

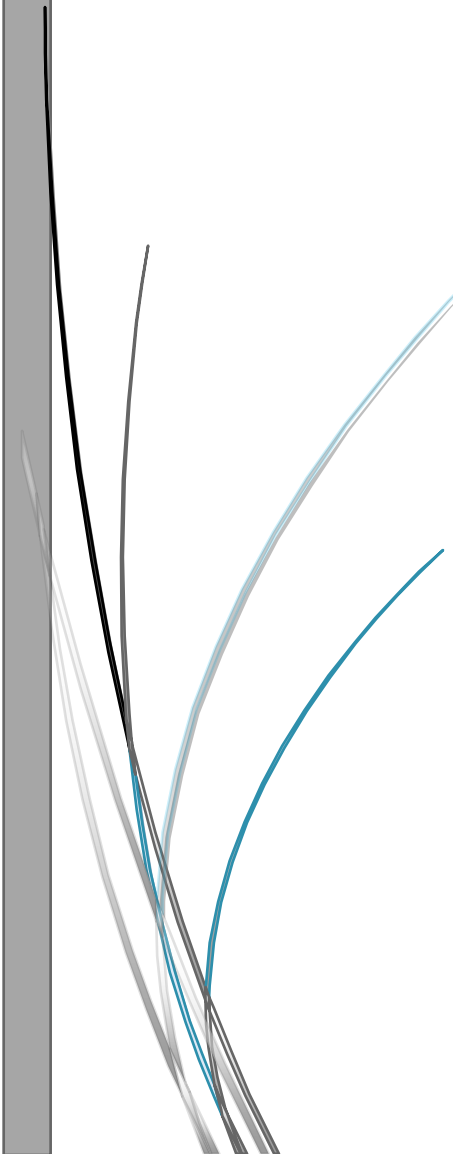


A GUIDE TO THE PERFECT LOFT



QUOD HOMES

We Renovate. We Extend. We Build.



Loft Design Hints & Tips

Converting your loft is one of the best ways of extending your home. It will bring you the highest return over any other type of extension when comparing cost to build against added value to your property. Whilst loft conversions are not difficult to do they do need to be carefully designed and planned, especially if your long term goal is to create value.

Our team can advise on everything from design, to building regulations and on how best to make the space work for you and your family, whilst keeping to budget and of course adding long term value to your home.

1) Add a Master Bedroom

The most common type of loft conversion is for a new Master Bedroom. Why? - Most homes have ample wasted space in the roof to create a huge Bedroom, most can also have an en-suite bathroom and even walk-in wardrobe space.

2) Add Value

By converting your loft into a bedroom you naturally create space and of course with house prices rising as much as they have in recent years the value an extra bedroom, bathroom and storage create is normally far greater than the cost of actually converting a loft.

3) Add A Juliet Balcony and French Doors

This is a great addition to any Loft bedroom and can easily be incorporated into a dormer if required. This is a must especially if you have got lovely views from your balcony. An all glass Juliet balcony provides unobstructed views when lying in bed. Although you should check it meets Building Regulations first.



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4) Add A Kids Bedroom

Giving the kids a huge Bedroom space on the top floor can work really well when they have their friends round. With a loft door the room can be segregated from the rest of the house keeping the noise down. It can provide a great play area for the kids that they can truly call their own little space. Decorate the room with some nice relevant decorations denoting it's their space. Even better get them to help you...Or even us. ;-)



5) Add A Second Living Space

Utilise the large floor area created within the loft for family and friends when they stay. This large unobstructed floor area is perfect for entertaining. Again, add a Juliet balcony and glass doors to maximise natural light and take advantage of any nice views you may have.



6) Add Roof Windows

Roof windows are the most effective way of getting natural light into your loft room. Even more so than dormers. So put as many in as possible. The advantage with dormers however is that they give you more head room so don't rule them out either - although they do cost more.



7) Check Available Head Height

Before you do anything check what head height you have. You will lose at least 300-400mm due to having to increase the floor joist depth and roof thickness for insulation. As an absolute minimum you need to end up with 2.1m clear head height. This means you need at least 2.4m to start off with between top of ceiling joist and underside of ridge board.

8) Add An En-Suite

Normally loft conversions can end up creating a considerable amount of additional space. Rather than just using it all as one great big Master Bedroom, break it up and add in a En-Suite, or even a walk-in wardrobe.

9) A Place To relax

Loft En-Suites can work really well. They are nice private areas where you can sit back and relax away from all the hustle and bustle of the rest of the house. Roof windows can be left un-frosted as it is unlikely anyone can see you way up there.

10) Make A Feature Of Your Loft Bathroom

Be bold with your loft bathroom design. Put in a nice standalone feature bath. These are definitely in right now and you are likely to have the floor area available in the loft to make it work and have space around it.

11) Be Creative

Why not use your loft space to create an office, gym or even a home cinema. The possibilities are endless and our design team can help with indications on costings, designs and of course the fixtures and fittings available today.

