

INTERIOR DESIGN YEARBOOK 2026



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Foreword by Liz Bell, Chairman, BILD



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Contributors



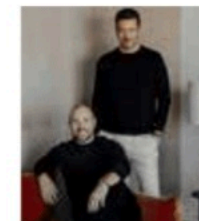
Caroline Milns
Head of Interior Design,
Zulufish

Caroline has over 25 years' experience at the cutting edge of design and interiors. Zulufish have won many interior design awards and created some truly memorable projects, from villas in Croatia and high-end retail to large family homes in London and beyond.
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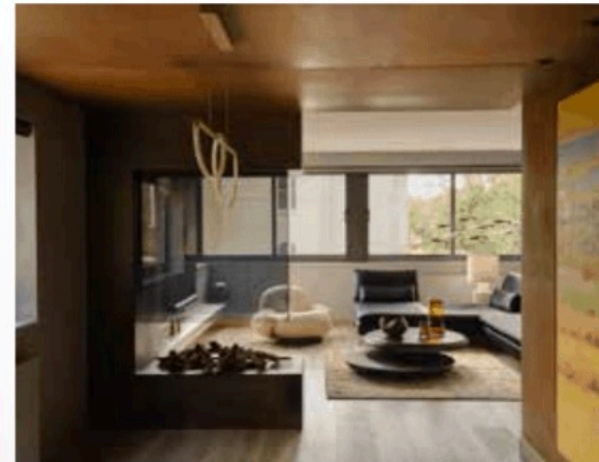
Angel O'Donnell has become a highly sought-after design studio, with clients from around the world - notably New York, Hong Kong, Mumbai and even Hamilton in Bermuda - seeking out their services in London.
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HAMPSTEAD REFINED

Tucked away on a quiet Modernist estate in leafy Hampstead, this 1960s terraced house enjoys elevated views across London. After securing planning permission for a small roof terrace, the long-time owners, art and architecture enthusiasts, decided it was time to reimagine their home. Though filled with striking artwork and select furniture, the interior lacked cohesion, failing to reflect the building's character or their urban sensibilities. They enlisted Zulufish to lead a full interior redesign, with no structural changes, aiming to create a tactile, textured home that embraced contemporary design while enhancing natural light and panoramic views. The new design weaves in layered materials and moody tones on lower levels, giving way to light, open spaces above. A standout kitchen, created with HUX London, features metal-effect Cleaf cabinetry, while the dining area is wrapped in rust-toned Corten steel for a cocooning, atmospheric feel. Throughout, the artwork is thoughtfully integrated, ensuring visual balance and spatial harmony.



This project was designed by Zulufish and completed in 2025.
Photography by Ben Anders.







Caroline Milns
Head of Interior Design, Zulufish

THE TRANSFORMATION OF LOFTS INTO HIGH-END LIVING SPACES

BY CAROLINE MILNS

HEAD OF INTERIOR DESIGN, ZULUFISH

Caroline has over 25 years' experience at the cutting edge of design and interiors. She began her career as a textile designer for Monkwell fabrics, before progressing to manage a team of designers for the John Lewis home design studio. In 2007, Caroline re-trained as an interior designer, working for Helen Green and McVitty Interior Consultants on both residential and commercial projects, before launching the interiors arm of Zulufish in 2013, promising to 'strive to create timeless design & inspiring interiors.' Since that time, Zulufish have won many interior design awards and created some truly memorable projects, from villas in Croatia and high-end retail to large family homes in London and beyond.

At Zulufish, we believe every square foot of your home holds untapped potential, and nowhere is this more evident than in the transformation of underused lofts into beautifully designed, high end living spaces. As London's property market becomes increasingly competitive, intelligent solutions such as luxury loft conversions have emerged as a strategic way to add both space and value to period homes and contemporary builds alike.

Modern loft extensions have evolved far beyond their traditional role as functional additions. No longer limited to extra bedrooms or offices, they are now seen as aspirational design opportunities - spaces that blend architectural innovation with lifestyle enhancement. Today's discerning homeowners



Above: Loft Design by Zulufish

are reimagining underused roof space as a chance to elevate the character, flow, and overall aesthetic of their homes.

With a focus on bespoke, fully integrated design, loft conversions are crafted to reflect individual taste while maximising light, space, and long-term value. From open plan living areas and peaceful master suites to creative studio spaces, the contemporary loft is as much about personal expression as it is about functional expansion. For those ready to realise this potential, the process can be refreshingly straightforward. In many cases, full planning permission is not required. As long as the design meets the conditions of permitted development guidelines, the transformation can begin without the delays and complexity of a formal planning

process, offering both flexibility and peace of mind. Situated at the top of the home, away from the rhythm of everyday life below, the loft presents a unique opportunity to create a private retreat. With uninterrupted views of the sky and surrounding landscape, these elevated spaces offer a calming connection to nature. More than just beautiful, this connection supports wellbeing, with studies consistently linking natural light, open space, and peaceful views to improved mental health and emotional balance.

Designing a loft conversion is different from other parts of the home. These upper levels often present architectural constraints - low ceilings, angled walls, and exposed beams, that demand intelligent spatial planning. Rather than obstacles, these

features become opportunities to create interest and intention. At Zulufish, we embrace these complexities, transforming them into distinctive architectural features through careful design. Every loft conversion we undertake follows three guiding principles: design led thinking, practical spatial planning, and refined finishes. Our integrated process, led by close collaboration between our architects and interior designers, ensures every detail, from custom cabinetry to layered lighting, is tailored to the needs of the homeowner and the unique qualities of the space.

Thoughtful design choices are fundamental to the success of any loft extension, shaping not only how the space looks, but more importantly, how it feels and functions. Every detail contributes to the overall experience. Increasing ceiling heights, exposing original beams, or incorporating bespoke joinery that draws the eye upward introduces a sense of verticality and grandeur, adding both visual drama and architectural presence. These gestures help define the character of the space, creating moments of interest that feel intentional and refined.

Natural light plays an equally vital role, serving as both a functional and emotional anchor. Generous skylights, expansive dormer windows, and floor to ceiling glazing invite daylight deep into the space, dissolving the boundary between indoors and out while uplifting the overall mood. A carefully layered lighting scheme that combines ambient, task, and accent lighting ensures the space remains warm, welcoming, and adaptable

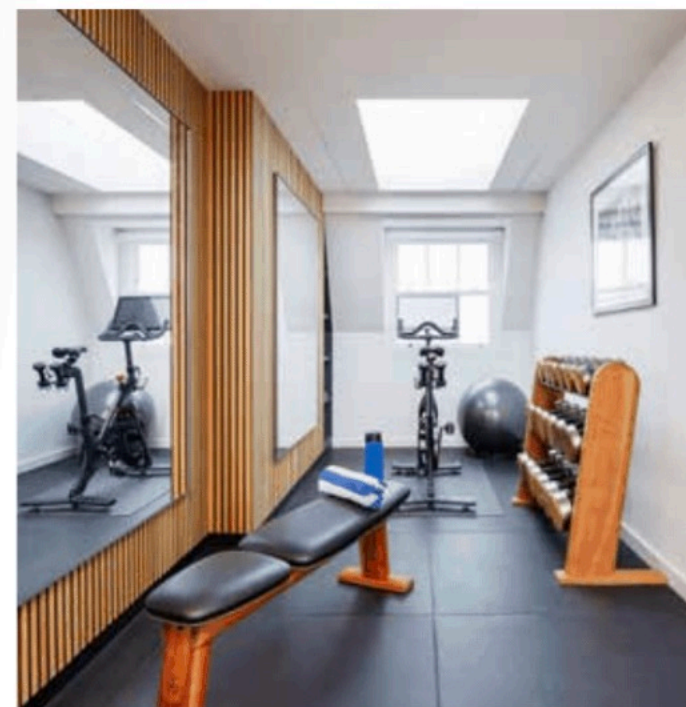


throughout the day and into the evening.

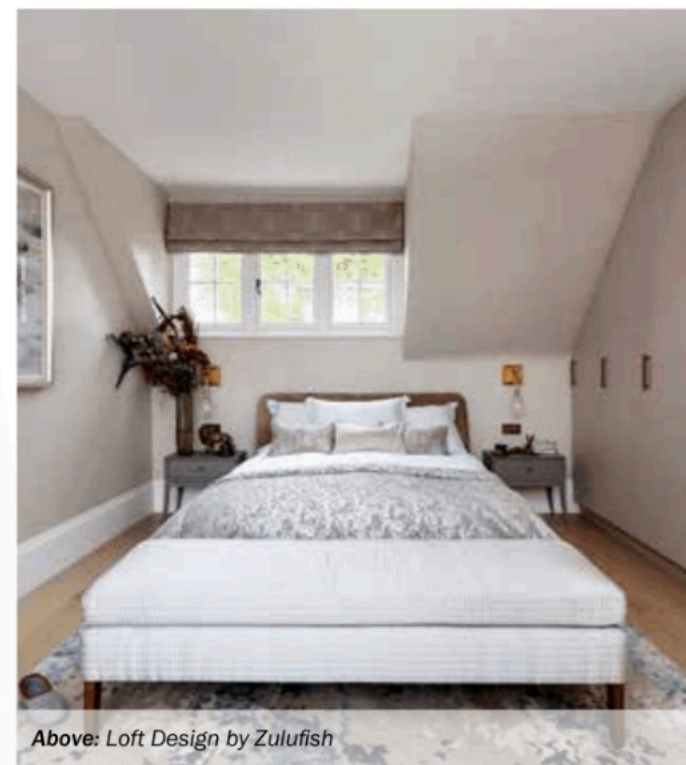
Materiality brings soul to a loft conversion. A considered palette of textures and finishes, including reclaimed timber, brushed brass, natural stones, soft wool, linen, and textured wallcoverings, adds not just visual richness but a tangible sense of depth. These tactile elements ground the space in warmth and intimacy, while also introducing tonal contrast and visual rhythm. The layering of these materials contributes to a serene, cocooning atmosphere, one that feels like a sanctuary at the top of the home. Beyond aesthetics, this curated approach has practical benefits too. Soft textiles, natural surfaces, and strategic wall treatments contribute to acoustic comfort, absorbing sound and creating a calm, quiet environment ideal for relaxation, rest, or focused work. Wellness features, such as spa inspired bathrooms, advanced air purification systems, and acoustic insulation, help transform the loft into a sanctuary above the city. Meanwhile, bespoke joinery makes the most of every corner, with smart solutions like floating nightstands, hidden workspaces, and sculpted storage niches shaped to suit the geometry of the space.

A thoughtfully designed loft extension offers more than additional space. It represents a long term investment in your home's functionality, beauty, and overall value. Professionally executed loft conversions can increase property value by up to 20 percent, and often become the most uplifting, light filled rooms in the house.

www.zulufish.co.uk
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Above: Loft Design by Zulufish



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