

Roofspace Flat Conversion

Haringey, N15

Haines Phillips Architects were appointed to prepare feasibility and detailed designs to maximize the development potential of an existing first floor flat with a substantial loft space by converting it in to two self-contained one bed flats.

The existing building was a typical 1930s two storey terraced house that had been subdivided in the 1980s in to 4 self-contained flats.

Our design carefully split the first floor flat and second floor loft space in to two separate units. The existing staircase up to the loft space was altered and a separate entrance to the second floor level flat was introduced.

The living, kitchen and dining spaces for the flat were created in a new zinc clad dormer extension to the rear roof slope with a full width sliding glass screen wall. This space is full of natural light and provides uninterrupted views across the rear gardens and park beyond.

New bedroom, shower room and storage spaces are provided in the front roof slope in to which three new rooflights have been added to provide natural light.

The detailed design included careful consideration of the construction process in order to carry out the works whilst the lower level flats remained in occupation and to provide the necessary fire and acoustic separation. The flat created at first floor level is described in a separate project page [here](#).

Our work included feasibility studies, planning applications, detailed design and specification of the conversion works.

Planning consent was obtained in April 2017 and the project was completed in January 2019.

Client: Private

Contract Value: Approximately £90k













