

**Croft GlasS**  
HOME IMPROVEMENTS LTD

Key questions  
to ask when buying  
a Conservatory  
or Orangery

*Your free  
guide - with our  
compliments!*

## Planning to buy a conservatory of an orangery?

We've produced this **free guide** to answer most of your 'before-I-buy' questions.

Find out about choosing, designing and planning with these most frequently asked questions.



## Do I need Planning Permission or Building Regulation Approval?

**Planning:** Under new regulations (providing certain conditions are met) adding a conservatory or orangery to your home is considered a permitted development. The conditions and limits are as follows:

- Extensions and outbuildings must not exceed 50% of the total land around your original house.
- No extension to be forward of the principle elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of your existing roof.
- The maximum permitted height is 4m, or 3m if it's within 2m of a boundary.
- Maximum depth of a single-storey rear extension is normally 3m for a semi-detached house and 4m for a detached.
- No extension to be higher than the highest part of your existing roof.
- Roof pitch of extensions higher than one storey to match existing house.
- No verandas, balconies or raised platforms.
- The exceptions to these guidelines are conservation areas, national parks, Areas of Natural Beauty and World Heritage Sites.

**Building Regulations:** Conservatories and orangeries are normally exempt provided they are:

- Built on a domestic dwelling and divided from the rest of the house by a door that complies with the requirements for an exterior door.
- Under 30 square metres in floor area.
- A single storey
- Built at Ground Level

Glazed in compliance with safety glazing requirements of approved Document N of the Buildings Regulations and BS6262 Part 4 1994.

- Fitted with a roof that is 75% glazed and walls that are 50% glazed (or has translucent material fitted).
- Not within one metre of a boundary.
- Any heating system in the conservatory or orangery must be 'independent' of your existing heating system. You cannot simply extend an existing heating system from your original house. We can of course supply a solution.
- Any new structural opening between the conservatory or orangery and the existing house will require building regulations approval, even if the actual conservatory or orangery itself is an exempt structure. At Croft Glass we can provide all the information and help on achieving this for you.

**Please note:** Requirements in Scotland and Northern Ireland are different to those in England and Wales.

## Do I need to install Insulating Double Glazing Units?

Double glazing is advisable, as is low-emissivity glass. This has a metal coating that allows sunlight (short wave radiation) through but reflects heat from radiators (long wave radiation) back into the conservatory. Safety glazing is mandatory for windows and walls within 800 metres of the floor and must comply to BS6206. Roofing can be either glass or polycarbonate, which is a lighter but durable material and may be required in some structures which will not support the weight of glass.

**A complete design and build service that brings your home and garden in perfect harmony with your new conservatory or orangery.**



### **Do you make conservatories and orangeries to order?**

Of course. All Croft Glass conservatories and orangeries are made to measure and can be personalised with a whole host of accessories and design features inside and out.

### **Can you do the building bits, for example the base and patio?**

From start to finish we provide a complete bespoke design and build service which includes a good base that is built in accordance with current building regulations. We can also design and build a patio area that will bring your conservatory or orangery in perfect harmony with your garden and home.

### **We already have an existing base, what do we do next?**

Hopefully whoever constructed your base did it to our standards, so all you need to do is contact us at Croft Glass and arrange a visit so that we can check that your base is square and level.

We will then begin the design and manufacture of your side frames and roof.

### **We have an odd shaped space/a sloping garden/an unusual wall - is it still possible to have a conservatory or an orangery?**

As all our conservatories are made to order, you can have anything that is physically achievable. Over the years we have managed to solve most of the problems presented to us by you the customer. By using flexible, approved systems there's usually a solution and in the majority of cases we have been able to come up with a variety of alternative ideas.

### **Is it possible to use my conservatory or orangery all through the year?**

You want to get the maximum benefits from your investment in a conservatory or an orangery and top of your list is undoubtedly to use it all year round! At Croft Glass we are committed to giving you a pleasant space during the summer AND throughout the winter.

Although there are no regulations about how to build your conservatory or orangery or even its base, we will only construct the base in accordance with recommended building regulation requirements for insulation - treating it the same as if it were for an extension.

So with properly insulated bases and cavity walls, along with 'A' rated top quality energy efficient double-glazed units and a thermally efficient roof, it can indeed be used in the summer and winter. The glass used is specially developed to keep conservatories and orangeries warm in winter by retaining heat, and cool in the summer by excluding solar radiation.

Heating can be introduced in a number of ways with the exception of running off of your existing heating system. So it must be an independent heating source such as underfloor heating or an air heating/cooler system. Croft Glass can advise, supply and fit a system with exceptionally good running costs throughout the year.

Ventilation can be introduced in summer through windows and doors and even air conditioning. Leave it to Croft Glass for the perfect solution.

## Croft Glass conservatories and orangeries -

turning outside garden space into inside home luxury!



### Our neighbours can be a bit nosy. How can we protect or privacy?

Conservatories and orangeries can be made very private by careful and thoughtful use of obscure glass, solid panels at the side, blinds or even a solid wall. At Croft Glass we can design your conservatory or orangery to suit your individual situation.

### Can the conservatory or orangery be designed to match my house?

Some conservatories we've seen in our years of trading can only be described as an eyesore, especially if the owner of the house has been talked into building a conservatory that is totally different from the house it's attached to!

For a successful result we aim to mirror the existing style of your home where possible with a similar looking conservatory or orangery. Bear in mind that a conservatory or orangery doesn't need to just be attached to the back of your house, it could also be wrapped around the property in an L-shape.

We have many, many options and styles, some which will probably be beyond your wildest dreams! A simple chat with one of our specialist designers will open up numerous possibilities.

### How soon can we have our conservatory or orangery?

Average turnaround is 8 to 12 working weeks from receiving your order in writing. This depends on the weather conditions and of course if any planning permission is required. However you do need to be aware that at busier times of the year the process may take longer.

### Can you help us if Planning Permission needs to be sought?

Should you need planning permission for any reason, Croft Glass is available to help you. We offer the complete service, from bespoke design and build to planning approval if required!

### What do I do next?

To start the process all you have to do is give us a call on:

**0800 801336**

We have showrooms in Hastings, Hawkhurst and Tunbridge Wells and look forward to being at your service!

**Croft GlasS**  
HOME IMPROVEMENTS LTD

**WORKING THROUGHOUT  
KENT & SUSSEX!**

[www.croft-glass.com](http://www.croft-glass.com)