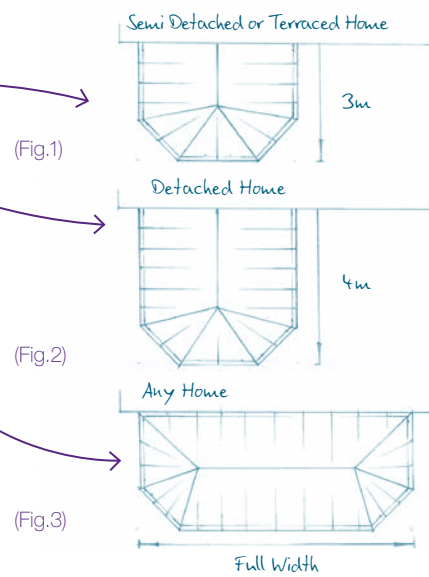


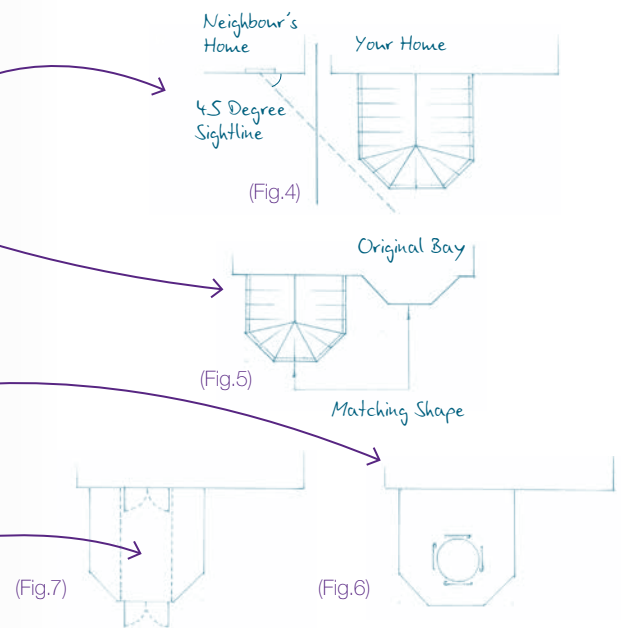
THE REGS SAY:

1. If your home is semi-detached or terraced your new Victorian conservatory can extend into your garden by 3 metres without the need for Planning Permission approval. For detached properties you can stretch this dimension to 4 metres! (Fig.1&2)
2. In most cases, you can build your Victorian conservatory all the way across the back of your property without Planning Permission regardless of the type of property. (Fig.3)
3. Victorian conservatories rarely require Building Regulation approval – as long as they are separated from your main home with your existing external doors and the new floor area is less than 30m².
4. If your home is located at the end of a road you are likely to need Planning Permission to build your conservatory if it is visible from the street.



FUNCTIONALITY:

5. Victorian conservatories are often specified in instances where it is important to avoid obstructing a neighbour's view. (Fig.4)
6. The soft edges of Victorian conservatories are designed to match and compliment traditional 3, 5 or even 6 sided bay windows. (Fig.5)
7. As beautiful as they are, the angled corners can become prohibitive unless your conservatory is at least 3m in depth as they do inevitably infringe upon space inside the room. Victorian conservatories are perfect for people who have round dining furniture. (Fig.6)
8. The position of the existing and external doors is key to maximising the functionality of the room.



Avoid 'the corridor effect' at all costs! (Fig.7)

THE ICEBERG EFFECT:

8. Regardless of the shape of your conservatory – 2/3rds of the cost of the overall conservatory build is actually spent on the base building work – most of which is underground and will never be seen! (Fig.8)

