

# Finishes:



Different finishes

Here are just a few samples of different colour effects you could choose for your new roof.



The cost of a new roof starts from:

£3,000\* for large interlocking tiles and plain tiles on dormer  
£4,500\* for new plain tiles on roof and dormer.  
(\*price based on a 3 bedroom terrace house).



TURNVITA3 020-8420-2024



The Loft Conversion Experts



Converting a loft allows home owners to utilise the unused space, and turn it into additional living space.

All properties can benefit from a loft conversion; terrace houses, semi detached houses, detached houses & bungalows.

A loft conversion offers the chance to gain the extra space needed for i.e. bedrooms, bathrooms, study, games room etc. without the upheaval of moving, and adding to the value of your home, in fact up to 20% of the property value!.

# From concept

# ...to completion



Court lofts has been established for over 35 years and have completed 1000's of loft conversions & home extensions in the London area.

Every loft conversion is tailor made to suit each client's specific requirements.

Our commitment to our customers is to guide them through the loft conversion process from concept to completion, whilst providing the highest quality service at one fixed price. Using only British Standards approved materials, we ensure every conversion is finished to a level of complete customer satisfaction, while ensuring minimum disruption on your day to day lives.

Now all you have to do is sitback and relax and let us take care of everything from CREATING PLANS, through to CONSTRUCTION, leaving your new loft ready for decorating and with a **5 YEAR PEACE OF MIND GUARANTEE**

*You are very welcome to see a loft conversion in progress & completed work in your area. You can also speak to previous clients to hear about their personal experience with Court Lofts.*

*Contact us now on 020 8902 3464 for a free consultation & quotation.*



# A step-by-step guide

This is an example of a typical loft conversion, which has taken place on a three bedroom semi-detached house in North West London.



The loft includes :  
A rear Dormer with 2 uPVC windows  
2 Velux windows (including fire escape).

This particular loft conversions specification is 2 bedrooms and en suite bathroom which took 5 weeks to complete.

## In the first week:

The steel beams are lifted by crane and fitted in loft sitting on steel spreader plates on the external wall and party wall just above existing ceiling joists.

The old roof tiles & battens are stripped, the side of the roof is cut out and the front is then extended to the gable end, and then felted and battened.



## In the second week:

The dormer is constructed with flat roof and plywood side walls. Both Velux windows are fitted. Front roof and dormer tiled.

New floor joists installed into web of steel beam creating suspended floor with fibre glass insulation between. Front roof rafters insulated with 50mm celtex insulation in between joists and 25mm celtex sheets on top. 100mm celtex between external partition walls.



## In the third week:



- All internal stud partitions are erected
- All electrical wiring first fixings complete and plumbing for radiators and bathroom suite complete
- All Plasterboard fixed to interior walls
- Guttering and fascia boards attached to dormer
- Brick gable wall is constructed
- uPVC windows installed in dormer and gable



## In the fourth week:



- The stairwell is cut out, and the new staircase fitted.
- Roof is ridged and third layer of felt (green minearal) is applied to dormer roof.
- Plastering is complete.



## In the fifth week:



- All carpentry second fixing complete:
- All skirting and window boards fixed
  - New doors hung
  - Spindles and newel post caps fitted to staircase

- All Electrical second fixing complete:
- New fuse board installed
  - Three inter-connecting smoke detectors fitted  
(to comply with fire regulations)
  - All lights and socket fittings connected

The loft is complete and ready for decorating

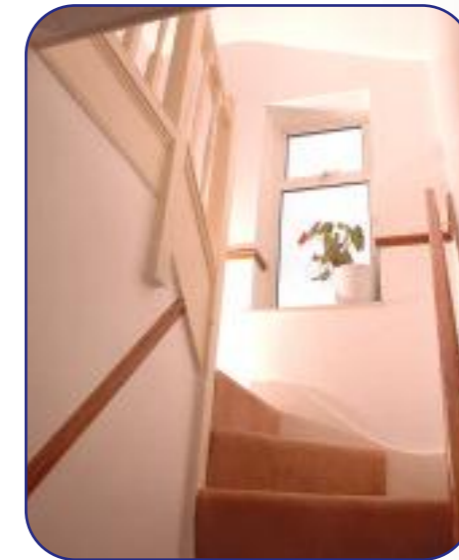


## Dormer with pebble dashed Gable...

...and new roof with large inter-locking tiles

*"The finish is great and we have saved a lot of time and money doing the conversion Instead of moving home"*

Mr Macky  
Craigwell Drive, Stanmore, Middlesex.



# Additional bedroom & Bathroom

with rear dormer

*"We were so surprised at how spacious the conversion is and blends in so well, it looks as if it was built the same time as the house"*

Mr & Mrs shah  
Lakeview, Edgware, Middlesex.



# Mansard conversion

with French doors in bedroom and separate bathroom

*"I love my new bedroom it's easily my favourite room in the house"*

Sonia,  
Woodlands Road, Harrow, Middlesex.



# Open Plan Kitchen Extension...

with bifold door to garden

*"Thanks, we so pleased with our new light and spacious kitchen extension"*

Northfields, W13





# Velux conversion

Games room With 6 velux windows

*“Our grandchildren love their new playroom and our son liked it so much he also had his loft converted by court lofts”*

Mr & Mrs Lehane  
Aylestone Avenue, Kilburn.



# Office conversion

A slated dormer with French doors

*"Our new home office is great and can easily double as a bedroom for when we have guests"*

Mr & Mrs McLeane  
Dudley Gardens, Ealing, W5



# Questions & Answers:



How long has Court Lofts been established?  
*We have been carrying out loft conversions for over 35 years.*

How long does an average conversion take?  
*Most lofts on average take between 5 - 8 weeks to complete.*

Will you arrange Local Authority permission?  
*Yes, we take care of everything from the architectural plans to obtaining permission from your Local authority.*

Is there any special height requirement needed?  
*Yes, you need to have around a minimum 2.4 metres or 7 foot 10in from the top of ceiling joist to the bottom of your ridge beam.*

Will you arrange for installation of plumbing and electrics?  
*Yes, the plumbing and electrics are all included in our price, but if a bathroom is installed we fit your purchased suite.*

Can I see a completed conversion?  
*Yes, we would be delighted to show you a recent conversion at the home of one of our customers.*

How do you price the work?  
*One of our Consultants will visit you without obligation, to discuss your particular requirements and provide a free estimate. We have a set price range which starts from £30,000 + V.A.T.*

What type of Local Authority permissions are required?  
*These vary. Some conversions require planning permission, **all** conversions require Building Regulation permission.*

How quickly can work commence?  
*Once a deposit has been made the work generally commences within one month.*