

Unlocking Double the Space in Your Home.



THE COMPLETE GUIDE
TO L-SHAPED
LOFT CONVERSIONS



Transforming the Period Roofline

An L-shaped dormer is the definitive transformation for Victorian and Edwardian properties featuring a two-storey rear outrigger (the original wing behind the main house).

By joining two dormers together—one over the main roof slope and one extending over the rear addition—this design creates an entire new upper floor, giving you up to **40% more usable space** than a standard dormer.

Twin-Dormer Outrigger Build



Extends living space over your ground-floor kitchen or dining wing without altering the character of your front elevation.

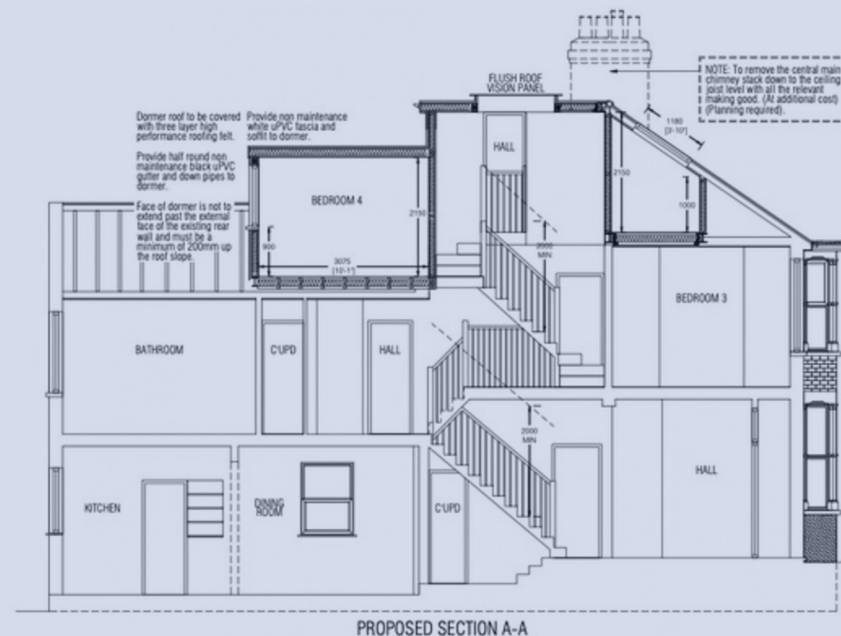
Multi-Room Versatility



Provides enough volume for two distinct spaces: a luxury master bedroom over the front elevation and a private en-suite or office over the rear.

+40%
USABLE FLOOR
AREA

Completed in 10–12 weeks, an L-shaped dormer adds substantial square footage and value to period homes, usually within Permitted Development rights.



Above: Combining dormers across the main slope and rear outrigger delivers a seamless split-level floor plan while preserving street-side heritage.



Scan to see more
L-Shaped
loft conversions



Elevating Everyday Living

An L-shaped dormer conversion does far more than add square footage. It completely transforms how your family moves through the home. By uniting two distinct roof elevations, we craft multi-functional, light-filled spaces tailored to modern living.

The Master Suite Sanctuary

Capitalise on the main roof slope to create an expansive, serene principal bedroom. Generous standing headroom allows for bespoke fitted wardrobes and floor-to-ceiling glazing or French doors with a Juliet balcony to capture maximum sunlight.

Luxury Over the Outrigger

Utilise the expanded rear outrigger space for fully plumbed luxury en-suites, clever walk-in storage solutions, or a quiet executive home office separated from the rest of the house.



PROJECT PROFILE: THE HARINGEY TRANSFORMATION

- **Property Type:** Victorian Terraced Home
- **Scope:** L-Shaped Dormer Loft Conversion
- **Gained Area:** +36 m² total floor space
- **Features:** Master bedroom suite, full en-suite shower room, separate home office, and Juliet balcony.

"Rooftop Rooms turned our tight attic into an incredible master suite and home office. The split-level flow feels as though it was built with the original house." — **Homeowner**

The Journey To Your New Space

- ① Initial Assessment**
Your journey begins with a home visit from Colin, one of our Directors. He conducts a thorough roof survey, evaluates your space potential, and gathers all details needed to prepare your tailored initial quotation.
- ② Design**
Following your acceptance of the quote, our dedicated architectural designers produce detailed plans and will work closely with you to adjust layouts and perfect every detail of your new space.
- ③ Structural Engineering**
The team manages all structural steel calculations, architectural drawings, and Building Control compliance before a single tile is moved.
- ④ Specialist Construction**
Executed by dedicated loft conversion teams using minimal-disruption scaffolding access, keeping your main home clean and functional throughout.
- ⑤ Final Handover & Sign-off**
Comprehensive sign-off with Building Control certificates provided alongside our structural warranty.

Built on Trust & Precision



10-Year Guarantee

Full structural warranty



Building Control

100% UK compliance



Fixed-Price Contracts

Transparent scheduled payments

Ready to Unlock Your Home's Potential?

Speak with our specialist team to schedule your complimentary, no-obligation roofline feasibility survey.



Scan to book your survey online



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