



ADVICE ARTICLE:

Beneath It All

What to know before choosing a floor

A new floor has the power to completely transform a space. Whether part of a full renovation or simply refreshing a single room, flooring is often one of the biggest investments you'll make so choosing the right material, finish, and layout is essential.

At Burlwood & Lye, we help you navigate the key considerations from where your flooring will go, to how it will perform and feel in daily use, so every project starts on the right foot.

Start with the space

Location matters. A high-traffic hallway, a hardworking utility, or a serene bedroom will all place different demands on your floor. In kitchens, boot rooms and busy living zones, durability and ease of cleaning should be front of mind.

Luxury vinyl tiles (LVT), natural stone, and porcelain are ideal for these spaces long-lasting, low



maintenance and designed to perform. If you prefer the warmth and beauty of timber, our engineered wood range, finished in UV-cured oil, offers a practical yet authentic alternative. Or consider a wood-effect porcelain for the best of both worlds.

Bathrooms demand flooring that is both stylish and water-resistant. Whether you're creating a calming, spa-like space with marble finishes or injecting energy with colourful encaustic-style tiles, ensure the product is rated for wet areas — and opt for non-slip finishes for safety.

Outdoor areas like patios or terraces can benefit from natural stone or porcelain tiles too, offering a seamless link between indoors and out. Just make sure the tiles are suitable for exterior use and can handle seasonal changes in temperature.

Living spaces and bedrooms offer more room to play with texture and warmth. Engineered timber flooring in pale Scandinavian tones, classic herringbone, or bold parquet patterns can set the mood, while natural carpets in wool, sisal, jute or even silk provide comfort underfoot. Whether you're flooring an entire room or framing an area with a bespoke rug, the choice of material makes all the difference.



Bringing the Room Together

Flooring doesn't stand alone; it should work in harmony with the rest of the room. Think about how it interacts with your wall colours, fabrics, and furniture finishes. In spaces with underfloor heating, materials like stone and porcelain will conduct heat efficiently. Rooms without it may benefit from naturally warmer finishes like engineered wood, LVT, or carpet.

Choosing Colour and Pattern

Once the material is chosen, the next step is style. Do you want a floor that fades into the background or one that makes a statement?

Lighter floors can open up a space, reflecting natural light and creating a sense of airiness.

Darker tones, on the other hand, can add depth, drama, or warmth depending on the size of the space and the overall palette.



Engineered timber comes in a wide range of finishes and layouts, from traditional plank to contemporary chevron and timeless herringbone. Oak, ash and walnut are among the most popular options, all available in colours to suit both classic and contemporary schemes.

Stone flooring such as limestone, marble, slate or sandstone can be laid in large-format flagstones, smaller-scale mosaics or mixed layouts for added interest and texture.

Porcelain and ceramic tiles are where you can really get creative with colour, pattern and layout. Use them to create a focal point or lift a neutral scheme — our WOW collection, for instance, brings boldness and design-led detail to any space.

Luxury vinyl flooring offers a versatile and cost-effective option. It replicates the look of wood, stone or porcelain at a lower price point, while offering excellent performance.



Need tailored advice?

Whether you're at the start of a project or ready to commit, our team at the Burlwood & Lye Studio can help you explore options that suit your scheme, space and budget.



burlwoodandlye.co.uk

Book a visit to our studio, or chat with a specialist by phone for tailored advice on products, design and installation.

We're here to help you find the right solution for any style, scheme or budget.

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