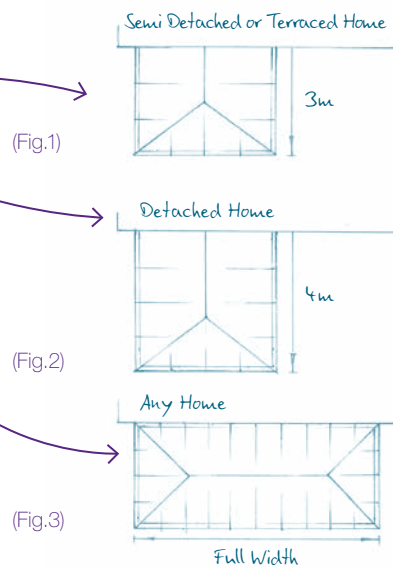


**THE REGS SAY:**

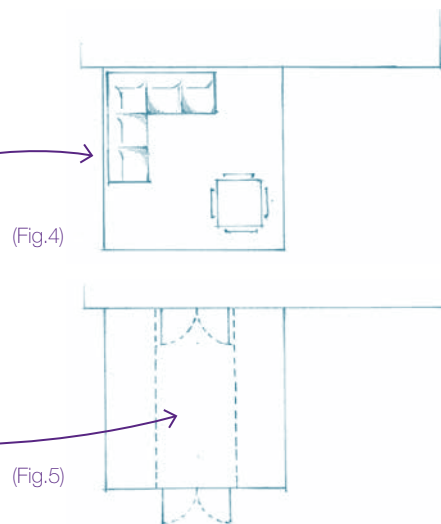
1. If your home is semi-detached or terraced your new Edwardian conservatory can extend into your garden by 3 metres without the need for Planning Permission approval. For detached properties you can stretch this dimension to 4 metres! (Fig.1&2)
2. In most cases, you can build your Edwardian conservatory all the way across the back of your property without Planning Permission regardless of the type of property. (Fig.3)
3. Edwardian 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 30m<sup>2</sup>
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. The majority of conservatories built in the UK are Edwardian in shape. Their popularity is in part due to their user-friendliness.
6. Edwardian conservatories maximise on the useable inside space thanks to their square edges and 90 degree corners. (Fig.4)
7. 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.5)



**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.6)

