

A modern interior space featuring a staircase with a glass railing and a textured wall. The staircase has a white handrail and a glass balustrade. The wall is made of a textured, grey material. The floor is made of light-colored wood. In the foreground, there is a textured, brown armchair. The ceiling has recessed lighting. The overall aesthetic is contemporary and minimalist.

BARRETT KENT

The Cellar Conversion Specialists

Why Choose Barrett Kent



Your home is probably the biggest financial and emotional investment that you are ever likely to make. Now, more than ever before, it's making more and more sense to use the space you have, rather than moving to a new home.

Instead of using precious building land around your home, losing valuable outdoor space and incurring high building costs, long delays and a lot of construction mess, why not make use of your cellar? Create the space you require and increase the value and investment of your home.

Just imagine relaxing in a luxurious spa bath installed in a state of the art bath and steam room, or sinking into that soft luxurious sofa to watch your favourite film in your very own home cinema, or maybe you just need the extra room for the children. The ideas and possibilities are endless. Basement conversions needn't be stressful; once you've decided on your needs, Barrett Kent helps you take your ideas from design to completion, working alongside you every step of the way.

Sourcing specialist materials, textures, fixtures and fittings, providing detailed architectural drawings, dealing with all the relevant authorities for planning permissions and building regulations, right down to the finishing touches - Barrett Kent helps you create the rooms you need and realise your dreams.

The possibilities are endless:

- Children's playroom
- Home gym
- Extra bedroom
- Home cinema
- Kitchen
- Bathroom
- Home office



Creating. Space

“ We have now moved into the newly converted cellar, which is being utilised as a children’s bedroom and playroom, Barrett Kent has completed the work to a very high standard and the newly created room is light, warm and dry!”



CGS Member

CGS offer insured guarantees with an insurance certificate specific to your property and issued by an FSA authorised and regulated UK insurance company. As CGS contractors we have achieved what are probably the hardest approval standards in the industry, ensuring that we have an enviable position within the industry.

FMB Master Builders

We have been trading for many years and are continuously being vetted by and are full members of the Government endorsed Trust Mark scheme, Federation of Master Builders & Masterbond.

Guarantees

All our basement and cellar conversions come with a 30 year membrane guarantee and a 10 year Barrett Kent workmanship guarantee.

Certificates

All certificates will be provided including: electrical part P, Gas Safe certificate (previously Corgi), building regulations, sound test certificates & guarantees.

“ That once neglected dark and mouldy basement can be transformed into a wonderful cosy living space. All that’s needed is a little inspiration and Barrett Kent’s expertise. ”



Basement conversion is a specialist trade; the implications of getting it wrong don't bear thinking about.

Distinct. Living

Choose Barrett Kent to realise your dream. We are a reputable company built on honest values and local recommendations.

Full Range of Services. Barrett Kent

A full range of services:

Barrett Kent offers a full turnkey project management system from the initial design through to completion:

- Architectural design drawings
- Building regulation and planning permission
- Water ingress management systems
- Basement Creation
- Underpinning
- Cavity drainage membranes
- Sump and pump systems
- Electrics
- Plumbing
- Stud walling
- Windows, doors, staircase and all associated joinery
- Full plastering service
- Painting and decorating
- Floor coverings
- Under floor heating



Quality Checklist

- FMB Master Builders
- Fully Project Managed
- Checkable References
- Certificates on Completion
- Stage Payment System
- Insurance-backed Guarantees
- Fully Insured
- Fully Vetted



“It was so simple and relaxing we were instantly put at ease and nothing was too much trouble.”

“What was once a dumping ground for all our clutter is now a wonderful place to curl up with a glass of wine and a good book!”

Water Management. Barrett Kent



Summary

Water entering through the basement walls and floor wall seam is controlled behind the wall membrane system and diverted to a drainage channel fitted around the perimeter of the basement.

The water enters the channel through pre-drilled holes along its length and is then diverted to a suitable drainage point, either a natural gravity drain or a sump and mechanical pump.

Membrane System

High density polyethylene membranes provide an air gap between the membrane and the wall, which allows any free water to run behind it. The membrane is mechanically fixed to the original sound wall surfaces prior to a metal stud framing system on which plasterboard can be fixed.

With the introduction of the latest British Standard 8102 (1990) "protection of structures against water from the ground", the use of cavity membranes has been accepted in the UK. Good quality membrane systems can easily deal with aggressive ground water conditions, where basements are liable to flooding, or indeed where simple dampness, contamination or salting problems are prevalent.

Quality. Guaranteed



“ The key to success in any basement or cellar conversion project is to ensure the area is completely waterproof. We provide and expertly install a full range of products including waterproof membranes, sump pumps and drainage systems. ”



Drainage Sump & Pump

A system consists of a pre-formed polyethylene sump basin, a mains powered submersible pump, a non-return valve assembly and a battery operated high water level alarm, which is linked to an integral float switch.

The high water level alarm is an essential component within a a sump system. In the event of mechanical failure of the pump or an unexpected power failure, the water will continue to fill the sump. When the water

reaches the level of the alarm float switch, the alarm will sound, giving warning of the failure. The alarm is powered by a battery, which should be positioned in a convenient location such as a kitchen or lounge where it will be heard. Once the alarm is heard immediate action must be taken to avoid flooding.

We offer a variety of systems including features such as; twin pumps, battery backup and non-return valves.

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