

THE OWNERS

Teresa Green, a senior school head of department, lives here with her husband Dan, a director at a development bank, and their children Seb, 14, and Ed, 12

THE PROPERTY

A four-bedroom, Victorian semi in Chelmsford, Essex

TERESA LOVES

Her bedroom skylight
Rockett St George
Farrow & Ball's Down Pipe paint
Grand Designs
Period features with a modern twist
London's diversity - Soho, Shoreditch and King's Road

TOTAL PROJECT COST

£45,000



PERFECT BLEND

The Farrow & Ball Down Pipe paint on the walls is balanced by the light maple flooring from Image Flooring underfoot. Crushed velvet cushions from Matalan complement the velvet headboard from Sofa.com. Taking centre stage is the wicker buffalo head from a boutique in Brighton; for similar, try White Faux Taxidermy on Etsy. The small bedside unit is from Swoon Editions

COLOUR MATCH
BLINDS TO
YOUR WALL
PAINT FOR A
STYLISH FINISH

Real Homes
LOFT CONVERSION

MODERN GLAMOUR

Teresa and Dan Green transformed the empty loft in their period home into an industrial-inspired master bedroom

W

hen Dan and Teresa decided they needed a home study, the only way was up. With all three of the first-floor bedrooms in use, the couple decided to follow their neighbours by converting the loft into a master bedroom and en suite so they could move their office into one of the smaller bedrooms.

The project wasn't all plain sailing with challenges from the start. The Greens' house is in a Conservation Area, so the couple had to work within strict guidelines with materials and design. 'Initially we'd wanted a larger room, but were advised this wasn't likely to be approved,' Teresa recalls. 'So we had to design within a much smaller space which was quite difficult, especially when it came to the en suite: we had to order a bespoke shower tray and screen.'

One of the first hurdles Teresa and Dan encountered in the loft was an old asbestos water tank, which had to be disposed of carefully given the dangers. 'This set us back and was an additional cost we hadn't factored in,' says Teresa. She had also wanted to retain exposed brickwork on the chimney breast, but decided against it when insulation became an issue.

Teresa enlisted the help of interior designer Fiona Duke to manage the entire project. 'Dan and I have very busy jobs and a family, so the only way we could undertake the work was to have someone who was available to liaise with the building team on our behalf,' Teresa explains. 'Fiona was also able to bring our 2D plans to life with her 3D software, which meant we got a real feel for how various ideas would look in practice.'

The five-month build saw the couple create a dormer window to mirror their neighbour's and squeeze in three skylights, bringing added brightness to the first floor via the stairwell. The area was fully insulated, rewired, replumbed and replastered. 'Thankfully, disruption was minimal as we hadn't previously used the loft as a living space,' says Teresa.

With the builders gone, Teresa started styling her new bedroom. 'The property's original features had been restored elsewhere in the house, so the loft gave us the chance to put a different stamp on the place,' she explains, opting for an eclectic industrial look rather than a theme. 'Because the room is so bright, Farrow & Ball's Down Pipe paint colour works really well. We love the metal in the furniture for its industrial look, which we softened with warm timbers and fabric textures. We splashed out on a period radiator as a subtle nod to the history of the house.'

The extra room has transformed how the whole family uses the house. Teresa says: 'It's made a bigger impact than we thought. We had some unexpected expenses along the way, but I'm glad we decided to go up in the world!'



LOFT STYLE

Above Stripped-back furniture with metal trim, like the vanity **desk** by Atkin & Thyme, helps create this look; while the black **lamp** from Blue Sun Tree adds mood lighting, and the geometric **rug**, also from Atkin & Thyme, adds texture

FUN FUR

Right Teresa loved the look of this unusual Montana vintage **drawer unit** from Atkin & Thyme with its cowhide detail. The charming vintage **wall lights** from Rockett St George are perfect for the industrial vibe she was hoping to create

COSTS & CONTACTS

Building work **£35,000**
Windows **£5,000**
Flooring **£2,500**
Decoration **£2,500**
TOTAL £45,000

Builder Chelmer Loft Conversions, 01245 496897

Bricks The Bespoke Brick Company, 01634 707707, bespokebrick.com

Carpenter Vic Hollas, 01245 493084

Project manager Fiona Duke Interiors, 07974 099289, fionadukeinteriors.com



BEFORE

GOING SPARE

Above The Greens' loft wasn't being utilised as a living space until they opted for a full-scale conversion



AFTER

HEAVY METAL

Below This industrial-style jewellery hanger delivers style and practicality. For something similar try Two Short Planks on Etsy



HERITAGE PIECE

Above The vintage-style radiator, from Period House Store, gives a hint of the Edwardian history of the home. Statement splashes of colour, such as the bright yellow chair from the Quadrant store in Chelmsford, lift the grey scheme