



GRANITE
— CONSTRUCTION —
BUILD & DESIGN

built with distinction



New Builds

Loft Conversions

Extensions

About Us

Granite Construction is an Essex-based specialist in quality home and commercial property improvements and enhancements, including premium-quality loft conversions, House extensions, New builds, and more.

From beginning to end, we will take care of every step needed to improve and enhance your home, whether it's adding or expanding existing living or working space, making 'cosmetic' improvements or a complete refurbishment to add Value to your home.

Granite Construction is a one-stop building company. Our tradesmen are all in-house, enabling us to offer you a start to finish package with very little need to outsource any part of your project to subcontractors; there are many benefits: preventing delays, operational control, work continuity, good team morale and great customer service.

Our team carries a wealth of experience, including plumbers, gas safe engineers with over 40 years of experience, Certass approved window fitters with over 50 years of experience,

groundworkers, decorators, renderers and carpenters! So using us, you can rest assured we have all areas of any small to major projects covered.

We bring a wealth of expertise, uncompromising craftsmanship, and comprehensive advice on the latest products and materials, using only the highest quality materials for structural integrity and build quality.

We have experience building the following projects:

- Loft Conversions
- House Extensions
- New House Builds
- Kitchens & Bathrooms
- House Refurbishments
- Garage Conversions
- Garden rooms/offices
- External renovations
- Landscaping projects and more!



Project Management

We are able to provide a complete range of professional support services that take any hassle away from you using our 6 stage process

Each project we take on a project manager will be assigned to that project to ensure a smooth running process, deadlines are met and on-site Project management.

We are able to pint you in the right direction with Architectural design, drawings and calculations Planning and building regulations with local recomended architects we have built trusted relationships with over the years.

Depending on the size and complexity of your home improvement plans and requirements, it may be necessary to carry out some prerequisite work, Certainly to provide you with

an accurate quotation and a detailed scope of work, but also perhaps for planning and building regulations, among other things.

We will be consultative and advisory at every stage so that you know exactly what is

happening and when, not least of all in respect of commencement date, schedule of work and finalising all the essential details with you.

Nothing is left to chance or ambiguous. We are open and transparent so that you remain informed and, above all, happy.

We provide a second to none aftercare service, meaning once your project is completed, we will always be on the end of the phone should you need any help or have any questions.

STAGE ONE



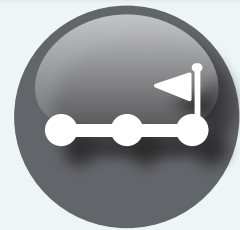
**Consultation to
Define project scope
and goals**

STAGE TWO



**Provide a Quotation with a
Detailed description and
breakdown**

STAGE THREE



**Work Schedule, Planning
and resources organised**

STAGE FOUR



**Construction Commences
with on-site project
managment**

STAGE FIVE



**Report and analyse build
progress**

STAGE SIX



Project Closure

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Loft conversions

Turning your loft into a habitable area is an excellent solution for many homeowners seeking extra living space without facing the increasing cost of moving homes. You might need an office, master bedroom & ensuite or additional bedrooms for a growing family while increasing the value of your home.

At Granite construction, we have every solution covered; we have over 30 years of experience specialising in converting lofts with a skilled team dedicated to delivering the vision you have in mind. to constructing a premium, ever-lasting build. We only source the best quality material that contributes to the craftsmanship implemented on all projects we put to task. You will be left with an investment to be proud of.

We have created a detailed loft conversion guide to help our clients decide what conversion and additions best suit their requirements when making key decisions. You will find this on our website www.granitebuildanddesign.co.uk

TRADITIONAL ROOF CONSTRUCTION

Equipped with internal support struts in the loft, and purlins (horizontal roof beams) in the roof, and making up the web of the roof. All these have to be replaced for the new room and replaced with new rafters for the new room and replaced with new rafters that don't encroach on the space available in the loft.

TRUSSED RAFTER ROOF CONSTRUCTION

Efficient use of space.

LOFT CONVERSION GUIDE

STRUCTURE

DORMER LOFT CONVERSIONS

With dormer loft conversions, dormer windows are added to increase the volume of the roof space while providing full head height. Dormers are usually added to the rear, but subject to planning permission, they can be added to the side or front of your property.

Side dormer

A side dormer is often used to increase head height for houses with a hipped roof, where access to the loft is located under that hip.

Single dormer

These are favoured by planners in conservation areas. If permitted, two of these can be used to increase space and add symmetry.

Full width dormer

LOFT CONVERSION GUIDE

ENSUITE

If you're thinking about converting your loft space into a bedroom then you may want to consider installing an ensuite.

When adding an ensuite to your loft conversion you offer plenty of clever solutions. Carefully planning and adapting the available space to create a full-size bathroom can be used to tuck in the end of the bath and allow you to still gain sufficient space for an ensuite with minimal space. We have many years of experience creating spaces like these and will always have great ideas to make any space work with any design theme you are wanting to achieve.

LOFT CONVERSION GUIDE

SUMMARY

Granite Build & Design can help you every step of the way to turn your dream project into a reality, from start to finish, with our wealth of experience and expertise in loft conversions and also through the early stages of planning and achieving building calculations, a stage what some people find daunting and not really knowing where to start first. We aim to take any stress away so you can sit back and watch your new loft space unfold.

Both project photos above will demonstrate how you can still gain sufficient space for an ensuite with minimal space. We have many years of experience creating spaces like these and will always have great ideas to make any space work with any design theme you are wanting to achieve.

www.granitebuildanddesign.co.uk
info@granitebuildanddesign.co.uk

about what you want now and how
there is no argument. A loft conversion can
work with any design theme you are wanting to achieve.

our social media accounts which are updated on a daily basis to
our current and previous projects and product information

granite_build
www.granitebuildanddesign.co.uk
[/GraniteBuildandDesign](https://www.facebook.com/GraniteBuildandDesign)

**NO PROJECT
TOO BIG OR SMALL WITH
QUALITY NEVER
COMPROMISED.**



When it comes to loft conversions, we have experience tackling all tasks at hand. This loft conversion project came with an intricate design with the latest technology and materials implemented. Smart lighting, intelligent on/off glass, underfloor heating, a cooling system integrated within the ceiling, electric Velux windows, all of which could be controlled remotely. We then fitted pocket doors, a walk-in wardrobe, a large ensuite using polished concrete with a bath and walk-in shower, a set of aluminium French doors with a balcony overlooking the garden and a new landing for seating and views.



HOME

EXTENSIONS & CONVERSIONS



Planning a home extension is a quick and simple solution for many homeowners with an increasing need for more room. It can be anything from extending a kitchen to having a new living area for the family.

The rising popularity of home extensions are mostly due to the growing demand for more space along with the increasing costs of moving to gain that extra room you desire. But with a simple building project, you can have the added space you have always wanted without the hassle and high costs of moving whilst adding value to your property.

Granite Construction will work with you from the start at the planning stages through to decoration. We will help you decide on the best shape, size, windows, electrical fittings and doors, including all the essential finishing touches to maximise the projects potential.



HOME

EXTENSIONS & CONVERSIONS



NEW BUILD HOMES

Whether it's a full new-build home or an annexe that provides more living space for you or your family members, you can enjoy creating a bespoke building fit for your precise purpose. We can guide and support you at every stage of the project, from start to finish, and we'll provide the expertise and craftsmen to bring your new build home to life.

Our services include:

- Project management
- Architectural design, drawings and calculations
- Planning and building regulations
- Groundworks and Drainage
- Brickwork
- Plastering
- Carpentry
- Roofing
- Electrics
- Plumbing
- Tiling & Decoration

Our team will execute all aspects of the build to ensure consistent quality, uncompromising standards of craftsmanship, and care and attention to detail at every level.



EXTERNAL RENOVATIONS

We have a great portfolio of external renovation projects we have worked on; We supply our clients with a start-to-finish package, from designing the desired look in-house, which allows our clients to visualise what the project will look like finished before any financial commitment, to our in-house team which tackles every aspect of what an external renovation can include, for example, we can supply and install windows, doors, natural stone cladding, weatherboard cladding, resin and block paved driveways, landscaping, soffits and fascias and much more - we have everything covered.



CLIENT'S ORIGINAL PROPERTY



MOCK IMAGE SUPPLIED



FINISHED PROJECT



CHECK OUT OUR HIGHLIGHTS ON INSTAGRAM FOR MORE RENOVATION PROJECTS
[granite_build](#)



Reviews



New builds



Garden roo...



Extensions



Information



Renovations



Loft conver...

Kitchens

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The kitchen is at the heart of most peoples' homes and lives. It's a place not just for cooking but also entertaining and socialising. Designing a new bespoke kitchen to suit your lifestyle relies on us listening to you and translating your requirements into a stunning, yet a practical kitchen, with wonderful design features, quality appliances, essential worktop space and beautiful finishing touches that you'll be proud to show off. We have built great relationships and work closely with leading kitchen designers and suppliers in Essex.



Rayleigh project



Langdon Hills Project



Longfield project - Kent

Bathrooms

built with distinction

We take great pride in creating bathrooms and ensuites for our clients. We often complete bathroom and ensuite installations in our loft conversions, new builds and additional toilets and showers in our extensions.

We are highly experienced having plumbers with over 40 years of experience on the team! we specialise in creating completely bespoke bathrooms to give you a unique look and feel you want to achieve, with high quality finishing touches and stylish, long-lasting products

Along with the design and planning, our expert team can undertake all aspects of work: Plumbing + Heating including underfloor heating (electric and wet) Tiling, Decoration, Electrics and more.



Granite Garden Rooms

Our Garden rooms became very popular when our government ordered us to work from home where possible during the covid-19 pandemic. We created garden rooms for people wanting to separate their home life from working life by creating bespoke offices.

We have also built gyms, Bars and playrooms. No matter the request, each build is implemented with outstanding craftsmanship, built to building regulations standards ensuring longevity, endurance and a construction to last a lifetime like any home extension.



We can offer extras to make your new garden room perfect by adding air conditioning/heating, toilets, showers, and many more additional features for a bespoke build. There are many options!

THE GRANITE
GARDEN
ROOM

A NEW HOME GYM

built with distinction



www.granitebuildanddesign.co.uk

THE GRANITE GARDEN ROOM

PROJECT GUIDE

WE HAVE A COMPLETE PROJECT GUIDE ON OUR WEBSITE!



We also have product and project guides for Extensions, loft conversions and much more to help our clients choose the most suitable options for there project. We also demonstrate the material used and the craftsmanship behind our work.

Granite Build & Design

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General Projects

Our Services

Granite Build & Design is a building company based in Rayleigh, Essex. We provide a wide range of construction and building services which are aimed to improve and extend your home, from as small as our specialised "Granite garden rooms" to New build properties. We provide assistance from the very start from the planning stages through to post-project completion with an unrivalled aftercare service.

We have a team of the most gifted tradesman who combine a passion for their craft with expert technical knowledge with some of them carrying over 30 years of experience in their trade. Customer service for us is key and the tradesman on your project will always be happy to

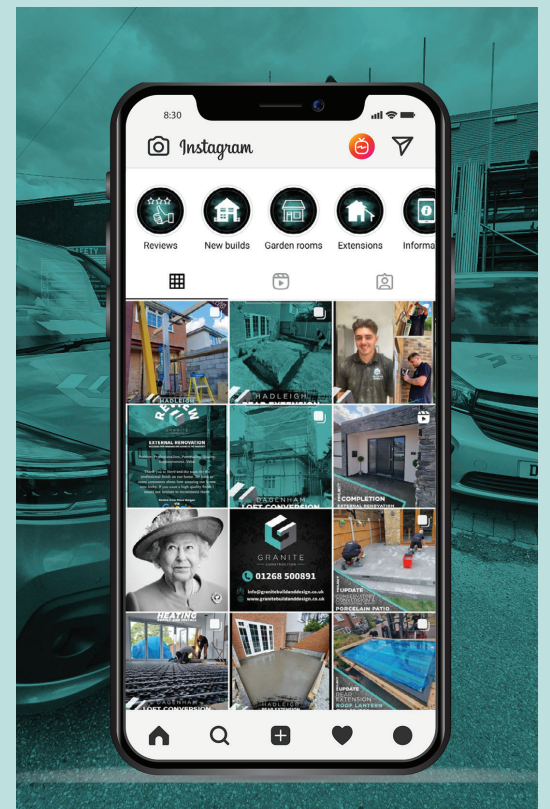


Social Media Pages

We love sharing and documenting our working days on our social media platforms we have created, demonstrating the materials used and the craftsmanship implemented on each project.

Using these platforms provides our clients and future clients a daily behind the scenes view as the project unfolds.

Please head over to granite_build on Instagram and facebook.com/GraniteBuildandDesign and give us a follow/like to see all our latest work, special announcements and design inspiration for your own upcoming project.



Our accreditations

Approved installers for quality silicone render systems.

Granite Build & Design are pleased to announce that we are now approved installers for ecorends products! We passed the criteria needed to gain this great recognition of our rendering work that we apply to all our client's projects where specified.

We prefer to use the silicone render system on our projects for its high-performance technology; it ensures that the finish is highly water repellent, highly vapour permeable and extremely flexible, giving the very best resistance to cracking, meaning our clients will get a perfect long-lasting finish.

we are able to provide a mock visual to demonstrate what your house would look like with the colour render of choice to help you decide too!

#builtwithdistinction

head over to our website to see our full render guide in our product guide menu

eco rend[®]

Registered Contractor

This is to certify that

Granite Construction

Unit 20 Imperial Park
Rawreth Lane
Rayleigh
Essex
SS6 9RS

Meets the requirements of the Ecorend[®] Registered Contractor Scheme for the application of Ecorend Monocouche One Coat Render Systems and Ecorend Thin Coat Render Systems



Alex Chalmers
Managing Director

Certificate Number
ERC 200141

Date of Issue
31st January 2021

This certification is offered on the understanding that the company named above follows and adheres to all system recommendations for the installation of Ecorend materials. They will also ensure that all operatives are fully trained and competent in the application of Ecorend materials. Registered contractors must have Contractor All Risk Insurance in place for this certificate to be valid.

t. 01845 578555 e. technical@wetherbygroup.com www.ecorend.co.uk

Wetherby Laroc Group | Dalton Industrial Estate | Dalton | North Yorkshire | YO7 3HE



Our accreditations



The Guild of Master Craftsmen logo is in the top left, and the Royal Coat of Arms is in the top right. The text on the certificate reads: 'Certificate of Quality and Service. Through their commitment to maintaining high standards of customer care, product quality and presentation, the management and staff of this establishment demonstrate their dedication to quality and service. This is to Certify That Granite Construction Build and Design Limited has satisfactorily fulfilled the requirements for recognition by the The Guild of Master Craftsmen. This establishment has agreed to uphold at all times the aims and objectives of The Guild of Master Craftsmen, to abide by the terms and conditions of membership and to continue to serve the public and fellow members with skill, integrity and excellence. Membership Number 127528 Accepted 4 February 2021. Jonathan Phillips Guild Secretary'.

Setting the Standards!

We are proud members of the Guild of Master Craftsman!

This is a Guild supporting trades who have skill, integrity and expertise in their field of work. The vetting stage wasn't easy and we had to supply 10 references, previous project inspections, background checks and meetings for acceptance.

The Guild provides the public with skilled, local tradesman you can trust and eliminates the risk of hiring a tradesman that will produce substandard work which is hard to spot when meeting a tradesman for the first time.

If you would like to find out more about the Guild of Master Craftsman and why we wanted to become a member then please visit www.guildmc.com to find out more, or alternatively visit our website www.granitebuildanddesign.co.uk for more information.

#teamgranite

Here are just some of our reviews that can be found on google & Facebook



Craig - Bungerlow to house conversion - Leigh-On-Sea

Highly skilled workforce, all activities done on schedule to high standards.

It was actually a pleasure to have the work done - very efficient. They were as good as their word.

Loft conversion - Mark - South Woodham ferrers

The team at Granite are truly one of a kind. From start to finish (3 month extension project) we felt involved throughout the whole process. Every one of the team was approachable and they were happy to explain the various stages of the build. The level of the end build was phenomenal and maybe more importantly, the after care was astounding. Even 2 years after the project completed Steve and the team are still on hand to attend to anything we may need. I would endorse Granite with the highest regard and urge anyone to select their services. They are a class act for sure. Thanks so much.

Single storey Rear Extension - Bart - Westcliff - on - sea

Steve at Granite Build and Design did an amazing job on our single story extension and knock through. Him and his team were very professional and tidy. I would highly recommend them.

Double storey extension - Robin - Benfleet

Excellent company to deal with. Honest, timely and the final finish quality was exceptional. This was a large job and it was reassuring that they had the expertise and people to do all aspects. Would highly recommend.

New Build Project - Janice & Alan - Langdon Hills

Granite Build & Design have outdone our expectations by creating such a wonderful home for us. Through the adversities that they had to endure during the build - firstly, with the dreadful weather storms in the winter of 2019/20 and then Covid they carried on and did everything possible to keep on track! The entire Granite team are very special and all went above and beyond in order to help us move in. They have certainly given us the Wow factor as we now have a perfectly stunning home. Since moving in people passing by have commented on how amazing the house looks and that is all down to Granite Build. Their work is of the highest standard and finish and the entire team are professional, efficient and conscientious and we thoroughly recommend them..

External renovation & New windows & doors - Flona - Hadleigh

Thank you to Steve and the team for the professional finish on our home. We have so many comments about how amazing our house now looks. If you want a high-quality finish I would not hesitate to recommend them.



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