designer Living
GROUP



SETTING NEW STANDARDS

DESIGNER-LIVING.CO.UK

James Pitsillides

FOUNDERS STORY



After spending over ten years in the conservatory industry, James developed a deep passion for glazing and a keen eye for how natural light can transform a space. This experience, combined with his love for open plan living, inspired him to start his own construction business in Leicestershire & Rutland.

He wanted to create homes that not only embrace modern living but also showcase the beauty and versatility of glass in open spaces. Over the years, he's built a reputation for delivering high-quality, innovative designs that truly enhance the way people live.

James has set his company apart and built the brand with designs such as the signature glazed corner-less extension. Today, his team specialises in transforming spaces into beautiful, functional, and open environments.

We pride ourselves on our attention to detail, innovative designs, and commitment to client satisfaction. Each project is a testament to his dedication to creating living spaces that inspire and improve the quality of life for his clients.

As we continue to grow, his mission remains the same: to bring the dream of better living to more homes across the East Midlands and beyond.

Warm Regards
James Pitsillides
Founder of Designer Living



OUR VISION

To become the most sought-after and renowned construction company in Leicestershire & Rutland, consistently delivering exceptional, stylish, and unique spaces that exceed our clients' expectations.

We strive to be the go-to choice for homeowners seeking innovative and aesthetically pleasing construction solutions.

OUR MISSION

To set new standards in the industry and to consistently provide homeowners with unique & stylish constuction solutions that elevate their living spaces empowering homeowners to realise their vision of modern, connected living.

What our Clients Say
About Designer Living!





“Couldn't Recommend the Team more Highly”

James, Steve and the team have done a fantastic job of transforming a soggy, damp part of our garden into an amazing new extension. Their attention to detail and turnkey offering meant that everything from build to roofing, kitchen to electrics was taken care of. They even managed to get the job completed before the arrival of our daughter so we could bring her home to a finished home. Thank you

---

T **Tom Swain** ★★★★★





“They made our Dream Home a Reality”

Wow just Wow.... We can't Thank James and all of the Lads involved in transforming our house in to the stunning home it is today. We've had a full reconstruction of the downstairs with a beautiful corner less extension to the back,its turned out better than we could have ever imagined! James has been Amazing from start to finish and his passion for his work and the end result is second to none.We can Highly recommend Designer Living... If you want to make your dream a reality then James and his team are the people to do it. Thankyou so much. Rhian Dave & Ollie xx

---

R **Rhian Smith** ★★★★★

What our Clients Say

About Designer Living!







“We Are Absolutely In Love With Our New Space”

What can I say, James and his team have been absolutely amazing from start to finish. James is such a perfectionist and only the best will do with the work he and his team carry out. I cannot recommend enough. Each team that has been through our home has been friendly, professional and adaptable to our needs as they’ve worked. If I could give more stars I would, thank you guys.

Libbie Smith ★★★★★

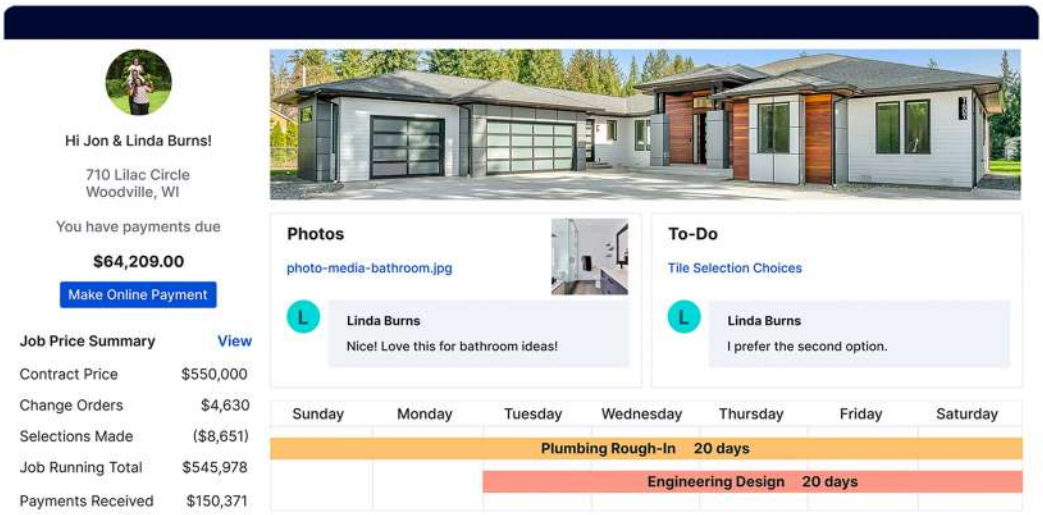
What Makes Designer Living

Stand out from the Competition

You will have access to your very own Client Portal, a one-stop shop for staying updated on the daily progress of your project.

Through our online portal, you are kept in the loop every step of the way. Your phone will be silent - and so will your worries of never knowing where your project stands.

We will Monitor all of your projects progress through the apps Schedule feature, and stick to the timelines and Finish jobs in a timely manner.





Why we Use BuilderTrend!

- Daily Logs of the Projects Progress from the Start.
- Track Financial Payments with our Built in Invoice System.
- Files for Directly Uploading Images & Documents.
- Instant Chat & eMail Features all inside 1 Application.
- Online Schedule for Planning Your Project Timelines.
- Product Delivery Updates for your Projects Materials



“Managed in the App from Start to Finish, Amazing”

We have had James Richard and their team carry out a double extension on our property. From the point of sale to the end result they’ve been nothing but outstanding. The whole process has been managed through Richard and James and their app which has made everything so smooth and hassle free. The staff they’ve sent to ours have been all phenomenal. Clean professional always there to help with and obstacles we’ve encountered there’s always been a resolve. If you’re looking for not only a job well done but a service second to non I would highly recommend James Richard and their team. Thank you for the work you’ve carried out for us.

M **Michael Walker** ★★★★★

Why we Use BuilderTrend!

- **Assign To-Do’s for urgent tasks for Customer/Contractors.**
- **Choose a range of Product Selections within the app.**
- **Change Order - Add or Remove Additional Items to your Order in real time.**
- **Stay up to date from you desktop or mobile phone,**
- **Summary to get a Glance of your Project & Dates.**
- **Communication in one place with our very own app.**



A Wide Range of

SERVICES

Available to you

Here at Designer Living, we offer a wide range of products and services to help make your home improvements less stressful from start to finish.

1 Building Regulations

Most Projects require building regulations approval. Our in-house team of experts undertake all of the extensive paperwork and book site inspections throughout the project to ensure compliancy. We ensure it has been built to building code at every step of the way giving you complete peace of mind.

2 Structural Calculations

If you're having internal alterations to your property, it is important to ensure the right kind of structural beams have been installed to support the new build. Our In-House team will take care of all the technical calculations for you and ensure everything is structurally sound.

3 Planning Permission

Before you begin your new extension on your property, you need to ensure it has been approved by the Local Council. This ensures that you are fully compliant with the build for your home.

4 CAD Design Services

We offer an in-house design service where you can visualise your project in a 3D Envorinment before it is built. We can even super impose it on to your house for you to see what it looks like.

Visualise your New Home with

Our Interior Virtual Reality Tours









Why Choose VR?

Whether you're designing a new home, office space, or just about any other kind of property, we have the tools to help you realise your vision. A crucial part of the design and construction process is seeing your plans brought to life, and 3D rendering is the perfect way to do this!

Virtual tours enable you to take a journey through a space. Whether that's a single room or whole property. We create a 3D model of your property design from scratch and add as much interior detail as your brief specifies, then animate the model so you can explore it from every angle.

Reasons we use VR

- ☑ Ensure the look & feel of your Project is right for you before you commit
- ☑ See the Finished Results from Day 1
- ☑ 360 Virtual Tour of Interior Designs
- ☑ Helping you to envisage your future lifestyle in a single photo/view.
- ☑ Allowing you to identify any potential adjustments before we start the build.

This is a paid service & available up on request, information is taken from your site plans or CAD Drawings**

designer Living Signature

Corner-less Range





















designer Living

Parapet Wall Orangery







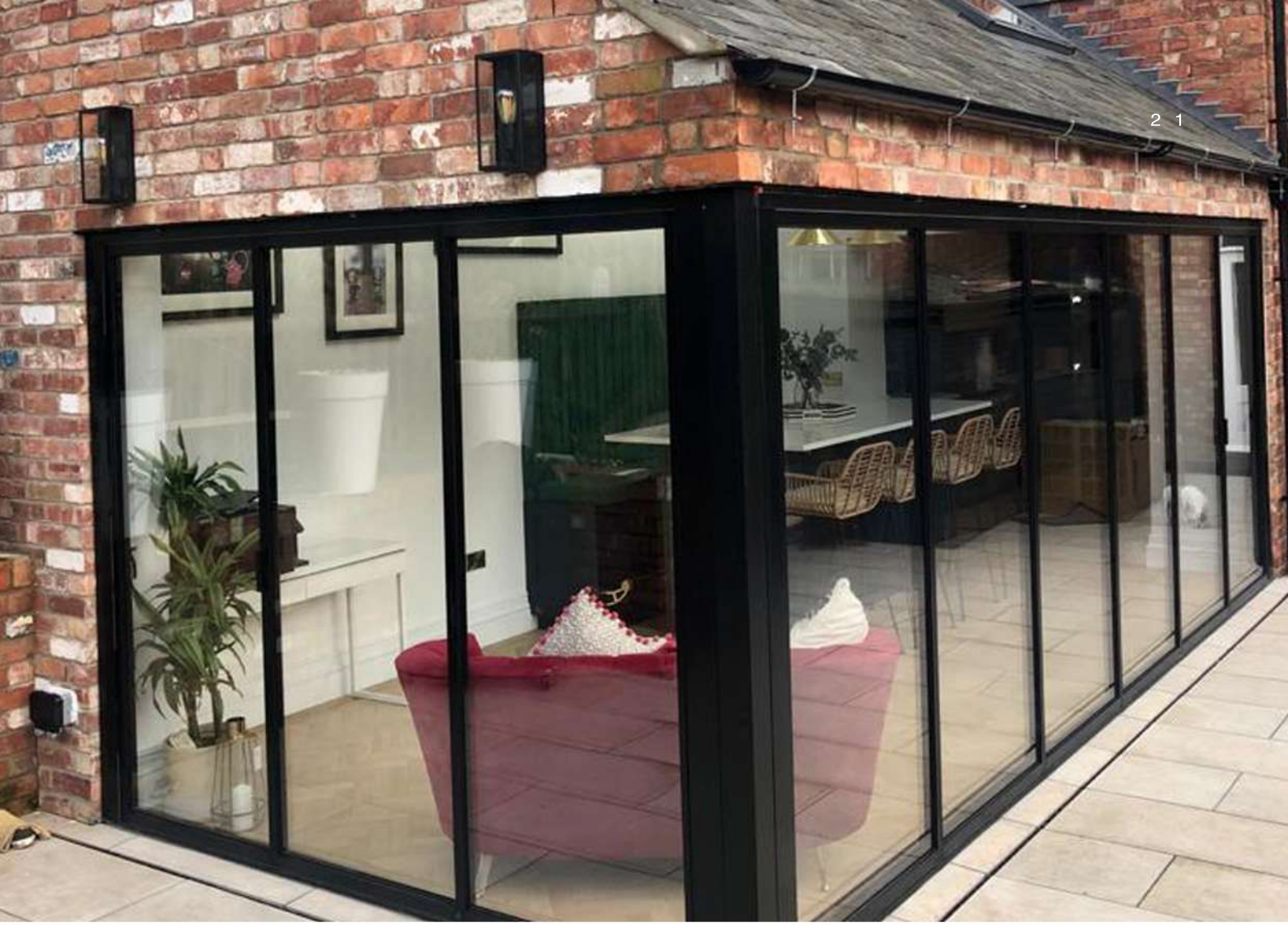






designer Living

Tiled Roof Extension





designer Living

Orangery Extension









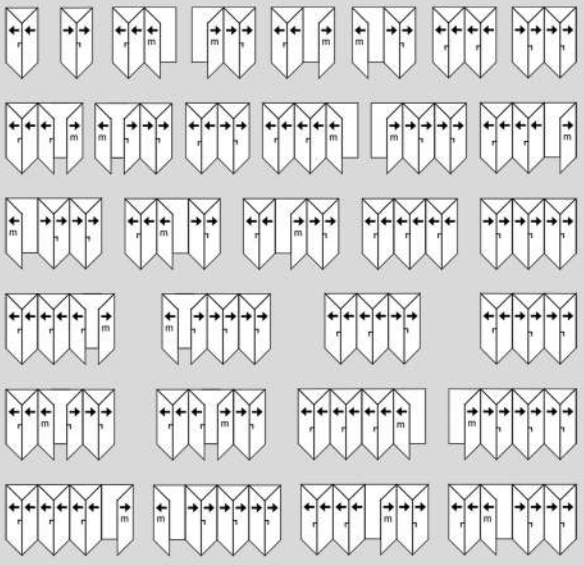
BI-FOLDING DOORS

Remove the boundaries between inside and out with our all aluminium Bifolding Doors. When closed, the slim sightlines and large glazed concertina doors flood your interior space with natural light.

When open, our unique door handle allows for the uniform stacking of panels. All designed to create a clean and inviting look, seamlessly connecting indoor and outdoor living.

THE FINER DETAILS

Configurations



Technical Data	BSF70 HI	BSF70 HD HI
U-Value (Double Glazing)	1.4 W/m2K	1.4 W/m2K
U-Value (Triple Glazing)	1.1 W/m2K	1.1 W/m2K
Air Permeability	Class 4 (600 Pa)	Class 4 (600 Pa)
Water Tightness	Class 9a (600 Pa)	Class 9a (600 Pa)
Wind Resistance	Class AE2400 (2400 Pa)	Class AE2400 (2400 Pa)
Max Size (mm)	1200 x 2400 (mm) **Std /3000mm**	1200 x 2400 (mm) **Std /3000mm**
Max Vent Weight	100kg	130kg
PAS 24 & SBD	Yes	Yes

Colour Options

STANDARD WHITE
BRILLIANT WHITE
CREAM
SILVER GREY
LIGHT GREY
DARK GREY
RED
BLUE
GREEN
BROWN
DARK BROWN
BLACK











SLIMLINE SLIDING DOORS

Our beautiful slimline sliding doors give you the view you've always dreamed of in a contemporary thermally broken sliding door system.

As well as offering a stunning slim 20mm sightline where the panels meet, the system can offer panels up to 3 metres high and 2.5 metres wide. The system is designed to allow the top and bottom frames to be concealed as part of the build – giving a feeling of a "wall of glass".



The Slimline sliding doors are available in 2, 3, 4 and 6 panel configurations, allowing a maximum glazed area of 15 metres wide by 3 metres high. The system also offers a 90 degree moving corner configuration, where 2 sets of RS20 can slide away from each other to reveal a view without structural corner posts.

FEATURES & BENEFITS

- 20mm Sightline
- Panels up to 3 Metres High
- Moving Panels up to 320kg
- uValues Down to 1.3
- Moving Corner & Pocket Door Options
- Wide Range of RAL Colours
- Fuly Weather Rated

SIZING LIMITS

- Maximum Panel Width 2500mm
- Maximum Panel Height 3000mm
- Maximum Panel Weight 320kg



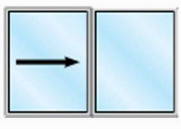
FEATURES & BENEFITS

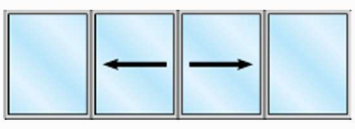


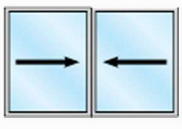
- 25mm Sightline
- Panels up to 4 Metres High
- Manual Moving Panels up to 400kg
- Motorised Option to 700kg
- Moving Corner & Pocket Door Options
- Wide Range of RAL Colours

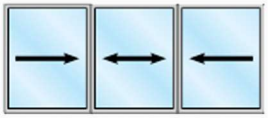
DOOR CONFIGURATIONS

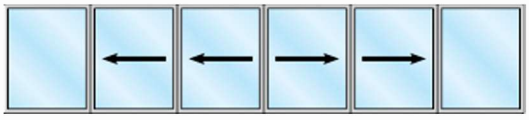
A variety of the best door configurations for your home

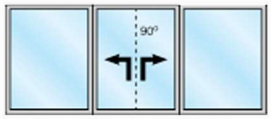












SLIMLINE SLIDING DOORS

The breathtaking Supreme-Slide Slimline Sliding Doors redefines what can be achieved with sliding doors – offering panels up to 4 metres wide or 4 metres high.

Despite the huge panels that the Slimline Sliding Doors can support, the system has stunningly slim 25mm sightlines. When you combine this with the ability to conceal the outer frame as part of your build, the system has the capability to create a virtually uninterrupted glass vista.

RAL9005 RAL9016 RAL7016

Available in over 200 RAL Colours
These are our most popular.







A DESIGN UNIQUE TO YOU AND YOUR HOME EXTENSION



CONTEMPORARY
(Max 1500mm x 3000mm)



2 WAY DESIGN
(Max 1500mm x 6000mm)



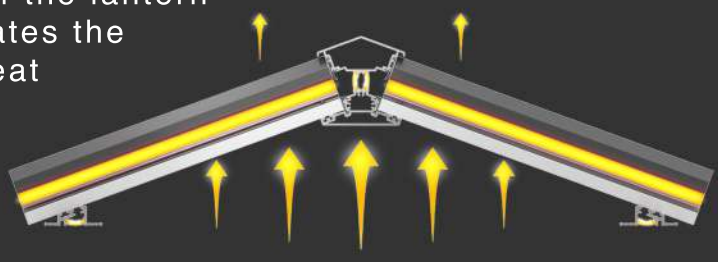
3 WAY DESIGN
(Max 3000mm x 6000mm)



4 WAY DESIGN
(Max 2000mm x 2000mm)

INNOVATIVE FULLY THERMALLY BROKEN ROOF LANTERN

Thermal break technology ensures that Stratus is warm in the winter and cool in the summer. Every element of the lantern has an ultra-low conductive element that separates the inner and outer aluminium skin, helping keep heat transfer down, and your heating bills low.

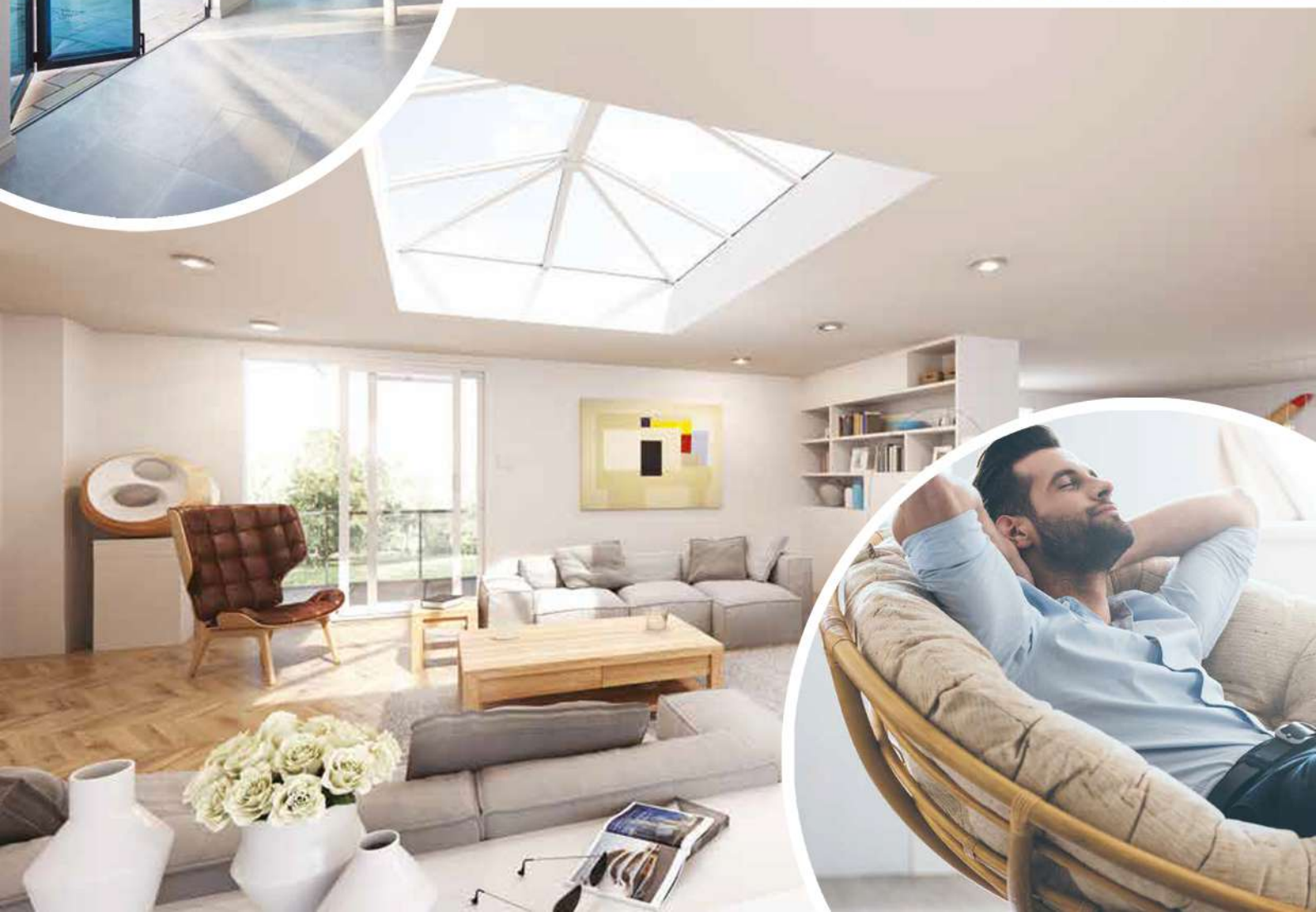


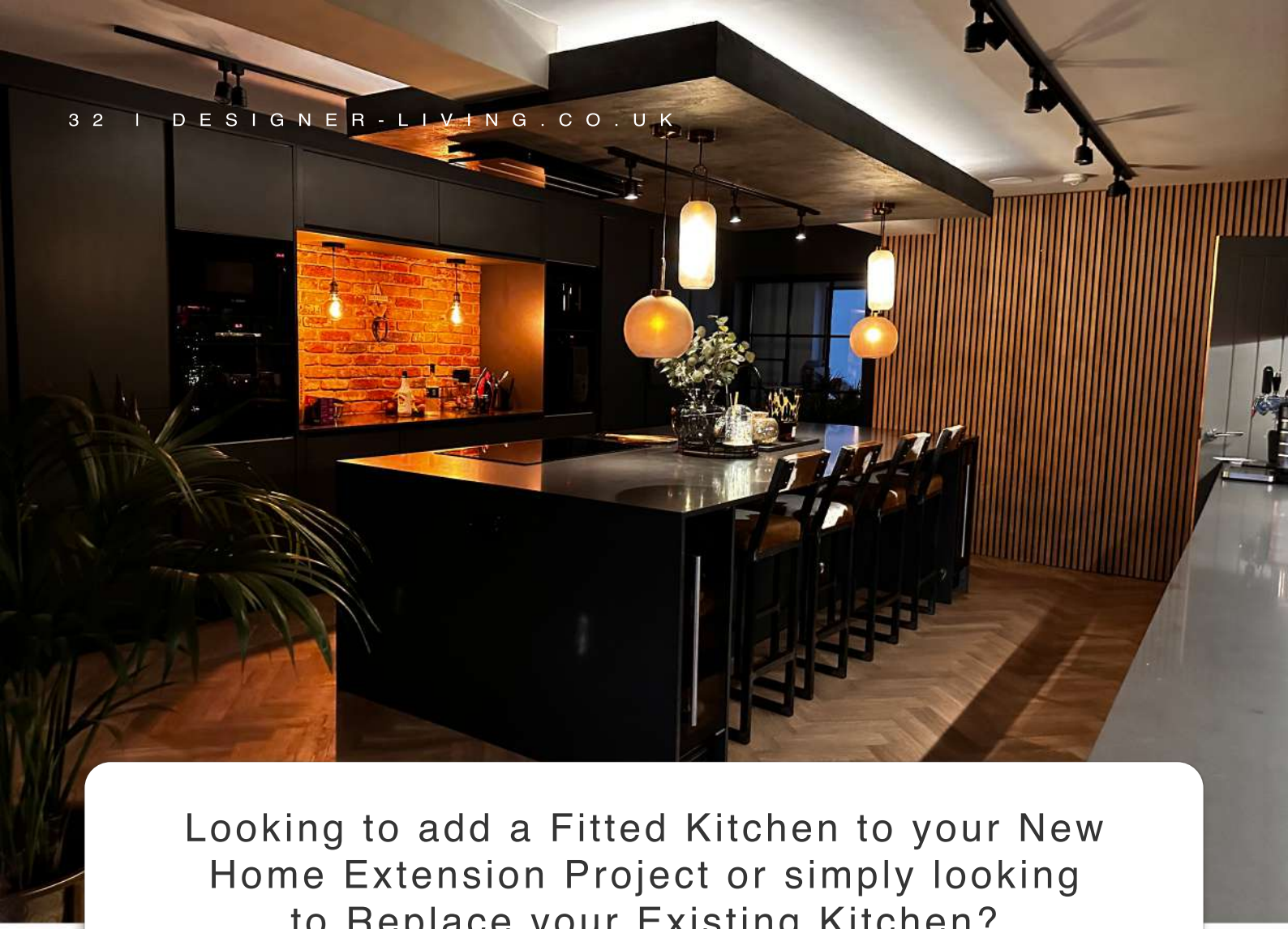
Want to discuss this Product Further? Get in Touch

07702 588 575

info@designer-living.co.uk

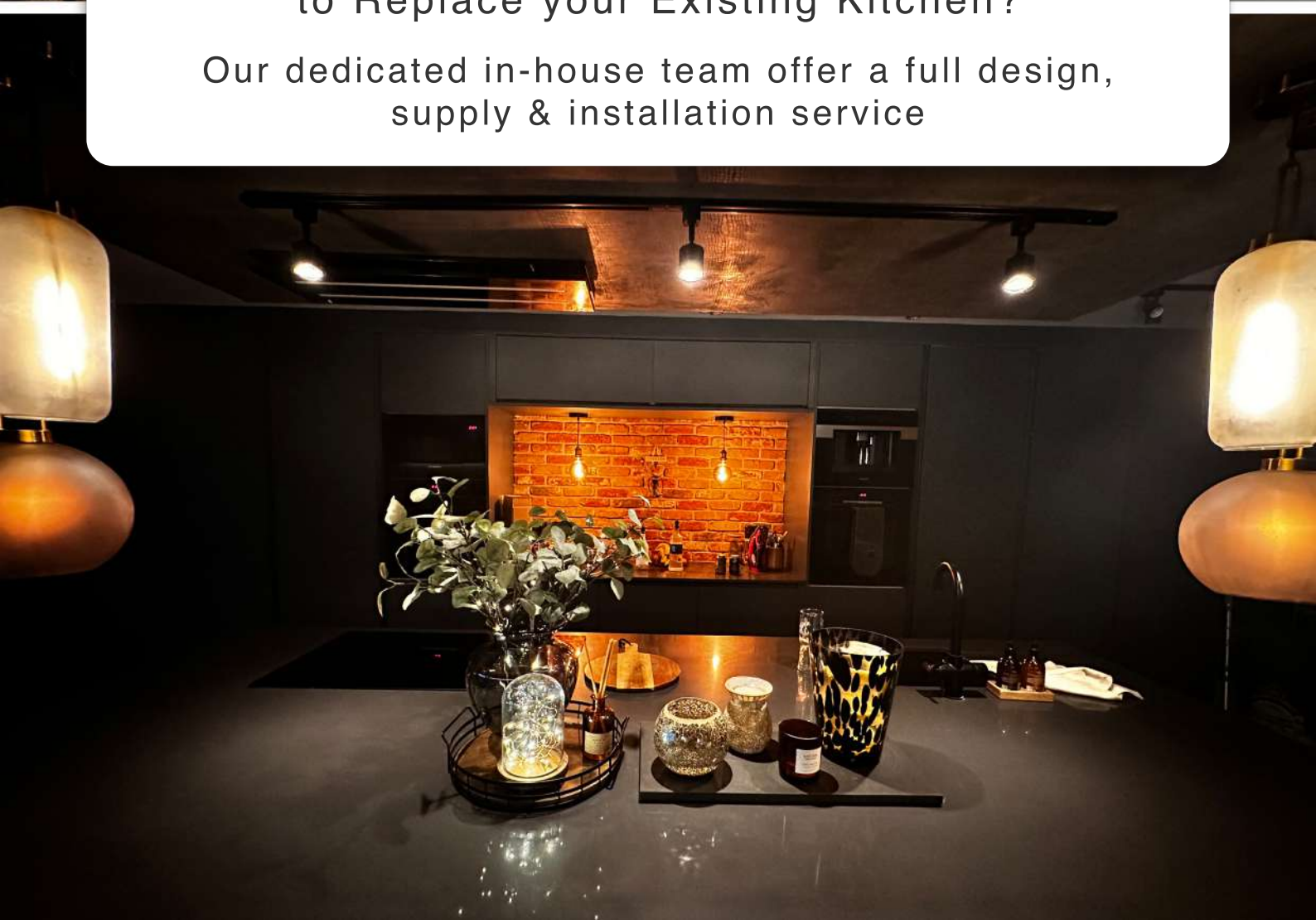






Looking to add a Fitted Kitchen to your New Home Extension Project or simply looking to Replace your Existing Kitchen?

Our dedicated in-house team offer a full design, supply & installation service







Mrs & Mrs Kotecha

Double Storey Extension

New Bedroom, En-Suite and Single Storey Orangery with Open Plan Fitted Kitchen



“We Love Our New Kitchen & Extension”

We searched for several builders to undertake the work on our home and decided to get Designer Living to come and quote us for ours. From the initial quote, right through to the start, middle and end of the build, all of the teams were exceptional and poite through out. We love the new space that has been created and we can’t wait to start enjoying it all through the summer months. Thank you, James

---

M **Mr & Mrs Kotecha** ★★★★★





designer Living

Garage Conversions

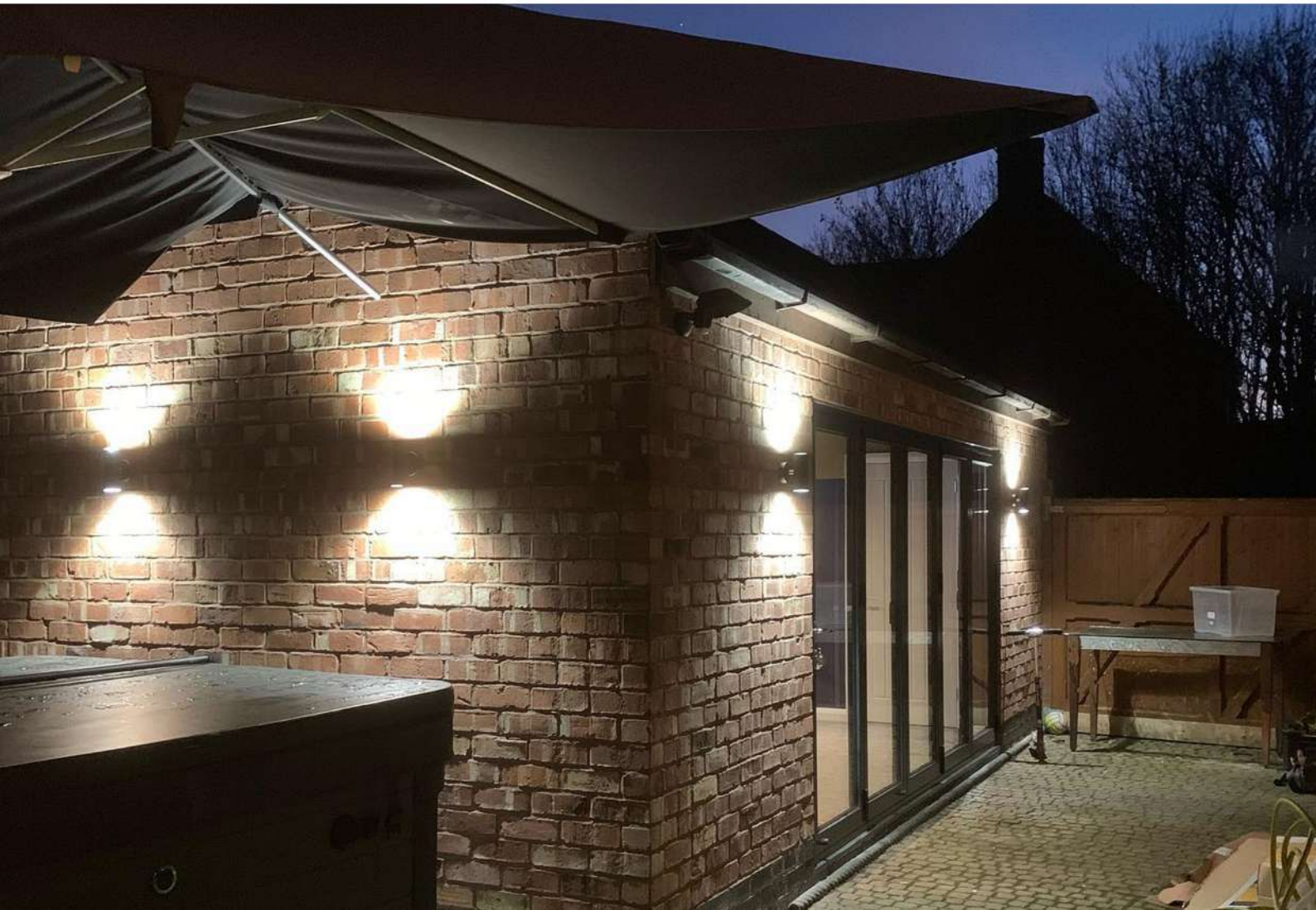












UK'S LEADING PROVIDER OF INSURANCE BACKED GUARANTEES

- We Protect our customers for up to 10 Years
- QANW Increases Confidence with us
- Strengthens our Credibility to you
- Insurance backed guarantees for that Peace of Mind

Regulated in the UK

Protecting Over 2.5+ Million People

WHAT IS QANW & HOW DOES IT HELP ME?

An insurance backed guarantee protects the home-owner in the worst-case scenario; should the original installing contractor cease to trade and a defect with the installation appears!

Not to worry this is where, when issued, an insurance backed guarantee comes into effect and the home-owner can claim against the policy to rectify the faults, often saving the homeowner's thousands of pounds...



100%
Certified by CERTASS Directly

CERTASS

COMPETANT INSTALLER

- All our operatives are assessed for competence.
- Certifications provided on Completion of Installations
- Ensures we are Compliant and Energy Efficient Products
- Treats all customers fairly & equally



All Certass competent persons scheme members are regularly audited, both on-site and at our customers premises. They also check our business processes and procedures to make sure that we meet the requirements of their Government-endorsed, UKAS-accredited competent persons scheme standards.

This shows that our business meets energy efficient guidelines on our Projects.

STAY CONNECTED WITH US!



FOLLOW DESIGNER LIVING ONLINE!

FACEBOOK

/ahi.uk/

7.4k Likes | 7.7k Followers

YOUTUBE

@DesignerLiving

1.2k Subscribes



INSTAGRAM

/designer_living_

842 Followers

DESIGNER LIVING

designer-living.co.uk

8.6k Website Visits

Contact Info

07702 588 575

info@designer-living.co.uk

What our Clients say about

Designer Living!



“We’re so Impressed with the Service”

James and his team recently completed our orangery extension and partial garage conversion. From beginning to end we were impressed with the organisation, communication and management of the job. Every workman we had from groundsmen to electricians and plasterers were all punctual, pleasant and worked to a high standard. We were so impressed with the service we received we asked James and team to complete additional work and landscape the garden adding some fantastic light features. Would most definitely use James and teams services again and would highly recommend.

R **Rebecca Halpin** ★★★★★

“Very Happy with our Extension”

Firstly, I am the first to admit I am a fussy customer.& Designer Living has been fantastic and bent over backwards to ensure that I am happy with my extension. Yes, granted, there have been a few hurdles to jump over as there were some unexpected issues (what project is ever plain sailing?) - However, Designer Living quickly resolved these issues. Thank you to all the team for your hard work - we are very happy with our new extension.

R **Rob Hills** ★★★★★

“We Highly Recommend Designer Living”

James, Tom and the team recently completed our orangery extension and knock through on the back of our house. We absolutely love it! It has completely changed the way we live as a family. We live in this part of the house now!

It was a very big decision for us as we had never done anything on this scale before and we had too completely trust you guys. We are so glad we did. From start to finish the team have been amazing. Everyone was friendly, professional and most important to us trustworthy, Carrie thank you so much for putting up with our constant changes to the kitchen design. You managed to get curved cupboards in and a wine cooler! I love them.

Thank you to Adam and team for all your hard graft and consideration for our neighbours, who had only just moved in I want to say a special thank you to Tom and team who managed the whole project. We loved your attention to detail throughout and that you cleaned up every day before you left. We had a couple of issues come up but you were always one step ahead of us and already knew how to sort them. We can highly recommend Designer Living and team and we are hoping they will help us in the future with our other home improvements.

Thank you very much
Carolyn, Peter, Holly & Amelia x

C **Carolyn Gretton** ★★★★★





What our Clients Say
About Designer Living!

“Fair & Honest Prices”

Thankyou James and his team for creating our lovely dining room extension. The lads were very friendly and professional, lovely company very fair and honest

G **Gary Pratt** ★★★★★



“Professional Team from Start to Finish”

Found designer living online and James responded - and visited - quickly to view our garage conversion project. The project was professionally scoped and the team were polite and professional. We had a few challenges and changes from us during the project which caused extensions to the original timings but the team responded to these really well and completed the project to a good finish.

A **Alex Herrick** ★★★★★

“Polite, Friendly and Helpful Throughout the Project”

We had Designer Living Group build our new orangery from concept to finished article couldn't be more pleased with it the crew that we had were absolutely fantastic always there and kept us in the loop with any decisions and changes found all of the team from Adam and Ben groundworkers plumber Mitchell electricians Josh and Max painter Sean plasterers Luke and Matt plus the roofing team and a big thanks to Tom and John for everything else found each and everyone of them polite and friendly and helpful and approachable would certainly recommend this firm and this team for your project again a big thankyou from myself and my wife for this Steve and Maria Nunnley Photos to follow when room decor and features sorted

S **Stephen Nunnley** ★★★★★

Mrs & Mrs Brenden Trory

Tiled Roof Extension & Landscaping

New Tiled Roof Extension with Velux SkyLights, Open Plan Fully Fitted Kitchen & a Fully Landscaped Garden Design



“Gave us an All-In-One Service for your Project!”

We used Designer Living to remove our conservatory, knock through our kitchen and build an L shaped kitchen extension in its place. On top of this we also had windows throughout the house and the garden landscaped. The fact we could get this all done via one company was a HUGE benefit to us. The work was done really quickly and to a great quality as well. Bear in mind, will there be stressful moments = probably, will there be lots of dust = definitely! Will there be snags and hazards along the way and at the end = probably. But trust in the process that James and his team will get it all done for you in the end. James was so accommodating with niggles and extras and really helped us through it, Rich ,Danny, Paul, Steve, Smig, Ben, Jase, Tim x 2 and everyone else thank you so much you were all great, even though it cost me many cups of tea and packets of biscuits. This company will do a great job and help you realise your home dreams. Don’t hesitate and sign up now!

Brenden Trory ★★★★★

What Happens Next

When Choosing Designer Living?

Thank you for Choosing Designer Living for your New Home Extension Installation Service

ACCEPT OUR QUOTE

☐

Once you are happy with our proposed quotation, you can give us call on 07702 588 575 or you can email us at info@designer-living.co.uk to confirm. Did you know you can also sign your proposal digitally and it'll notify us directly as well and we'll get in touch.

CHOOSE AN INSTALL DATE

☐

Our project installation schedules are booked in advance of upto 12 months. We work with you to book a convenient date to schedule your project start date.

WE INSTALL YOUR PRODUCT

☐

On the date that you have specified, we will install the system you have chosen and then show you how it all works from your smart device.

CUSTOMER SERVICES

☐

We're on the other end of the phone even after installation should you have any questions or queries with your new recent order. Simply get in touch using one of the below options:

REFER A FRIEND

Get Rewarded for your Referrals



As a big “Thank You” for helping our business grow, we will send you £500 for recommending us to a Family or Friend!

WIN, WIN



Terms & Conditions Apply

Referral must go ahead within 28 days of your Referral in order to qualify for this referral scheme
We have the rights to withdraw this offer at any given time

Designer Living Have

More Product Services

In-House for your Every Need!



Flat Roof SkyLights



Roof Lanterns



LVT Flooring



Composite Doors



Landscaping



Garage Conversions



Aluminium Windows



Aluminium Bifold Doors



Aluminium Frames

If there is a Service we haven't listed that you'd like our help with, please get in touch with us using the contact details below, we'd love to hear from you

07702 588 575

info@designer-living.co.uk

SITE SURVEY

Let’s Plan Your Home Extension on your Home



NOTES

Any Further Notes we need to Know?

Did You Know That

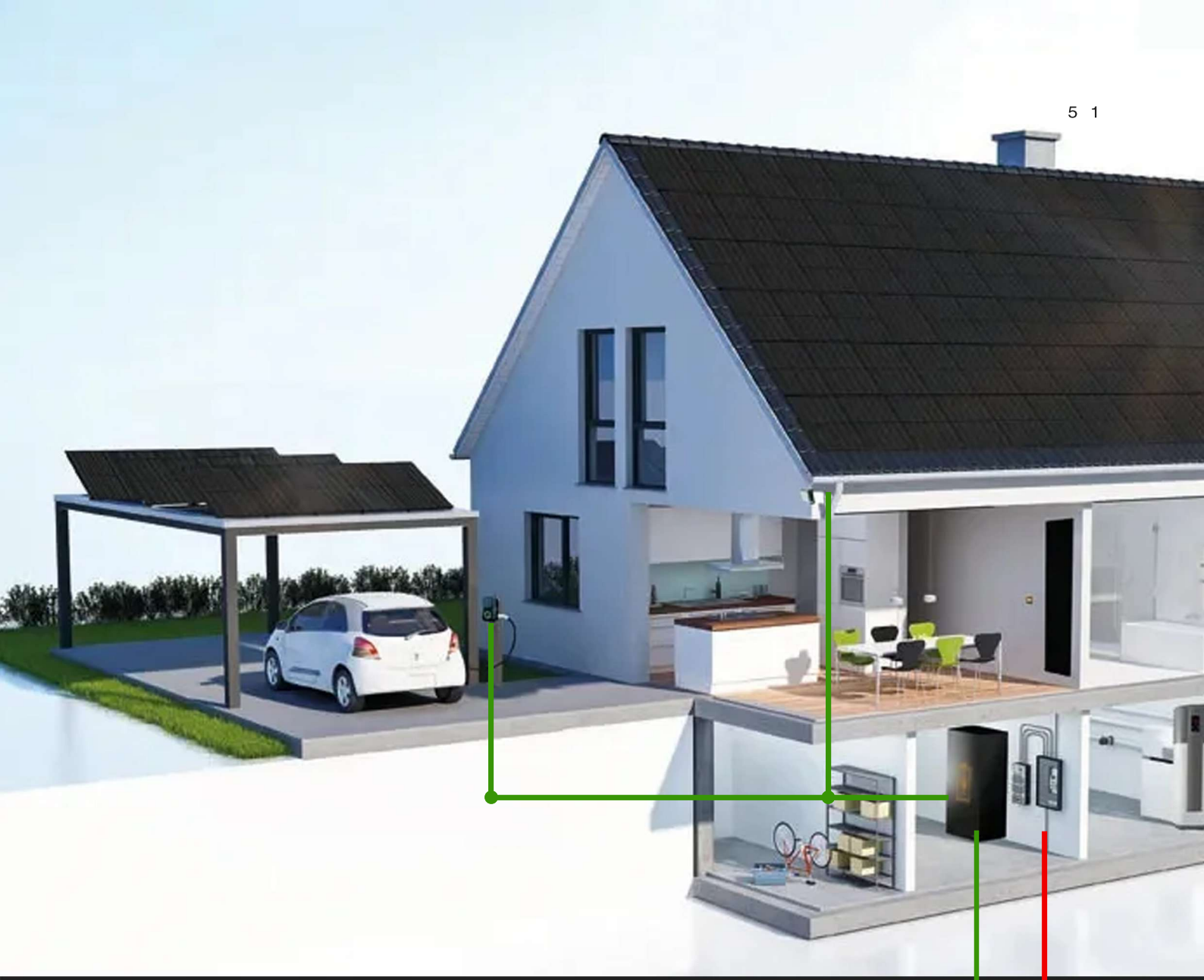
We Offer Solar Panel Systems?

renewAGen
Alternative energy solutions



WE ALSO PROVIDE
CUTTING EDGE
SOLAR & BATTERY
TECHNOLOGY

RENEWAGEN.CO.UK



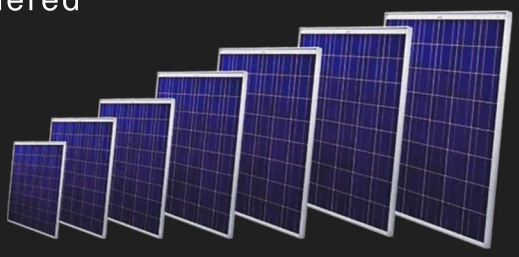
CHARGE AT NIGHT FOR LESS

using economy 7 tariffs

The Perfect Eco-Friendly Home

By installing solar panels to your home, you are generating energy as soon as the day starts. This energy can cover the costs of all those items that are on standby in your home that you may not have even considered to be using energy throughout the day.

It's worth noting that Solar Panels will start creating energy in low light conditions first thing in the morning.



designer Living
GROUP



DESIGNER LIVING GROUP

115 Faire Road, Glenfield,
Leicester,
Leicestershire,
LE3 8EG

Phone: 0116 287 0097
Mobile: 07702 588 575

Email: info@designer-living.co.uk
Web: designer-living.co.uk