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# Interior Renovations

This guide is full of practical advice for homeowners looking to renovate their home.

This information has been gathered by our specialist builders and designers over years of working in two sectors defined by the construction industry.

To find out everything you need to know about your renovation project needs visit:

bray-interiors.co.uk



www.braybuildingservices.co.uk www.braydampproofing.co.uk www.interior-renovations.co.uk





# What we do

## What makes us different?

Anyone who has ever undertaken a renovation project or knows someone who has is excited by the prospect, but it can also be extremely stressful. Between finalising plans, managing tradespeople and finding funds, renovating a home is typically one of the most hectic scenarios in the average homeowners life.

Our process makes home renovations less stressful, our business model is a combination of commercial building practices, processes, technology and systems. It allows skilled builders and tradespeople to focus on their key strengths and saves homeowners time and money. We ensure that homeowners don't have to navigate the fragmented and confusing renovations, we work with clients to discuss their ideas, budget and priorities. Then with our team we make it happen. You don't need to lift a finger.

Our approach to creating beautiful living space puts you at the centre. Before anything else, we must first understand the way you live and your vision for your home. Offering full service residential renovations we are different from most companies. While most builders view renovations as the 'gap filler' between new-builds, our team specialise in renovations, we love this work and its all we do.

All our systems and processes are designed to create the ultimate customer experience. We've perfected the optimal way to run a renovation project. It starts with a thorough design and briefing process, translated into detailed plan and costing followed by a well managed and professional control.





# Our process Making dreams come true



## Initial Briefing

The first step in the process to understand exactly what you want to achieve in your home (including the drive and reasons for carting out the work). We ask questions, you get ideas and inspiration and together to we understand exactly what you want, why and how we will make it happen.



### Kick-Off

Your project manager will be introduced and a site meeting scheduled. Everyone will be briefed on the agreed time scale along with specific elements you may have brought up.



## Design and Feasibility

The next step is to translate brief into your concept and understand the feasibility of what you would like to build. We will discuss your project to identify constraints, challenges and explore bring solutions to the table to determine the feasibility. At this time, we will provide estimates based on typical costs for such a project.



### On-Site

On start day its advisable you are present. We will always strive to meet your expectations, however, the progress of your project may differ depending on the type of work being carried out. Regular updates of our development will be provided.



### Working plans and scope of works

Working drawings based on the concepts are created, your budget decisions will have been made by now.

A detailed cost and contract are produced It will take account of the decisions you have made.

The final cost can be refined and any modifications in specification can be accommodated in the design.



### Unforeseen

With extensions, ground works and other large scale building projects there is always an unknown. Good communication will be the key to delivering your dream space. If there should be an unforeseen obstacles, there will be dealt with based on their own merits and only mutually agreed actions will be taken forward.



## Completion

The happy day will arrive when your won't see us everyday (well, not until your next project!). The council building inspector (he/she will have been to site previously) will give the final sign off. Any outstanding balances will be due at this time.





# Before you start:

The Intro

So you are thinking about making some renovations. A great journey is about to begin, but before you start lets teach you the basics so you've got the



# The planning Stage

### 1. Collecting the ideas

Ask yourself what the project must have and like to have, this will help you manage your ideas against your budget.

This will help you get a Ball park figure for the cost of your renovation.

Start to collect your ideas together. What is the main reason behind the project?

To add more space, prepare to sell or finally getting the forever home. This will determine your budget and time scale.

Now the creative element, look for colours, textures how you will use the space. Research through Pinterest and house magazines etc

This will seriously help your design and align your project manager with your personal vision and preferences.

#### 2. Restrictions

Getting the right design is important but you should also understand the local planning requirements and restrictions. This is a critical stage and our team of professional will be able to help you with this.

Take a look at the local history of homes within the area this may give you an indication to any pitfalls.



### 4. Budget planning

Plan your budget, while you will be getting various quotes in this is where the brief will save you a lot of time, as you will already have an idea of your Ball Park Budget. Expecting a builder to come back with his best price is a recipe for disaster as his best price may not match your brief. Be straight forward with them, share you ball park budget and very quickly they will let you know if they can do it and it its "Their Type of work"

Allow for a contingency as with all renovations there are often unseen problems, allow a 10% contingency budget as a minimum, also be aware of changing our mind mid project, we always accommodate client's minor changes, but major ones can be costly.

Ask your self to have you got the finance in place and if it's a major project we can work with you and do the work in more than one phase if the house lends itself to this.

We connect with the craftsmen of the past, by being craftsmen of the future

## 5. Plans, design and drawings

The design and concept will be suitable for you to be able to understand and decide what you want from your home renovation, and for an accurate estimate to be put together. Ultimately working drawings will most likely be needed to build a detailed quote.

Planning permission and building regulations are something different and are required by the council. It's critical in the early stage we have clarity of what the council requires. Planning permission isn't always required but building regulations usually are on most substantial renovations.



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# The top tips

## 5 tips not to miss

1. Time spent researching what you want, what it will cost and how you can get it is seldom wasted. Take as much time planning what you're going to do the renovation in.

There's so much choice that making decisions can seem overwhelming. Researching what's out there, speaking with our experts who have a huge industry knowledge and will advise you if required.

2. Does your budget reflect the extent of renovation works needed? Consider doing the renovation in a number of phases, each phase being prioritised on what is required immediately. Is an extra bedroom an urgent requirement, or can this wait so you can focus on the main living areas of the house. Figuring out your requirements and what you can't live without will help shape your decision.

If your budget is very tight, consider elements that can be reused or easily changed further down the line. For example, if you're putting in a new kitchen, the old kitchen can temporarily be reused in the utility room.

Agree stage payments for work and make sure you keep 10% of the final cost back until the work is finished to your satisfaction.

- 3. Many people are not aware of the online planning permission platform available with most local councils. You can search the local area and view planning applications for neighbouring properties to gauge a better idea of what has been granted or refused permission in the past.
- 4. Before submitting a planning application, we recommend meeting your neighbours to take them through the proposal. We are happy to accompany you to help answer any questions and of course introduce ourselves should they have any issues during the project.

They may have questions that you may not be able to answer. Not only will you explain the scheme to them more efficiently than if they viewed the plans alone but they will appreciate you taking the time to fill them in before they read about in the paper.

5. A lot of previous clients choosing to renovate/extend have a panic moment towards the end of the build when they have concentrated solely on the main elements without any real thought to interior finishes. At this stage, think about previous experiences and places home and away that stand out in your mind.



# Kitchens:

The Intro

When it comes to improving your home's appeal and value, kitchen renovations return the most value per square foot. Creating an elegant space to enjoy should be at the top of your list. We can help homeowners transform that dated design into a stylish space that works better for everyone in your family.



# The Check

## What do you want?

Kitchens come in all shapes and sizes. We are here to do is deliver that custom well-designed and practical solution, customised to your every need and want. It may be a contemporary social space, a classic traditional chefs dream, an amazing open plan kitchen or storage heaven, the one place you should start is in the planning and design stage, to bring your ideas, dreams and visions to life.

Use the table below to work out the contents and styling of the room you are dreaming of and organise it into "Love", "Want" and "Maybe". This will get your thoughts and dreams down onto paper in an organised way starting out your journey.

	<u></u>	<u>:</u>	
Worktops - Marble, Wood, Granite or Concrete			
Splashback			
Breakfast bar/ Island			
New Sink/ Double sink			
Dishwasher			
Microwave/ Grill oven			
Wall oven			
All-In-One Oven			
Ventilation - Hood/Downdraft			
Waste Disposal			
Space for bespoke appliances			
Built-In rubbish bin			
Cupboards - Doors & Handles			
Butler's pantry			
Fridge & Freezer			
Beverage fridge			
General Lighting			
Power Points			
Wiring for TV/ Internet			
Wall finish - Paint, Wallpaper, Tiles			
Floors - Tiles, Wood, Cork, Vinyl			
Windows - Blinds, Curtains			



# Styling Get the look



### | Traditional

There is so much choice to creating traditional kitchens, from classic oaks to hand-painted finishes. Would you prefer a shaker style kitchen or an in-frame, or what about a tongue in groove center panel? Here at Bray Interiors, we can create inspired traditional kitchen designs that capture the timeless beauty of older styles whilst still providing the benefits of modern living.

### Classic

Inspired by the traditional shaker furniture craftsmen from a time gone by, the shaker movement valued open-plan living space that was clutter free and simple. Your classic kitchen design upholds these principles with simple panels and clean lines.

The classic design will stand the test of time, remaining fashionable in your home for years to come. Additionally it can be easily repainted if you choose to update your room with a change of colour in the future, without changing the cabinets.



### Contemporary

A kitchen which works for your lifestyle and is unique to you and stands out from the design view point; metal, wood smooth, clean lines. Contemporary kitchen will do a great deal for you and you can do almost anything with them.

Today's contemporary Linear kitchens are so much more they are a Kitchen that are a living space, a key room in your home. In this space you can do many things entertain, socialise, family time and all clutter free.

You will have the freedom to make this space be whatever you want it to be, with the contemporary style there is a lot of customisation options and add-ons so you know that you will be able to get everything you every dreamt, customisation options include Gloss, Matt cupboards in many colours and textures and to compliment the cupboards, worktops can come in my textures and materials such as marble, woods and other stone variants.

During the designing stage we will plan and make changes to suit the client making sure that their every dream and thought goes into the perfect kitchen for them.



### Linear

Linear kitchens are modern kitchen design with a minimalist design, functionality and aesthetics. Concealed hinges flat door fronts handles draws all cater for the minimalist connoisseurs.

With Linear kitchen there's a huge choice worktops in metal, wood, concrete granite along with handles to customise and create something unique for you. The handle channels are ergonomically designed ,emphasising the visual lines both vertically and horizontally creating that bold look known by the style.



INTERIOR RENOVATION SPECIALISTS





# Bedrooms:

The Intro

Bedroom come in all shapes and sizes what we are here to do is deliver well-designed and practical solutions. Whatever your idea is or what you want to achieve a contemporary guest room, a classic traditional master bedroom, as amazing child's bedrooms or a teenagers den. The design, planning and fitting we bring to you ensure you dream and vision is delivered.

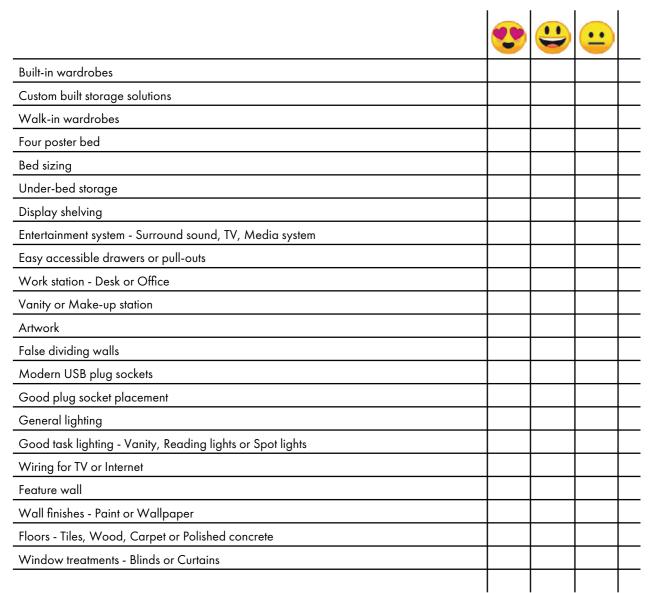


# The Check

## What do you want?

Bedrooms come in all shapes and sizes. We are here to do is deliver that custom well-designed and practical solution customised to your every need and want. It may be a contemporary guest room, a classic traditional master bedroom, an amazing child's bedroom or a teenagers hideaway, the one place you want to start is in the planning and design stage, to bring your ideas, dreams and visions to life.

Use the table below to work out the contents and styling of the room you are dreaming of and organise it into "Love", "Want" and "Maybe". This will get your thoughts and dreams down onto paper in an organised way starting out your journey.





# Styling Get the look



### | Traditional

Selecting between Traditional styling for all ages with detailed doors or a shaker painted finish can be a difficult choice. With all the options available with both options many people get overwhelmed, we are here to help you with these decisions and make your ideas and dreams come true.

The hardest choice to make is finishes, with the Traditional style finishes are a plenty starting with inviting wooden finishes to calming and relaxing pastel colours.

### | Classic

Classic bedroom styling offers beautiful design with a clean modern style. This style has become popular with new house builds and brings any home in to the 21st century. With sliding or opening doors, gloss, mirrored or textured wooden finishes the possibilities are endless.

Whatever your needs, we at Interiors by Bray Interiors have many choices and will work with our clients to find the perfect solution to any and all of your needs.



### Contemporary

Inspired by the mid-century 1950s/1960s modern era art movement our contemporary bedrooms will bring a touch of style to any room and home with its bold colours and sleek lines.

This style has a lot of options for customisation, bespoke fitted wardrobes including rail, shoe, pigeon hole and other storage solutions and luxury dressing rooms or bespoke vanity tables been only a couple of options.

We spend over a third of our lives in a bedroom and so creating the calm, comfortable, personal, safe space you need is the most important factor for us. You can have it the way you want may that be practical or spacious, all details will be explained to you thoroughly by our team of designers giving you the final choice on such a special room.







# Bathrooms:

The Intro

Bathroom renovation is one of the best home projects when it comes to personal relaxation and health. It's one of the places where we are most comfortable letting the day's stress go. A long soak in a warm, bath or a gentle beautiful rain shower is the perfect end to a long day.



# The Check

## What do you want?

Bathrooms can be the most private and personal spaces in your home. We are here to do is deliver that well-designed and practical solution customised to your every need and want. It may be a His/Her inspired dream, a classic traditional bathroom, an amazing en-suite or a cosy wet room, the one place you want to start is in the planning and design stage, to bring your ideas, dreams and visions to life.

Use the table below to work out the contents and styling of the room you are dreaming of and organise it into "Love", "Want" and "Maybe". This will get your thoughts and dreams down onto paper in an organised way starting out your journey.

	•	<b>4</b>	••	
New vanity - Marble, Wood, Granite, Concrete				H
Splashback				Γ
Double basin				Γ
Separate toilet room				Г
Bath/ Spa room				
Mirrors - Wall mounted, Pivot, Stand-alone				Γ
Cupboards - Doors & Handles				
Vents/ automatic fans				
Easy accessible drawers				
Shower - Walk in, room, built-in				
Lockable medicine cabinet				
Heated towel rail				
Under-floor heating				
Wall-mount radiator				
Power points				
Lighting				
Wiring for TV/ Internet				
Laundry				
Shower head - Water-saver, Rainfall				
Wall finish - Paint, Wallpaper, Tiles				
Floors - Tiles, Wood, Cork, Vinyl				
Windows - Blinds, Curtains				



# Styling Get the look

Bray Interiors specialises in bathroom design, creating stunning bespoke fitted bathrooms you can use and enjoy.

A stunning bathroom feels special, in a way that no other room can. We are bathroom design specialists and have been designing and installing quality, designer bathrooms across Yorkshire for years.

A bathroom is a place of relaxation, it should be your very private peaceful place away from the everyday hustle and bustle of your life. You want style but you also want to make sure it functions as well with storage.

Transforming your bathrooms from drab to luxurious can be simple with our ideas inspiration and help, that is exactly what we're here for you to help you.

If you are looking to renovate your bathroom and create a dream space, its easy. Just give us a call and make an appointment and we will do the rest.







# Conversions:

The Intro

Do you need more space for a growing family? or do you want to add real value to your home? Extending your home is a great solution. Whether you are adding an extra bedroom, converting a loft space or creating an large extension you can count on us to help organise your project.



# Conversions

## How to add value

The two main areas people convert are basements/ cellars and garages. You can create fantastic spaces underneath your home and extending your house like this means you can stay in it for longer especially when your family is expanding, and also sell it quicker when the time comes.

Converting your cellar or garage into a living space is one of the most cost-effective way to add both the extra space and one of the lowest cost ways to increase in the square footage that is available to homeowners. A well thought out conversion can add as much as 20% to the value of your home so getting it correct is very valuable especially for people planning on renovating and selling

From the outset your projects will be professionally managed by our team of planners and designers who are on hand to anticipate and navigate around issues and provide the solutions at every step.

The best way to add value and living space to your home 33











# Case Studies:

## The Intro

It's all about keeping it real, these case studies are from our past clients, all of whom are proud of the transformations in their homes that we worked alongside them to achieve. We hope these photographs and reviews will help build your confidence in choosing ourselves to deliver your project with you.

Of course we can put you in touch with the owners of these homes who will share with you their experiences around what we did for them.





#### The Bedroom

Mrs Harper wanted a larger more luxurious bedroom that offered views into her garden and the surrounding area. Our brief was to take the two pre-existing bedrooms and knock through to create one larger space.

For the bedroom our client decided on a deep Lichen solid ash hand painted finish for the fitted furniture, this we installed wall to wall offering plenty of storage space but also offering open shelving with lighting for display pieces.

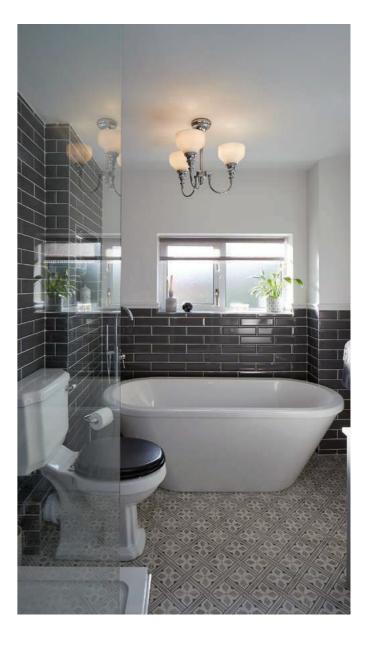
The most important piece of furniture was the dressing table area. Our installer hand made the whole of this area to our designs and specifications. Drawers were created for make-up and jewellery and several open shelf areas for displays running down either side. Mirrors were fitted on three sides with our lighting and side LED lighting to keep the area bright enough for applying make-up.

Our client has since completed the room with her own luxurious touches and loves sitting in her love chair overlooking the garden, this room has now been converted from two small rooms to a relaxation haven.

#### The Bathroom

The second stage to completing this project was renovating the bathroom. For this bathroom we had a simple brief, that was to rip everything out and start again sticking to traditional themings with modern yet natural colours, this kept the idea of practical and easy to maintain through from the rest of the house.

As you can see the client has used their own touches to bring the room to life and return it back to part of the home making it the perfect place to take a relaxing bathe at the end of the long week.



The Bray Team were fantastic. They helped us design exactly what we needed, provided professional advice, delivered on time, to budget and they were also very clean and tidy. Bray Interiors will be asked to undertake all our future building & alteration work.

# Larger & luxurious The Project

To start off with discussions between us and the client were needed to understand what the client wanted and how we could be of service.

It became clear that the client was looking for more than one room renovation with some building work to be completed aswell. Once we had all ideas from our client our designers went away and drew up some plans. Once these plans have been created we can start work on 3D digital models, these are then used in the next meeting with the client to discuss the finer details and make sure all other structural plans are correct before demolition and renovation work starts.

#### The Bedroom

In the bedrooms we removed the internal wall and blocked up one of the internal doors, this created an open and airy space which could then be renovated.

This wasn't the only building work that took place, the next job was to remove one of the windows looking over the garden and insert French doors with a Juliette balcony. This brought more light into the room making it fresh and with the Juliette feature making it more open to the outside world.

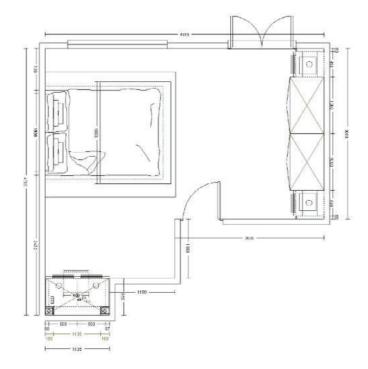
New lighting above the bed was fitted, cornices added and a solid oak skirting board was installed to finish off the walls and match everything together in the traditional modern look the client was looking for.

#### The Bathroom

For the bathroom renovations building work also occurred, here we started by removing the existing airing cupboard and rebuilt it in our Shaker Grey Mist doors, this was then complimented by the furniture we installed.

To start with we installed a low double console unit for the Sit on sink. A grey marble quartz surface was added on top adding a traditional yet luxury look to this area. Niches were key, offering an ideal area for shower gels and shampoos within the walk-in shower area. An extra niche area illuminated offering a space for candles when soaking in the luxuries free standing bath.

The floor tiles look very elegant from Laura Ashley and work well with the metro grey bricks and top white Listello border. A room designed for relaxation, we look forward to working with this client again soon.









#### The Kitchen

Realising the potential with the transformation of the clients 1970's residence was the top of the agenda for this project, the house had been practically untouched for several years. The clients bought the house due to it being in the perfect spot for them and having a lovely garden.

The brief with this project was to look at designing a new kitchen, the current kitchen was very small and dated with an old-styled pantry taking up a large proportion of the space.

The fact find with the client highlighted that ideally the whole kitchen and dining room space would become one social space.

We wanted to achieve one room that offered a streamline kitchen, that offered both functionality, great looks, ambient and natural light and a room for the whole family to use.



#### The Bathroom

After the first project the client was so pleased that four months later we were asked to return to the house to redesign the bathroom and offer a storage solution to the hallway. These projects really bought it all together solidifying the house as a perfect home for the clients making it more appropriate for their daily usage.

The brief for these project were the same as the kitchen, just in a different room of the house. The idea was to create a functional, practical space with room to grow later on down the years. They wanted the rooms to be well designed and create a sanctuary to relax in.

From start to finish, they have provided excellent service. The designer, the installers and the project manager have all worked very hard and nothing has been too much trouble. The fittings are to a high standard and I am extremely happy with the finished result.

# In need of a refresh

### Kitchen renovation

For the main project we wanted to achieve one room that offered a streamline kitchen that focused around functionality, great looks, ambient and natural light. A room for the whole family to use.

The demolition started first. We removed the several walls and this really opened up the room and let extra light through. The ceilings were plastered for a seamless look once all the building work had been completed. Inset lighting was then added to the kitchen area to give a nice bright light alternative when cooking. New radiators were installed at the same time making sure that the new open plan room had plenty of warmth.

For the renovations and furniture our clients opted for a streamline kitchen in Dakar with flush line handles mounted on the top of the doors. A laminate grey wood effect work surface with complementing up stands to complete the contemporary feel of the room.

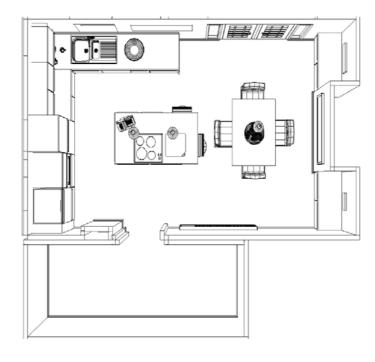
With opening up the space it allowed for the creation of a central island unit with a huge amount of storage to maintain a fresh clutter free living space, incorporating the hob will placed on the island creating a social cooking area.

The potential the clients saw in this old and tired home has been realised and now they have a sociable space in which to relax and cook. In summer, they can open the doors to the garden to create the real party room that aligns with the family's outgoing friend personality's.

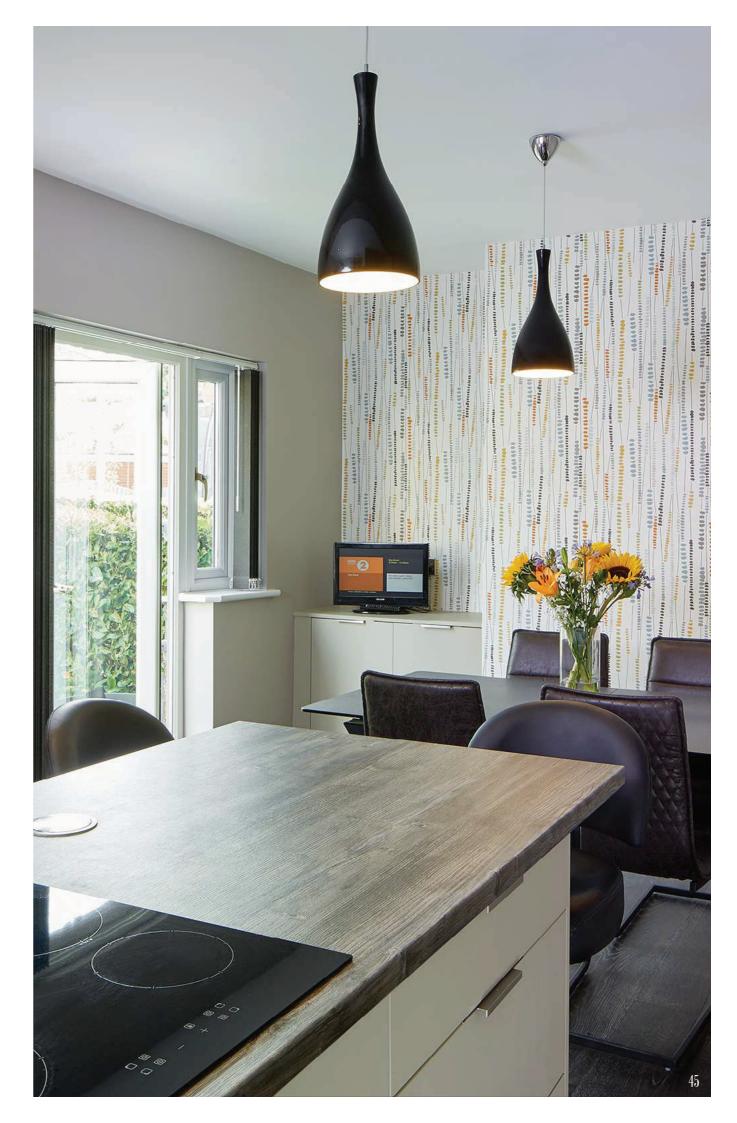
#### The Bathroom

As the brief was very similar to the previous brief for the kitchen we knew what the client was looking for, because of this designs and styling were easy to choose and design around making the process quick and simple.

We added lots of storage in this bathroom making storage issues a thing of the past. We did this by inserting the sink into a floating storage unit bringing a modern look and making the room look bigger by exposing the floor all the way up to the wall. We did the same with the other storage unit lifting it off the floor to make the room seem bigger. We complimented the tall storage unit by adding a tall tower rail next to it perfectly situated for use with the walk-in shower.









#### The Brief

the owners of this lovely character home in Huddersfield, interested in renovating and converting their cellar. After discussing their ideas they realised that working with Interior renovations they could update multiple areas of their home at once.

The cellar was an unused space that was the full depth and width of the house, there was the opportunity to create an office luxurious bathroom large bedroom and still have all the space that the cellar provided by cleverly relocating and redesigning the storage. The challenge however was the head space to create a usable living area.

After developing a thorough understanding of his client's requirements, we converted the client's ideas into a design. Then presented our clients with the design, ensuring it met their budget, time requirements and taste. With their signed approval, our team then began working on the property ensuring all necessary consents were taken care of and approved.



The team were very professional from start to completion, they worked along side us and minimised any disruption. The finished result was so much better than we had ever hoped to achieve. It was a challenging project, extremely well executed.

# 21st century conversion Before & After

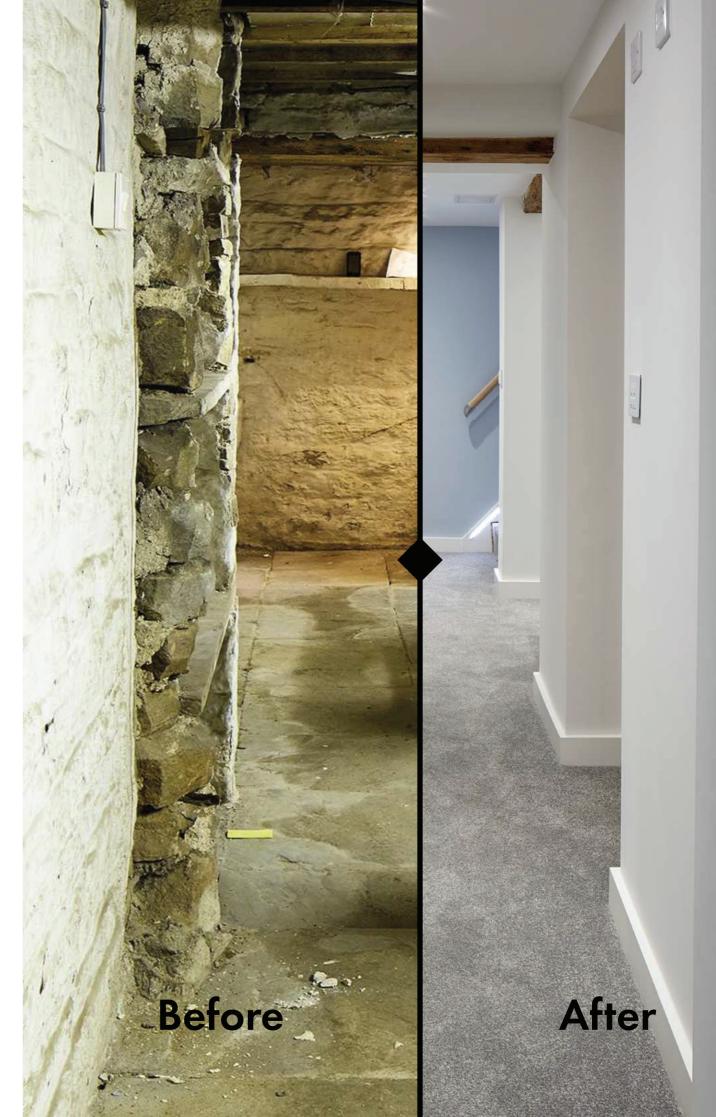


















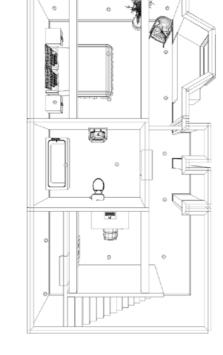


## The Project

The team got to work removing tons of earth to create the ceiling height and headroom required ,ensuring the challenge of damp proofing and creating an emergency fire exit as per the building regulations requirements and keeping this as aesthetic pleasing as possible. The challenge of years of adhoc alterations over the 120years of electrical and, plumbing were challenges that were overcome.

The client were hands on people and they undertook the huge task of renovating the intricate oak staircase, painstakingly rubbing it down ready for French Polishing, their handwork and style is there for everyone to see with the style and designs across the whole home that they now have the dream home they set out to achieve, a long way from the dilapidated house of an old pub and restaurant

The client and our team worked closely to achieve a sympathetic contemporary aesthetic, that would suit the appearance of the property.

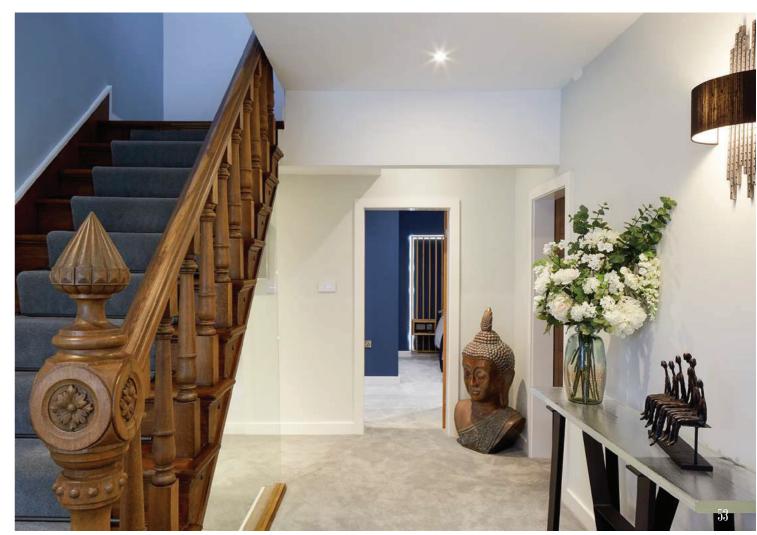










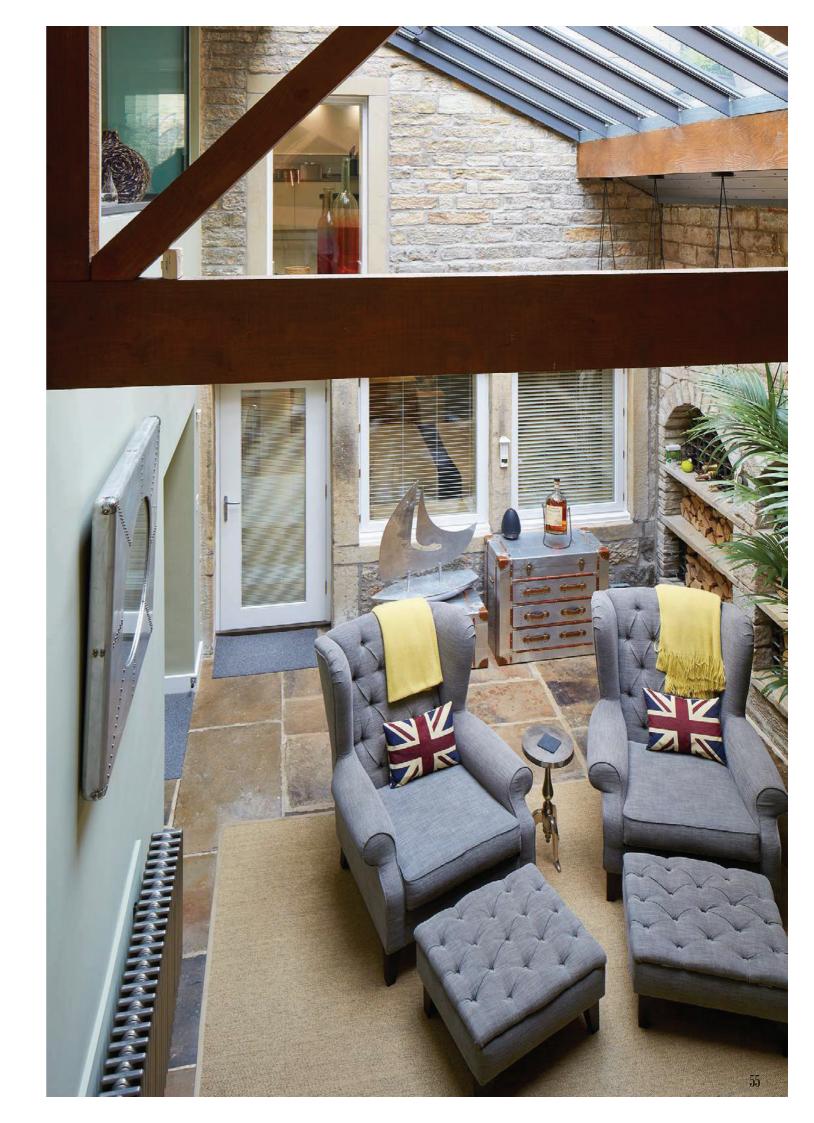




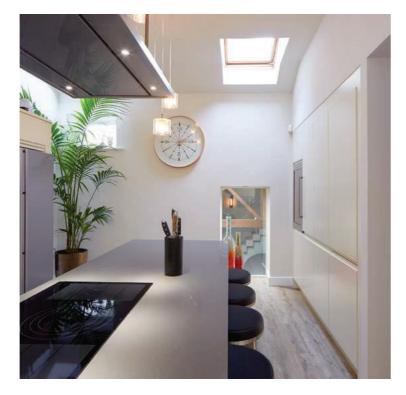




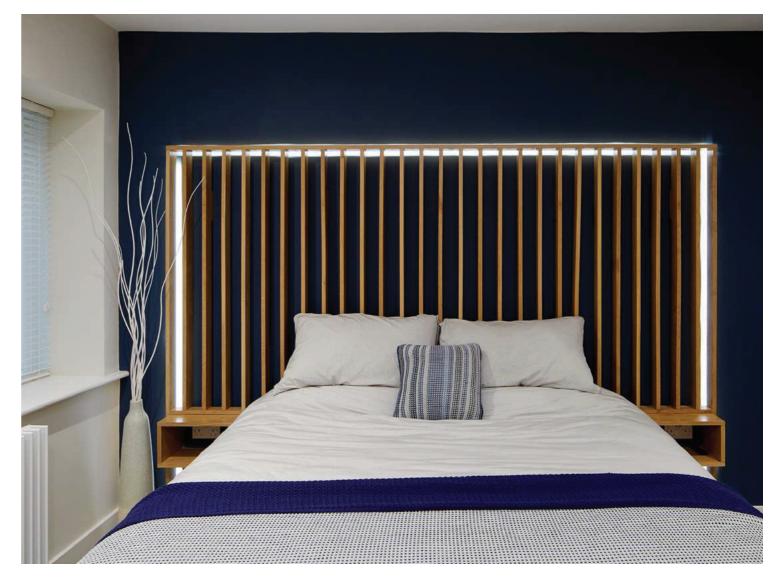




A house and home brought into the modern era











An exciting inspiration yet practical and pragmatic help and advice you renovate and transform your home.

Helping you through all the stages from initial ideas to budgeting right through to design inspiration and project management.

Our guide will help you step by step to achieve the dream and hope you wish your home to be and make it the home you always wanted.

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