JLS MASTER BUILDERS

PREVIOUS WORKS UNDERTAKEN

Welcome to our guide on some of the notable Extensions, Alterations & Conversions we have completed over the last 25 years.

These pages give an overview of the types of projects and pricing you can expect when instructing us to carry out your project.

It does not include the myriad of smaller jobs, nor is it possible to recall every alteration or extra that got added to the main contract!



In no particular order:

Mr & Mrs Anderson, Stonards Brow, Shamley Green
Major Rear Extension & Alterations, Roofing, New Gable End.

This project entailed an ambitious rear extension with two 4m wide bifold sections topped with hardwood Panoramic glazing behind a parapet wall – allowing the light to pour into the newly fitted kitchen & family room.





To the side: the kitchen joined up with the utility & additional living space. This required four veluxes seating within a zinc mono-pitch roof and two lead valleys to carry the rainwater behind a new tile mansard.

The original house had a pretty boring front so we added a feature gable to update it with a new external rendered finish around the whole property.
Inside, three new beams created a massive open plan living space to compliment the new kitchen. The three-tiered staircase was completely dismantled and then rebuilt to allow access through to the new side utility. There were numerous alterations and curved walls to maximise space for a fourth bedroom with ensuite and the creation of another new bedroom and family bathroom.

New Drainage runs, plastering over Artex, new boiler, new fusebox and a brand new Inspection Chamber at 2m to correct years of SVP flooding from neighbouring properties.

All work was completed at a fixed price. Budget in 07 of Circa £100K. One recall to fix a leaky Velux.

Mr Parker, Drungewick Lane, Loxwood, Surrey – New Staircase and Grade 2 Listed Alterations.



This was one of those projects that evolved one step at a time!

This client had bought a cast-iron fire escape in several pieces from a car boot sale with no real prospect of erecting it until we got involved. We got our top welder on the job and in no time it was up and serviceable.

New Oak Beam was installed throughout this quaint 17th-century property, with some structural remedial works, new windows and infilling.

Roughcasting & sand/cement rendering were carried out in order to match the original external finishes. This photo was taken halfway through the project in 2004 that was completed on time, to budget with no recalls.

Mr & Mrs Dhanjal, Mower Close, Summerlands, Cranleigh – Double side extension and rear single extension.





This client had the foresight to choose to buy the only property in the close that sat on a corner plot. The brief was to take the standard 1970's three bedroom semi and turn it into what is now a four-bedroom, five reception room dwelling – on what was a modest budget.

There were some issues with building control regarding founding depths, yet armed with an independent Soil Report, works resumed after a month's recess. This property had to have two new soakaways using crates and lintels over three drain runs as per Thames Water Stipulations.

Avoiding the extra costs of Cordek, the client opted for a timber suspended floor to meet the issue of potential clay heave. This project was carried out in 2014 during one of the hottest summers. The bricks had to be soaked in water prior to laying, just as had been the case back in 1976 when this house was originally constructed.

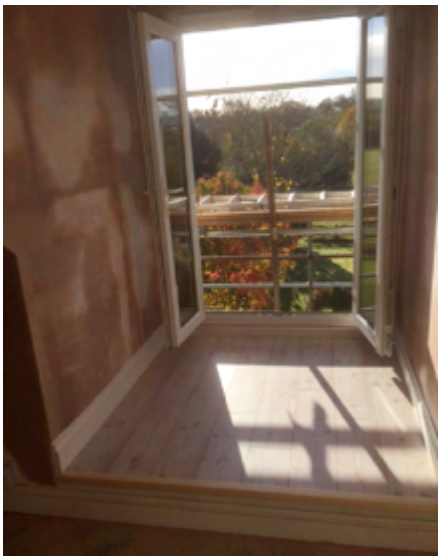
Brand new kitchen and lounge space, UPVC Patio doors and windows to match. Internal alterations, re-wire and much more; this project was completed on time and to budget – the client took on some of the decoration and the finishing himself.

Ms Baldwin, Butler's Hill, West Horsley
Apex Dormer replaces old Velux windows



This client in West Horsley had put up with an old loft conversion since first moving into the property. While the conversion was in the main a useful space as a Master bedroom, the view of the surrounding countryside was anything but.

The four main Veluxes had passed their shelf life and the glazing now shot further obscured the view morning and dusk. It was time for a makeover.



Unfortunately, two sets of builders had quoted to carry out the Dormer conversion but failed to show, leaving our client particularly despondent.
Smaller jobs like this are typically difficult to attract even reputable firms however we were able to customise a contract suiting a more flexible design depending on how each stage progressed visually.





The colour of the close board, internal lights, balcony & doors were all decided as we went along and the happy client paid no more than the £10K fixed price back in 2016. She now has the enviable view and has increased the resale of the house considerably, much to her neighbour's jealousy.



Mrs Bridges, Ockham Road South, East Horsley, Surrey – Loft Conversion

Certain roof voids lend themselves to easy conversion. Others, like this one, were problematic when it came to accessing without damaging the integrity of the existing bedrooms. But we managed to get over the layout issues with some clever carpentry and provided our client with a really nice office in the loft for minimum outlay. Back in 2004, this came in at about 20K.

Mr & Mrs B Leach, Church Green, Dunsfold – Loft Conversion

This delightful little cottage was a joy to work on with a rustic conversion & apex dormer to rear overlooking farmland in the hot summer of 2005.



There were some tricky structural alterations required on the 1st floor to cope with the loft load. There were also upgraded doors, shower room fit, a new side window and special flitch beams to carry the new staircase.

The two cottages were eventually sold for a tidy profit and having spoken to the newer owners a few years on, they say the loft conversion is the best bit of the property! All to a fixed price, no recalls, Budget then circa £30K

Mr & Mrs Wilson, Lime Kiln, Loxhill, Surrey – Loft conversion & Ensuite



The perfect location made perfect again with a high-end loft conversion and ensuite. This was originally a two-bedroom property that our team transformed into a three-bed gem with a Juliet balcony, stunning orangery & deluxe garage overlooking beautiful countryside.

Sometimes cottages benefit more from loft conversions and conservatories where daylight is encouraged to stream in. Since the early 2000s when this was done, lanterns have become all the rage and compliment older or grade 2 properties more sympathetically than just basic extensions ever could.

TAM 2 Property Developers, Shamley Green 2007

Front Mistletoe Cottage



We received instructions from a newly formed property developer to turn this derelict bungalow into a modern family dwelling. The only caveat being it had to be turned around in record time for resale.

The rear extension was completed on time with a brand new kitchen, skylight, replacement windows and doors leading out onto a new Indian sandstone patio.

Rear Mistletoe Cottage



Inside and throughout we performed several structural alterations forming three large bedrooms, two luxury ensuites, stylish lighting and a brand new rustic open-hearth fireplace.

The house benefited from a complete rewire, new megaflow & central heating system, repointed chimney and exterior front walls.

Sourcing best brick matches can be tricky, especially when marrying up metric returns with imperials. Fortunately, we know a number of good brickyards and we know who to speak to nicely.

We have used a longstanding brickie on Mistletoe and many other jobs, who was finally put out to pasture in 2017. Here is an example of his brickwork on RGS Guildford from 1989 and he also did large swathes of the Friary.



He was instrumental in our professional development and taught us how to deal with over officious building inspectors that cause clients trouble.

As with Mistletoe Cottage, we respond to situations other builders might dismiss. In the end, the property was retained during the financial crash for lettings. There was one recall for a leaky pipe. Budget circa £40K

Mr & Mrs Champion, Surrey Gardens, Effingham
Rear Extension & Alterations, New Chimney, 2010

Rear & Side Extensions typically attract load-bearing alterations and this job was no exception. The owner was Coldplay drummer's uncle and as a structural engineer, he liked a lot of fills and beams!



Taking the full 10 months to complete, the DSE included 7 individual beams creating a whopping 100pc increase in floor space. The property now boasts two further large bedrooms with ensuites, a new chimney, new garage, new utility, extended kitchen & drawing room etc etc



This project was carried out with just basic drawings on a building notice. The clients remained in the property throughout. There were four new Velux windows, two for each new galleried bedroom and ensuites.

The rear drainage was re-routed with new Inspection chambers, vertical tile hanging looked great with Sandtofts and the original garage space was extended to include a new Garage door, workshop and Utility.



The property was recently sold 10 years after completion, described in the articles of sale as one of the most sympathetic extensions ever carried out.

There were no recalls, budget Circa £100K

Property Developer, 40 West Avenue, Hayes – New Build

Rarely does a corner plot come up in Greater London yet we beat several other tenders to take on this new build in 2012



The first picture shows the original plot of 38 West Avenue and the second two show the end terrace result, no 40. This estate was probably built just after the war when roughcasting exteriors were the norm. We are one of very few builders that still know how to do it right.

The job was carried out on a building notice and independent 10 years warranty. It took 10 months to complete at a fixed price, including an array of additional alterations to the existing house. The layout was two large reception rooms, a hallway, WC, three beds and a family bathroom, and loft.

We handled all the utility, mains and services connections. The house has since been sold making the client, at the time, a cool £200K pre-tax profit.





Commercial Factory & Offices, High Street Cobham – Strip and Renovations



This longstanding photographic and processing company reached the end of its lease with a list of full reparations required to return it to its landlord.

Including frontage, the site stretched back 1 acre and works including roofing, chimneys, flooring, re-wiring and industrial cleaning. We installed new bay and windows throughout, repointing, heating, security, drainage and remodelled interiors to suit. All works were carried out in accordance with building regulations and on time. Budget Circa £150k in 2006.

Tree Down – New Boundary Wall Please!
A return to an existing client – Insurance Job 2016





The neighbour's giant fir tree rotted unchecked for years and then one day fell across the party wall. Thankfully nobody was injured. There were several attempts by the Insurance company to weedle out of paying for a full foundation, and in the end, we took on the job on a day work plus materials basis. The original wall, built in the 1930s had never had piers, but we managed to come up with a fillet and pin solution to get over this.

All done in three days, happy clients on either side of the wall, No Vat.

Recording Studios & Entertainment rooms – Domestic or Commercial.

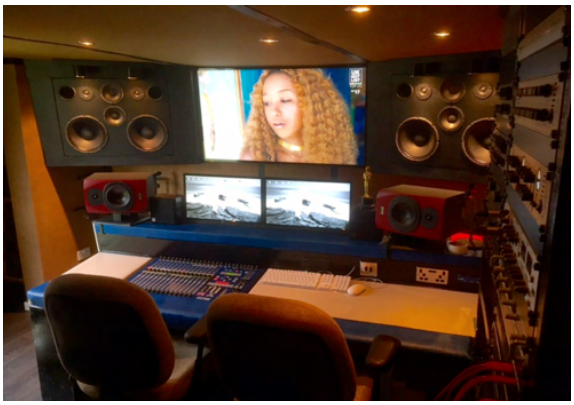
Subject to site surveys, we design & construct Recording Studios & Entertainment rooms at a fixed price.

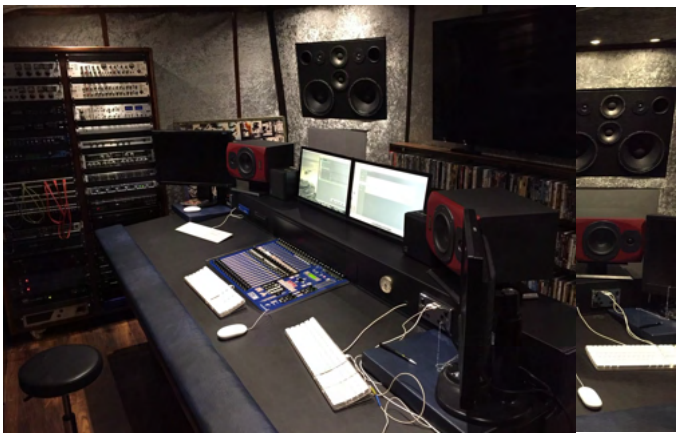
The bespoke studio design is a fully digital/analogue design that caters for artists or full bands. The main monitors are our own design and desks can be tailor-made to suit any space with attached live rooms.

Entertainment rooms are also available with or without acoustic treatment and surround systems. We source our audio products through firms like Digital Village, Neil Grant Associates and furnishings from Soundsorba and John Sankey.

Whether high end or to a budget, there are solutions we can provide for every scenario including domestic, commercial or academy.







Garage Rebuild, Byfleet Surrey 2002

Demolition of existing garage and erection of triple length unit & fully automated Wessex door. To the rear, fully incorporated office space, power, light and high-speed internet.

Special wavy roughcast finish with gilt lower bricks and stepped creasing tile to match existing house. Tilemansard front with flat roof section to rear with 10-year guarantee. Estimate price met exactly with additional workbenches, repair to



driveway and repointing thrown in for free. Budget £25K.

We recently renewed the felt which lasted 18 years.

Mr Bolton, Oxford Road, Guildford – Basement and Shower room extension.

SSE to rear incorporating shower room and basement conversion to habitable accommodation. Existing cellar stairs would not suit new levels so were adapted using more bricks to give a perfect step without having to replace them with timber.



Typical properties on this road are a real pain to access however we were able to handle everything without even a skip. Clients really appreciate no loss of overnight parking spaces. All on budget, no recalls. Article about the work we did feature in the FMB magazine in 2005.

Mrs Enock –Shore, Burwood Close, Hersham – Rear extension & alterations.

Rear extension including two extra-large veluxes and external roughcast. Partitioning into two separate dwellings with a new ground floor bathroom. Replacement UPVC window and doors throughout and facia upgrades to match.



All the works were completed within four weeks and only £250 over budget. Both flats were let within days of completion. The client gave us work in France also.

Mr & Mrs Westerlund Farm Cottage, Puttenham – Cider House & Extensions



Taken in two stages, the first being the renovation of the 16th Century Cider house room and internals during the summer of 2017. Having demonstrated our abilities this client then offered us the extensions to the main Grade 2 Farm Cottage on a building notice.

Lime mortar was the order of the day and we successfully joined the existing kitchen to the cider house before turning our attention to the main entrance hall.
Farm Cottage was one of those properties where no original surfaces were ever straight yet we persevered and ensured the job look beautiful by the end.

Lovely oak beams, clay tiles and Amberley stock bricks made this a fabulous job to work on. Completed in June 2018 adding thousands in value to the cottage.










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Covid Special 2020-21, Inglenook, Byfleet, Surrey

This client booked us just before the Pandemic hit in 2020, which meant the majority of materials were already on site. This was a year-long project to develop side and rear returns.

To the side, a bold single storey self-contained annexe with a parapet wall and gorgeous lanterns. Wavy rendered finish with gilt bricks and a charm all of its own. Inside, a combination of exposed brickwork, wood floor and tiled sections with a fabulous luxury wet room.
To the rear, the property had been begging for a rustic beamed conservatory with underfloor heating in the winter. Bespoke timber conservatories are always far superior to aluminium or UPVC. The clients confess they spend most of their time there now and enjoy their fully let annexe as part of their retirement.

This property has now got the full treatment and added a cool £150K to its value for a much smaller cash outlay.





While all the other builders were struggling to get materials to the site, JLS relied upon our endearing suppliers who did not let us down.









Internal Refurbishment of Grade 2 Listed Manor, Surrey, 2021

We were instructed to carry out a number of internal improvements to this Manor House in 2021 for an Italian Property Developer.

Works included installation of two new kitchens, two new luxury bathrooms and several reception rooms. One in particular required a new fireplace and surround and extensive repairs to the existing chimney.
In all, the works went into tens of thousands of pounds to a fixed price, yet with no over spend. The client has requested anonymity.

Internal work to a fixed price is particularly difficult to achieve, yet with plenty of planning, there is no reason why jobs should end in dispute.









Summer 2009, Fiona Tester, Baynards. Surrey
Kitchen Extension & Alterations

Even the small jobs can make a real difference, particularly where space is at a premium with 19th Century terraced houses.

Our client just wanted to push her kitchen out another 4 feet and allow the light to pour into what had previously been a pokey scullery. Simple glazed roof, easy beam, extended tiling and new shaker units. Change out of £20K, get in!







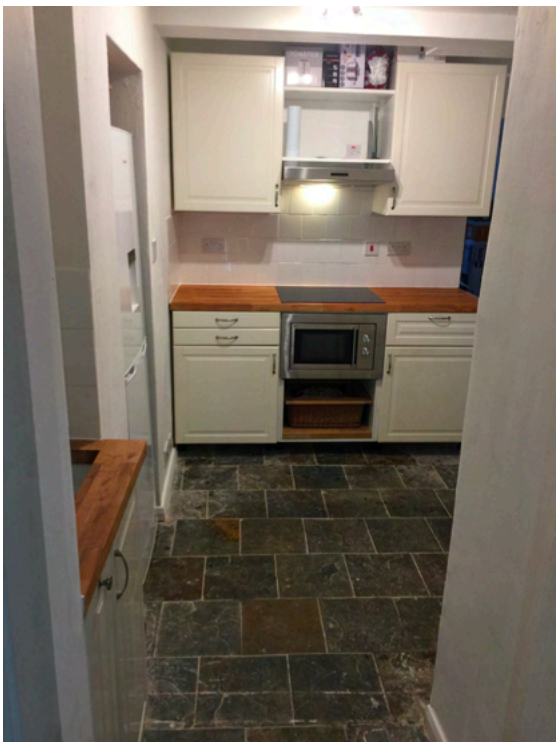


Alterations to Semi-detached property Ms Herrkaur, Wyphurst Road, Cranleigh

During 2022 we were instructed to carry out a number of load bearing alterations to this rental property including,
Removal of existing shower unit, creation of new corridor, installation of mini kitchen, refurbishment of existing master bedroom & ensuite, numerous small jobs including plastering, rewiring, flooring and fencing.

Not all jobs are neat extensions. Sometimes clients require ad hoc internal alterations to be carried out very quickly, particularly in the rental sector to a deadline, as was this case.
If you are a landlord and you require something speedy then speak to us first.









2023 Function Room Refurbishment & Fireplace Reconstruction, Peaslake, Surrey Hills

Set within the beautiful Surrey Hills, this project involved the complete restoration of a large ground-floor function room that had fallen into disrepair following years of water damage and neglect.

The refurbishment included a new parquet floor, extensive plastering and decorating works, and the rebuilding of the room's focal-point fireplace. The challenge was not only to repair the damage but to restore the room's character and create a space that felt welcoming once again.

Today, what was once an unusable room has been transformed into a versatile family space, ideal for entertaining, games, and social gatherings. Delivered within budget at **£85,000**, the finished result combines craftsmanship, practicality, and traditional character in equal measure.









2024 Old Barn Conversion to Habitable accommodation, The Horsleys, Surrey.

This former barn had previously been converted into office space. Following retirement, the owners decided to transform the building into high-quality residential accommodation for family use and potential holiday or long-term letting.

We carried out a comprehensive programme of alterations to create a stunning open-plan kitchen, dining, and living area, designed to maximise both space and natural light. Above, a beautifully crafted galleried mezzanine now provides access to a series of bedrooms and en-suite bathrooms, creating a practical yet characterful living environment.

The project was completed within six months and delivered on budget at £125,000, demonstrating how thoughtful design and quality workmanship can unlock the full potential of an existing building.

The result is a distinctive and versatile home that preserves the character of the original barn while providing comfortable, modern accommodation and a valuable long-term investment for the future.









2026, Inglenook, Byfleet, Surrey: Re-roof

For anyone without air conditioning, 2026 was one of the hottest years on record, making it the perfect time to re-roof this classic 125-year-old property. Work began in April and was completed in June, without a single drop of rain, eliminating the need to tarp over the building. Our returning clients had received quotations of around £25,000 from several other contractors.

We came in as the most competitive and, we believe, the results speak for themselves. The key to reroofing any Arts and Crafts property is not being afraid to reuse original materials or take the time to source suitable reclaimed stock. We spent considerable time locating reclaimed *Keymer*, peg, and *Dreadnought* tiles to ensure the finished roof remained true to the character of the house. It became something of a running joke among the team how many compliments we received from passers-by throughout the project. The wet work was deliberately finished in a rustic style, just as it would have been in 1900. Now that the weather has turned, everything has weathered in beautifully and blends seamlessly with the original fabric of the building.

The front roof was particularly challenging, with virtually no two angles being the same. As a result, much of the work had to be hand-cut using traditional methods, including a jack saw, hammer, and nails. From start to finish, this was a truly artisan project. The property is a one-of-a-kind presence on the street, and the finished roof catches the light beautifully from every angle.







