

KITCHENS BEDROOMS BATHROOMS

FEBRUARY 2018

£4.20

Family friendly

How an outdated Victorian home was tailored to suit this family's lifestyle

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Control costs

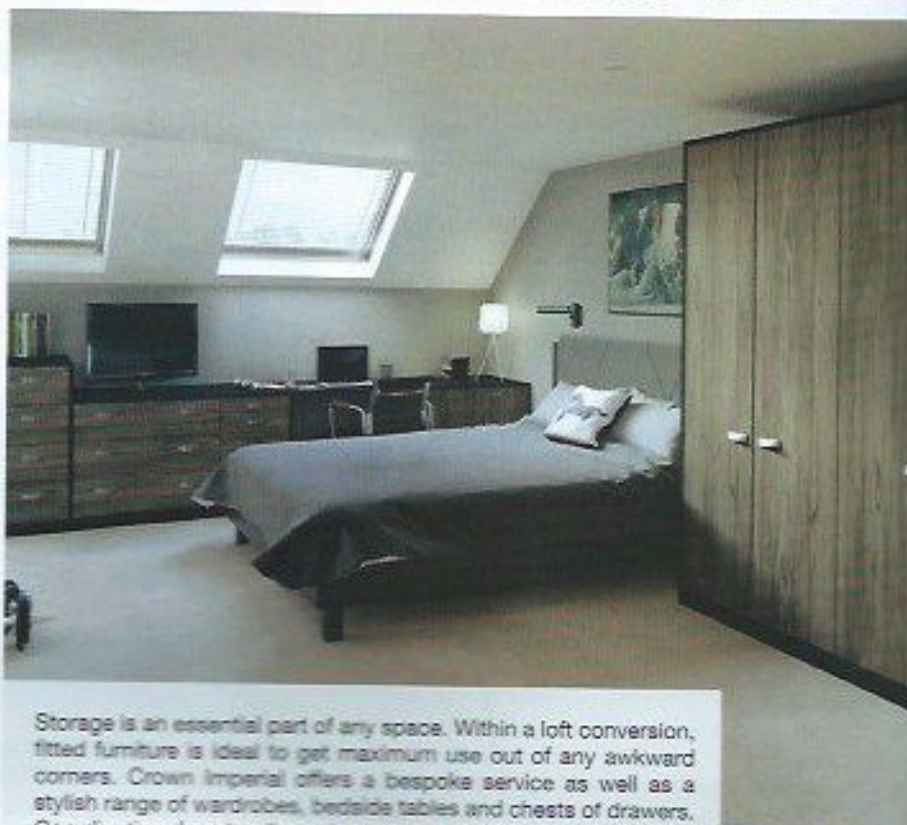
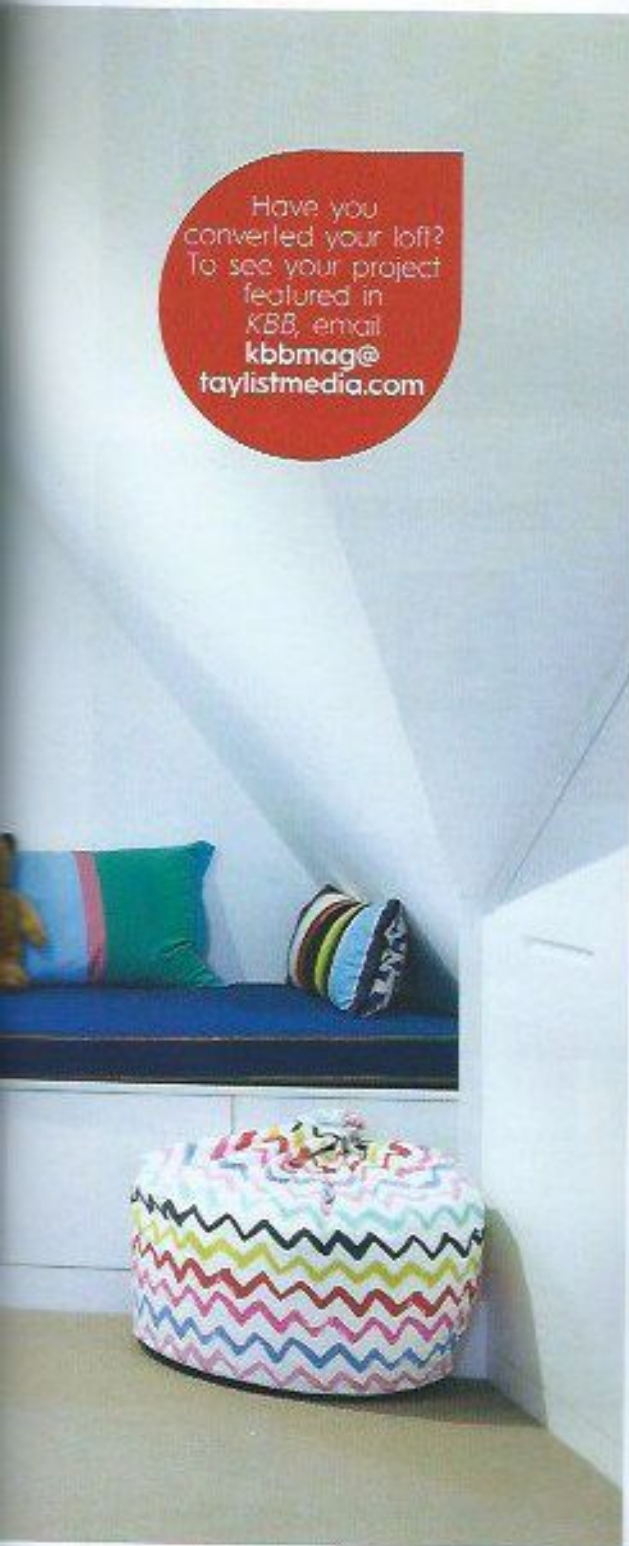
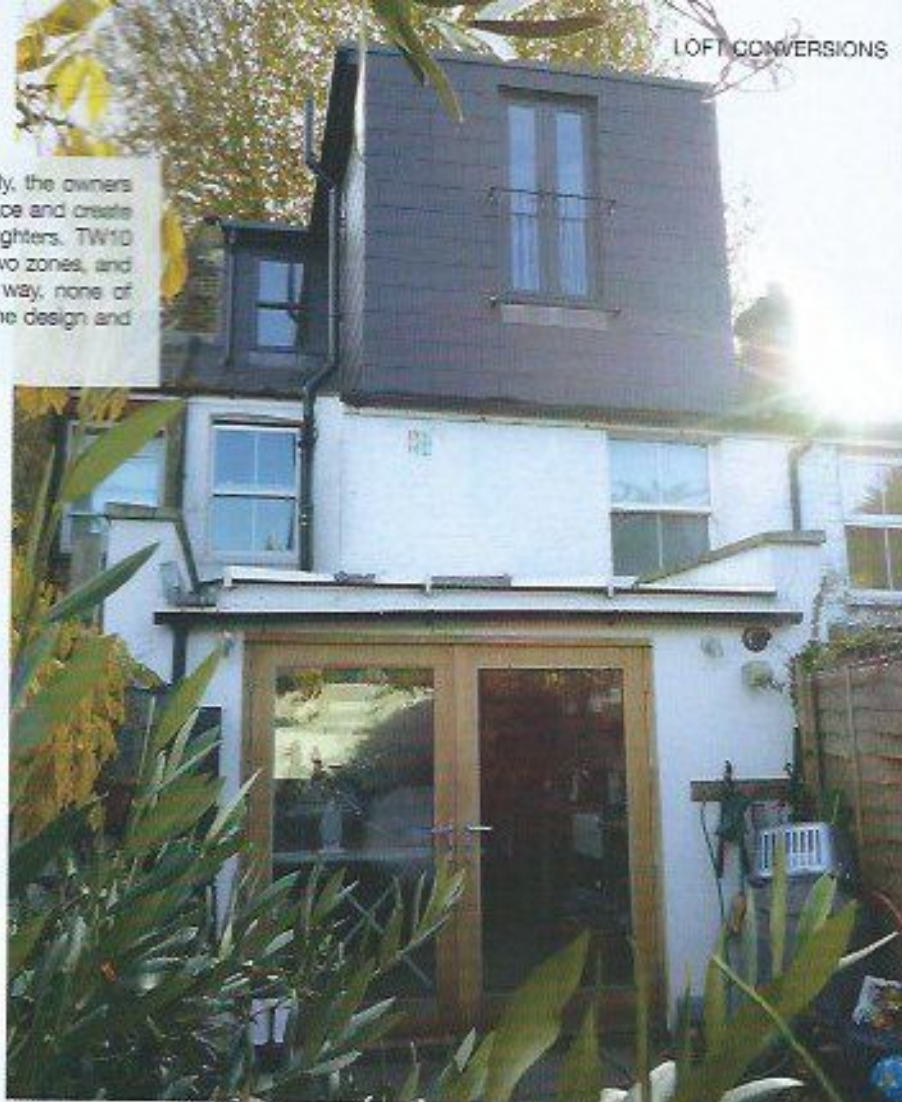
"The average rear dormer loft conversion on a terraced house in London will cost around £42,000 for the shell and a plastered finish, including insulation, heating, electrics, and plumbing," says Robert Wood from Simply Loft. "On top of this, you'd have to budget for sanitaryware, flooring, glazing and decorative finishes." If you are looking to reduce costs, save by specifying more affordable sanitaryware, for example, but invest in the brassware for a bathroom as cheaper products will wear out faster. Or spend on space-saving built-in storage, but cut the price of flooring and wallcoverings. Generally, expect to pay out for the design, structural engineer, party wall surveyor, any planning permission fees if the work isn't allowed under PD, building regulations approval and materials for the build.



Utilise every nook with clever thinking and bespoke solutions – like in this loft space featuring built-in storage by Barbara Genda. A seating area beneath low eaves is not only a nice place to play or relax, but also practical since the bench contains cupboards. Meanwhile the made-to-measure desk sits perfectly within the roof slope. The furniture is made from Eggerboard melamine and painted in satin lacquer; prices start at £720 for a fitted desk.

With the need for more space to suit a growing family, the owners of this property in London chose to utilise the loft space and create two bedrooms and a bathroom for their young daughters. TW10 Architects designed an open-plan space, divided in two zones, and a shared internal bathroom within an L-shape. This way, none of the new floorspace created in the loft was wasted. The design and construction cost £50,000.

Have you
converted your loft?
To see your project
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Storage is an essential part of any space. Within a loft conversion, fitted furniture is ideal to get maximum use out of any awkward corners. Crown Imperial offers a bespoke service as well as a stylish range of wardrobes, bedside tables and chests of drawers. Coordinating freestanding pieces are also available. A 100cm double wardrobe made from Fleetwood as part of the Textura range costs £820.



For this Essex property, Clear Architects planned a master ensuite bedroom within a loft conversion. The space has a wall of sliding doors, with a feature balcony and different window treatments to the side to make the most of the height and views and add a design feature. The bath is placed in the centre of the bathroom to ensure there's enough head height. A similar conversion would cost around £50,000.

Know what to expect

Matt Charlton at Upright Construction outlines the process of converting a loft, which should take between six and eight weeks depending on the project complexity. The steps are as follows...

- Erection of scaffolding
- Delivery of skip and building materials
- Opening in roof is made and temporary weatherproofing supplied
- Clearing out any debris in loft
- Block up existing loft hatch from first floor
- New floor joists and ridge beams fitted and approved by a building inspector
- Loft constructed, including any dormers and/or hip-to-gable structures
- Construct any new internal walls and batten out existing roof timbers to allow for airflow
- First fix plumbing pipework and electric cables
- Lay chipboard or plywood flooring and new door linings
- External works, such as lead work, fascias, guttering, and soffits
- Fit windows and external doors
- Remove scaffolding
- Installation and plasterboarding
- Plastering
- Cut through ceiling and install stairs and plaster this area
- Install internal doors, including a fire door at stairs and skirting
- Second fix electrics and plumbing, including heating
- Final inspection by building inspector who issues completion certificate
- Decorating



SourceBook

BARBARA GENDA 020 7978 2349 or barbara-genda.com
 BUILD TEAM 020 7495 8561 or buildteam.com
 CROWN IMPERIAL 01227 742424 or crown-imperial.co.uk
 CLEAR ARCHITECTS 020 8502 5585 or cleararchitects.co.uk
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EMBRACE EXCESS

More might be more, but the current trend for maximalism doesn't equal mess. Think of your dressing room as a carefully curated Aladdin's cave of treasures, with each item on display even more fascinating than the last. As well as giving you access to favourite pieces quickly, it creates a feeling of 'shopping' for an outfit in your own private emporium. Many of our clients possess showcase pieces, such as Birkin bags or large

collections of Bottega Veneta clutch bags, which they wish to have on display in their dressing rooms,' says Charu Gandhi, director of Elicyon. 'In these cases, we endeavour to create a jewel box semblance, featuring bespoke open shelves that perfectly accommodate such pieces. The selection of materials and lighting used is key to creating a showroom feel, while retaining a soft, feminine and inviting quality.' Remember that an open wardrobe system will mean lots of colour and pattern on show, so keep the furniture itself simple and visually unobtrusive.

Project details For similar bespoke shelving, try Barbara Genda, from £1,200m. The mirrored three-drawer Venetian chest, 66-15, at Out There Interiors, has this look. Indigenous's Tall Ship Brown engineered timber flooring, £87.60sq m, is similar.



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WINTER 2018

Matt Roberts

Shaping up
London

**CAPTIVATING
CONVERSIONS**
MORE THAN
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**CENTRAL
LONDON'S FINEST**
A SELECTION
OF PROPERTIES
AVAILABLE IN
THE CAPITAL

ALSO
**DEXTERS
DOZEN**
LUXURY SPAS

HOME OFFICE
WORKING FROM
HOME IN STYLE



PERSONALISED ROOMS TO WORK AND THINK IN HAVE BECOME INCREASINGLY IMPORTANT TO LONDON HOMEOWNERS. WE SPEAK TO THE EXPERTS ON CREATING INSPIRING HOME OFFICES AND STUDIES. "With so many more people working from home today, it's a real necessity to be able to set up a home office. Even if you just need a space to keep on top of your personal accounts, people like to have somewhere dedicated to keeping everything tidy and in one place," says Kirsty Sugden, Director at Dexters Westminster.

In many homes, this room will be multi-functional, so features like hideaway guest beds, pull-out storage and smart cabinetry can prove a must. The aim is to both maximise space and create calm interiors for the dual purposes of working and resting. "The unsightly tangle of thick black wires that snake out of devices can really ruin a room's balance. Shop for furniture, cabinetry and pull-out shelving that houses tech, so it doesn't detract from your overall interior design and maintains a streamlined, clutter-free look," says Barbara Genda, founder and principal designer at Barbara Genda Bespoke Furniture.

Barbara adds how leather-wrapped desks are increasingly popular currently, as are fabric-clad doors and fronts. These materials are typically complemented with metallic or brass inlays and handles.

If such traditional materials are effective in more compact rooms, they're equally at home in grand studies, such as that of a historical home on Queen Anne's Gate (see opposite). It provided former Lord Chancellor Lord Haldane (1856-1928)



A Wentworth Garden Room providing separate space for home working

with a magnificent room to work. "It's a beautiful place to study. The designers wanted to create something fit for someone of high standing and have managed to create exactly that. It's also really cosy, with an open fire and bespoke shelving and reminds you that studies can be highly personal spaces. Your study may possibly be the one room in your home that's truly yours and yours alone," says Kirsty.

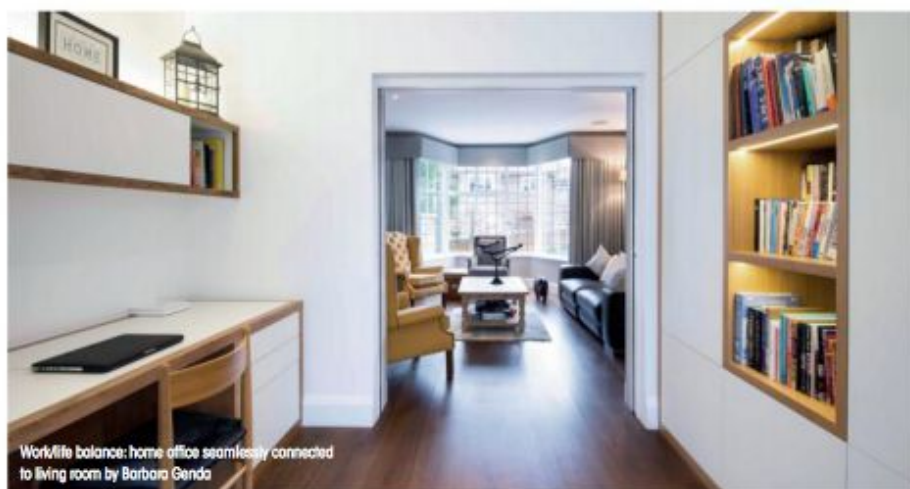
Whatever their size, the most successful office spaces combine the personal and practical with the stylish. Elliot March, Director of architecture and interior design studio March & White, says, "To be inspired, you need to be comfortable in both the ergonomics of the furniture and the room aesthetics, which can completely vary and differ, but you must feel good and be induced to feel creative."

YOUR STUDY MAY POSSIBLY BE THE ONE ROOM IN YOUR HOME THAT'S TRULY YOURS AND YOURS ALONE

Lighting, atmosphere and simple things like smell are so important to nail. Don't underestimate it, the scent of a space can stir distant past memories and help drive creative thought. Above all, a creative space should be authentic and elegant."

CONCENTRATION STATIONS

Studies for children are becoming an increasingly important feature of prime London homes, says Kirsty, "If you're a family with high academic expectations for your children, then just a little desk in their bedrooms won't be effective. We're seeing more and more studies for children, where playrooms have been converted to dedicated homework rooms with bespoke wooden desks for each child and their own little area for their laptops. There may also be a desk in the corner for the parent to oversee their children's studies while getting on with their own work." ■



Work/life balance: home office seamlessly connected to living room by Barbara Genda