entirely from scratch. This option is ideal for those seeking investment opportunities, along with families who have not yet found an existing home in a suitable location but have come across a commercial property that fits their needs.

DEDICATED TO MAINTAINING A SMOOTH CONSTRUCTION PROCESS

Due to the more complex nature of this method of building a home, there will be many factors to consider. To ensure that your new home can be as comfortable and functional as possible while staying within planning permission, we will always work with you to determine the logistics in detail. This can include aspects such as considering the accessibility of the property, whether the site is listed and if you must keep some elements the same to blend in with surrounding buildings.



BENEFITS OF A HOUSE CONVERSION

Just some of the many benefits of a house conversion include the following:

- All you will need to do is pay the standard stamp duty rate for commercial properties as opposed to the higher costs for residential
- It is often easier to gain change of use planning permission than it would be to alter an existing property
- You can save a considerable amount of money but reusing the current structure instead of tearing it down
- The interior of your property can be designed entirely bespoke to your vision



NEW BUILD HOMES

LUXURY NEW BUILDS

As experts in high-end, luxury new build houses, we work with clients to design, construct and decorate their dream property, providing a level of quality that exceeds all expectations. Our quotations and contracts are fixed, meaning that what we promise will always be what we deliver. You are free to make amendments along the way, and our team of skilled problem solvers will ensure that your needs are accommodated while causing minimal impact on the agreed timeframe.

From applying for planning permission to installing the finishing touches, we have you covered!

MAKING A HOUSE A HOME

We recognise that building a home from scratch is an immense commitment, which is why we offer end-to-end contracts, allowing every stage of the project can be handled under one roof. Our goal is to ensure that you can move into your dream property with minimum stress and settle in straight away. Just some of the many examples of services that will be integrated into your contract include:

- Plumbing
- Electricians
- Plastering
- Flooring
- Interior Design
- Windows & Doors
- Professional Cleaning



OUR PROCESS

OUR PROCESS

Although every project is unique, we have refined a streamlined process to ensure that the initial planning stages run smoothly. With this in mind, here is what you can expect when enlisting the expertise of Blackberry Build:

1

ARRANGE AN APPOINTMENT

If you are interested in a project with Blackberry Build, our team would happily arrange an appointment to visit your site. They can also answer any questions you have regarding the works you have in mind.

2

VISIT FOR A SITE SURVEY

The site visit is ideal for getting a real feel of our values at Blackberry Build. We will spend time discussing your requirements, specifications, and vision before completing a set of tests.

3

ACCEPT OUR QUOTATION

Combining our expertise with the topics discussed during the site survey, we will devise a bespoke quotation. Our quotes are fixed price, so you will never have to worry about unexpected fees on completion of the project.

4

CONTRACT IS SIGNED

We are committed to taking a transparent approach to projects, so write our contracts in as much detail as possible, including information such as the programme of works and pricing, for your peace of mind.

5

PROJECT COMMENCES

On a date that best fits your schedule, work on your project will begin. We are always more than happy to accommodate any timeframe restrictions; such as rules in place for those living in an apartment block.

COMPETITOR ANALYSIS

	Individuals	Blackberry Build	Large Corporations
Personal Approach	✓	✓	✗
Dedicated Project Manager	✗	✓	✓
Reputable Company	✗	✓	✓
Fixed Price Guarantee	?	✓	?
Construction Accreditations	✗	✓	✓
Health & Safety Accreditations	✗	✓	✓
Customer Property Protection	?	✓	✓
Project Insurance	✗	✓	?
Planning Application Process	✗	✓	✓
Full Programme of Works	✗	✓	?
Full Contract of Works	✗	✓	✓
Architectural Services	✗	✓	✓
Structural Engineering Services	✗	✓	✓
Completion Certification	✗	✓	✓
Operation & Maintenance Manual	✗	✓	?
Waste Removal Services	?	✓	✓
Professional Cleaning	✗	✓	?
Usual Cost	Cheap	Best Value	Expensive



FREQUENTLY ASKED QUESTIONS

DO I HAVE TO PAY A DEPOSIT FOR MY PROJECT?

Once we have quoted your project and the contract has been agreed upon, we will ask for a 20% deposit. This is required to be able to allocate resources for the project, order necessary materials and plants, along with long-lead items.

WILL THE PRICE THAT YOU QUOTE DEFINITELY BE THE PRICE I PAY?

We work on a fixed price basis, which means that once we have agreed on your quotation, this will not change unless you decide to incorporate any add-ons mid-project. If you do choose to add additional work to your project, we will arrange a meeting to discuss these alterations and then requote the project. There will never be any unexpected expenses along the way.

CAN I ADD EXTRA WORK TO MY PROJECT MIDWAY?

Yes, when quoting for your project, we will provide you with a complete list of add-ons available. If you decide to add extra services to your project midway, this is not a problem; we will arrange a meeting to discuss these changes to the scope of work then requote the project. This ensures that your quote is always transparent and you are aware of exactly how much the total will be.





DO I NEED ARCHITECTURAL DRAWINGS BEFORE CONTACTING YOU?

Although most of our clients approach us after working with an architect to plan their project, this is not a must before contacting us. If you have an idea in mind but have not started to put together drawings, we will be able to pair you with an experienced architect to begin the process. For those that do have architectural drawings already, we will happily help you to bring these plans to life.

WILL I NEED PLANNING PERMISSION FOR MY PROJECT?

The area that you live in, the type of property you own and the scale of your project are all factors that contribute towards whether you need planning permission. In most cases, we work on larger projects which involve the complete renovation of a property or the construction of a new build, which means that planning permission is typically required to go ahead with works. We would highly recommend that all clients contact their local authority when planning a project to check whether they will need to apply. Our team would always be more than happy to help you through this process to maximise your chances of gaining approval.

CAN YOU HELP ME WITH THE DESIGN PROCESS?

Our team will happily advise you at every stage of your process, including the initial designs. We can arrange a meeting to discuss your requirements, budget and property specifications, then guide you through the various options available.

WILL I NEED TO HIRE ANY MORE EXTERNAL TRADERS FOR MY PROJECT?

No, when working on a project with Blackberry Build, all work will be completed by skilled in-house specialists. Our goal is to provide clients with complete, end-to-end contracts, ensuring that all work required for their project can be completed under Blackberry Build. This includes everything from the initial planning through to the finishing touches, such as electrics and decorating.

WILL I NEED TO HIRE A PROJECT MANAGER FOR MY PROJECT?

As we are highly experienced in all areas of construction, you will not need to hire a project manager for your project as we will have an experienced professional in-house to handle all of the logistics. They will oversee the project at every stage, keep all team members organised and ensure that deadlines are met.

CAN YOU SOURCE ALL THE REQUIRED MATERIALS FOR MY PROJECT?

We work with many leading suppliers, which means that we will be able to source all of the materials needed to bring your vision to life. This not only ensures that your experience is as straightforward as possible but also that all materials and products used for your build are of the highest quality.

WHAT IF THERE IS A PROBLEM MIDWAY THROUGH MY PROJECT?

We will always take a transparent approach to your project and keep in constant communication throughout, which means that if a problem arises, you will be informed as soon as possible. If this leads to any changes to your project scope, timeline or cost, we will always arrange a meeting to discuss this with you in detail. Our team are skilled problem solvers and will always strive to determine the most effective solution to rectify the issue quickly and with minimal disruption.





WHAT ARE MY RESPONSIBILITIES AS A CLIENT?

As a client, you will have a set of responsibilities that fall under the Construction (Design and Management) Regulations 2015. These regulations have been designed to ensure that your property is safe and there is no harm caused during the project. They also provide guidance when choosing the right team, ensuring that you can work together to maintain health and safety.

If you are building in connection with a business, the responsibilities are as follows:

- 1.** If you hire more than one contractor, you will also need to delegate a principal designer (to manage the planning and design work) and a principal contractor (to manage the construction work).
- 2.** Make arrangements for the management and organisation of the project to minimise risks.
- 3.** Allow adequate time to ensure work is not rushed.
- 4.** Provide detailed information to your designer and contractor about the project, existing structures and any hazards.
- 5.** Remain in constant communication with your designer and building contractor, meeting regularly as work progresses.
- 6.** Ensure that adequate welfare facilities are on site.
- 7.** Put in place a construction phase plan explaining how health and safety will be managed.
- 8.** A complete health and safety file must be documented.

For clients working on their own home, the only responsibility that will apply is **number 1**. Once you have appointed a principal designer and a principal contractor, all of the rest of the responsibilities will fall onto them.

FOUNTAIN ROAD

REAR EXTENSION &
KITCHEN REFURBISHMENT

SASHA PETERSON
AND JOSHUA THOMAS

Ground floor, single-story rear extension with kitchen, dining and living room refurbishment, along with garden remodelling.

£94,000

16 WEEKS



Our clients were both skilled architects, so they provided us with a detailed specification focused on structural solutions, finishes and lighting. Protection and a careful approach were critical elements of this project as their corridor has recently been renewed and bespoke joinery had been fitted.



With minimal changes from our client, very clear details and quick decisions, the build was incredibly smooth. The property was complete with LoFlo underfloor heating, bespoke slimline doors, windows and a frameless-style skylight.

WAPPING WALL

WAREHOUSE TYPE
APARTMENT REFURBISHMENT

STUART BARR (CDR)

A complete warehouse type, listed,
two-storey apartment refurbishment
including change of layout.

£145,000

28 WEEKS



Our client's architects were particular about their requirements and detailed the project incredibly well. All designs were based on the buildings nature and location next to the River Thames.

We worked on improving the acoustic performance of the floors and ceilings by installing a unique acoustic layer on the flooring and a layer of soundblock board on the walls.

To maintain the clean lines and create more space in the apartment, sliding door systems were installed, along with bespoke joinery by Barr Joinery to complete the final look of this quirky property.



ALBERT BRIDGE ROAD

MANSION TYPE
APARTMENT REFURBISHMENT

STUART BARR (CDR)

A complete mansion-type apartment refurbishment, including change of layout.

£127,000

28 WEEKS



Our client was an interior designer and handpicked all materials and finishes from well-known, prestigious suppliers. During the refurbishment, the apartment benefited from a new layout, including an additional bathroom and dressing room, along with entirely new mechanical and electrical services.



We also booked matched printed marble slabs in the bathroom, restored sash windows and installed an excellent herringbone floor. The customised joinery created by Barr Joinery perfectly complemented the final look of this uniquely beautiful space.

LITTLE BORNES

TOWNHOUSE REFURBISHMENT

SHAOZHI SU AND QIANHAN YU

Complete townhouse ground floor refurbishment and remodelling, along with an en-suite refurbishment including new electrical and mechanical services.

£55,000

7 WEEKS



We worked with an architect who designed all of the spaces and chose the finishes and fittings for our client. Our client happily used our Howdens trade account for their new kitchen, where we have over a 70% discount.

The client was initially prepared to use a waste pump to accommodate the new WC in the en-suite. However, we were able to find, propose and execute a more effective solution. This involved installing pipework instead, which increased reliability, avoided the need for pumps and prevented higher maintenance expenses in the future.



QUEENS DRIVE

LOWER GROUND FLOOR
APARTMENT REFURBISHMENT

CLIENT: STUART BARR (CDR) AND LINDA
NYLIND

Complete lower ground floor apartment
refurbishment after being damaged
by water.

£160,000

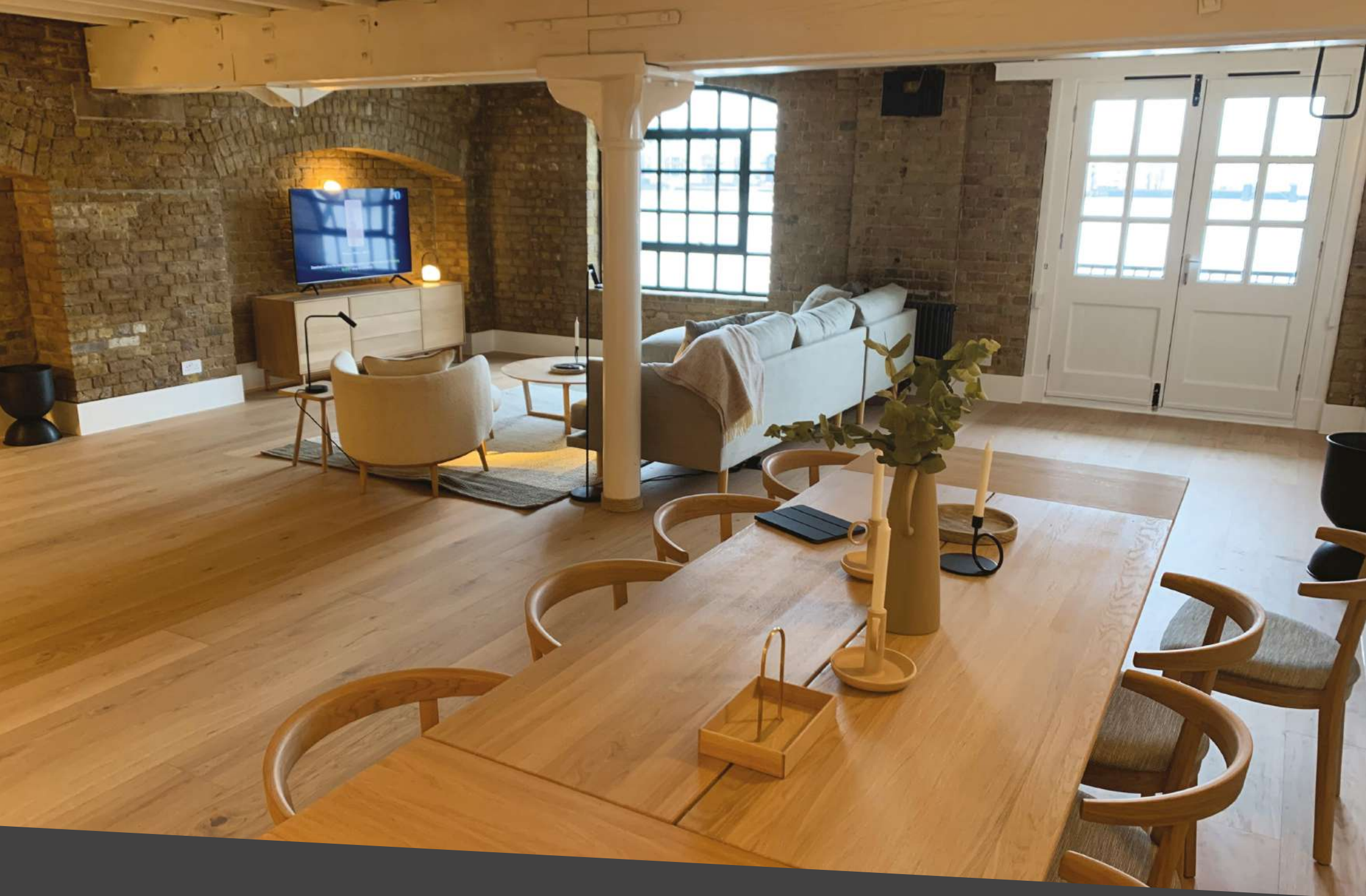
25 WEEKS



As an insurance company funded this project, we worked with a surveyor and loss adjustor who monitored every process undertaken and completed a data sheet for all materials used.




Our team's main challenge was when the specifications changed from modern plasterboard and multi-finished plaster to traditional laths and natural hydraulic lime plaster. The handful of specialists in London were busy at short notice, so not to jeopardise the programme, we opted for training our team members in this new skill.



CONTACT US


GET STARTED ON YOUR PROJECT

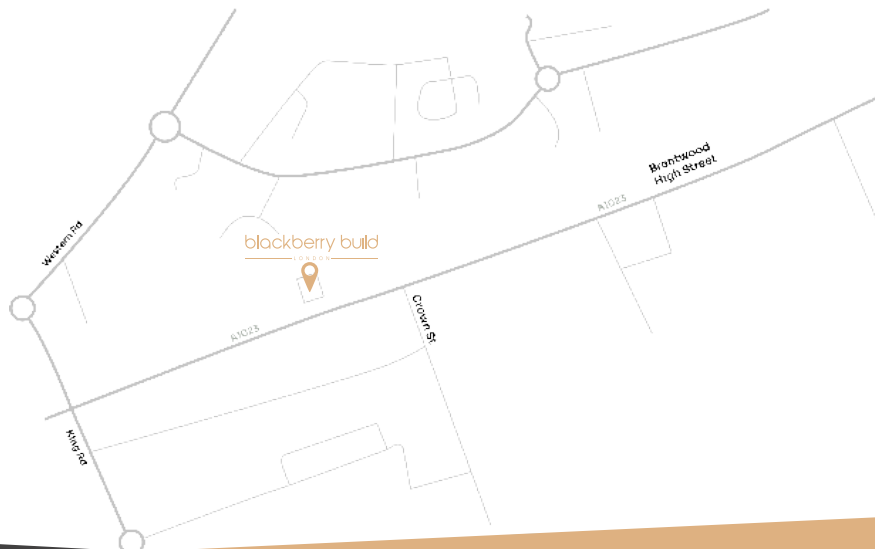
Whether you have structural drawings and need our construction expertise to make them a reality or are beginning your project from scratch, our team are just a phone call away!

 www.blackberrybuild.co.uk

 01277 563 566

 office@bb-group.co.uk

 105 High Street, Brentwood,
CM14 4RR



SAVE MONEY WITH OUR REFERRAL SCHEME!

Refer a friend, family member or colleague to Blackberry Build, and you can both enjoy £250*!



*T&Cs apply. Contracts must be signed before a referral fee is issued. Please contact us for more information.



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t. 01277 563 566

e. office@bb-group.co.uk