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THE BIG DIG

Turn your house into your dream home with the ultimate basement conversion from **Good London Builders**

The house of your dreams is a rare, if not impossible, find. But turning your property into your dream house needn't be. From a side return extension to a loft conversion, there are lots of options to consider, but one of the most beneficial to family life is a basement. "It allows your home to grow with your family and increases the value of your property," explains Rory Gordon, managing director of Good London Builders. "And it means you can avoid the hassle - not to mention the cost (especially Stamp Duty) - of moving."

Because your home is the biggest asset you own, when you start any building work you want to make sure it's in the safest hands. Digging beneath the foundations, excavating the earth and underpinning your property needs to be done by an experienced, qualified and reliable team. Good London Builders offers the service you need with your requirements at the centre of everything. Rory delivers excellence via a concierge-style service, where he and his team act as the client's eyes and ears. "We give a proper independent project management



service - so you don't end up with one of the builder's team telling you what the builder wants you to hear! Instead you get a balanced, diligent approach. We offer end-to-end delivery - we take you through every part of the process and advise and steer on the best decisions for



"WE ARE EXCEPTIONALLY PLEASED WITH BOTH THE RESULT AND RORY'S CONTRIBUTION TO IT... ONE OF THE HIGHLIGHTS OF THE SERVICE IS QUALITY DELIVERY. ALL SUPPLIERS ARE VERY AWARE THAT ONLY PERFECTION WILL DO AND THEY WOULD BE REQUIRED TO CARRY ON UNTIL THEY ACHIEVED IT!"
RICHARD JOHNSTON,
CEO OF ENDEMOLSHINE UK



you," Rory explains. "We introduce you to our stable of builders (over 50 teams) and we have leverage over the teams to make sure they deliver well for you, because they want to keep working for us." By taking away the stress and hassle, Rory and his team make the process easy

and enjoyable. With trade discounts on all purchases passed on and costs negotiated down, the net result is that they save you a considerable amount of money without compromise on quality, on budget and on time - something Good London Builders has a proven track record of achieving. ■

A BASEMENT CASE STUDY

In this project, Good London Builders created a basement in order to provide a granny/nanny flat, a loo, a utility room, a gym, a wine room and a playroom.

COST: A typical basement of the original footprint of the house and side return, about 80-90 sq m, costs about £350-400,000 + VAT but the final price comes down to finish. Payments are scheduled for every two weeks, with the project manager making sure both sides are represented to ensure a fair payment schedule.

TIME: Between six to nine months, depending on the size. Excavation and underpinning happen together, over three to four months.

Installing steels takes a month. Tanking - slab/concrete base, tanking system, insulation, underfloor heating, screed - takes a month.

The fit and finish is two to three months, depending on choices made.

DESIGN: The three-metre high ceiling of this project provides an airy and spacious feel to the basement. Bespoke Crittall-style doors from Fabco allow light to flow through the space and oak wood floors from The Natural Wood Floor Company keep the space bright and airy.

In the playroom, double sofa beds from sofa.com mean the kids can have sleepovers with their friends, without keeping their parents awake!

The wine cellar has bespoke joinery which is backlit and showcases not only a collection of wine but also a selection of model Ferraris.

Equipment in the gym is connected to a steel and there are spots on the glass rooflight above, a fun design which means the glass is slip-proof in the garden. Through this glass you can catch a glimpse of the wonderful living wall in the garden.

Overall, this project is a masterclass in basement design - a series of light and airy rooms that flow thanks to glass doors and consistent flooring. But they have individual purpose and therefore deliver variety and interest to those using the space.