

Soft Design of Lofts in Contemporary House

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Abstract:

The dwelling can be adapted to the variables of the users' needs. Since small and medium-sized housing units became dominant in the market, designers began to think of ways to improve the housing comfort of the small and medium-sized units. The research is based on the study of the amazing loft-style of luxury, with its horrific decor. This trend in design combines two different images: bohemian and retro. Wealth and poverty unite, showing attractiveness. The old abandoned industrial buildings are embodied in the superficiality of their exteriors. The loft is the concept of transforming an industrial building for new purposes. Loft living is both a complex and a lifestyle. The lofts embody the fundamentals of the open building concept, with high ceilings and structural systems providing an interior space without division. The classic loft offers an inspiring space for city dwellers. Residents form their lofts according to their social lives. They reflect the social and cultural values of a specific period and place. Loft living becomes a style with certain characteristics, allowing users to redefine the term "house." Despite drastic economic and demographic changes, lofts have been resilient through time. On the other hand, the definition of lofts remains stuck in the 1960s. It is necessary to continuously analyze the nature of lofts and the way of life in them to fully understand their advantages and disadvantages. The loft is a complex concept. The art and literature in the lofts are outdated, insufficient, or confusing. This study aims to understand the evolution and transformation of lofts through time while researching the loft culture from the beginning, with its advantages and disadvantages, as well as trying to understand the reasons behind the backwardness of the loft concept. Therefore, the research raises awareness of the loft culture through the descriptive-analytical approach. Finally, the research discussed the history of lofts, the development, the transformation of lofts through time, in addition, studies the culture of the loft from the beginning, with its advantages and disadvantages. The research concluded that the standards and strategies for designing lofts have different types.

Keywords:

Loft living, Soft loft, Hard loft, Contemporary House, Lofts Design.

المخلص

المسكن يمكن أن يتكيف مع متغيرات احتياجات المستخدمين. فمنذ أن أصبحت الوحدة السكنية الصغيرة والمتوسطة الحجم هي السائدة في السوق، بدأ المصممون في التفكير في طرق تحسين راحة المسكن للوحدة الصغيرة والمتوسطة الحجم. يقوم البحث على دراسة نمط الدور العلوي المذهل مع الفخامة، مع ديكوره المروع. هذا الاتجاه في التصميم يجمع بين صورتين مختلفتين - البوهيمية والريتر. الثروة، والفقر تتحد معاً، مما يدل على الجاذبية. وتتجسد المباني الصناعية المهجورة القديمة في سطحية خارجياً. الدور العلوي هو مفهوم تحول مبنى صناعي لأغراض جديدة. الدور العلوي مفهوم معقد فهو أسلوب حياة. أن المباني العلوية تجسد أساسيات مفهوم البناء المفتوح، مع ارتفاع الأسقف والأنظمة الإنشائية التي توفر مساحة داخلية بدون انقسام. توفر الغرف العلوية الكلاسيكية لسكان المدن مساحة ملهمة. يشكل المستخدمون غرفهم العلوية مع حياتهم

الاجتماعية. إنها تعكس العلاقات الاجتماعية والقيم الثقافية لزمان ومكان معينين. تصبح الحياة العلوية أسلوبًا بخصائص معينة ، يسمح للمستخدمين بإعادة تعريف مصطلح "المسكن". على الرغم من التغييرات الاقتصادية والديموغرافية الجذرية ، فإن الدور العلوي تتمتع بمرونة عبر الزمن. من ناحية أخرى ، لا يزال تعريف الغرف العلوية عاليًا في الستينيات. فمن الضروري التحليل المستمر لطبيعة الغرف العلوية وطريقة الحياة فيها لفهم مزاياها وعيوبها بشكل كامل. الدور العلوي هو مفهوم معقد. الفن والأدب في الغرف العلوية عفا عليه الزمن وغير كافٍ أو مربك. الهدف من هذه الدراسة هو فهم تطور وتحولات الغرف العلوية عبر الزمن أثناء البحث عن ثقافة الدور العلوي من البداية ، مع مزاياها وعيوبها ، وكذلك محاولة فهم الأسباب الكامنة وراء تخلف مفهوم الدور العلوي. لذلك فإن البحث يرفع الوعي بثقافة الدور العلوي من خلال المنهج الوصفي التحليلي. وأخيرًا ، ناقش البحث تاريخ الغرف العلوية وتطور وتحويل الغرف العلوية عبر الزمن ودراسة ثقافة الدور العلوي من البداية مع مزاياها وعيوبها. واستنتج البحث مجموعة من المعايير والاستراتيجيات لتصميم الغرف العلوية بأنواعها المختلفة.

الكلمات الدالة:

معيشة الدور العلوي ، الدور العلوي الناعم ، الدور العلوي الصلب ، المسكن المعاصر ، تصميم الدور العلوي.

1. Introduction

One of the necessities of a human being is shelter. It is essential for its survival and well-being. A home is where people rest after a hard day's work and is where they keep everything that is important, including family as well as some possessions. It also serves as protection from the forces of nature, such as rain, heat, and wind. Everything which has value is kept safe from others inside home. In the age of rapid urbanization, the question of how housing should respond to the increasing and changing demands of cities has become crucial. [1] The house has a mechanism which changes according to the culture, income, and demographic characteristics of the users. Hence, in this age of rapid urbanization, apartment buildings react to the rapid increase in the population and the changing lifestyles of citizens in major cities. [1] The creation of home spaces in buildings originally constructed for industrial use, the "loft phenomenon," became one of the most important cultural movements of the late twentieth century. Even the most basic loft must have a dramatic sense. [2] Previously, a marginal residential option is preferred mostly by artists whose monumental artwork required the large, open spaces offered by industrial or commercial buildings. Lofts are now the modern choice for those who want to break free from the shackles of traditional apartments. [3] Gradually, the loft word became the main symbol of urban style. Many people like the idea of equipping a large warehouse or industrial premises, making them habitable. The space provides imagination, elegant detail which the loft-style arose out of poverty although it became a symbol of wealth thereafter. When the loft-style started in America in the 40s and 50s to remodel old storage spaces for apartments, it created a new style of décor: loft design. [4] The loft is a room or space beneath a house's or other structure's roof which can be used for living or storage. [1] Lofts are the ultimate reference for elegant urban living. Through combining ambition and practicality, they provide design solutions at scale. Lofts demonstrate how to build a specific living environment which complements our lifestyle, in addition, combines beauty, comfort with unique ideas and critical information for everything from space planning, as well as enhancing design qualities to decoration schemes, materials, and furniture. [3] The research explores the

characteristics of loft space, as well as identifies the features of forming the loft interior space as an innovative residential space in the urban environment, its distinctive characteristics, and the relationship between lofts and artists. On the other hand, the definition of lofts remains stuck in the 1960s. It is necessary to continuously analyze the nature of the lofts, in addition to the way of life in them to fully understand their advantages and disadvantages. Therefore, the research raises awareness of the loft culture. The study, in essence, shows that the loft is a concept transforming an industrial building for new purposes. The loft is a complex concept. The art and literature in the lofts are outdated, insufficient, or confusing. For these reasons, beginning with the history of the lofts, the relevant sources have been compiled collectively to create greater information. This study aims to understand the evolution and transformation of lofts through time while researching the loft culture from the beginning, with its advantages and disadvantages, as well as trying to understand the reasons behind the backwardness of loft culture. [5]

Through innovative loft designs which achieve a complex balance of practical and aesthetic application, the research aims to design large and small spaces represented in the loft as open, and attractive, in addition to, practical spaces to live comfortably. The research is based on the study of loft culture from the 1960s until today. The research begins with the definition of the loft then the history of the lofts from the beginning. New trends in loft design, distinctive features, types of lofts, the advantages, and disadvantages of loft living are examined. The limits of the research into loft culture from the 1960s until today. This study begins with the definition of loft from various sources, as well as analysis of the term "loft". It continues with the history of lofts in New York City, starting with the process of legalization and promotion of loft living. In addition, the target group for living in the lofts is youth, artists, singles, or couples without children. Numerous theses and research papers on lofts have been published. Some of them were written by architects and some by interior architects. All these researches were done after 2007. Lofts are becoming increasingly popular around the world. On the other hand, who knows what a loft is? in addition, what are the advantages and disadvantages of loft living? according to the general idea, a loft conversion is a process of converting an empty loft space into a functional room, typically used as a bedroom, office space, gym, or storage space. This definition is completely wrong, in addition, this study aims to search for and investigate all kinds of literature, papers, books, theses, and discussions on loft culture. The study gathers relevant sources on the emergence of the loft concept as well as its transformation over the following decades into various types of lofts around the world. While loft conversions are very popular all over the world, loft living is underdeveloped in some other countries. It is rare to see lofts, in addition, there is no proper loft culture. [5] Moreover, the research provides a general description of the main features of the "loft" style. Furthermore, the research focuses on the loft concept, including a study of the history, prerequisites for the emergence and transformation of this trend over the next few decades, as well as perspectives on the different types of lofts. [5] Additionally, the research demonstrates the modern trends of this style and the building materials used in its creation. The possibilities of using its distinctive features in homes are identified and described. [6] [7] The research reveals the innovative ideas which made these lofts stunning, from the layout to details like lighting, scale, and space delineation, taking loft design, as well as decoration to show creativity. [8]

2. Materials and Methods

The primary research and analysis method for this study includes literature reviews of the concept, history, characteristics, types, and interior design of lofts. The research establishes a set of spatial features of the loft in contemporary design, then determines the different types of lofts as well as the advantages and disadvantages of the loft. Subsequently, in the introduction, there are two main parts of the research which form the main structure of the study. The second part provides information about the definition and changing the meaning of the loft, the emergence of the loft concept, the popularization of lofts, including their generalization among artists, the middle class, the wealthy, as well as the process of rationing of loft living. Besides, this part focuses on the distinctive features of loft structures. Finally, this part is concluded by identifying the different types of lofts. The study focuses in the second part on the advantages and disadvantages of the loft through the research descriptive-analytical approach.

3. The concept of Loft

The term "loft" in the Oxford English Dictionary means "a large open space in a warehouse, factory, or other large building which has been converted into a living space". According to the Oxford English Dictionary, the word "refuge" means "a place which provides temporary protection from bad weather or danger." (Oxford English Dictionary, 2010). Lofts are the temporary solution for artists stumped by the bad economy at first, although then become an indispensable way of life for creative people. [5] The loft is "a type of building generally constructed before 1930 for commercial or manufacturing use, which is currently occupied by industrial tenants." The loft is constructed, and it covers most of its parts, leaving relatively little open space. The interior typically contains a few columns, therefore it has large, unburdened spaces. [5] The concept of the loft is referred to as a "loft" or "upstairs," hence the floor was added directly below the roof. In the beginning, the ceiling, or the floor just below the ceiling was added, "warehouse, commercial building." The Dictionary of Architecture and Construction defines a loft as "an unprepared space under a roof, often used for storage," as well as a loft building as "a building with an open, undivided floor space, used for commercial or industrial purposes." After the end of the 20th century, the word "loft" was defined as "any rehabilitated large space whose original structure has been converted for domestic use".

However, loft conversions may be aimed at alternative uses for residential space. Today, the loft concept is not only for residential use but also refers to various uses. [9] Initially, the first lofts had an industrial background, although today, any historic building can be transformed into a loft, from a barn to a church. Many clock towers, windmills, lighthouses, schools, and theaters have also been converted into lofts. The previous meaning of the loft may refer to its industrial background, although the real meaning of the loft is to reuse and adapt old historic buildings for residential use. [5]

3.1 The phenomenon of loft living

The loft is a building of industrial origin (warehouses, factories, etc.) and another nature, which has been converted into housing. They are very large spaces without walls. The loft housing phenomenon emerged after several separate events.

The creation of the living room was closely associated with issues such as gentrification, deindustrialization, as well as urban preservation. The living loft is a recycling project of non-functional buildings. [5]

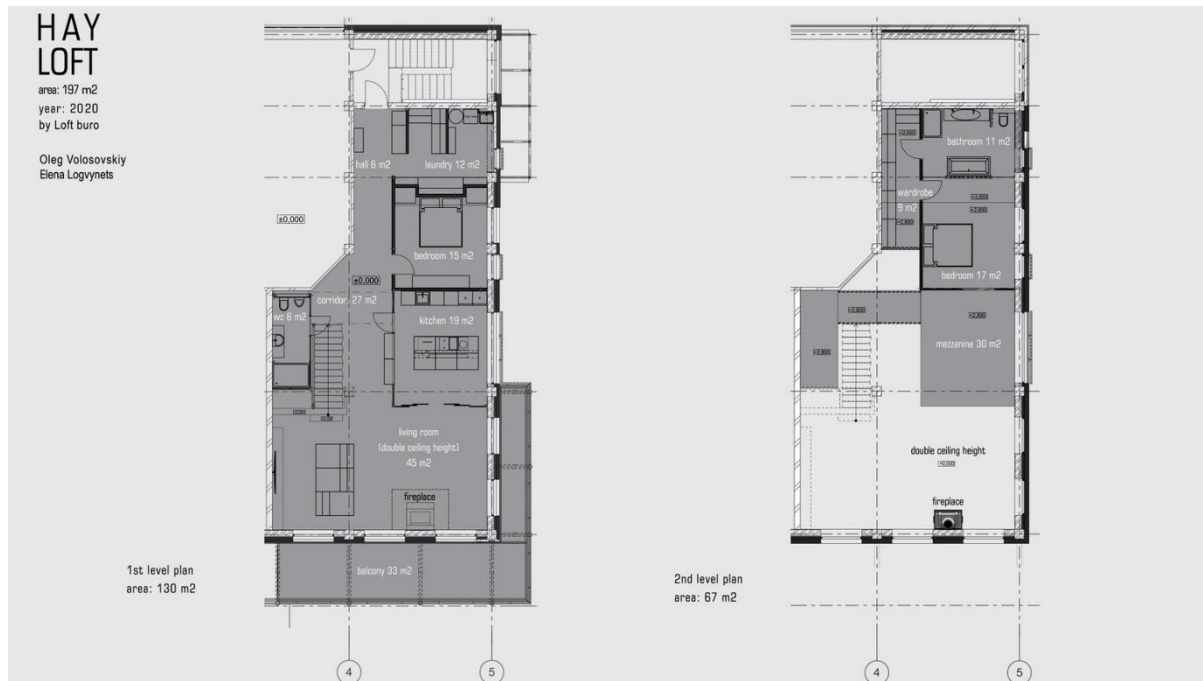


Figure 1. Hayloft project floor plans. The project consists of a cocktail bar, an experimental kitchen, a bar counter, an exhibition, a showroom, a DJ venue, and a welcoming environment for both family and friends. The Hayloft space was discovered as a dilapidated commercial structure which had the potential to become a very spectacular loft. A few antiques formed Hayloft's signature, in addition, helped to create an unforgettable environment. Tradition and memory, the power to retain history and create legends, family values, creativity, in addition, art items as a life philosophy are all discussed in Hayloft. Materials are derived from nature. Modern technology is coupled with an environmentally conscious mindset. [10]

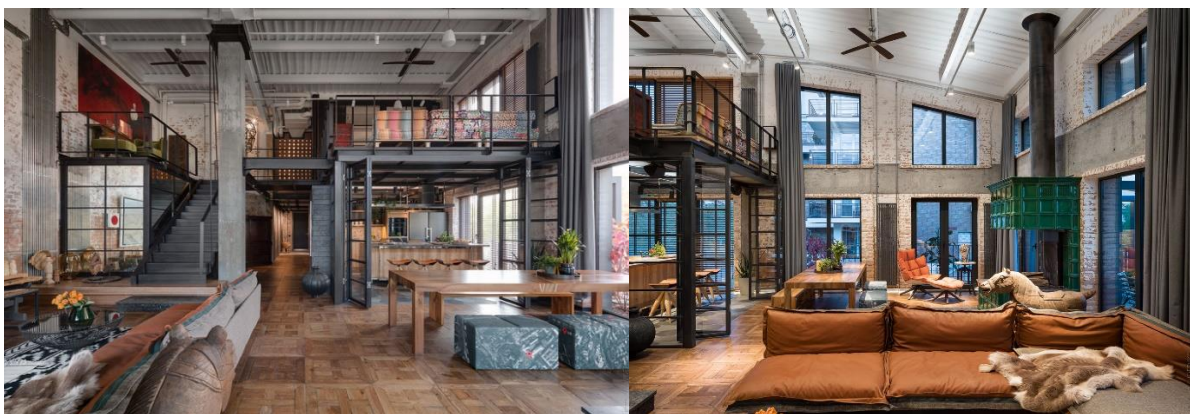


Figure 2. Interior design was linked with cavity design, antiquity hunting, and art object acquisition. [10]

3.2 The Loft Living Culture

The loft culture is the source of inspiration for many architectural projects. Loft structures are used for a variety of structural functions, including home, operator, art studio, and office. [1] The loft in the contemporary architectural language is where we see stainless or galvanized finishes, exposed bricks, ducts, heavy lighting, metalwork, and brightly painted walls, although the design of a building-like loft is different from loft living. It is more of a function than a concept. Lofts are not what they used to be. Developers and designers are marketing new

buildings and spaces as lofts. These new spaces are designated as "lofts," which are becoming more common in traditional apartments than in lofts. [5] Many artists or urban youth who experienced economic collapse prefer lofts, industrialize their places. On the contrary, they use old furniture and recycle them. In modern American films, young characters mostly live in lofts. In addition, the lofts are gaining more attention day by day, hence their popularity is constantly increasing. [5] The conversion of industrial buildings into living environments has created a new approach to interior design. The majority of these lofts have spaces similar in size to other American homes. There are generally no interior walls, in addition to routine functions such as eating, sleeping, entertaining, etc. Hence, they are spread across the open space. [9]

3.3 Artists and loft design

The loft is a type of room which was usually on the upper level of a building, it was originally directly under the roof. Nowadays, however, it can be any open space used for residential purposes. A lot of former industrial buildings have been converted into lofts due to their design. The open layout attracted most artists in the 1990s, although it became popular with other tenants. [11] Lofts were originally inexpensive places for artists with limited resources to meet their needs to live and work at the same time. The abandoned infrastructure of industrial New York provided the primary shelter for artists after World War II, as well as these abandoned buildings, which became to be known as the "Loft." As a result of the financial crisis which followed World War II, manufacturers and industrial investors declared bankruptcy or withdrew from the sector. In addition, modern industry similarly requires certain qualifications: more spacious one-floor buildings, larger roads, larger loading areas, and a location outside the city. The old vertical industrial buildings are no longer meet the requirements of modern industry. Furthermore, multi-storey buildings require more energy and time to transport goods vertically. After industrial modifications, many facilities have become abandoned for being useless. This opening provides an initial possibility for the loft forming process. [5] Artists have lived in lofts at least since the 1930s. Until the 1970s, loft living was not considered fashionable or comfortable. Living in an industrial area is against the beliefs of the middle class. Industrial areas are unconventional and dangerous for families. Hence, conventional ideas suggest that residence and work should be in separate areas. The term "factory" is inconsistent with the term "residence". In the 1970s, people adopted concepts such as preserving architecture, as well as loft living became popular. Increased consumer interest and successful marketing strategies for the real estate market ensured the growth of loft culture and conversions. Loft living is influenced by changes in values. Due to the aesthetic status and living habits of artists, it became a cultural model for the middle class. [5] The loft was converted to housing in the old factory building or warehouse space by the time. First, the loft spaces were used by artists, such as painters and sculptors, as a residence and studios. In this way, it meets the needs of both working and living areas as well. The most important reason for choosing loft spaces by artists is the solution to the problem of homelessness which allows the use of both different and cheap lofts. Heating or plumbing which its appliances or walls are often open. The loft-style did not originate from concrete or masonry; it is a temporary situation resulting from cheap housing. [12] Originally, the large open space and large windows in the lofts attracted the attention of the artists. These artists created living spaces for work and residence. Artists have lived in lofts at least since the 1930s, in addition, only artists found these poor spaces romantic until the

1960s. Today, we can still find pop culture, as well as abstract expressionist influences in almost all lofts. The first lofts are uninhabitable places, although users install bathrooms, fix fixtures, or break windows, and make them habitable. [5] Lofts became popular among artists very quickly. Many abandoned industrial buildings were also illegally used by artists during that era. The earliest examples of lofts are mostly primitive and raw, making them uncomfortable. Despite this, over time, artists turned these places into pieces of art. According to the artists, apartments with open spaces (lofts) are the best answer to their needs as a home, studio, or gallery. These empty buildings are like a blank canvas for them, in addition, there is a great possibility to create their unique design. [5] Various artists, architects, and bohemians have converted old workshops into multi-use lofts. [9]

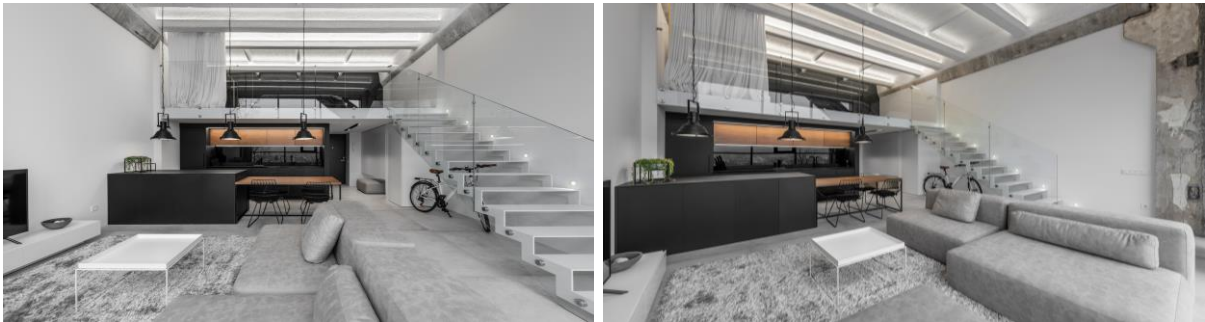


Figure 3. Minimalistic industrial loft designed by ID-white. The project is the minimalist-industrial loft in Kaunas, Lithuania. In a reconstructed multistory industrial structure, the 64-square-meter flat was set up. The client's goal was to create a space for a short-term rental where individuals would be the focal point of the design, living in the interior with city views. The project's main goal was to preserve as many raw structures as possible while just covering the necessary portions. Warm neutrals and rich natural elements such as wood, concrete, metal, and glass make up the interior's monotone aesthetic. The black hue is employed in the project to create a sense of depth and highlight essential elements by acting as a contrast.

[13]

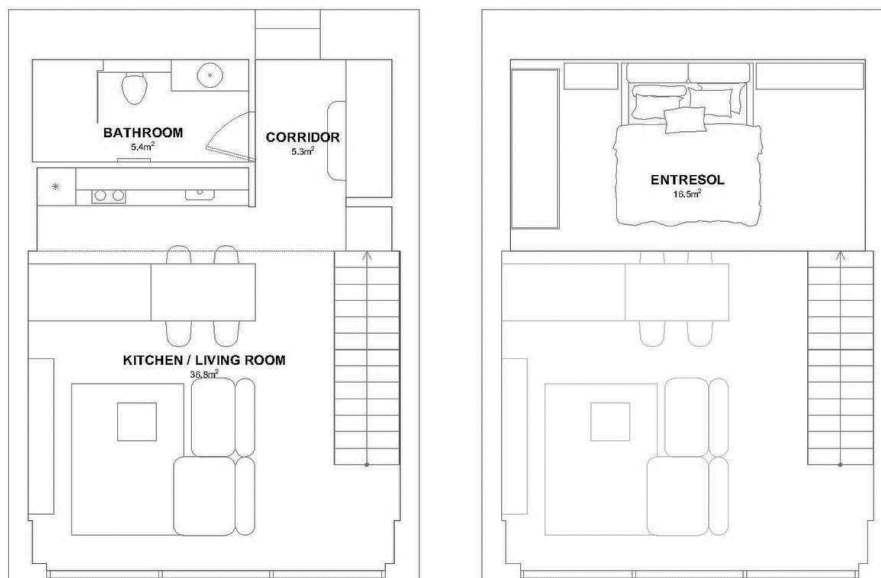


Figure 4. Minimalistic Industrial Loft floor plans. The ceiling's concrete beams were scrubbed and painted white to give the area a fresh look, while the columns were left as they were found, giving the space a visual aesthetic balance, a mix of industrial and minimalist design style. Wood was used in all sections as an alternative to concrete, softening the space's appearance and adding a warm, welcoming sense. The lighting system, which consists of adaptable LED lights directed towards the ceiling as well as reflecting softly, highlights the relief while softly lighting the entire interior space. [13]

4. The History of Loft Living

Loft living emerged in the late 1950s because of the commercial and industrial relocation of artists, who searched for inexpensive spaces suitable for multifunctional use. Economically depleted areas have attracted lower-income artists who need places to live and work. Artists replaced small firms which failed to profit from industrialization and left the region. Former warehouses and factory areas gained a residential identity with the new settlers. After the end of the 1960s, the rising stature of the arts and artists increased the demand for converted loft spaces. The architectural building's characteristic of the era consisted of corpse buildings with cast iron masonry. It consists of large, glazed facades and skylights, as well as wide-open plans and high-ceilinged floors leftover from industrial buildings. These buildings consist of 5 to 10 floors and 180 to 900 square meters on each floor. Traditionally, lofts reuse and adapt abandoned spaces. [5] Artists such as painters, sculptors, and writers, who needed large spaces to work, began to use these buildings as both working and living spaces. Low-rent buildings have been transformed into mixed-use spaces where artists create, exhibit, and live thanks to open spaces with high ceilings, large windows, as well as suitable for flexible use. The artists created the identity, and the media created an image of the loft lifestyle. In the early 1960s, artists looking for large, inexpensive spaces to live and work, they began moving into vacant industrial lofts, developing new community and collaborative locations for performance which offered an alternative to the mainstream art world. The term "loft living" became a real estate term in America and Western Europe in the 1960s. [9] The lofts became a valuable investment due to the great general appeal of loft living and the political and economic structure which loft users enjoyed. The loft market is growing rapidly thanks to the franchises granted to artists. Building owners vacate their warehouses and renovate their buildings as more buildings have become available for artists. The government provides moral and material support to artists and loft living. In addition, this support attracts more artists and speeds up the process of promoting loft living. [5] The loft has become a real estate and marketing term since the 1960s in America and Europe. In the 1960s, potential investors anticipated an opening and opportunity in the loft market, as well as professional real estate investors tended to industrial buildings for investment. The transformations of lofts radically changed the characteristics of loft buildings and gave birth to a new type of loft. In the 1960s, most lofts were converted into artist-designed living spaces. Additionally, at the beginning of the 1970s, they became highly desirable, even well thought out. [5] In the late 1960s, the middle class changed buying and consumption habits over time. In addition, the general appeal of the living and real estate sectors paralleled the new market of industrial shifts. As loft conversions became commonplace over time, larger and more attractive industrial buildings became available. [5] The Society of Artists in 1979 required the lofts, and unused rooms used to be rented out to artists who needed a space to work. Although lofts are an American phenomenon, [5] the loft became a real estate success in the 1970s and spread outside New York City. However, they often lack an approach for interior design for these estates. [14] Until the 1970s, loft living was neither considered elegant nor comfortable. Despite this, former industrial buildings have begun to be seen as more romantic than industrial post offices, apartments, and shopping centers. Middle-class consumers are beginning to find the "living room" attractive. [1] Lofts have become a type of luxury residence. [15] In 1980, the loft living room began to represent luxury as rents changed between \$300 and \$600. In the 2000s, attempts to enhance its loft-style housing typology led to the conception of open-plan

living with high ceilings as an indication of the new lifestyle, a "loft lifestyle". The new lifestyle was adopted by members of the upper-middle class and high class. [1] Lofts were not economical and not easily obtainable. Although the lofts are not substantial, they are flexible, corporate housing buildings and apartments which are created as monotypes which suit the average necessities like sleeping, cooking, eating, and sitting. In addition, the space of the lofts is shaped according to the user's request. Until the 1970s, lofts were neither comfortable nor fashionable, as well as according to the public, accommodation and work should be placed separately as usual.

5. Characteristic features of the Loft

Loft apartments were originally built from former industrial buildings, although after loft living became popular and in demand, artificial lofts were created in the market for use. The Loft began when the old industrial buildings were used as studios or workshops by artists. Hence, loft life emerged. As loft living is gaining popularity as a way to organize space, it has become a much more preferred type of space. [5] After the initial move, the bohemian lifestyle also became popular among wealthy and enterprising New Yorkers who began moving to industrial areas and loft properties became popular. Lofts generally, although not exclusively, feature open plans, high ceilings, and industrial signs. Lofts may occupy the entire floor and usually do not have partitions which divide the space. Mechanical and plumbing systems remain exposed in many lofts, either to save money or to have an industrial look. The apartments work well for families who need privacy and designated spaces, although if someone has a different lifestyle, or needs a flexible place to live with others, live and work, a loft is a perfect place. Loft living is very suitable for experimenting with new looks and interior styles. [5] Loft structures feature open space plans, as well as high ceilings for storing goods and machinery. Lofts mostly have a stone structure reinforced with stone or brick walls. Building materials used in lofts are more stable than those in modern apartments, such as iron, copper, brick, stone, and steel. [5] Industrial buildings and lofts mostly have an open plan, meaning that these buildings do not have any load-bearing walls dividing the space. In an open plan, the load-bearing walls are replaced by moving the structure outward or by columns. The open plan is generally associated with modernism and Le Corbusier, although the open plan is also the highlight of the loft. In loft kitchens, bedrooms and living rooms are generally open. Sometimes bedrooms are divided by partitions, curtains, or walls. In an open plan, there are visible or invisible sections which define the functionality, although an open plan always provides a more flexible and open interior without any restrictions. Lofts are generally divided into two parts: living and working. The absence of architectural partitions in the lofts eliminates the hierarchy between private and semi-private areas. [5] The lofts look like industrial buildings from the outside although they are residences on the inside. Lofts are homes with industrial details on the inside and a full industrial view on the outside. Industrial buildings generally have a lot of windows to take advantage of natural light. They are bright, spacious, in addition, they have high ceilings. These buildings have high ceilings because of their function and facilities. They need high ceilings to accommodate different types of furniture, machinery, and equipment. These spaces with high ceilings can provide relatively more ventilation and light. Hot air rises in and out of the aerators, making the cooling and ventilation systems self-efficient while giving off more light. [5] Exposed structures are the hallmarks of the loft. The braces and beams are often visible, and

mechanical systems such as air conditioning vents, plumbing, and wiring are usually exposed. The stone walls are also exposed, in addition, are not covered with plaster. Exposed structures are time and money-saving solutions for industrial buildings. It is easy to install, repair, maintain wiring and plumbing without having to damage anything. At first, artists are obliged to live with these exposed structures, and walls, although over time, the exposed look becomes a feature of the loft and becomes fashionable. The cleaner exaggerated, and eclectic exposed fixtures are still in use in the lofts. For instance, designers often hide plumbing and wiring although using exaggerated air vents in bright colors to give an industrial look. Luxurious soft lofts or solid hard lofts usually have suspended or stucco ceilings and hidden structures. [5] On the other hand, the freedom provided by loft life is usually preferred by singles or couples without children. The transparency of the lofts and the open plan make it difficult to live in a loft as a family. The open plan makes it possible to create bedrooms upstairs. Families prefer soft lofts with multiple bedrooms. [5]

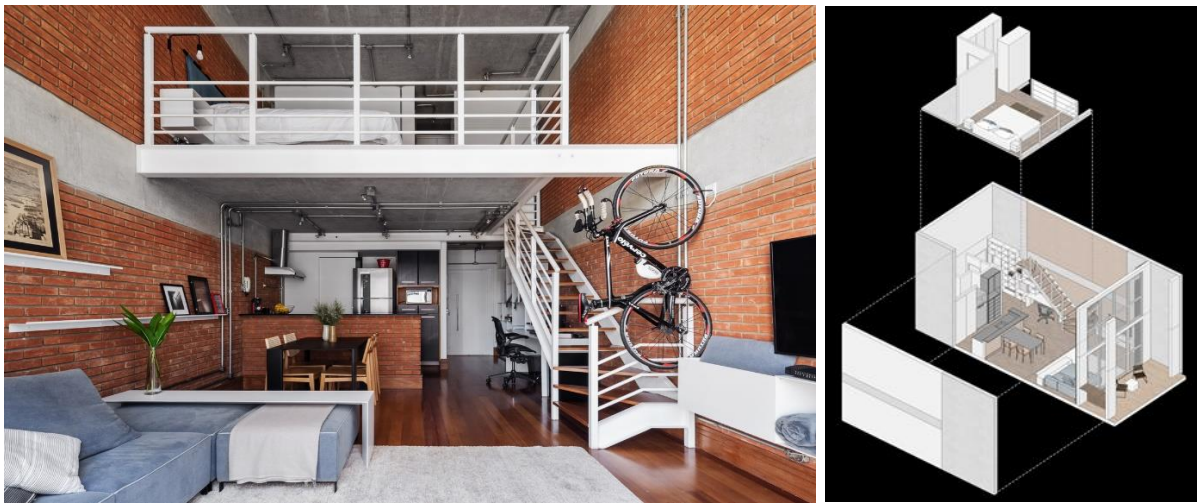


Figure 5. The 80m2 loft should be a wonderful fit for the client's young and single lifestyle. The loft was designed to express the resident's individuality through personal belongings while serving as a tool for daily organization. This identical loft descends the ladder, creating a more private location for concentration and work, as required by the client's briefing. [16]

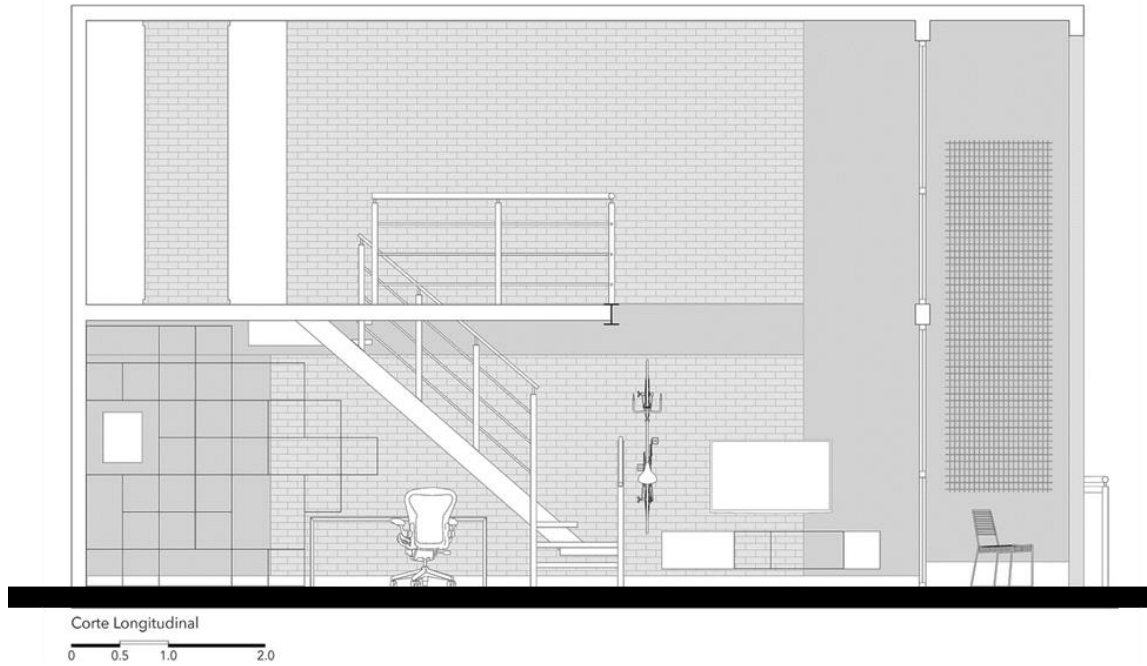


Figure 6. The lower level and common area were designed to accommodate many individuals seated. Apart from being spacious, the sofa should be adaptable and modular. A 2.00 m long dresser which also functions as a bench is included in the set. The balcony, which has extra chairs and tables which can be used as seats, as well as can be simply relocated to the living room on feast days, should help with meetings. The materiality of the walls and structure, as well as the lighting ducts accentuated by the visible bricks, were left unfinished, maintaining the desired young and despoiled feeling from the outset. [16]

These are the specific characteristics of a loft, although a loft can still exist without these characteristics. For instance, there is a loft with a hidden structure or one without any windows at all. Buildings that do not have an industrial background can become lofts. In many cases, old barns, churches, libraries, schools, theaters, and even museums are converted into lofts. [5]

These are some of the characteristics of lofts:

1	2	3	4	5	6	7
Industrial background	Free Plan	High ceilings	Exposed structure, wires, and mechanical systems	Large windows	Square Footage	Unconventional

Figure 7. Diagram of the loft's features. [9]

5.1 Industrial background

As lofts are converted from industrial buildings to serve uses such as residences, home offices, art galleries, shops, workshops, etc., there are certain design criteria for defining lofts. Standards can be divided into four categories: **undivided open plan, large glazed facade, high ceiling, and exposed structure.** [9]

5.2 Free Plan

The open-plan loft spaces are designed to serve industrial purposes. Except for some functional and decorative preferences, all units are situated in a converted loft to adopt new purposes in an open system. Functions in a loft are generally divided by moving elements, such as curtains, cabinets, and furniture, rather than walls.

5.3 High ceilings

Although lofts do not serve industrial functions, they do appear on industrial scales in terms of dimensions. Ceilings are much higher than described in current residential architecture (about 3.5-4.5 meters). [9]

5.4 Exposed structure, wires, and mechanical systems

The fixed structural components of the lofts are not hidden. The structure's wood or steel joists, bare walls, joists, columns, air conditioning ducts, plumbing elements, in addition, electrical cables are generally exposed. The exposed structure is suggested to be the characteristic appearance of the lofts, which were initially designed as warehouses, factories, or workshops. This property is interpreted as exposed structural components, especially in the new lofts. [9]

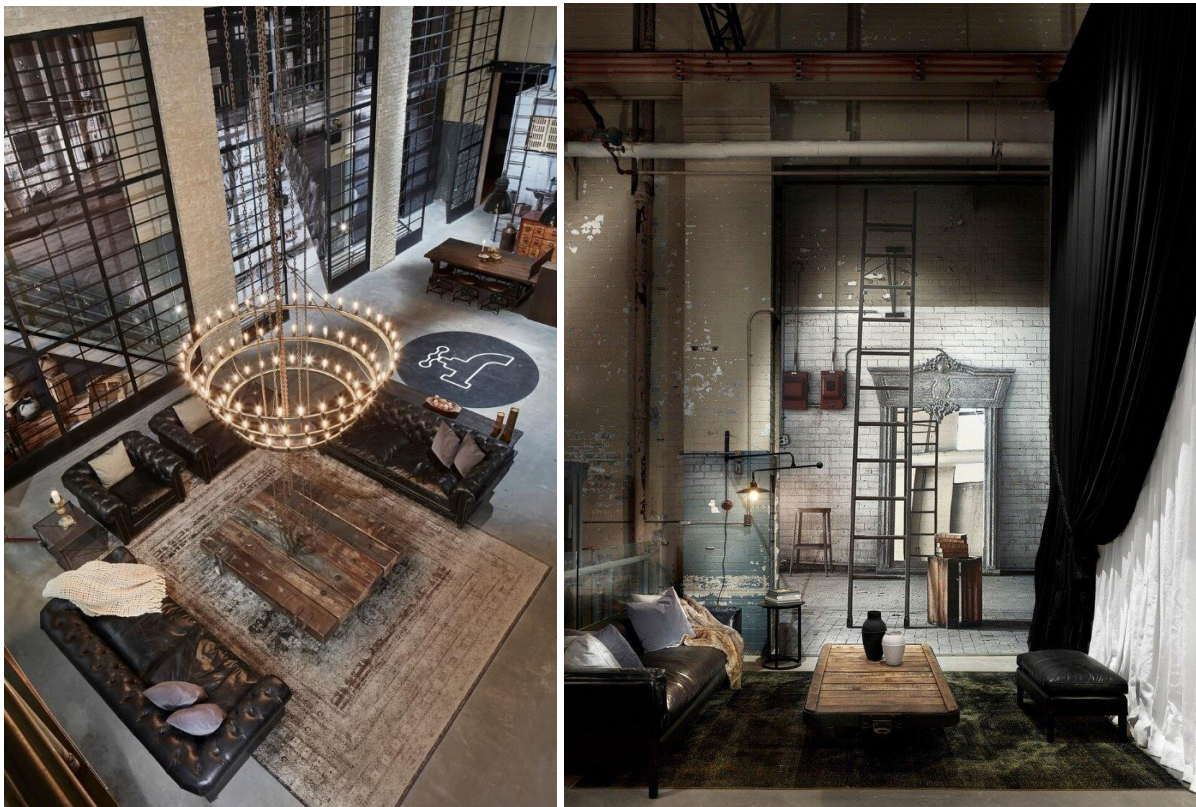


Figure 8. Rustic walnuts, raw metals, and elegant accents of well-worn leather were used by the design team to create an intimate residential experience which still highlighted the grand scale of the 3,825-square-foot space and 30-foot ceilings while also introducing an intimate flow which moved prospective purchasers through the sales process naturally. Large-scale still-life photography – staged within the building and exhibited on the walls behind windowpanes – generated a sense of spaces discovered, while the model kitchen and bathroom vignettes blended in seamlessly to illustrate the finishes at the loft site.

[17]

5.5 large windows

Lofts are illuminated by large windows, which are characteristic of industrial buildings, in addition, they have an average height of 2–2.5 meters. Some lofts feature skylights to increase the amount of light in the space. [9]

5.6 Square Footage

More people are working from home nowadays, so lofts are ideal as a living and working space. Many professional photographers, graphic artists, architects, and filmmakers make these high ceilings and natural light the perfect creative and working environment. [18]

5.7 Unconventional

The character of the loft is very different from the ordinary room. Ceiling lights admit more natural light than windows. A different view of the world can be obtained through the loft of the standard two-storey house. In Europe, where many old, converted buildings are similar in height, the roofscape can be more interesting than the walls or the neighbors' windows. [18]

6. New Trends in Loft Design

All expertly harnessing space and design, enhanced by modern finishes, voluminous window spaces, warm textures as well as an abundance of natural light throughout. The experience of loft living is real. All spaces and designs expertly harness, enhanced by modern finishes, huge window spaces, warm textures as well as an abundance of natural light throughout. [19] The studio loft apartment is the best place to connect with home. The addition of a mezzanine level elevates the living area in true loft style. Through harmoniously combining colors, textures, and massive steel frame windows, the vibrant living space opens, letting in an abundance of natural light creating a welcoming atmosphere. [19] These are illustrative points for the evolving design trends of the loft.

1	2	3	4	5
Open Concept Industrial	Vertical Nature Free Plan	New Hard Loft High ceilings	Duplex / Bi-Level Loft Exposed structure, wires, and mechanical systems	One-bedroom loft large windows

Figure 9. Diagram of new trends in lofts design.

6.1 Open Concept

The open concept loft will not have high walls and ceilings. This concept creates the ability to design our environment within living space. The open concept is one of the most attractive features of the lofts. It offers residents the freedom to build their space suitable for a variety of functions.

A private space is defined by use in place of walls. Without walls, all rooms share the space from adjacent rooms, which will have a larger whole living space. [20]

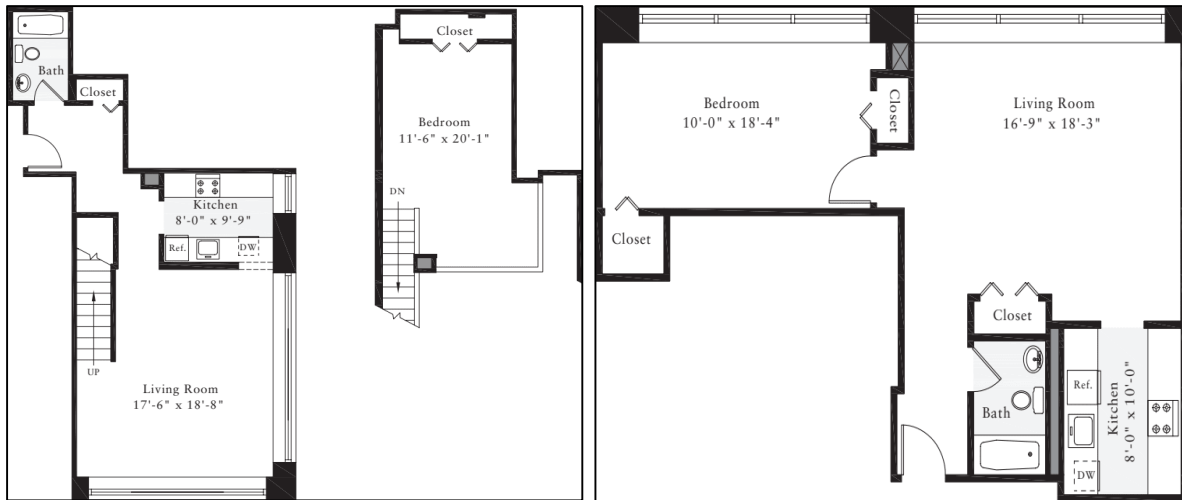


Figure 10. The right picture is 1 Bed / 1 Bath- 860 sq. ft. / Floor 5.

The Lofts 1 Bedroom H Floor Plan. This 1 bed 1 bath is a loft-style multi-level corner apartment with an oversized bedroom perfect for oversized furniture and features a skylight. The bedroom is open to the living area below which boasts high factory ceilings and loft-style windows. [21]

Figure 11. The left picture 1 Bed / 1 Bath - 690 sq. ft. / Floor 4.

The Lofts 1 Bedroom C Floor Plan. This 1 bed 1 bath offers views of our manicured communal courtyard and East Cambridge through wall-to-wall windows.

The oversized main bedroom will comfortably fit all bedroom furniture, as well as it offers two spacious closets. [21]

6.2 Vertical Nature

The current high ceilings come from the original conversion of old factories and warehouses. Large floor-to-ceiling windows were part of this original building, highlighting its vertical nature.

High ceilings and large windows emphasize the loft nature of the space, creating an overall feeling of spaciousness. [20]

6.3 New Hard Loft

With the high demand for lofts and the lack of available buildings for transforming into an authentic industrial loft style, "new hard" lofts are now emerging.

Loft designers analyze the four main characteristics which define a loft are high ceilings, open spaces, exposed building materials, and large windows. [20]

6.4 Duplex / Bi-Level Loft

A duplex, or bi-level, is a loft which has a secondary mezzanine overlooking the floor below. [20] Although, a loft does not need to have two levels.

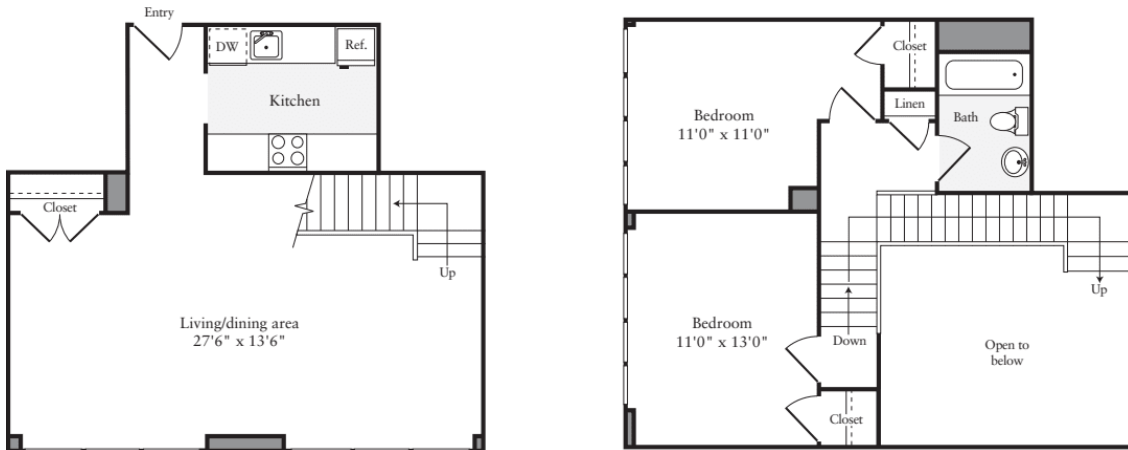


Figure 12. 2 Bedrooms/1 Bathroom - 950 sq. ft./Floor 4

The Lofts have two bedrooms and a U-Fllo layout. These 2 beds, 1 bath home offers 3 levels of living space.

The resident will enjoy the oversized historic arched windows and high ceilings on the first-floor living area. Stairs grant access to the second and third-floor bedroom areas, featuring wall-to-wall windows. [21]

6.5 One-bedroom loft

The one-bedroom loft apartment offers contemporary design and style. The layout has a separate large area for a single bedroom, a bathroom, fitted storage spaces, and soft vinyl flooring in the bedroom.

The kitchen is versatile, with additional open shelves providing dual functionality, whether for storage or display of cool stuff.

This innovative flow facilitates the perfect homework or study environment (Figure 13,14). [19]

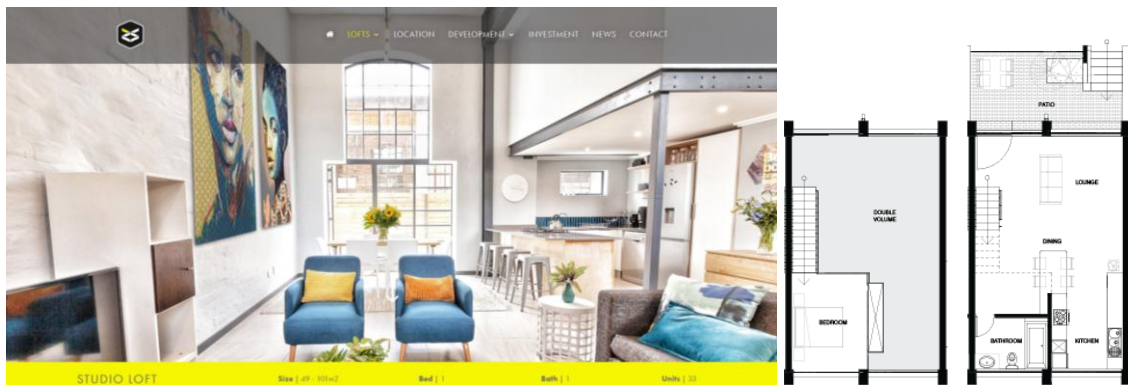


Figure 13. Studio loft interior design and floor plans. [19]

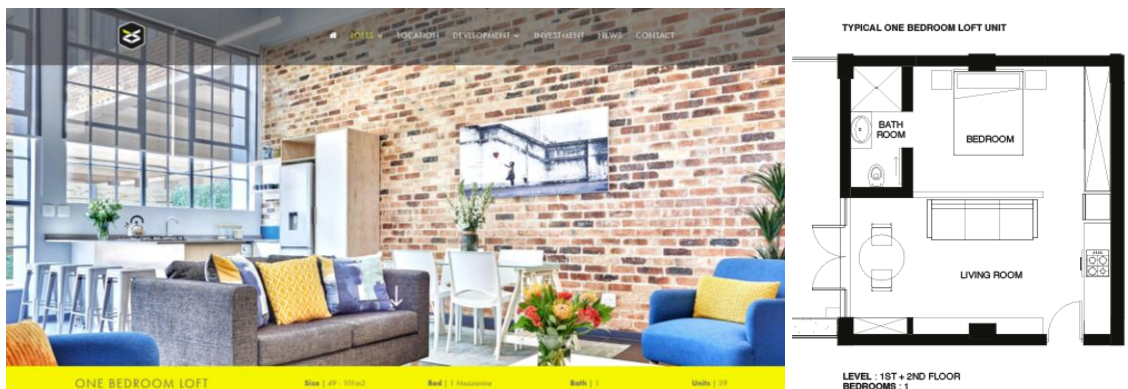


Figure 14. One-bedroom loft interior design and floor plan. [19]

The two-bedroom apartment is exceptional, bright, and high-rise, in addition, it is ideal for those who wish to share or appreciate this space for themselves.

Designed to suit all needs, it appreciates exclusive features such as sunny balconies, huge windows, a modern kitchen, and thoughtful flow in all its precision. (Figure 15). [19]

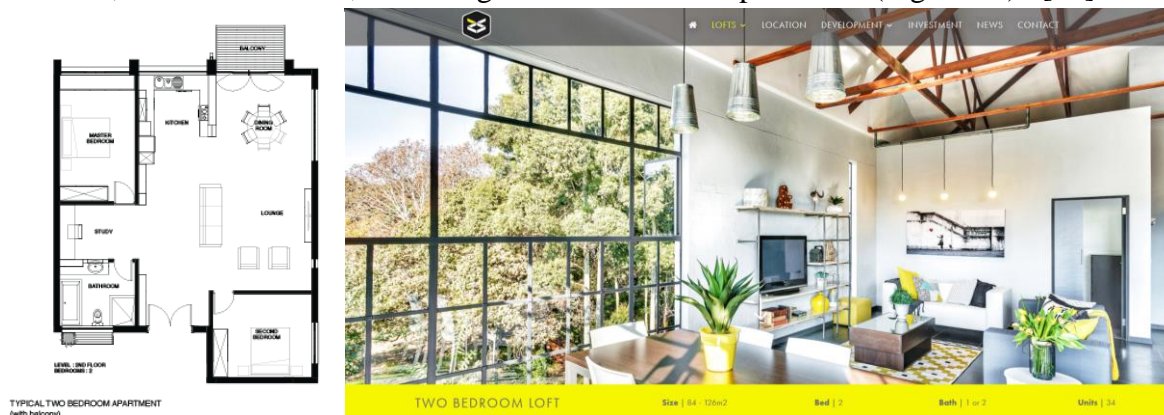


Figure 15. Two-bedroom loft interior design and floor plan. [19]

7. Types of Lofts

There are two main types of lofts: structural and functional. Lofts are studied depending on whether they are structurally new conversions or constructions according to their new uses from a functional point of view. [9]

1. **Types of lofts structurally.**
2. **Types of lofts functionally.**



Figure 16. Diagram of the lofts types. [9]



Figure 17. In Prague-Hole vice, an innovative loft design of an open and introspective area for creative and modern habitation in an industrial mood. The renovated building has a total of forty loft flats: half are actual industrial lofts in original storage cubicles; six were erected during the conversion of the front section of the building, in addition, fourteen are in the new addition facing the square. A concrete floor, a black ceiling, a brick wall surface, a steel staircase, a steel bookshelf, and a concrete floor. The idea was to keep the building's original industrial charm while still creating a modern living environment which was extremely comfortable.[22]

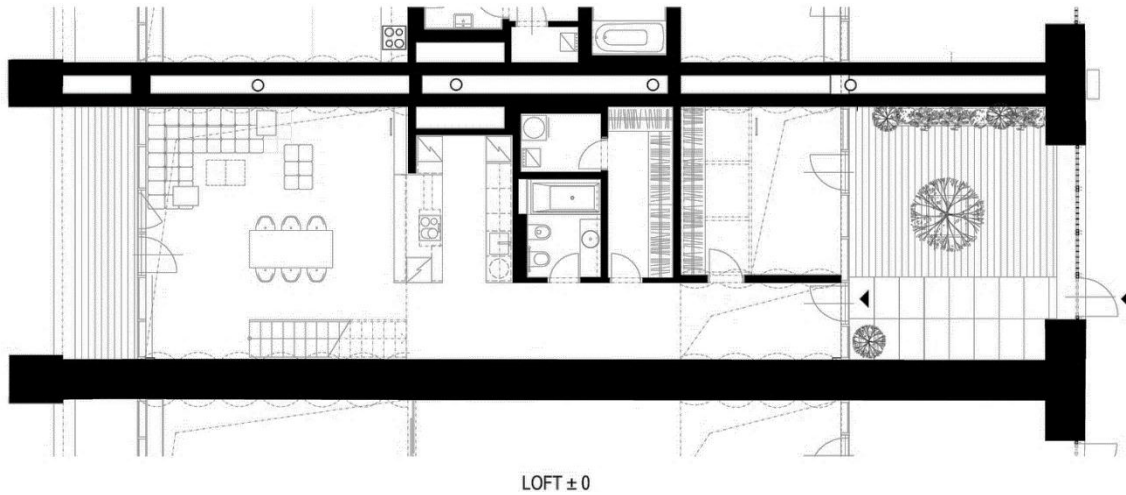


Figure 18. The loft floor plan design. The living room has a ceiling height of 6 meters, in addition, it is equipped with digital cinema equipment. In the unit, there are two bathrooms for two bedrooms. The loft is accessed through an atrium, which allows for outdoor seating. Another outdoor deck is available next to the living room. [22]

7.1 Types of lofts structurally

There are two types of lofts structurally ("**Hard Loft**" and "**Soft Loft**"). Hard lofts are original industrial buildings with a historical background. On the other hand, soft lofts have been renovated or created to look like lofts in a certain style and imitate the hard lofts. The lofts constantly went through changes in time. With each new transformation, lofts drift away from their original characteristics, as well as becoming more comfortable and luxurious living spaces. Lofts can be categorized by method of construction, atmosphere, or their distinguishing features. Designers study these transformations in six groups: **raw loft**, **true loft**, **medium loft**, **fake loft**, **a new loft**, and **semi-loft**. [5]

The types of lofts are structurally examined under a group of headings: [9]

1	2	3	4	5	6
Raw Loft (Artist's Loft)	True Loft (Hard Loft)	Medium Loft	Fake Loft	New Loft (Soft Loft)	Semi Loft

Figure 19. Diagram of lofts transformation.



Figure 20. The loft featured in the project has a living room, dining room, kitchen, washing machine, three bedrooms with 1.35-meter beds, two bathrooms, and a separate entrance. [23]

7.1.1 Raw Loft (Artist's Loft)

The Rough loft, known as the Artist loft, or the Raw Lofts, for a while, were the first primitive artists' lofts in New York. Raw lofts are industrial, cast-iron, and steel buildings built in the late 19th century. Former warehouses or light factories are transformed into workshops and used to create raw lofts. Artists use raw lofts as living areas, in addition, they stay rudimentary even after conversion. These conversions are mostly performed by artists. In general, the walls are made of visible (bare) brick or stone, plumbing and fixtures, steel, iron, or wooden beams, as well as the beams are open and exposed. Floors are usually made of wood or concrete, and industrial stains such as oil drips, as well as paint, provide a unique look. The raw lofts are not livable places, in addition, most of them do not have any heating or even a plumbing system. Economic difficulties forced artists to live in these buildings, although with their imagination and creativity, they created a new way of living. Raw lofts are sometimes called "solid lofts" or "true lofts" because solid lofts and real lofts are essentially raw lofts. [5] The raw loft may not include a kitchen, toilet, or sink. If the loft is missing a bathroom, utilities will be available. Most of the newly renovated "raw" lofts include their bathroom. A loft with no or few amenities is referred to as "raw". In everything from the unfinished loft of a raw loft to heating and plumbing pipes to brick walls, wires will be exposed. [20]

7.1.2 True Loft (Hard Loft)

True lofts are converted structures from factories, workshops, or warehouses which lost their importance in the 20th century, as well as incorporate fixed architectural elements, exposed building materials, and natural lighting. They meet all design criteria for lofts, such as the undivided open plan, large glass facade, high ceiling, and exposed structure. In addition, they are created by the adaptive reuse of industrial buildings. [9]

True lofts are known as "Hard lofts" or "Authentic lofts". They are raw lofts which have been renovated to the same distinctive specifications and transformed from industrial buildings such as factories, warehouses, or workshops. Certain authorities consider only true lofts and raw lofts to be true lofts. Furthermore, a "loft" is not a loft unless it had a previous life as a commercial space, manufacturing, warehouse, or office before it was converted into an apartment. Large windows, exposed structure, plumbing, electrical installation, ventilation system, exposed brick, or stone, as well as concrete or hardwood floors are the typical characteristics of a true, as usual, loft. Although in many cases, walls are plastered, drywall is installed to cover exposed bricks or stone, and mechanical systems such as ventilation and plumbing are concealed. It is up to users or designers to choose to emphasize or hide the industrial background. In most loft conversions, designers prefer to keep the original concrete or hardwood floors, painted or concealed bricks, in addition, suspended ceilings are very common interventions. One of the most important characteristics of a true loft is its open space. Only in the true loft, the room divided by the walls is the bathrooms. In some cases, bedrooms are separated by walls or partitions. Furniture such as a bookcase or wardrobe works as a partition, in addition, these partitions only separate the room as they are not necessarily visually, acoustically, lightly, or thermally. The real residential loft consists of a living room, a kitchen, a bedroom placed in an open space, and a separate bathroom. The open space plan gives a spacious and unusual look to a true loft. Bedrooms are generally separated by partitions or located on mezzanines. While bathrooms are separated from privacy by kitchen walls placed in an open space. If there is a

mezzanine, then bedroom and master bathroom are often located on this level. Bathroom and kitchen are traditionally located under the mezzanine. Low ceilings provide a better solution for wet areas. [5] A hard loft is a dwelling converted from an existing building, usually a factory or warehouse. Hence the terms: Candy Factory, Merchandise Lofts, Irwin Toy Factory, Chocolate Factory, etc. [24] Notable features of the stark, hard lofts include exposed brickwork and large windows. They tend to offer larger spaces, lots of natural light with warehouse-style windows, and much higher than average 8-inch ceilings. Soft lofts offer some or all of these features as well, although hard lofts usually take it a step further with features like wooden beams and real exposed brick. [24] Converting buildings into lofts leads to what is known as a "hard loft."

These buildings have history and character. They have a harder edge than either concrete or old exposed brick and wooden beams, floors, and/or heavy timber construction. They will have original exposed ductwork, electrical and plumbing features used to complement the décor. [24] Once famous for its versatility and affordability among artistic and bohemian types, a "hard" loft is often a converted building from an industrial or commercial setting. [18] "Hard" lofts have a distinct feel not only of character, but also of heritage and history, with a traditional presentation aesthetic where everything from exposed brick walls to huge windows to shiny wood beams to electrical, plumbing, and ductwork. Ceilings in these buildings are much higher, as well as they give the units a great sense of emptiness. [18]

7.1.3 Medium Loft

Medium-sized lofts are in the middle between true lofts and contemporary apartments. In essence, the medium loft is a true loft without obvious industrial and historical characteristics. Medium lofts share some characteristics with true lofts, such as high ceilings, a historical or industrial backdrop, as well as an open floor plan, although raw materials such as exposed brick or plastered stone walls, wall coverings, wallpaper, stone, or concrete floors are covered by epoxy, parquet, vinyl, marble, ceramic, and carpet. Exposed structure and mechanical installation are mostly hidden. High-quality materials, designer kitchens, and luxurious finishes are commonly used. Industrial components and properties are preserved only if they contribute to the overall appearance and design. Medium lofts have been significantly modified into more comfortable and traditional structures. Sometimes it is difficult to distinguish between a medium-sized loft and an ordinary apartment. [5]

7.1.4 Fake Loft

With the increasing popularity of loft living, the number of industrial premises becomes insufficient. When the market demanded more industrial buildings than what was available, the real estate market came up with the solution and started building fake lofts or converting ordinary buildings into fake lofts. "Fake Lofts" or "New Hard Lofts" can copy all the properties assigned to a true loft except which they are not found in real industrial buildings. Fake lofts mimic all the characteristics of true lofts, such as the open space scheme, high ceilings, exposed structure, large windows, industrial materials, brick walls, and hard or concrete floors. [5] The most important characteristic of the fake lofts is that they are new facilities and they are not conversions of industrial facilities. They are new residences built around the commercial image

of the lofts. Contrary to the architectural standards of lofts, they are characterized by high-quality craftsmanship and expensive materials. In addition, they are similar to the luxury residential projects designed according to the commercial interests of today.

7.1.5 New Loft (Soft Loft)

These apartments are loft-style condos, which are "not" conversion buildings. They were built only as condos. However, most lofts these days are not converted; they are created. This is called a "soft" loft. "Soft" lofts have become very popular. [24] In case of "soft" loft, buildings are new, purposely built for housing, although they tend to mimic the "hard" loft appearance, they are softer, instead of concrete floors, they may have a wide layer of hardwood, for instance, in a "soft" loft, the resident will notice hardwood floors or floors replacing concrete. However, large windows and an open layout remain of paramount importance, "soft" loft units are distinctly built in a more traditional residential style. Not only by the materials they use but also by their facilities. [24] New lofts, or soft lofts, have similar characteristics to lofts, such as open-plan space, large windows, and high ceilings. The biggest difference between soft lofts and true lofts is that soft lofts are newly constructed and have no historical background. Because of this, they are also called "new build" lofts. Both fake lofts and new lofts are newly constructed, although fake lofts look like true lofts. On the contrary, new lofts have no raw materials and finishes, exposed structure, or mechanical fixtures, hence soft lofts only share the concept of an open space plan. Soft lofts have smoother transitions between materials. Walls are often covered with plaster, paint, or wallpaper, in addition, floors are covered with parquet, ceramics, or carpets, such as in an ordinary apartment. Soft lofts are more dependent on comfort and luxury, as well as soft lofts are closer to ordinary apartments than real lofts. The new loft imitates the free space plan, partitions, and mezzanine of a true loft. For instance, bedrooms can be in the main space, as well as can be separated by furniture or partitions.

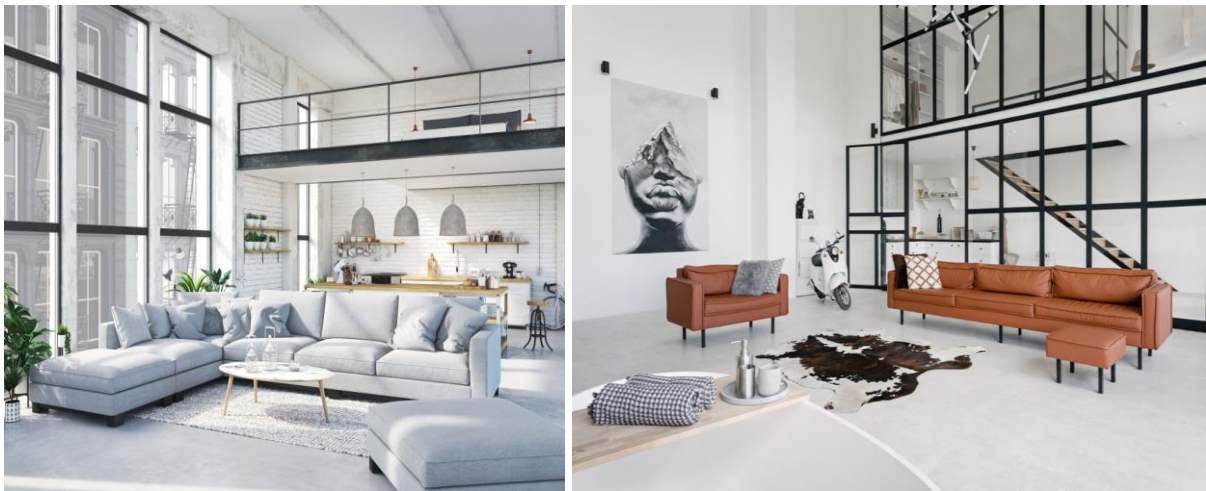


Figure 21. The interior design of the soft loft. [25]

7.1.6 Semi Loft

Semi-lofts are structures which have no historical value or have lost their historical value and original identity. In addition, they are converted to serve alternative uses. They do not meet all design criteria for lofts, although they refer to industrial structures. Part of their building materials are revealed, in addition, their identity is transformed using synthetic materials. [9]

7.2 Types of lofts functionally

The functional purposes of transforming lofts into industrial structures are very different. **Loft types can be examined functionally under four headings: residential, commercial, public or cultural, and mixed-use.** [9]

7.2.1 Convertible loft for indoor use

This subcategory is divided into lofts and apartments. Demi-lofts, or lofts, are a divided conversion of the original spacious loft into a smaller residence. The true loft size provides more than housing. Loft homes are detached homes designed to loft standards, such as home-style lofts or townhouse lofts, which contain living functions undivided or in a partially divided space. [9]

7.2.2 Convertible loft for commercial use

The commercial lofts have been converted for commercial purposes; in addition, they do not contain residential units. They are used as restaurants, hotels, or even retail stores, depending on the environmental conditions. Today, they are generally popular as commercial offices. [9]

7.2.3 Convertible loft for cultural/public use

They are frequently used for cultural or public purposes after large-scale industrial structures have been converted into schools, museums, art galleries, libraries, etc. High ceilings and open-plan spaces provide uses such as galleries and museums; in addition, they are the most prevalent type of loft converted for cultural or public use. [9]

7.2.4 Mixed-use loft conversion

It can serve several functions simultaneously, as large industrial structures in open, undivided layouts with high ceilings. Mixed-use lofts include those with residential-commercial, residential-cultural/public, and commercial-cultural/public uses. The most common type is a direct-work loft, which includes residential and commercial use. This type of loft is divided horizontally into a mezzanine and vertically by light partitions. [9]

8. Advantages and disadvantages of loft living

Loft living is ideal for people who want to live in an open, soft, and conventional space. Lofts have their advantages and disadvantages. Standard features such as privacy, noise control, and ease of maintenance are the disadvantages of a loft, although they have advantages such as high ceilings, large windows, and open disadvantages. Privacy and noise issues can be big problems in a loft if it is being used by more than one person. It is more difficult and expensive to maintain a loft compared to a traditional apartment. This unconventional lifestyle needs unconventional solutions. Housing in a loft is an important decision based on the preference of individuals. The advantages of living in a loft come with its negatives. Designers must consider these advantages and disadvantages if they are to properly understand loft life. If the designer wants to create a loft, he must possess this knowledge to use its advantages and reduce its disadvantages. Loft living is a lifestyle suitable only for some people who can live outside the borders. Loft living is not suitable for hobbyists. Only those who can embrace loft living can live and apply this

style. [5] Loft living has been creating new meanings for home life since the 1960s. The difficulty of working with a loft is which it provides basic and sometimes working residential amenities without losing the open, narrow, and serene quality of the existing space. When it comes to the advantages of loft living, therefore it has many advantages which make it desirable and popular.

The unconventional lifestyle gives individuals more freedom, flexibility, and individuality. Studies have revealed which loft living characteristics are good for physical health and psychological health. Loft living has also proven to have positive effects on the environment, conservation, and economy. According to the results below, including a detailed examination of the advantages and distinguishing features, loft housing has direct advantages which increase the quality of life of the users, as well as these advantages, are the reason why lofts are desirable and useful. [5] Lofts are conventional and unique spaces which have their characteristics, as well as those unusual features can cause flaws. Each loft presents a new, different, and challenging spatial problem. Pre-determined elements such as windows, elevators, beams, fixtures, and stairs create an issue where loft users must make a thoughtful choice to live in a versatile and creative space. For instance, homeowners must accept some level of activity and traffic adjacent to their loft due to the remarkable level of freedom to combine work and living in a loft. Individuals or designers who are interested in or planning to live in, develop, or design a loft, should carefully consider the disadvantages of loft living. Some people cannot stand these problems caused by loft living; for instance, lack of privacy, problems in use, sharing of air and smell, and economic and legal problems. Traditional dwellings provide more privacy and seclusion. They are common and easy to maintain. These issues cannot be accepted by everyone. The disadvantages of loft living can outweigh the advantages of loft living. [5]

9. The Difference Between Soft Hard & Hard Loft

Loft apartments usually feature an extended space, like a hall, with no walls in the middle to separate each room. Some of the characteristics of loft apartments include high ceilings, ventilation facilities, and wooden or concrete floors. [24] Loft apartments often have an open floor plan, similar to an auditorium, with no barriers in the middle to divide the rooms. High ceilings, ventilators, and wooden or concrete flooring are some of the features of loft apartments. The current definition of a loft is based more on the building plan than on the structure of the building. The difference between the two seemingly modern variants turns out to be delightful square footage, airiness, and atmosphere. [26]

Hard lofts-the living or working spaces found in former industrial buildings in urban areas which lack green backdrops, in addition, they are not content with blocking which are more rugged around the edges. They usually boast original features such as vaulted ceilings, bay windows, concrete floors, exposed brick, timber, and ductwork. Since amenities are primarily intended for the occupants of the building, hard lofts are a dream project for loft owners who thrive on spaces which match their needs. [20]

For people less interested in housing originally intended for industrialization, there are soft lofts. These newly constructed buildings are designed for an elegant and comfortable life. However, they mostly retain the landscape of a solid open floor, soft lofts may feature carpeting or other attractive floor treatments, walls which divide the space, as well as a complete absence of industrial characteristics. [20] Modern terminology in building development, such as "new hard

loft", which is mainly an energy-efficient reproduction of a hard loft in a residential property, makes the selection process more difficult.

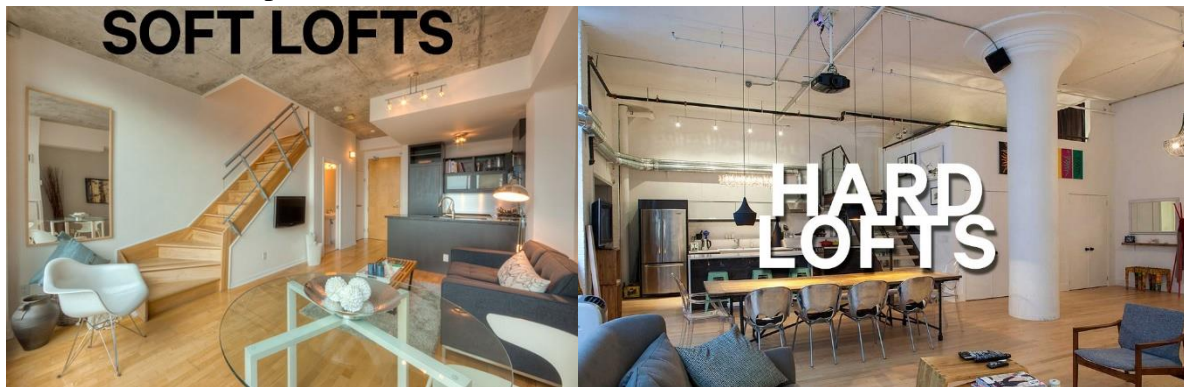


Figure 22. The difference between a "Hard" Loft and a "Soft" Loft in interior design. [27]

9.1 Advantages of Hard Lofts

- One of the primary benefits is that hard lofts are not and will never be oversaturated in the market. Designers can build on the parking lots and demolish the buildings to construct as many new apartments as possible, although there are only so many factories and warehouses which qualify as convertible residential lofts. A lower supply gives them more attractive (deserved or not, it's just human nature), which makes them much better at maintaining their value and easier to sell in a slow market. [24]
- Another strong "advantages" reason is that many lofts are designated as historic houses. This increases their desire and creates interest in their history. Hard lofts generally have more square footage, character, heritage, and history, most of them are having higher ceilings, bigger windows in newly built lofts. [18]

9.2 Disadvantages of Hard Lofts

- Hard lofts are more expensive than traditional apartments or even soft, and flexible upper floors. Many of the challenging lofts do not include many amenities (if any), such as gyms, swimming pools, etc. However, this "subscription" can be offset with lower maintenance fees (in some cases, although not all) because of fewer facilities. [24]
- Hard lofts offer little in the way of amenities. Balconies are rare and old construction may mean they are not the most energy-efficient buildings. [18]
- A true loft or "hard loft" is usually a conversion of an old factory or warehouse building. The term "hard, stark" comes from having a harder edge on either concrete masonry, or exposed bricks and original wood beams, and pavers. Hence, details and an authentic ambiance are everything. [27]
- Ceilings should be at least 10 feet high; the higher is the better. This is very important for loft purchasers, as designers are now building apartments with slightly higher ceilings than in the past. It is the ceiling height which gives the loft a strong sense of air and emptiness. Large windows and open-concept layouts help the concept of lofts. Ceilings are incomplete, in addition, pipes and heating tubes are exposed. [27]
- The other great thing about lofts is that many of them are for living and working, which makes it easy to run businesses outside the home. Finally, another note about challenges of lofts is that most of them do not come with balconies. [27]

9.3 Advantages of Soft Lofts

Soft lofts are a more affordable alternative to hard lofts. Even though they are costlier than ordinary apartments.

- It is difficult to distinguish several soft lofts from hard ones, with similar or very similar features. The only exception is that most of flexible lofts have balconies.
- Soft lofts are generally more affordable. New buildings mean fewer structural problems and better efficiency. Most of soft lofts have balconies and plenty of amenities on the premises. [24]

9.4 Disadvantages of Soft Lofts

- Soft lofts can be referred to as "fakes" or attempt to "copy" hard lofts. However, there is an assortment of truly stunning soft lofts which have been tastefully created.
- Soft lofts are usually found in newly built lofts. They have hard loft elements although with softer edges. Soft edges may include carpet covering floors, as well as drywall frames which conceal ductwork, electrical, and plumbing. It may have some walls which may not reach the ceiling. In addition, it is sometimes called three-quarter length. [24]
- In general, "soft" lofts are smaller units and have less square footage than units with more square footage. It does not have the character, heritage, and authenticity of a hard loft. Soft lofts often attempt to mimic hard lofts which have the same historical value. [24]
- Soft lofts are designed with the same design methods as hard lofts although they are built completely from scratch without using any other original structure. More people are starting to see the potential of this form of real estate over residential properties or independent real estate developers, they have started creating custom buildings in this style.
- Soft lofts are also considered when a building uses part of an existing structure and creates an entirely new building by adding additional floors on top of the pre-existing structure. [28]
- One of the main characteristics of the loft is the open floor plan. When they started converting from commercial buildings to apartment buildings, they usually had more square footage and fewer walls to work with than standard dwellings. Thanks to the influence of old factory buildings, the resident finds plenty of high ceilings, large windows, and exposed bricks. Hard lofts are known for having a lot of character, in addition, current designs aim to incorporate them into designs.
- Soft lofts still offer an open living space with huge windows, although in a more traditional condo style. [28]
- Soft lofts tend to look like traditional apartments, in addition, they are usually more energy-efficient than hard lofts. [24]

10. Discussion and Results

The loft-style originated from poverty, although later became a symbol of wealth. Contrasts, handcrafted objects, art pieces, uniqueness, sentimental values, mixing old with new (both the furniture and the structure itself), are characteristics of a loft. Lofts are conventional and unique spaces which have their characteristics. The transformation of lofts radically changed the characteristics of loft buildings, as well as giving birth to a new type of loft. Most lofts have been converted into artist-designed living spaces. Hence, more artists moved to the industrial

areas, these areas became livelier and attracted increased interest. The artists created the identity, in addition, the media created an image of the loft lifestyle. Economic difficulties force artists to live in these buildings, although with their imagination and creativity, they create a new way of living. Furthermore, lofts are ideal as living and working spaces. The loft began when the old industrial buildings were used as studios or workshops by artists. Many circumstances have influenced loft culture from the beginning to the present day. Loft living is very suitable for experimenting with new looks and interior styles. It is ideal for people who want to live in an open, flexible, and conventional space. In addition, loft living is a lifestyle suitable only for some people who can live outside the borders. The loft concept continues to change and shift over time. These events are the reason why loft culture is growing, as well as changing its meaning day by day. Lofts are steadily increasing in popularity all over the world due to the uniqueness of lofts and the feeling of freedom which loft living provides. The history of the lofts has been researched from the very beginning. The distinctive features of the lofts and their relationship to industrial buildings are analyzed. Finally, the advantages and disadvantages of the loft are revealed. It was also analyzed in the research from the examples of lofts which were analyzed, from the structure, spatial organization, and furnishing, which played a fundamental role in achieving flexibility in housing. Therefore, society must learn from the virtues of loft living, from historic preservation to environmental protection, as well as use loft living as a tool to create better, soft, and unique spaces.

11. Conclusion

In conclusion, the emergence of a new type and new meanings for the loft is caused by factors such as the limited capacity of industrial buildings. Due to its popularity and experimental nature, the loft concept continues to change and shift over time. Lofts are converted from industrial buildings to serve uses such as residences, home offices, art galleries, shops, workshops, etc... Lofts look like industrial buildings from the outside, although they are residences on the inside. Lofts are homes with industrial details on the inside and a full industrial view on the outside. In addition, loft buildings embody characteristics of the open building concept, which are adaptability, versatility, and flexibility. On the other hand, the freedom provided by loft life is usually preferred by singles or couples without children. Transparency of lofts and the open plan make it difficult to live in a loft as a family. Therefore, families prefer soft lofts with multiple bedrooms. There are certain design criteria for defining lofts. The standards of lofts can be divided into four categories: undivided open plan; large, glazed facade; high ceiling; and exposed structure. Furthermore, lofts can be categorized by method of construction, atmosphere, or their distinguishing features. Hence, designers study these transformations in six groups: raw loft, true loft, medium loft, fake loft, new loft, and semi-loft. In addition, loft types can be divided functionally into four headings: residential, commercial, public, or cultural, and of mixed-use. Finally, the research concluded that loft-style housing led to the conception of open-plan living with high ceilings as an indication of the new lifestyle, a "loft lifestyle". The new lifestyle was adopted by members of the upper-middle class and high class. Hence, lofts have become a type of luxury residence.

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