





County Lofts Designed for life.

Whether you've outgrown your family home, want to work from home or simply long for more space in which to relax and entertain, a loft conversion can make all the difference. They're the ideal way to increase your living space without moving house and a guaranteed way of increasing the value of your home without eating into outside space.

For over a decade County Lofts has transformed dark, unused loft spaces into bright and airy living spaces which can be used however you and your family choose.

From initial consultation and site survey to architectural and structural design, liaison with the relevant authorities to completion of the building works, we work with you every step of the way, keeping to schedule and budget to create a master bedroom with en suite, a playroom, an office, a gym, an upstairs for your bungalow – the choice is yours.

At the initial consultation, we'll discuss what you have in mind and take measurements, before we present you with a scaled design, detailing the position of the stairs, and the shape, layout and size of the loft room including a detailed costing. Even at this point, you're under no obligation and we won't expect any commitment from you until you are ready to proceed.

Creating places to live and work, for today and tomorrow.

As you'll see over the following pages, we've worked in a variety of environments, from large Victorian town houses to small terraced homes, picturesque country cottages to modern bungalows. We meet each brief with the same professionalism and uncompromising attention to detail using traditional craftsmanship with the very latest in architectural technology.

We're family people too and fully appreciate the impact building work can have on your everyday life. Ensuring that we stay true to the principles which won us our first contract, we'll treat your home with the same respect as we treat our own, keeping any intrusion or disruption at a minimum and taking care at the end of each day to clear up any debris.

County Lofts is a member of the Federation of Master Builders (FMB) and The Guild of Master Craftsmen (GMC), the building industry's largest trade organizations, dedicated to promoting standards of excellence in construction. Membership is insurance that we will complete all work to a superior standard of quality and safety within the time and budget.





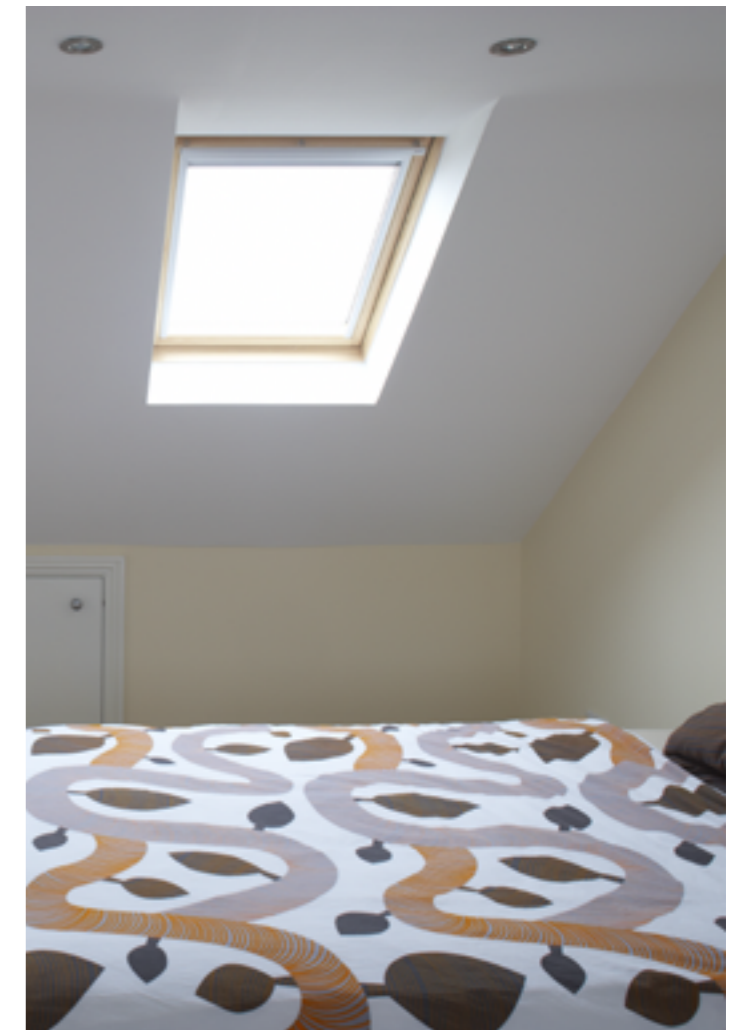
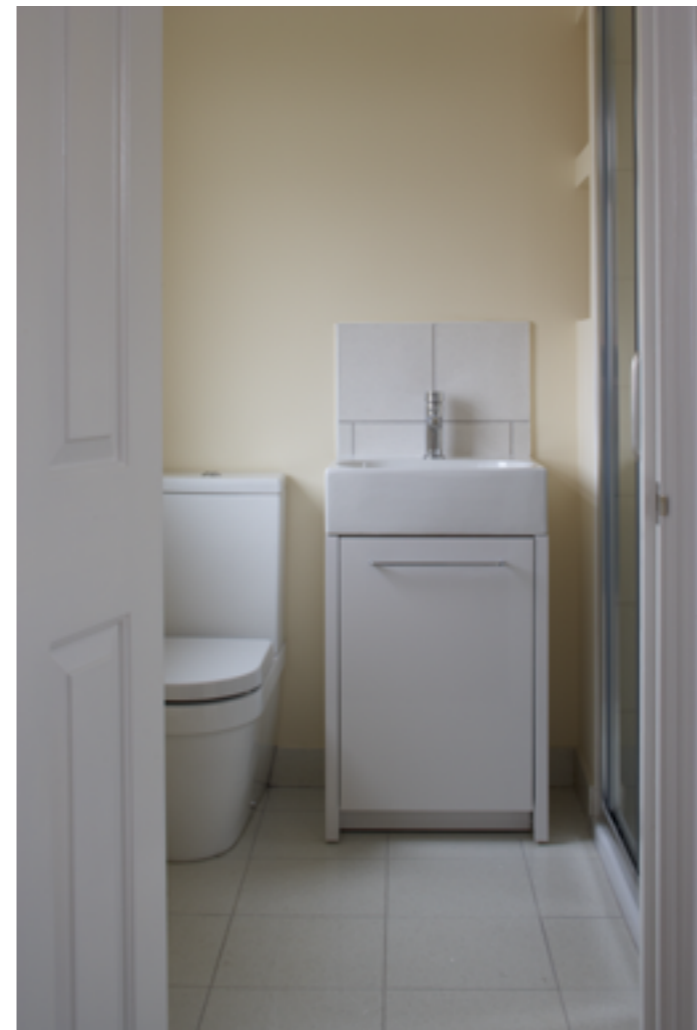
Jack Townsend, Greater London

An eye on the future

You don't always have to have an immediate reason for wanting to extend your home but our client wanted to turn the loft space in his semi-detached home into a usable living space for the future should he choose to need to or sell the property at an increased value.

The property had a hipped roof (sloped on all three sides), so in order to maximise the space we removed one of the sloped sides, before building a full-sized rear dormer to include a large bedroom with an en-suite shower room.

"The whole process was stressless, the architect was brilliant and so were the builders, the work was completed ahead of schedule without compromising the quality of the finish and we are very happy with the result."





Mike De'Ath, Greater London

Getting the work-life balance right

This large semi-detached house with gable ended roof (sloped front and back) was located within a newly designated conservation area, so required full planning permission. Our drawings met with full regulatory approval and we transformed the loft space into a large split-level loft.

The upper level provided a large master bedroom with stylish en-suite bathroom and shower facilities and the lower level comprised an inspirational office space for home working.

"We were extremely pleased with the quality of our loft and the attentive and personal service provided. The price was competitive and fixed for the whole project. The work was delivered with little mess or disruption and we have been very happy to recommend County Lofts to friends and also for larger contracts."





Mr & Mrs Gwynne, Wapping, London

Great things come from little spaces

When the homeowners realised that space was dwindling in their terraced house, they turned their attention to the loft.

Expanding on the available space, we created a spacious, modern bedroom with an en-suite wet room and a glass balustrade to the top of the new staircase, providing the valuable extra living space they were looking for.

“From the start of the process to completion, County Lofts were the most professional and helpful builders I’ve ever come across. We were delighted with the finished article. A great modern and airy space that the team were so expertly able to blend into our house. Would unquestionably recommend County Lofts.”





Nicola Holloway, Wapping, London

Welcoming a new arrival

For many growing families, the thought of moving home is neither appealing nor affordable. Working with the homeowners at every stage to ensure that we met their every requirement, we transformed the small loft space in the terraced house into a large bedroom with an en-suite shower room, continuing the architectural style of the existing house throughout – and all just in time!

“It gives me pleasure to praise the work by County Lofts, who took on a commitment to complete our loft conversion within four weeks. They adhered to the contract and caused us no anxiety throughout.”





Emily Gallant, Highgate, London

Room with a view

Getting permission to build a roof terrace within a designated conservation area is never straightforward.

But with intelligent thinking and sensitive design, County Lofts completely transformed the roof space of this large semi-detached house, installing an ornamental staircase in keeping with the remainder of the property, creating an open-ended en-suite shower room and building a small roof terrace, accessible by French doors and overlooking the rear garden.

The roof was entirely retiled using new natural slate.

“I was recommended to use County Lofts by a friend who had used the company. I tried the market and got three other quotes. County Lofts were the most competitive and I liked them. I wasn’t disappointed. Dan and his team are fantastic to work with, they listen to the client and develop solutions. Every day they turned up, every day they cleaned up. My loft is fantastic and has surpassed any expectations. They are great, highly recommended.”





Mr & Mrs Warnock, Harlow, Essex

Upstairs, downstairs

The owners of this new build detached home were expanding their business and needed to increase the amount of office space available to them.

They also wanted to extend the ground floor living area and chose to extend the rear of the house, convert the garage and fit a new kitchen to create an airy open-plan living space.

The new open-plan loft comprised a light, spacious office space with en-suite wet room facility, while the layout of ground floor was totally modified into a functional open-plan kitchen-diner with bi-folding doors leading out to an external area of decking.

“We would definitely recommend County Lofts. We found the team to be professional and extremely friendly. Wanting our loft to be converted was quite daunting at first, but the team put our minds at ease and the transition was much easier than expected.”





Mr & Mrs Ford, Chigwell, Essex

Room for one more on top

When the homeowners decided that they wanted to extend their detached home by converting the loft space, we created a new master bedroom with en-suite bathroom.

The bedroom had high vaulted ceilings with three pitched dormers (a large dormer to the rear of the property and two smaller dormers to each side) to allow for the staircase and additional bathroom height.

“We are delighted with our new master bedroom and en-suite bathroom. We were nervous about the building process, given that we had a young family. However, we were very pleased with the politeness and cleanliness that the team showed throughout the process. They were always happy to answer our (and our children’s!) questions, and kept us constantly updated with both what was happening and what the next step would be.”





Permissions

Permitted Development

Under the Government's Permitted Development regulation, the majority of homeowners won't need to gain planning permission from the local authority in order to alter or extend their loft space. Of course there are certain criteria that need to be met in order for your loft conversion to fall within Permitted Development.

These include:

- a volume allowance of 40 cubic metres for terraced houses;
- a volume allowance of 50 cubic metres for detached and semi-detached houses;
- no extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway;
- no extension to be higher than the highest part of the roof;
- materials to be similar in appearance to the existing house;
- no verandas, balconies or raised platforms;
- side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor;
- dormers are not permitted on a principal elevation that fronts a highway;
- roof extensions are not permitted in designated areas (including national parks, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites);
- roof extensions, apart from hip to gable extensions, to be set back as far as practicable at least 20cm from the eaves.

There are many benefits to working within the Permitted Development regulations. Unlike planning permission, it's not subjective and doesn't rely on a number of external factors such as neighbours, design and impact. Instead, it's either within regulation or it isn't – there are no grey areas.

At the initial consultation we'll be able to tell you whether or not your home and intended loft conversion falls within the permitted development regulations or not. And for your peace of mind, before we lay a brick we'll apply to the Local Authority on your behalf for a Certificate of Lawfulness for the proposed works.

Non-Permitted Development

If for any reason your home doesn't fall within the permitted development regulations, it doesn't necessarily mean that you won't be able to alter or extend the building.

- you require a small, medium or large dormer at the front of the property;
- you would like to use materials which are different to those used on the existing building;
- you live within a designated area such as a national park, Areas of Outstanding Natural Beauty, conservation area or World Heritage Site;
- you would like to build beyond the plane of the existing roof slope that fronts the highway;
- you would like to build to a higher level than the existing roof;
- you would like to build a veranda, balcony or raised platform.

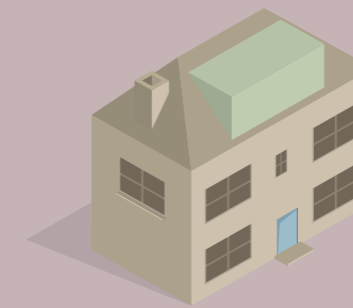
If your project is best described by any of the listed criteria, you will need to apply to your Local Authority for full planning permission. But don't worry if this is the case.

As part of our service we'll liaise with the Local Authority on your behalf. We've worked with planning departments all over the UK and are very familiar with the protocols.

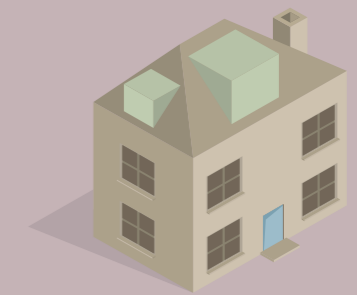
The main types of loft conversions that can be carried out using Permitted Development



Hip to Gable with rear dormer



Full size rear dormer



Side and rear dormer conversion



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