



Ideas for adding space without extending

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Adding space without extending

- Where to start
- Planning vs Building Regs
- Repurpose current space
- Loft, garage or basement
- Top design considerations
- Summary



Where to start



Where to start

- Write down how you want to *live*, not just what rooms you want.
- Think about priorities: light, views, family needs, working from home.
- Be realistic about budget — it shapes every decision.
- A good brief evolves, but the clearer it is, the smoother the process.
- Use images (Pinterest, Houzz) to help communicate style.



Planning & Building Regulations



Understanding the rules

Planning permission:

- Many internal conversions fall under **Permitted Development Rights**
- Town and Country Planning (General Permitted Development) (England) Order 2015

Building standards:

- Conversions = **change of use** → must meet Building Regulations 2010 (as amended) Key areas: fire safety, insulation, ventilation, structure

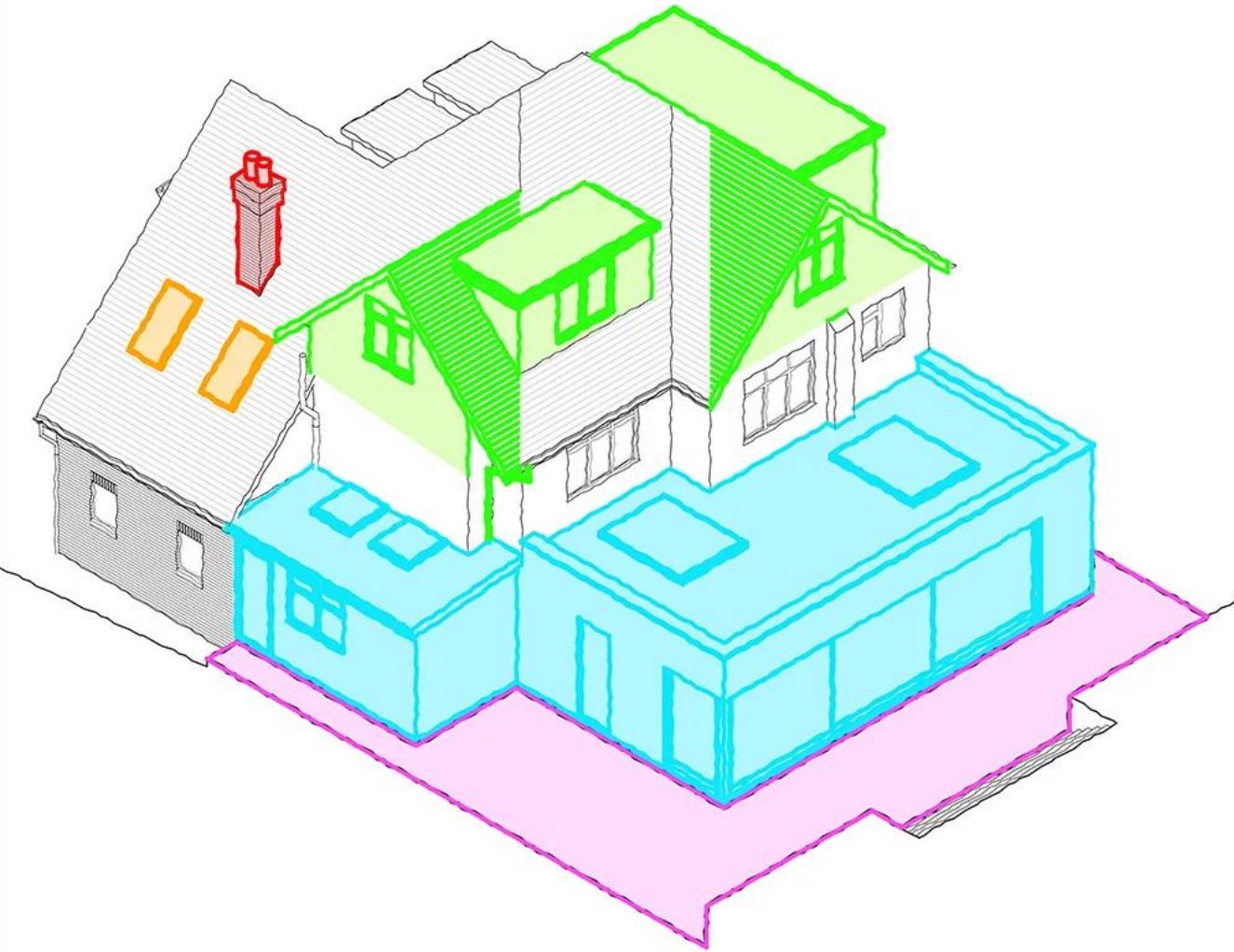
Limits to PD

Listed Buildings

- No PD rights
- Any works (inside/outside) affecting character = **Listed Building Consent**

Conservation Areas

- PD rights restricted – dormers, cladding, extensions usually need planning
- Internal-only conversions *may* be PD if no external changes
- **Article 4 Directions** can remove PD rights entirely





Repurpose the current space



Open-up or repurpose existing

- **Remove barriers:** open-plan or broken plan layouts, pocket/glass doors
- **Re-configure layouts:** move partitions, relocate kitchens/bathrooms
- **Circulation:** turn corridors into usable zones



Open-up or repurpose existing

- **Borrow light:** sun tunnels, glazed partitions, clerestory glazing
- **Volume:** expose vaulted ceilings, add mezzanines
- **Features:** add in design features like window seats to create new wow spaces



Loft Conversions



Loft conversion

- **Key opportunities:** extra bedroom, home office, storage → valuable resale uplift.
- PD can limit volume - 40m² for terraced / 50m² for detached & semi-detached
- **Design priorities:**
 - Headroom – minimum 2.2m at centreline usually desirable.
 - **Stairs:** must comply with Approved Document K (headroom & pitch)
 - **Fire safety:** escape routes (Doc B)



Loft conversion

- **Natural light:** rooflights, dormers (planning impact depends on streetscape/Conservation Area).
- **Building regs checks:** insulation upgrade (Part L), structural reinforcement (joists, rafters).



Garage Conversions



Garage conversion

Popular for: playroom, utility, home office/gym, ground-floor bedroom or bar/games room.

Planning:

- Usually permitted development if external changes are minimal, but check LDPs (e.g., some areas restrict removal of garages if parking standards are affected).



Garage conversion

Building regs focus:

- Floor insulation and damp proofing. (Part C & F)
- Thermal performance of external walls.
- Fire separation if attached to main house. (Part B)

Design tricks:

- Replace garage door with a window/door proportionate to street.
- Integrate storage to avoid clutter.



Basement Conversions



Basement/cellar conversion

Ideal for: cinema room, gym, utility, snug.

Challenges:

- Waterproofing (BS 8102:2022 referenced Part C).
- Light access – use lightwells, glazed floors above, or mirrors to bounce light.
- Ventilation and escape route compliance.

Planning: often requires full consent if altering external levels (lightwell excavation).



Top design considerations



Top design considerations

- **Natural light:** rooflights, larger windows, lightwells
- **Optical tricks:** taller doors/windows, mirrors, light finishes



Top design considerations

- **Storage solutions:** under-stairs, bespoke joinery, hidden cupboards
- **Flexible layouts:** sliding walls, multipurpose furniture



Summary and what next?



Next steps

- Complete your brief
- Understand if planning or regs is required
- Get the right assistance – Architect and/or Engineer
- Comply with the regulations
- Understand your budget
- Really think about the current space before you go up or down or into the garage
- Get inspired
- Enjoy the process