North London Makeover Builders See More Office to Residential Conversion Work After Government's 3-Year Permitted Development Right

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LONDON, March 2013----Makeover Builders are seeing more demand for B1(a) office to C3 residential conversions, creating work for specialist bathroom and kitchen fitters, since the government announced planning permission is no longer required in certain cases.

Director Barak Chever expects more property developers to take advantage of the coming legislation outside of the commercially sensitive Central Activities Zone (CAZ).

Recently, Makeover Builders converted a disused office block into residential flats in North London's Temple Fortune neighbourhood. The suburb is outside the CAZ but within easy commuting distance of Central London and the City, and popular with families looking for extra bedroom and bathroom space.

'We had to take offices that were empty for about 5 years and change everything to make modern flats,' Mr Chever says. The Temple Fortune works included structural changes to create separate apartments, new electrical work for kitchen appliances and lifestyle technology, and plumbing services to suit residential water supply and drainage needs. In addition, each flat was fitted with its own central heating, and appropriate insulation laid for the demands of new use.

While in the Borough of Kensington & Chelsea, which has applied for exemption from the new permitted development right, Makeover Builders are seeing plenty of demand for residential renovations.

A two-month refurbishment of a two-storey flat in Notting Hill Gate has turned an old-fashioned conversion into a high-spec, open living space.

In keeping with 2013 trends, bathroom fitters and kitchen fitters focused on natural materials such as stone and wood, and integrated appliances for a streamlined finish.

Elsewhere, the team opened up the living space, fitted glass rails, and laid wooden floors to increase the sense of light and space.

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