

# 25 BEAUTIFUL HOMES

## LIGHT & FRESH

Scandi style in a 1930s semi | Townhouse in shades of white  
Coastal villa with stunning views

### CLEVER TRANSFORMATION

From a former council office to an award-winning home

### STYLISH CITY REVAMP

'I'm not ready to move to the countryside yet'

# GET THE LOOK

TIPS AND TRICKS FOR EVERY ROOM IN THE HOME

## Insight

### CONVERTING A LOFT

Looking to extend your living space? Converting your loft, as Clare Altarafi has, could be the solution



**A**re you in need of additional bedrooms, accommodation for guests or a home office? If so, loft conversions are one of the most cost-effective ways of adding space to your home.

#### Getting the detail right

Loft conversions of up to 50sq m (40sq m for a terraced house) fall under permitted development – although if you live in a conservation area or your house is listed, you will need approval. Roof lights and dormer windows are permissible if they are not higher than the current roof, and materials should match the existing house.

For optimum living space, head height should be greater than 2.2m. Mansard dormers (effective when a roof pitch is high) or hip-to-gable extensions (which extends a sloping roof with a vertical gable wall) allow for more space. If you live in a row of similar houses, take inspiration from neighbouring converted properties. A typical dormer roof extension that provides a new bedroom and en suite,

costs on average £35,000-£45,000. Where head height is lower than 2.2m, you may need to raise the roof – which will need planning permission – or lower the height of the ceiling below, but this can be costly and disruptive. A modular loft, where the existing roof is replaced with a factory-built space, may be an option.

#### Creating a welcoming room

Adequate light is crucial. Consider Velux windows, a fully-glazed gable end or, as in Clare's case, a Juliet balcony to let in daylight and allow floor-to-ceiling views. Converting a loft compromises storage capacity, so you might opt for low-level cupboards in the eaves and built-in cabinetry under the stairs to make full use of space. When it comes to decorating, light colours are a safe and effective choice. Think carefully about buying furniture, as sloping walls may limit your options. As with any development, time spent at the planning stage is time well spent – consulting an expert early on can ensure you maximise your project's potential.

### PROFESSIONAL ADVICE



'While it's possible to convert your loft relatively cheaply with tile-hung box dormers and UPVC windows, people prefer to create something architecturally pleasing. The

use of materials is paramount: cladding dormers or mansards in timber, lead or zinc make a statement, as do large areas of glass. A high-end conversion of this kind is likely to cost in the region of £75,000-£120,000.

**Ensure you plan for adequate insulation: avoid a room that's freezing in winter and a hothouse in summer. Equally, it's important to soundproof floors so you don't hear every footstep below.**

Fire-safety provisions are essential. Building regulations will often stipulate fire doors, and we tend to advise installing a wired smoke detection system.

**An expanse of glass – whether a fully-glazed gable end or oversized skylight – is key to creating a show-stopping interior. The loft space has the best views in the house, so it's worth making the most of it.**

Homes from the 1930s and 1950s often have steep roofs, which is worth capitalising on. Victorian terraces tend to have a shallower pitch – here, in particular, it's important to create good light and generous head height.'

**BEN HOLLAND**, HOLLAND AND GREEN

### ADDRESS BOOK

- **Build Team** 020 7495 6561, [buildteam.com](http://buildteam.com)  
Build and interior design company with particular expertise in loft conversions
- **Holland and Green** 020 8099 6112, [hollandgreen.co.uk](http://hollandgreen.co.uk)  
Specialists in high-end, design-led conversions
- **Moduloft** 0800 195 3855, [moduloft.co.uk](http://moduloft.co.uk)  
Modular loft company, replacing existing roof spaces with ready-made loft designs
- **Planning Portal**, [planningportal.gov.uk](http://planningportal.gov.uk)  
Advice on planning and development



Loft areas are great for adding extra bedrooms

Opt for a mix of window styles to suit your space

Large skylights look good and let in a lot of light



**EXPERT EYE** 'A straightforward conversion, where Velux windows are installed flush with the roof line, is cost-effective, while dormers allow for more head height and square footage. A mansard extension will significantly increase space in your home'

**DAN DAVIDSON**, BUILD TEAM