TOP MARK CONVERSIONS
LOFT CONVERSION SPECIALIST

- DORMERS
- MANSARDS
- HIP TO GABLE
- VELUX & SHELL



LOFT CONVERSION SPECIALISTS · 20+ YEARS' EXPERIENCE

Expert loft conversions in Nottingham & Derby

We turn unused roof space into bright bedrooms, home offices and master suites, with one experienced team managing every stage from steelwork to sign-off.

Get a free quote ↗ | 07925 891 170

5.0 ★★★★★ from 31 Google reviews

topmarkconversions.co.uk
Nottinghamshire & Derbyshire



ABOUT US

Local loft specialists who see every project through

Every home is different, so every conversion we build starts with yours: how you live, what your roof allows and what you want the new space to do.

From the first design consultation to the finishing touches, our team guides you through the whole process with clear communication and a programme that stays on track. Based in Ilkeston, we use quality materials and skilled trades to create rooms that add real value and comfort to homes across Nottinghamshire & Derbyshire.

> **One experienced team, managing every stage from steelwork to sign-off.**
>
> OUR PROMISE TO YOU

Members of the Federation of Master Builders & the Guild of Master Craftsmen

20+
Years' experience
Hands-on experience behind every conversion.

5.0
Star rating on Google
Rated 5.0 out of 5 by homeowners.

8
Conversion types
From Velux and dormers to mansards.

23+
Towns & villages
Covered across Notts & Derbyshire.

KEY SERVICES

The right conversion for your roof

Your roof shape, house type and plans for the space all point to the best option. We handle building regulations, structural engineering and every finishing touch.

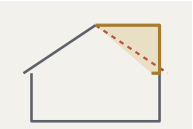
Existing Removed New build



MOST POPULAR

Dormer loft conversions

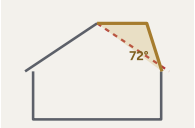
Built out from the slope of your roof, a dormer adds valuable headroom and floor space so the loft works as a proper room.



TERRACED & SEMIS

Rear dormer extensions

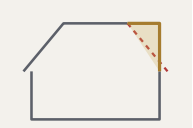
A full-width box across the rear slope, with a flat roof and vertical walls for maximum internal volume.



MOST TRANSFORMATIVE

Mansard loft extensions

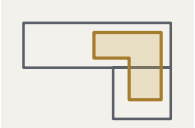
The rear roof rebuilt as a near-vertical 72° wall with a flat roof above – room for several bedrooms or a master suite.



HIPPED ROOFS

Hip to gable conversions

The sloping side of a hipped roof built up into a vertical gable wall, significantly increasing headroom and floor space.



VICTORIAN & EDWARDIAN

L-shaped dormer conversions

Two linked dormers – one on the main roof, one over the rear extension – forming an "L" that uses every inch of space.



PERIOD CHARACTER

Pitched dormers

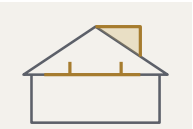
A dormer with its own gabled roof that mirrors the main roof, keeping the character of traditional homes.



QUICKEST OPTION

Velux conversions

Roof windows set flush with the existing roofline. Usually permitted development, so quicker and simpler to install.



FINISH AT YOUR PACE

Shell loft conversions

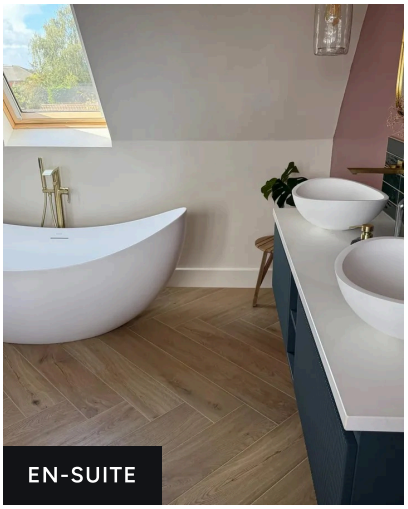
We build the weatherproof, structural shell – steel, floor, roof, windows, stairs – and you finish the interior to your budget.

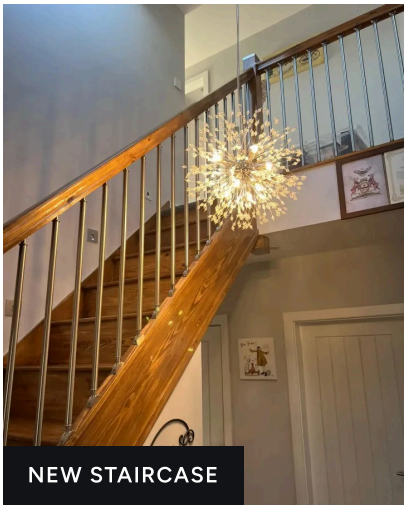
YOUR NEW SPACE

Bedrooms, en-suites, offices & master suites

We design the space around your needs while making sure it complies with building regulations – and we look after every trade, so you don't have to.


MASTER BEDROOM


EN-SUITE


NEW STAIRCASE

Everything handled, start to finish

One team · one point of contact

- ✓ Design consultation & layout
- ✓ Structural engineering & calculations
- ✓ Staircase fitting
- ✓ First & second fix electrics
- ✓ High-performance insulation
- ✓ Materials, deliveries & waste removal
- ✓ Building regulations & approvals
- ✓ Steel fabrication & new structure
- ✓ Dormers, windows & external roofing
- ✓ Plumbing, bathrooms & en-suites
- ✓ Plasterboard, plastering & stud walls
- ✓ Completion & sign-off

6–12 wks

Typical build time

Depending on size and type, with a detailed timeline from day one.

Often not

Planning permission?

Many lofts go ahead under permitted development – we'll check for you.

£0

Free quotation

Get in touch by phone, WhatsApp or online to arrange yours.

OUR PROCESS

From steelwork to sign-off in 6 stages

A clear, proven sequence, with you involved at the moments that matter most.

01



Steel fabrication & structure

Work starts on day one with steel fabrication and the new structure – a strong framework to safely support your new space.

TYPICALLY ABOUT 2 WEEKS

02



Stair fitting

With the structure finished, we fit your new staircase so the loft is safe and easy to reach from the floor below.

03



Last-minute design

You come up and see the space for yourself. Planning rooms and windows while standing in the loft is far easier than from a drawing.

04



Plumbing & electrics

First-fix electrics and plumbing go in, and you can talk through bathroom and room ideas with our electricians and plumbers.

05



Insulation & boarding

We insulate, plasterboard and build internal walls while our roofers and bricklayers work outside, keeping time on site to a minimum.

06



Completion & sign-off

Plasterers, second-fix joiners, electricians and plumbers complete every detail, leaving a transformed home you'll love.

01→06

One team sees the whole job through. All trades, material deliveries, waste disposal and loose ends are coordinated for you – with regular updates at every step.

Full process ↗

WHY TOP MARK

Why homeowners choose us

20+ years' hands-on experience

Proven know-how behind every conversion we design and build, on every type of roof.

One team, steelwork to sign-off

Our own skilled trades cover every stage – no chasing contractors, no gaps in responsibility.

Regulations & structure covered

Building regulations, structural calculations and approvals are handled for you.

Design it standing in the space

Our "last-minute design" stage lets you plan rooms and windows in the real loft, not just on paper.

Clear, honest communication

A programme that stays on track, with Mark always at the end of the phone to answer questions.

Free quotes, open 7 days

Talk to us 9am to 5pm, seven days a week, by phone, WhatsApp or email.

BUYING A HOME?

See the potential before you buy

We carry full professional liability insurance, so we can arrange preview visits with estate agents for homes that aren't sold yet. Walk through a property before completion and get expert insight into how you could extend, remodel or convert it.

- Fully insured site visits
- Arranged with the estate agent
- Honest advice on what the space could become

5.0
31 Google reviews

Quality materials, skilled trades and full professional liability insurance.

Not sure which conversion suits your home?
Ask us – we'll talk it through and arrange your free quote.

07925 891 170

GALLERY

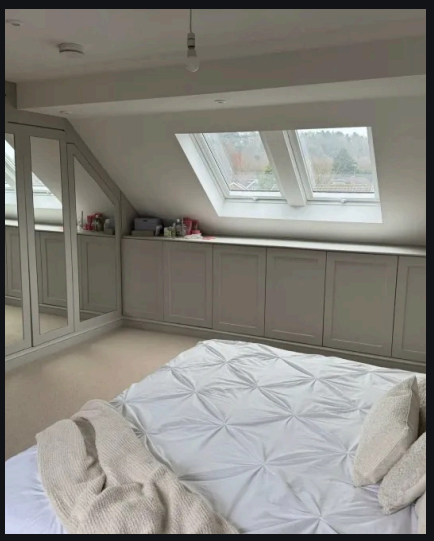
Recent loft conversions













REVIEWS

Rated 5.0 out of 5 by homeowners

5.0 ★★★★★
from 31 reviews on Google

★★★★★

Mark and his team were 100% professional from pre-contract to completion. Not once did I feel that any question, call, concern or request was unanswered or ignored! ... You really did deliver a Top Mark Conversion!

C **Charlene G.**
Google review, August 2025

★★★★★

"They listened carefully to our ideas, offered valuable suggestions and delivered exactly what we wanted. The quality of the craftsmanship was impressive and our new living space has added both comfort and value to our home."

W **William**
Google review, July 2026

★★★★★

"From the initial meeting with Mark to discuss and price for the job he kept us informed at every step. The whole team were professional and nothing was too much trouble."

C **Calvin E.**
Google review, May 2026

★★★★★

"They completed the shell loft conversion efficiently while keeping the quality of work to a very high standard. They explained every step clearly, gave helpful advice and recommendations."

M **Michael D.**
Google review, May 2026

★★★★★

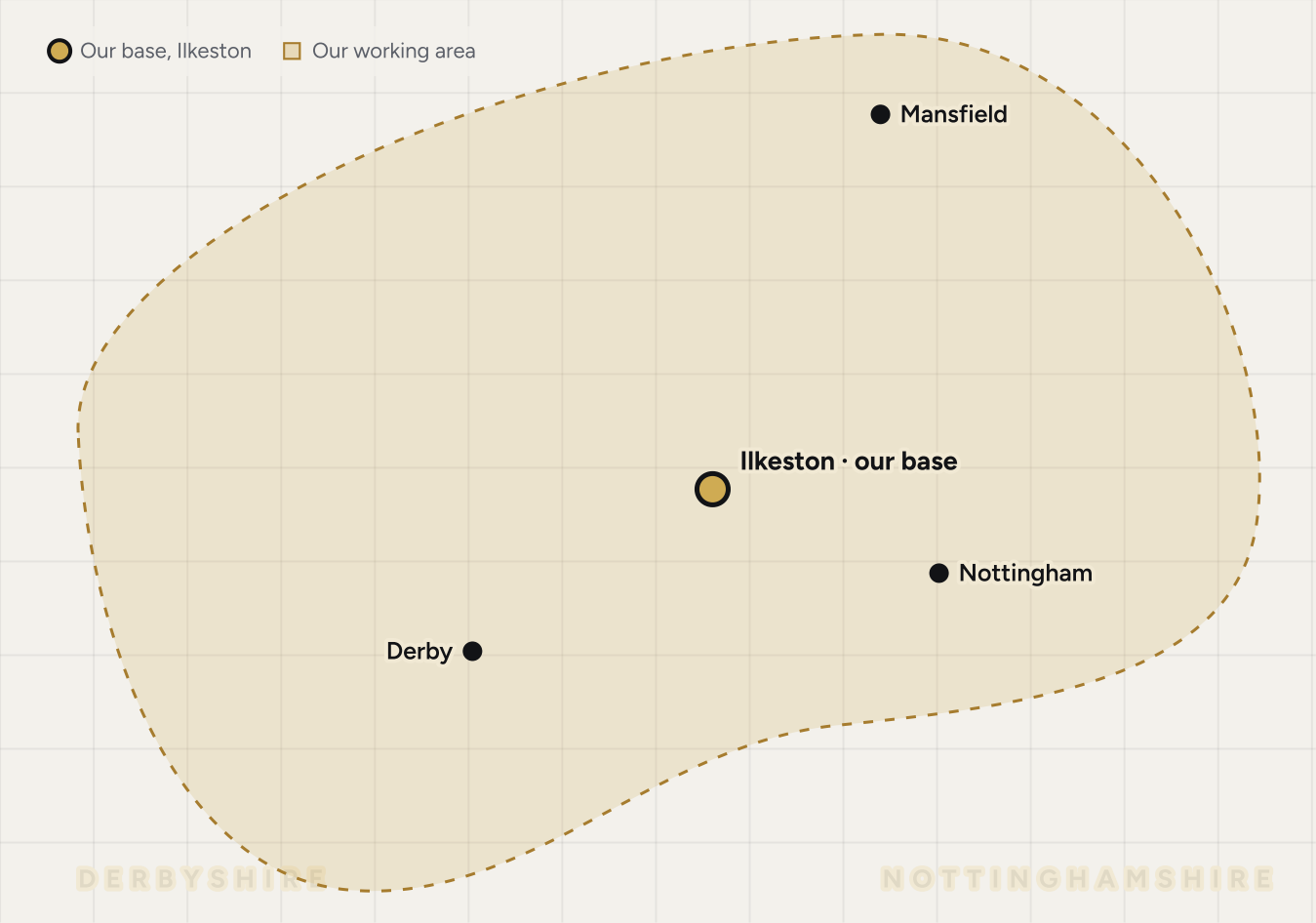
"They completed my loft conversion, creating a third bedroom in my terraced house, to an excellent standard. Really lovely guys and I couldn't recommend them highly enough."

C **Claire O.**
Google review, September 2024

COVERAGE

Based in Ilkeston, converting lofts across Nottinghamshire & Derbyshire

From Nottingham's busy suburbs to Derbyshire's villages, we adapt every conversion to the local architecture and to the way you want to live.



Nottinghamshire

Nottingham, its suburbs and the surrounding towns and villages.

Derbyshire

Derby and the Derbyshire towns and villages around it.

Local knowledge

Conversions adapted to local homes – terraces, semis, period and modern.

Not sure if we cover your area?
Give us a call – we're happy to check and talk through your loft.

07925 891 170

TOP MARK CONVERSIONS
LOFT CONVERSION SPECIALIST

FREE QUOTE

Let's talk about your loft

Tell us a little about your home and what you have in mind. One of our project managers will get back to you to talk it through and arrange your free quotation.

MOBILE 07925 891 170	LANDLINE 0115 677 7496
WHATSAPP Send us a message	EMAIL mark@topmarkconversions.co.uk
ADDRESS 131 Norman Street, Ilkeston, DE7 8NR	OPENING HOURS Open 7 days, 9am to 5pm

01
Tell us about your home and plans

02
Leave your contact details

03
Our team gets back to you

Request your free quote ↗

topmarkconversions.co.uk ↗

Scan to start your quote
Point your phone camera at the code

© 2026 Top Mark Conversions Ltd. Quality loft conversions throughout Derbyshire and Nottinghamshire.