

The Sky's the Limit with Helm, your trusted local MasterBond Builder

In association with the Federation of Master Builders



Loft Conversions

Are you bursting at the seams? Do you need to move your family out of their bedrooms every time a friend or relative comes to stay? Is your work encroaching into the sitting room? Are you talking seriously about needing to move?

If you have an attic or loft packed with junk and cobwebs, now's the time to think about a better use for it.

Converting your loft can be a cost-effective way to dramatically increase the living space in your home by creating an extra bedroom, study, playroom or bathroom.

If your loft is suitable for conversion, then you can create a light, airy space with views across the rooftops, while adding value to your home in a declining market.

The cost of converting your loft ranges from £15k to £50k depending on the size of project and the specification.

A new bedroom, particularly with ensuite bathroom, will add value to your home and

a loft conversion is normally far less disruptive than other types of building work.

Remember the key is in the preparation and planning. Browse through magazines to get ideas, seek professional advice on planning, think carefully about project management and make sure you employ a good, professional builder.

As with any other building job, obtain two or three quotes, check references and visit previous jobs. Agree everything in writing, fix your budget and manage the project and budget very carefully.



Do you need Planning?

Last year's changes in planning laws mean that many homes no longer need planning permission for loft conversions, but always check with your local council's planning office as to what permissions are required, before you start the work.

In simple terms, a householder can build a loft conversion provided that:

- The cubic content of the extended roof does not exceed 40 cubic metres in the case of a terraced house or 50 cubic metres in any other case.
- Materials used are similar in appearance to the existing look.
- The home is not in a conservation area.

Even if planning permission is not required, the design of your loft must meet Building Regulations.

The local council's Building Control department will also need to see copies of your drawings. Party Wall legislation must also be considered if your house shares a wall with another property.



For more information on converting your loft, visit www.helm.uk.com

or call Helm for FREE advice on
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