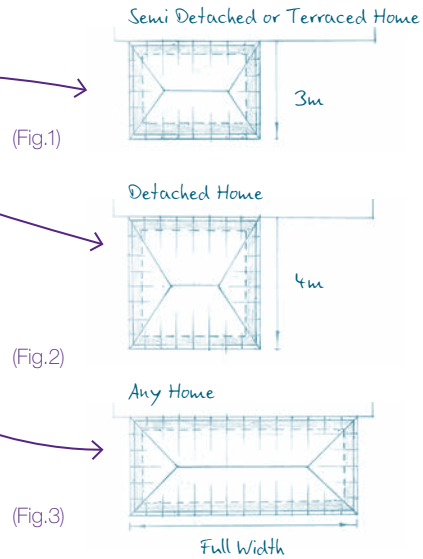


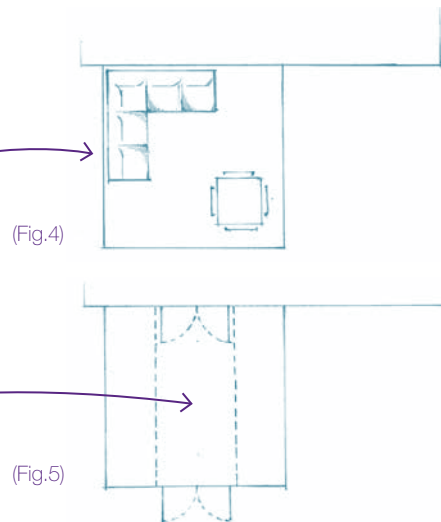
THE REGS SAY:

1. If your home is semi-detached or terraced your new 'Liv-in' room can extend into your garden by 3m without the need for Planning Permission approval. For detached properties you can stretch this dimension to 4m! (Fig.1&2)
2. In most cases, you can build your 'Liv-in' room all the way across the back of your property without Planning Permission regardless of the type of property. (Fig.3)
3. 'Liv-in' rooms 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 'Liv-in' room if it is visible from the street.



FUNCTIONALITY:

5. 'Liv-in' rooms are a relatively new addition to the range of orangeries available. They have become very popular very quickly. People love the 'orangery look and feel' that can be achieved with a 'Liv-in room' at a fraction of the cost of a traditional orangery.
6. Square shaped 'Liv-in rooms' 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 Liv-in Room Orangery – 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)

