



Add space - Add value - Use your loft





## A loft conversion can change the entire house for the better

Daren and Nat live with their two young sons in Orpington and after deciding not to move they knew the only way to get the house they wanted for their family was to extend up.

Econoloft developed a rear dormer loft conversion with three Velux windows at the front of the property to create a spacious master bedroom with en suite that went more or less across the width of the roof.

The family invested in some high spec bespoke furniture and fittings to make the most of every nook and cranny in the loft conversion.



Daren said: *"The loft conversion has really changed the whole house and we have gone from a three-bedroom home to a four bedroom, two-bathroom house and we haven't lost any space at all – even the new stairs fitted seamlessly onto the old ones and they look like they have always been there. As the loft conversion looks so fabulous, we have decided to renovate the other rooms in the house to bring them up to the same spec."*





## Loft conversion has provided us with a family home for years to come

Living in a semi-detached home with three grown up children Julie and her husband were keen to get more space for their family of five. Moving to a different house to get extra space was too expensive. They realised the most sensible option was to exploit the space they already had - and so they decided to invest in a loft conversion.

Econoloft used a hip to gable loft conversion to create two bedrooms and a bathroom in the loft conversion. The new space meant that Julie and her husband now enjoy a lovely new master bedroom and the second loft room has been allocated to their youngest child.



The two other children moved to bigger bedrooms and now everyone has all the space they need.

*"Giving everyone their own privacy has made a huge difference to family life," said Julie. "When the children want to take a break from each other, it's lovely that they can just go and disappear into their own room and, of course, having an extra bathroom is also a bonus when there are five of you in the house. We've got a family home we can enjoy for many years to come thanks to Econoloft."*



## Why move when you can improve?

Our customers tell us that often the cost of moving home to get that all important extra bedroom can cost them in excess of £100,000! When you consider the average Econoloft conversion usually provides a healthy return on investment, it's no wonder so many people are choosing to improve rather than move.

# Econoloft – a name you can rely on

A loft conversion is a major financial investment which is why you should have complete trust in your loft conversion company:

Here are some of the reasons why it has to be Econoloft:

- 📄 Econoloft only do loft conversions
- 📄 Loft conversion specialists
- 📄 Over 40 years' nationwide experience
- 📄 A one stop shop from plans to plaster
- 📄 Family owned
- 📄 Over 9,000 loft conversions (and counting!)
- 📄 Advisors to the Government's planning portal
- 📄 Pioneers in the use of Space Saving Staircases
- 📄 Our work is guaranteed for 10 years
- 📄 Happy to provide a no obligation quote

It's no wonder Econoloft is also known as The Loft Conversion Authority.











# We've converted 1000s of lofts

Some people worry their property may not be suitable for a loft conversion – however, the only prerequisite is a loft height of no less than 2.4m – which means the majority of homes can be converted. Once that box is ticked; there shouldn't be anything to stand in our way.

## Properties in a conservation area

We have lots of experience of building loft conversions in conservation areas. Although planning permission is required, our one-stop-shop will complete all the necessary paperwork for you. We are particularly proud of our lofts in conservation areas.







## **Brand new home**

We have clients that have purchased a new home with the direct intention of converting the loft when they buy. It's not a problem and adds value pretty much right away.

## **Bungalow**

Usually bungalows have a generous attic space which makes them perfect for a loft conversion – often you can actually double the floor space of your property.

## **Flat**

Many people living in urban areas find that increasing the living space of their flat or apartment is a great way to create an extra bedroom without having to move. Our one stop shop of experts will be able to talk you through any legalities.

## **Maisonette**

We have developed loft conversions in maisonette style properties which allow the homeowner to enjoy considerably more living space.





# It's time to release the full potential of your home.

Most property experts agree that a loft conversion is usually the home improvement that will add most value. This makes it an investment for the future as well as providing the space you need now.

Add to this the convenience of a loft conversion compared to the stress and hassle of moving home and the associated costs - estate agency fees, removal costs, stamp duty and so on. It's no wonder that a loft conversion makes financial sense for so many.

Unlike other home extensions, a loft conversion does not eat into any precious outside garden or courtyard space. It simply makes use of the floor space you already have in your home that is not being utilised. The attic is another room of the house - you just need to unlock its potential.

When you do, you will be amazed at how that dark and unloved space can be transformed into a bright, open area which will become another room for your family to enjoy.



# What type of loft conversion should you choose?

Our design team will advise on the best loft conversion for you and your property. We want to ensure that the loft conversion not only suits your needs now, but is flexible enough to change with you as your lifestyle or family changes.

**Typically loft conversions include:**

## Dormer

This is our most popular conversion type as it is simply an extension to the existing roof and so is suitable for lots of house types including terraced, semi-detached and detached. It's a great choice if you don't have a large amount of original loft space as it can create much more floor and head space.

## Hip to Gable

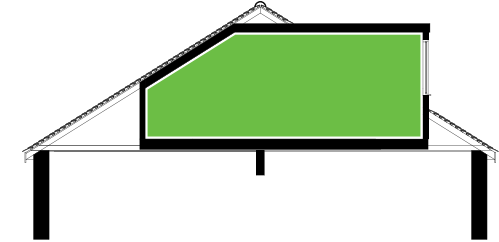
This type of loft conversion is usually built when a house has three separate slanting sides to the roof which is then extended to the outside wall, where we then build up the gable. This option is usually a favourite for semi-detached homes.

## Mansard

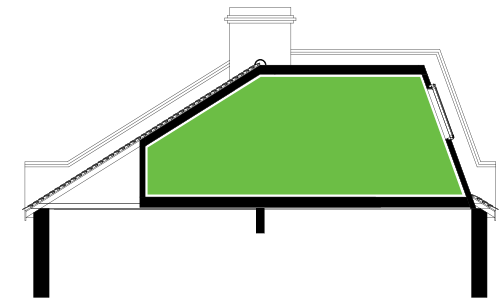
This type of conversion is a good one for urban areas or sometimes in conservation areas. The mansard has a flat roof with the back sloping inwards which provides a lot of internal space. The windows are built in as small dormers and the walls on either side complement the existing brickwork.

## Rooflight/Velux™

This is a great option for smaller loft conversion such as a single bedroom or study where adequate height is available within the existing loft space and then roof lights can then be installed with minimum disruption.



Dormer



Mansard



Rooflight/Velux™





## A conversion built to suit you and your home

Econoloft evaluates each property on its individual constraints and provides advice on various options and costs available.

### This could include using:

- ☐ Skylight Velux™ windows for optimum light, capturing views and the wow factor
- ☐ Sunpipes for discreet lighting with minimal external impact
- ☐ Our standard specification UPVC windows have low E glazing keeping the warmth in during winter and reflecting the heat back out in the summer.

☐ Minimum maintenance fibreglass roofs with a potential lifespan of 20 -30 years are now fitted as our minimum specification for flat roof covering

☐ Juliet balconies are increasingly popular, as well as providing more light, the glazed doors can be opened wide to allow fresh air and sunshine into a room during the summer months and in the winter you can enjoy even more of your view. A similar design to the Juliet is the CABRIO™ design from Velux™. The window lies flat in the roof when closed and it opens up in seconds to become an instant balcony with a glass balustrade.

Not only does a loft conversion improve your home's CO2 emissions, it also improves sound resistance and fire safety throughout. With fire doors and/or smoke alarms being fitted throughout the property and extensive building regulations to adhere to, a loft conversion will be a home greener and safer.

**VELUX®**

# Transform that unloved space into more living space



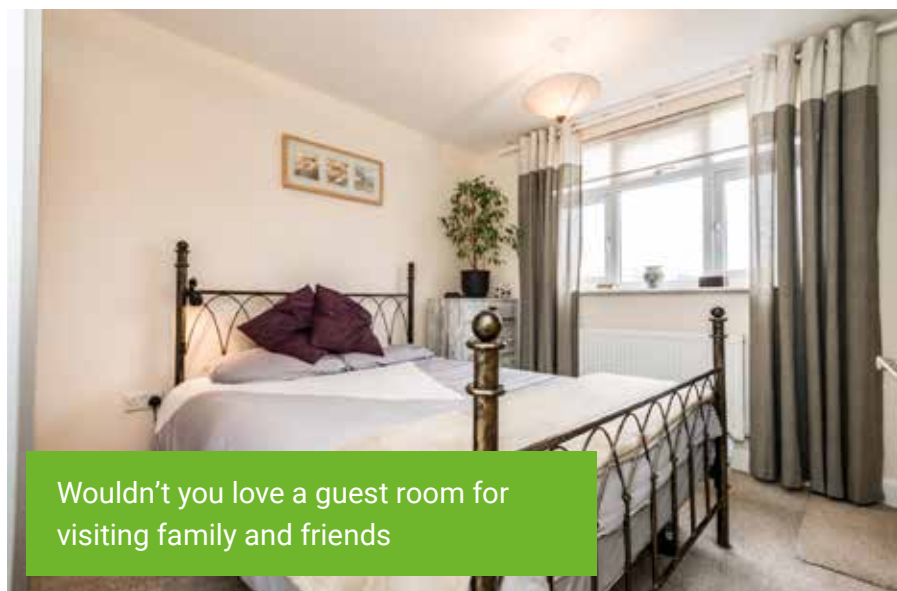
Create more room for a growing family



Imagine the luxury of your own en suite



Separate home from work with your own dedicated office space



Wouldn't you love a guest room for visiting family and friends

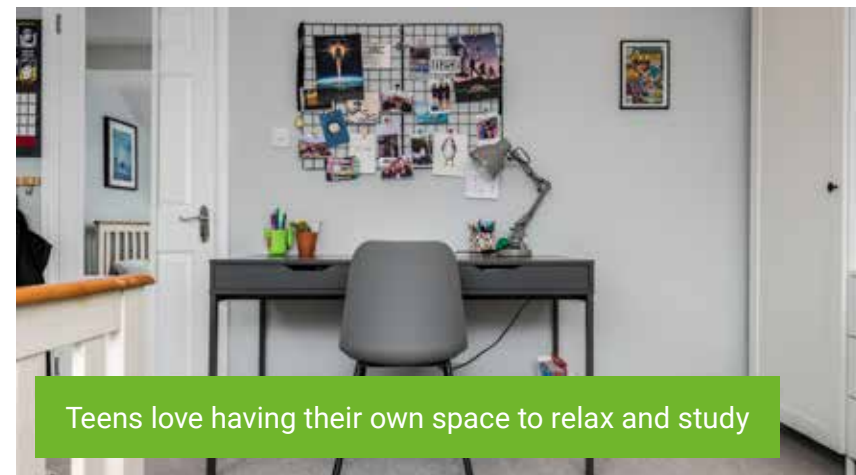


A loft conversion is the perfect place to enjoy your hobby

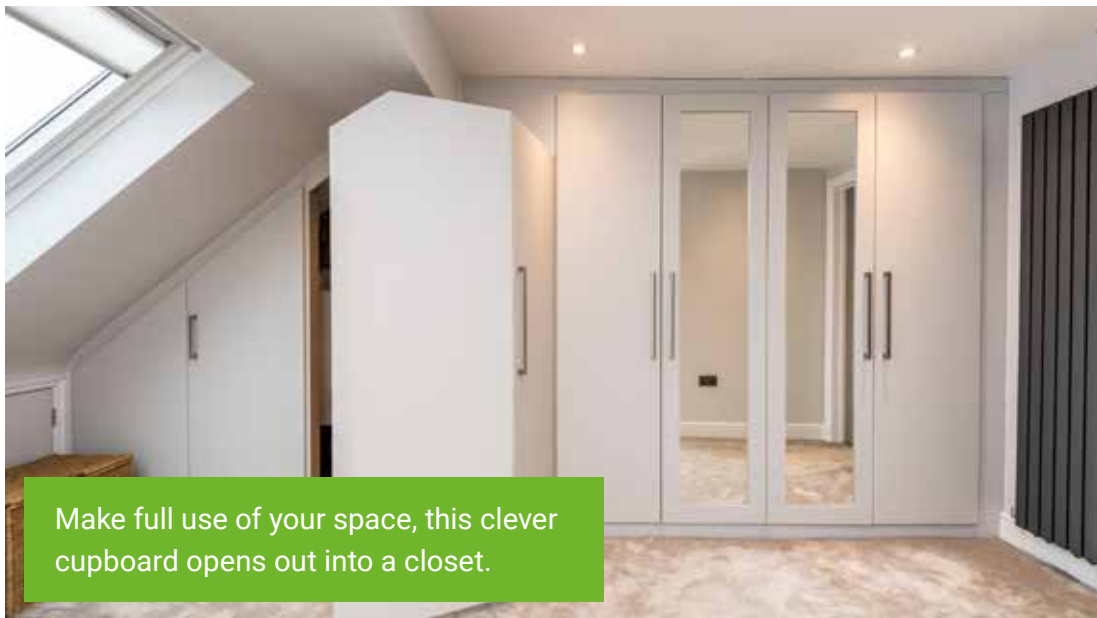




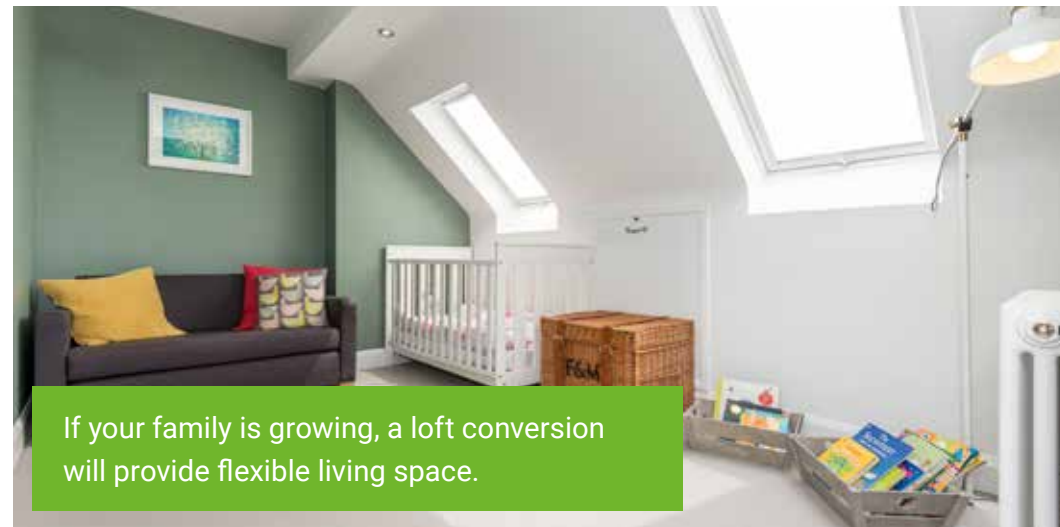
Hotel luxury at home



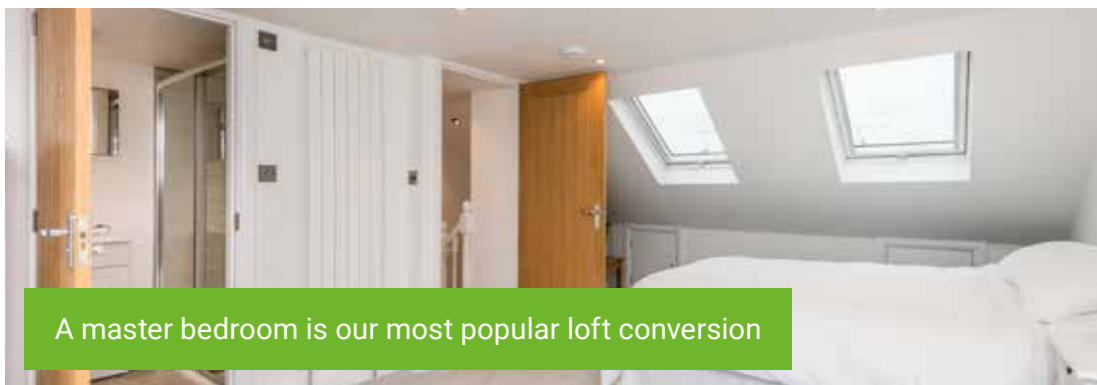
Teens love having their own space to relax and study



Make full use of your space, this clever cupboard opens out into a closet.



If your family is growing, a loft conversion will provide flexible living space.



A master bedroom is our most popular loft conversion

**There are more images and  
case studies available at  
[www.econoloft.co.uk](http://www.econoloft.co.uk)**



## Planning Your Loft Conversion

The first step in the process will be a personal visit from one of our team. He/she will talk to you about how you would ideally use the space and then a free estimate and rough design is produced. Next, an architectural technician will visit to survey the house, measure the space available and discuss how we can best deliver the maximum space for you. Technical drawings are produced and signed off by you. If your house is joined to another (e.g., terraced or semi-detached property) you will need a party wall agreement, and we can provide extensive advice and guidance on how to obtain this.

Econoloft offers a one-stop-shop for the entire loft conversion process. The vast majority of conversions do not need planning permission, but we will of course confirm that with you. Should your conversion need planning, we will liaise with the local authority on your behalf. A General Specification and Agreement is created.





## Every loft conversion must adhere to building regulations

After building over 9,000 lofts, you can be assured all our builds comply with the necessary regulations. The building work is scheduled (an average loft conversion will take around six weeks from start to finish) and you make the balance of a deposit payment.

As the building work starts and continues, you make the appropriate stage payments as shown in your contract. Once the work is completed, you inspect the conversion with the Site Manager and between you agree a 'snagging list'. Snagging is a term used to describe minor items that may need revisiting, such as decoration niggles. The snagging is completed and a final completion agreed. Once your loft is completed, Econoloft issue a 10 year guarantee. There are two loft conversions to consider:

### A full conversion:

- 📋 Technical survey
- 📋 Design and full working drawings complying with building regulations
- 📋 Structural calculations
- 📋 Planning permission if necessary
- 📋 All submissions to Local Authorities
- 📋 Full structure inc. floor, stairs, windows, supports and walls
- 📋 Insulation
- 📋 Skirting, Doors, Architraves, etc.

- 📋 Electrics and plumbing as required

- 📋 Plaster finish and ready to decorate.

### A shell conversion:

- 📋 Technical survey
- 📋 Design and full working drawings complying to building regulations
- 📋 Structural calculations
- 📋 Planning permission if necessary
- 📋 Floor, structural work and supports
- 📋 Stairs, timber work for stud walls, etc.
- 📋 Windows, roof work, external finishings.

## Your vision – our creation

Part of the fun of a loft conversion is having the chance to design a brand-new room from scratch. Feel free to let your imagination run riot, but remember you need to think about a few practicalities. Don't worry our experts will always advise if you do get carried away!







# Key questions to consider in your loft design include

- What is your new room for? If you want an office area, you will need to think carefully about where all the electrics will go. If it's to become a teenage den you may need extra sound proofing to keep the music to a minimum. Think how you will use the room and that will determine any special extras you may need to build in.
- Will your existing boiler cope? Extra pressure will be needed to feed hot and cold water up to an extra floor and it will have to feed additional radiators
- Will the proportions of the new room work? Will a double bed fit in - and if so, where? Is there enough head height on both sides of the bed to make getting in and out comfortable?
- Have you got built-in storage in the new room? Where will you put what's in there now?
- How sound-proofed is the new room? Will you be able to hear noise from the room below - and will the room below suffer from noise above?
- Will the room be sufficiently insulated and ventilated?
- Where will the stairs go? What style should they be?
- Bathroom, wet room or shower? En suite or separate bathroom?
- Juliet balcony or dormer windows? How many Velux™ windows? Should they be transparent or opaque?

And finally, remember, a loft conversion could result in other rooms in the house enjoying a new lease of life. For example, a loft conversion can free up the master bedroom to become a guest room. A child moving up into the loft could see his/her old room becoming a hobby room or a study.

Your new Econoloft loft conversion will make the whole house feel bigger and you'll wonder how you ever managed without it.



**Call us today on 0800 269 765**

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