



VIRTUE
PROJECTS

We have a passion for property and construction. Whether improving your property or building a new one, we are dedicated to providing advice and building services, while exceeding our clients' highest expectations.

Since 2012, Virtue Projects has undertaken all forms of design and construction work, from refurbishments, extensions and conversions, to remodelling and new home builds. Alongside our architects, engineers, designers and qualified tradesmen, we offer a wealth of experience and extensive construction knowledge.

We pride ourselves on our virtue, professional approach to project management and unrivalled commitment to customer satisfaction.

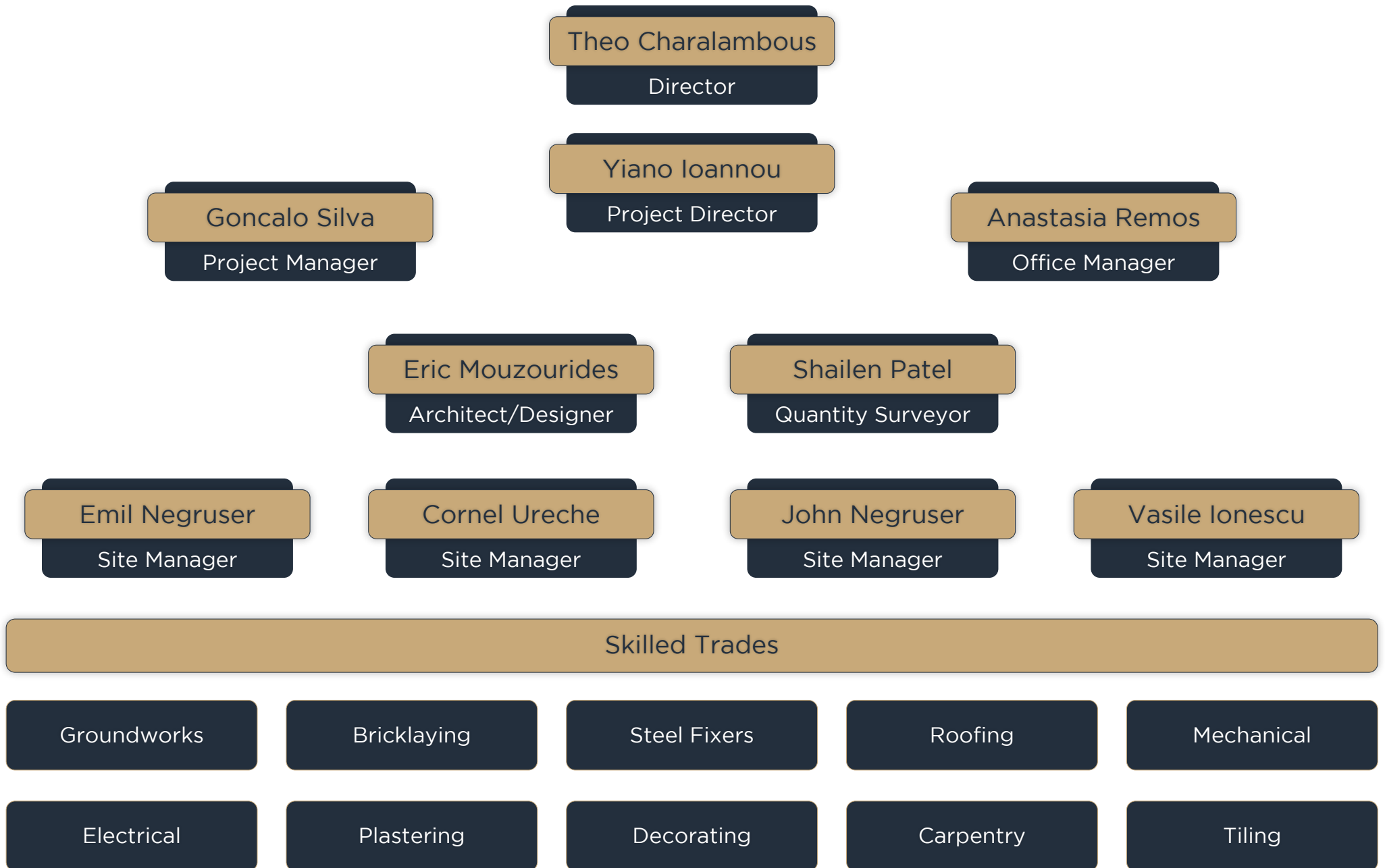
Virtue Projects offers specialist trades needed to complete all construction projects. We undertake both residential and commercial work, as well as maintenance contracts.

Internally, our works include decorating, installation of kitchens, bathrooms and bespoke carpentry. Full mechanical and electrical services by our fully qualified plumbers, gas engineers and electricians.

We look forward to working with you.

 ABOUT VIRTUE





KITCHENS BEDROOMS & BATHROOMS

BRITAIN'S
BEST-SELLING
KITCHEN,
BEDROOM AND
BATHROOM
MAGAZINE

DECEMBER 2017
£4.75

Inside

Ensuites: how to get that extra bathroom
Cool kids' dens

Boost your bedrooms with a loft conversion



KBB HOMES

In need of extra space and somewhere to *wind down* at the end of the day, the owners of this 1930s property in Denham, Buckinghamshire, put a new master suite on top of their

Renovation wishlist...

They had already decided that a loft conversion would help them create the Zen-like space they wanted, but wanted advice on how to make this happen. The answer lay in a generous master bedroom – a calming retreat away from busy daily life – with a glamorous freestanding bath taking centre stage. And despite the glitz to make the most of existing views, plus a separate shower and steam room, and the result is a boutique hotel-inspired space to relax away the evening hours. To achieve their vision, they called in The Chamberlains at Virtue Projects to discuss the brief and how to get started. Here, then, explain how the new room came together...

The design brief
The owners approached us with a clear and simple ask – to create a conventional loft room with a dormer at the back and skylights to the front. They needed more space and somewhere to unwind at the end of a long day, so creating an uncomplicated, light and airy space was a must. They had already thought about what they wanted, which included a statement freestanding bath in the bedroom and a steam room. They also specified lots of glazing to let in plenty of light.

Creating the space

An architect at Virtue Projects drew up plans and introduced the layout of the space, while the owners took charge of the interior design and chose the fittings. There were a couple of angles with the layout, which meant reaching some compromise on where the bath would be placed. The couple wanted it in the middle of the room, but because of the placement of the stairs, this had to be revised.

But once these small issues were ironed out, the build could begin. The scaffolding went up and the team started to strip everything out, steel and timber were added, making sure the floor was strong enough to support the weight of the copper bath, and the window openings were created. The roof structure was made, a breathable membrane went on, and then it was time to install the new kitchen to make it watertight. We built the staircase with a large window on the landing to add light, then the whole space was insulated and the plasterboarded before the electrics and plumbing went in. The floor beneath where the bath would be and the shower and steam area in the bathroom had to be tanked to ensure such was fully waterproof and protected from any risk of leaks. It was also important to make all the windows, so the white washed oak engineered flooring is at the same level as the tiles under the bath and in the ensuite for a seamless look.

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The freestanding copper bath is a real statement piece.

The converted loft room is rectangular – measuring 3.5m – with the bathroom taking up two-thirds and the shower space taking up the rest. Because of the angled roof, the bath was placed against the far wall but it had to be cut down to fit. Luckily, as it's a metal bath, this wasn't too difficult. The owners had already found the statement copper tub at BC Design, and we knew it would be placed under the window – this way, you can take in the views while having a soak. The ensuite includes a ceiling-mounted shower behind two fixed glass panels, which help create a walk-in and a flush top which has been fixed to match the rest of the scheme. Plus, there are two large benches in the steam room, which are perfect for relaxing, which adds a luxurious touch.

The next stage

Once the space was built, the focus shifted to the interior design. The owners had very definite ideas about the look they wanted – traditional with a twist. They had a calm feel, so chose neutral colours on the bathroom walls, with Shaker-style wardrobes and bedside tables to match, while under the bath are patterned but neutral curtains to complement the colour scheme – they help create a snug effect thanks to the design. The three curtains into the bathroom, where the views are perfect, with the exception of the striking vanity unit, which adds some fun to the space.

Finishing touches

At though the colour palette is neutral, the bath really stands out, so the owners picked similar warm shades of copper and ochre for wallpaper from Chatterbox for behind the bed as a focal point and included a kilim-style rug in the middle of the room, tying the whole boutique feel together.

Now that it's finished, they are delighted with how the loft space has given them and love to fast it up in the evenings. They say it felt like they were a million miles from their busy daily lives – like their own little retreat.



The room is a false, rectangular with a sloped ceiling, from Queen Road, on one side and Vale, on the other. The existing bath was cut down to fit the space. Wallpaper from Chatterbox adds pattern and colour. The shower is suspended in the roof, which is from John Lewis & Partners.

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A rural retreat

Taking on a loft conversion gave one couple the relaxing haven they'd been yearning for, creating their own spa up in the sky

Words: Alison Davidson Photography: Jonathan Wilson/Virtue Projects

The FACTS

Who? A couple
What? A loft conversion
Where? Denham, Buckinghamshire
Cost? £100,000
Time? Three months

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large loft conversion gave the couple the relaxing haven they'd been yearning for.

light the vanity from the bath, which is perfectly placed to make the most of the space. It's on legs for an elegant look and to make it easier to clean. The space is finished with a patterned rug from John Lewis & Partners.



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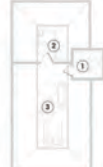
design edit

1 Free bath with copper finish and chrome. CROX, Denham, Bucks. 2 Original bath shower mixer to shower. CROX, Denham, Bucks. 3 Pottery tiles in the bathroom. (see also the other) bath CR (see page 100) and the other. 4 Pottery tiles in the bathroom. (see also the other) bath CR (see page 100) and the other.

The PLANS

Converting the loft opened up the opportunity to create a new master bedroom with a shower room, ensuite.

1 **Entrance** To make best use of the space and to fit in the bathroom, the entrance room, this was placed at the back of the house, with a large window to let in the light.
2 **Ensuite** Located at the far end of the house, it is a perfect place for a shower room.
3 **Lined** The large bedroom takes all most of the new addition to allow for the bath to be placed under the window.



SOURCEBOOK

Building and project management Virtue Projects 020 7188 6008
www.virtueprojects.com
Wardrobes and bedside tables Virtue Projects, Denham, Bucks. 020 7188 6008
Freestanding bath BC Design 01208 557182
www.bcdesign.co.uk
Radiator Radiator Heating 0203 201 0101
www.radiatorheating.com
Tiles Red Bath 01208 201208
www.redbath.co.uk
Floor lamp John Lewis 020 7188 6008
Ceiling light John Lewis 020 7188 6008
Spongyware Red Bath, Denham, Bucks. 020 7188 6008
Taps and shower fittings Red Bath, Denham, Bucks. 020 7188 6008
Shower screens Red Bath, Denham, Bucks. 020 7188 6008
For all product information, see page 102.

CASE STUDIES

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How to add £££ as well as square feet

COVER STORY

Jayne Dowle on the top renovations that will add value to your home — if done right

Putting planning at our fingertips could revolutionise renovating, making it quicker and easier to check permitted development rights and apply for permission.

Two new apps, launched this week by the housing secretary Robert Jenrick, are the first steps towards a fully digital planning system. It's good news — potentially — for the 51 per cent of UK homeowners who told the comparison website Rated People that they are planning to add extensions, convert lofts and garages and improve the appearance and energy efficiency of their homes this year.

Many home improvements don't need full planning permission. However, Jenrick says the rules are complicated and often result in homeowners submitting invalid applications for "permitted developments", wasting time and money.

The new RIPA (Reducing Invalid Planning Applications) app will tell you whether your proposal can be done under permitted development rights or needs planning permission. Homeowners can apply within the app for the certificate to prove permitted development, allowing building to start. The second app, BoPS (Back Office Planning System), is designed to help council officials to manage permitted development applications.

The apps are being trialled in three areas: Lambeth and Southwark in London and Buckinghamshire. All local councils in England are being encouraged to sign up.

So get planning, with our guide to the top renovations to add value to a home.

Extension

Obtaining planning consent to enlarge the size of your home substantially will increase its value by between 5 and 10 per cent, says Marc Schneiderman, a



Top: an extension in Southwark, south London, by Plusrooms. Above: A £100,000 loft conversion in Denham, Buckinghamshire, by Virtue Projects. Cover: Kebony cladding of a Hampshire home

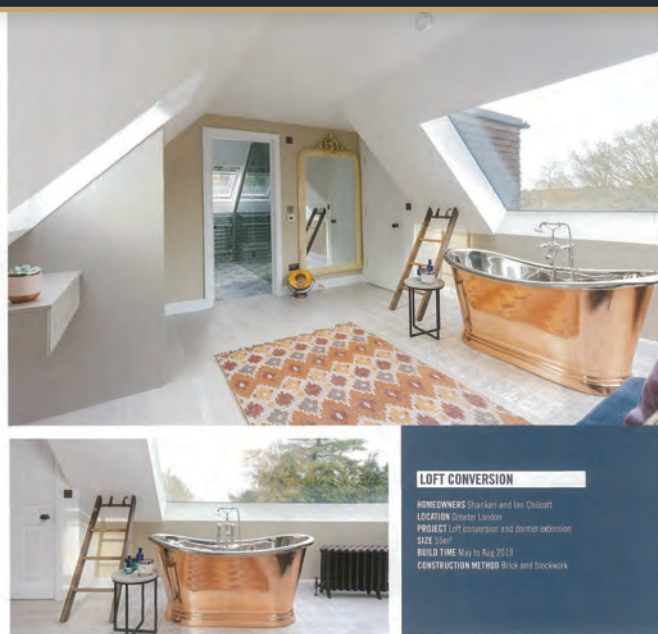


This wraparound kitchen extension by Simply Extend



A touch of luxury

Shankari and Ian Chilcott have transformed their loft space into a spa-like master suite, complete with freestanding bathtub and steam room



LOFT CONVERSION

HOMEOWNERS Shankari and Ian Chilcott
LOCATION Greater London
PROJECT Loft conversion and dormer extension
SIZE 15m²
BUILD TIME May to Aug 2013
CONSTRUCTION METHOD Brick and blockwork

Extending can be the perfect way to make extra space for growing families, but for Shankari and Ian Chilcott, who live in a mature detached home in Greater London's green belt, that option was all but shut. "The previous owners had already extended so we were only allowed another 3m," begins Shankari.

Initially, the couple envisaged only a small dormer extension. Luckily their contractor, Theo Charambous of Varue Projects, helped them see how they could do more. He suggested that, in addition to adding the new dormer, they could also convert their unused loft space into a luxurious master bedroom with en suite.

"To start with I was worried about standing space, as the room under the eaves isn't always usable, and when we cleared out the attic it still looked small,"

TIME TO RELAX
A copper and nickel heat bath from BC Design brings a spa-like element to the master bedroom, which was created from a formerly disused loft space. The striking bath is available in two sizes — 1,500mm (perfect for small bathrooms) and 1,700mm.

says Shankari. "But Theo was able to remove a big beam in the middle of the room and replace it with a cranked steel beam. It opened up the whole space and made it much bigger."

Once the loft conversion became a possibility, the couple drew up an ambitious wish list for the 55m² space, inspired by their visits to boutique hotels and spa: a statement freestanding roll-top bath in the bedroom, ample storage and an en suite with shower and steam room—the latter a particular goal for Ian.

Fitting in luxury features

Theo takes up the story: "I was slightly ambivalent to start with as the loft is not a huge space," he says. "I worked with them on layouts and positioning [of the bath was used to aid here], and everything seemed to fit in a very ergonomic fashion. We knew the minimum distance between fixtures such as the



KEY SUPPLIERS

DESIGN AND BUILD Varue Projects
www.varueprojects.co.uk
BATH BC Design www.bcdesign.co.uk
SANITARYWARE, TILES Bathroom Mall
BATHROOM AND BATH FLOOR Ceiling Light (Bathroom)
Floor Earth www.earth.co.uk
SHOWER AND ACCESSORIES, BOUND Mirror Hazy www.hazy.co.uk
CAST IRON RADIATOR Best Heating www.bestheating.com
BLINDS Motor www.motor.co.uk
STEAM ROOM GENERATOR F&M www.f&m.co.uk

toilet and bath, and we ensured the whole space was as comfortable as it could be. However, I did initially think that we'd struggle with the bath because of the space. Head height can be an issue in a loft; if there's a sloping roof, you want to make sure you don't have an awkward angle when you get in and out of the bath. Luckily, we managed to locate the bath in a comfortable space and in the best location to give the homeowners a nice view onto their back garden—the view is pure greenery."

Practical considerations

Reinforcing the ceiling of the first floor with thicker timbers and using tiling over the bath area rather than the engineered flooring used elsewhere ensures the new floor can cope with the extra loading and any stray spills from the copper tub. A large fixed rooflight at the rear, along with three Velux rooflights, brings natural light deep into the new

STEAM AND SHOWER
A dedicated steam and shower room (above) is separated from the WC and basin (left) by a floor-to-ceiling glass partition.





CASE STUDY: VIRTUE PROJECTS DOUBLE DELUXE OUTDOOR LIVING POD™ ON PATIO TERRACE

Over the last couple of years, gardens have become a major focus as the whole nation was forced to stay within its own four walls. As a result, people started to look for ways to make the most of their garden space and for many this meant transforming it to become a blended part of the home; an indoor/outdoor room.

In 2022, a potential client, looking to transform their garden, contacted Caribbean Blinds London based dealer, Virtue Projects, to design and construct a high-end hotel style garden. The project was to include covered outdoor spaces and subsequently, Virtue Projects selected and included the Caribbean Blinds award-winning Outdoor Living Pod selecting the Deluxe modeland two of them!



What was the original customer brief?

The client had a vision of creating a luxurious, high-end, hotel-like outdoor space where they would be able to host friends 'in the garden' all-year round. It would be a place to enjoy great food, drinks and music whilst also being a place of serenity for relaxing and unwinding. The space would need to function as an outdoor/indoor room so as to create the feeling of being outside while at the same time, being protected from the elements.

How was the outcome achieved?

The client asked for a result that exudes opulence whilst creating a wonderful alfresco home, so to achieve this 'luxury, high-end' feel that this project required, it would be essential to use the best quality materials and equipment.

The right products for this project not only needed to be high quality but also have form and function, which is why the Deluxe Outdoor Living Pod™ from Caribbean Blinds was the obvious choice.

The dealer had every confidence that this product would enable them to achieve the desired results and the verdict was, they most certainly made the correct decision.

Why the Deluxe Outdoor Living Pod™?

This award-winning product is the most bespoke louvered roof pergola option from the Caribbean Blinds range and subsequently perfect for this project, where many bespoke elements were required. Integrated walls between the posts form the back of the outdoor kitchen, complete with extractor fan and outdoor seating area with windproof screens shielding the open sides without blocking the view when the weather is inclement.

Added to this, ambient lighting sets the mood while infra-red heaters keep the chill away when the cold sets in. This structure really is the most flexible and adaptable within the range. Not forgetting its key feature of large 21cm wide roof louvers that rotate through 150 degrees, allowing the user to play with light and shade and when closed, are completely water, wind and even snow tight.

How has the client's overall space transformed as a result?

The results are stunning and exactly what the client had envisaged and more. A beautiful space was created that can be used all year round, from cold and crisp winters to baking hot summers, and the client now has a dream garden area to relax in and entertain friends while being protected from the elements.

By opting for two of the Deluxe Outdoor Living Pods, the client has opened up a whole new garden space where they can now create great memories.

The project commenced in August 2022 and took four weeks to complete.



For more information visit
www.cbsolarshading.co.uk











































































































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