



## **Why compromise on quality?**

**We take great care to ensure that we understand and carry out your design ideas.**

**We employ professional tradesmen who are all CRB checked.**

**We pride ourselves on our reputation and will gladly provide references.**

**No hard sell, our design consultant visits at your convenience and then Quotations & designs are sent by post within 7 working days, for your perusal.**

**Free no obligation survey & quotation**

- **10 year guarantee**
- **30 years experience**
- **Full liability insurance**
- **We will add value to your home**
- **Trading Standards Scheme Member**

**As featured on Channel 4's "Room for Improvement"**

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## **WELCOME TO THE LOFT COMPANY**

Converting your loft into an extra living space not only gives you more room to breathe, it can also significantly increase the value of your home!

If you need more space for you and your family, a loft conversion could be the ideal solution. Your loft is often the largest untapped space in your house, and having it converted is usually easier, cheaper and quicker than having an extension built, plus you will not lose any of your garden space!

Loft conversions are practical in many respects - they offer excellent privacy, and can be made to feel like a separate living space from the rest of the house.

They are light, quiet areas which make superb bedrooms, bathrooms or home-offices.

A professionally converted loft space is also one of the best ways to add value to your home - you could increase your potential sale price by up to 15 - 30%! More in the case of bungalows!

Most lofts are viable for conversion; even if they don't look too promising at the first glance, so contact The Loft Company today to give your home a little TLC!

## **INVESTMENT**

Loft conversions are an ideal way to add value to your property. This is especially true in areas where space is at a premium such as London, where loft conversions are very popular. As families get too large for their houses it can often be cheaper to renovate the current house and to add more room in the attic than it is to find a larger house

A typical loft conversion will cost between £20,000 and £40,000, but can add over £30,000 -£100,000 to the value of your property depending on your location. Adding the extra space that an attic conversion provides can mean higher rental return, more living quarters and an excellent return on investment when it comes to selling.

Estate agents have advised that when you move house you can pay as much as £100,000 in some areas just to get an extra bedroom. Why pay these fees when you can utilise your loft space and create you own extra bedroom without the cost and hassle of moving?

A quality loft conversion can add more value to your property than the initial outlay, it may be worth using the equity in your property to finance a conversion. Estate agents agree that an extra bedroom is the single most valuable feature a family house can have and converting your loft is a lot simpler than building an extension.

## **ABOUT OUR COMPANY**

We are a family run business operating up to 14 sites a time. The Managing Director has over 42 years experience in the building industry, of which 22 have been in loft conversions.

We have created stylish new living spaces for homeowners throughout Kent and Surrey, South and East London, increasing the value of hundreds of homes. We have experience of all types and styles of conversion, from the simplest Velux design to the more complex multi-truss versions. From initial design and architectural drawings to the finished conversion, let us take the hassle out of your home improvements. We are proud to offer you a free feasibility and design service at your home by one of our experienced surveyors.

Our difference is quality. We use only the very best materials, our experienced workforce are all highly qualified. We work together with your Local Authorities to ensure all official standards are upheld. Although we may not offer the cheapest conversion service around, we believe that we do offer the best and we are willing to match any price for a conversion of comparable quality. Our charges are reasonable for the demanding level of quality we impose on our construction projects.

All of our teams are specialists in their particular Trades. You can be confident of the quality of their work. We are experienced at working within customer's homes, you can be assured that we will be considerate and courteous at all times.

We are full members of The FMB Masterbond, The Federation of Small Businesses (FSB) and Trustmark.

The **FMB** is the building industry's largest trade organisation dedicated to promoting standards of excellence in construction. Membership of the FMB is our assurance to you that we will complete all our work to a superior standard of quality and safety, within the time and budget that we quoted you. We take our membership status very seriously and conform to all aspects of the FMB's Code of Practice. The **FMB Masterbond** members have been vetted and inspected regularly to make sure they are following the FMB and Trustmark code of practice.

The **FSB** provides us with legal advice and support to help us ensure that we have solid business practices and are remain a financially secure company. We pass this security onto you, the customer, through fair prices and our promise never to cut corners or compromise quality.

**Trustmark** is an independent initiative created jointly by Government, industry and consumer groups, it is designed to give increased consumer protection to people having work done in and around their homes. Trustmark registered companies are reputable trades people who have been checked on their technical skills, trading record and financial position.

We are so confident in the quality of our work that we provide you with a Ten Year Structural Guarantee. We are happy for you to pay your initial deposit by Credit Card, which as you may realise offers you financial protection.

Our office staff are available to you five days a week to answer any queries you may have. Throughout your loft conversion our Contracts Manager, will regularly be on site to ensure the project runs smoothly. For further assurances of the quality of our work, please contact us for details of our references. We are only too happy to put you in touch with one of our customers.

## SERVICES

Using high quality materials from sustained reputable sources, our skilled workforce has experience of all types of loft conversions, whichever you may decide is right for your home.

There are several types of conversion styles:

**Dormer** conversion available, including flat roof, pitched and hipped and pitched. This style of conversion is best for properties where the existing roof space would provide insufficient headroom in the finished room. It involves creating additional space by extending the walls up through the roof a short way (usually only on one side) to create a flat ceiling inside. This makes the new room more practical, especially if you wish to incorporate an en-suite bathroom.

**Velux (Roofline)** This style of conversion is appropriate for houses where the existing loft already provides adequate headroom, albeit for a smaller room, such as a single bedroom or a study. This option is less disruptive than a Dormer conversion. With their gently sloping roofs, Velux conversions retain some of the charm of being 'up in the eaves'.

**Hip to Gable** This style of conversion is only suitable for houses that are hip-ended (sloping). For this loft adaptation we extend the existing roof in line with the external wall, creating extra floor space - often enough for two rooms and a bathroom. This leaves your home looking from the outside as though it was originally built to this specification.

To help you decide the style of conversion you will get the most benefit from our in house design surveyor, who has years of experience, will visit you to discuss all the possibilities.

## PLANNING

All loft conversions have to be constructed according to strict Building Regulations. This includes rules on fire precautions, access and escape routes.

Official regulations can sometimes affect which types of conversion are available to you, according to the type of house you wish to convert, and the area you live in. In some cases we may need to apply for Planning Permission from your Local Authority.

For instance, you will not require permission if your roof conversion does not exceed 40 cubic metres, for a terraced property, or 50 cubic metres for a non-terraced property. This condition only applies to properties that are not located in a Conservation Area or at the junction of two public highways (including bridleways and footpaths) or multi-occupied properties.

Confused? Many people find the rules governing planning permission a headache, and it can all seem like a lot of meaningless red tape. However, we have been through this process many times over the years, and will be happy to make the applications on your behalf. It is in everyone's interest to secure the correct planning permission before work commences.

**Building Control** We will work closely with your Local Authority Building Inspector to ensure that your conversion receives a completion certificate, which is vital in adding value to your property and your property insurance.

## PHOTO ALBUM

Here is just a small selection of many loft conversions we have developed:





If you wish to view one of our conversions in situ, please [contact us](#) and we will put you in touch with a satisfied customer in your area.

## **DECORATING TIPS**

We would always advise you to employ a professional tradesman to complete the decoration of your loft conversion. You may however, choose to decorate yourself. In this case we have provided you with some guidance from the professionals. If you adhere to these rules you will achieve a standard of finish that you will be delighted with.

### **NEW PLASTER**

Allow plaster to dry thoroughly. With a simple patch job, this will take one to two days, for larger areas like walls and ceilings it can require a week or more depending on the weather and interior humidity conditions. Thick plaster applied in extremely humid conditions can take a month to dry adequately. Once dry, all rough areas must be sanded smooth with medium grade paper followed by a second treatment with fine grade paper. Clean surface of all dust with a dry cloth and then apply a stain-blocking interior water-based sealer recommended for plaster surfaces. Be sure to wear a mask and protective eyewear when sanding. (Source: [www.paintquality.co.uk](http://www.paintquality.co.uk))

### **PREPARING WOOD (GENERAL)**

If the wood surface is rough it should be sanded smooth with a medium grade sand paper. Be sure to sand with the grain, never against it, diagonally or across the grain. Wipe away any dust with a cloth. To achieve the smoothest appearance, apply a coat of water to the wood with a wet but not soaking cloth. Allow it to dry 30 minutes to raise the grain of the wood. Sand with fine paper to remove the raised grain. This will avoid grain raising when applying primer, paint or other coatings. Use a stain-blocking primer applied in a heavy coat and allow it to dry overnight. A second coat can be applied if staining is evident. Solvent-based stain-blocking primers are most effective over high-staining woods such as mahogany and redwood. Light sanding may be required before a finish coat is applied. Follow manufacturer's recommendations for best results. When using solvent-based primers, proper ventilation is required along with use of a respirator. (Source: [www.paintquality.co.uk](http://www.paintquality.co.uk))

### **A BASIC DOORFRAME CONSISTS OF THREE PARTS:**

Door lining. This is the inner (normally heavier) section to which the other parts of the doorframe are fixed. It is also the part to which the hinges and latch keeps are fixed.

Door stops. These are the strips of wood fixed to the centre (usually) of the door lining, against which the door closes.

Architrave. This is the wood strip fixed around the outside of the door lining and is usually flush to the wall. Architraves can be plain or moulded and can be made of materials other than wood.

### **NEW WOODWORK (DOOR FRAMES AND SKIRTING)**

(You may wish to remove the latch-keep and other attachments like bolts and chains. It makes painting easier if you are not confident about keeping them clean.)

First scrape off all plaster, dirt and bits sticking to it. Rub down with medium sandpaper, then dust frame and floor around base of frame. Apply knotting (with a small brush or a soft

piece of rag) to any knots and resinous areas.

Primer can be applied straight away as knotting dries almost immediately. Oil-based primer is better thinned with white spirit, as it does not need a thick coat. Acrylic primer can be used straight from the tin. section to which the other parts of the doorframe are fixed. It is also the part to which the hinges and latch keeps are fixed.

Paint the inside of the frame (door lining/stops) first. Then paint along the edge next to the wall, and complete the face of the architrave. Allow oil-based primer 24 hours to dry; water-based primer 3 to 4 hours.

Fill all holes and damaged parts with a proprietary filler such as Polyfilla or Tetrion. Deep holes may have to be filled more than once. Filling can also be done with linseed oil putty. Combining both methods of filling is often best. e.g. Using putty in small nail holes on moulded architrave or in mitred joints.

Joints showing between architrave/door-lining, door-lining/doorstop can be filled using a mastic-gun applying Decorators Caulk. Caulking can be applied after the undercoat as it can be glossed over.

Don't apply caulking until after sanding down is completed. When the filler is dry sand down and dust off. Apply one coat of undercoat (two coats are recommended for new wood.) Allow up to 24 hours to dry.

When the undercoat is dry, sand down lightly with fine sandpaper, dust off and apply one coat of finish. (Gloss or Satin). (Source: [www.bozzle.com](http://www.bozzle.com))

**Please do not hesitate to call us for more information or for your free no obligation design survey on: 0800 195 5674.**