

THE PROPERTY EXPERT



MARK CRISP

Give your house *KERB APPEAL*

We all focus our attention on making the interior of our homes as stylish and up to date as possible, but what about the exterior? We only get one chance to make a good first impression, and the way your house looks from the outside is just as important as having a beautiful kitchen or new conservatory.

If you think your house doesn't have kerb appeal, don't worry – you can update and change the outside appearance to improve its look, value, saleability and even thermal performance. Think of it as making a real investment.

Many houses built between the 1960s and 1990s were constructed using drab cheap orange-coloured bricks, ugly concrete roof tiles and cheap low performing dark brown stained windows. This was to meet the ever-increasing demand for new low-cost housing, but as a result these properties look lacklustre to

our modern eyes.

But there are ways to upgrade these dated and unappealing features and make real improvements to your home; such as changing the cladding, rendering, paint and slates, or fitting aluminium or timber windows. The options are endless. If done sympathetically and to a good standard, the results can be amazing!

Covering drab brickwork can be done using natural timber cladding, such as Larch and Cedar, or maintenance free composite cladding. You could also think about render, either traditional sand and cement, lime or through colour silicone render. Mixing one of these with some cladding may also be an option.



With all these choices you could install a rigid PIR insulation behind to improve the thermal performance of your property. If cost is an issue simply painting brickwork can also totally transform the look.

The roof is a very large feature of most houses or bungalows. Replacing those faded concrete roof tiles with natural slates or fibre cement slates will completely lift its appearance. At the same time you could also upgrade your roof insulation.

Changing your windows can give the personality of your house a huge boost and vastly improve the thermal performance. Popular types are grey aluminium, UPVC or factory finished timber.

If you are considering carrying out any of this type of work to your property I would strongly recommend seeking advice from an architect or reputable builder. Depending on location and the work you intended doing, you may require planning permission and/or building regulation approval. ■

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Cladding, rendering, new windows and roof tiles can transform a home