

HELPFUL AND ESSENTIAL INFORMATION TO HELP WITH YOUR PURCHASE

CONSERVATORY

BUYERS GUIDE



Conservatory orangery or extension?

Make an informed
decision and gain the
perfect improvement.

Planning permission explained

What you need to know
and why you need to
know it.

Wood vs UPVC

Find out which is
best for your home.



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DO I NEED A CONSERVATORY, ORANGERY OR AN EXTENSION?



Conservatory – Mainly glass structure with minimal brick detail.



Orangery – Brick built pillars and a parapet around the top with lantern roof are key characteristics.



Extensions – A tile roofed, brick built building with expansive windows and doors.

What’s the difference between a conservatory, orangery and extension?

Extension	An extension has a tiled roof and is a brick built building with windows.
Orangery	An orangery is similar to a conservatory, however, it has brick built pillars separating each window. They also tend to have a lantern style glass roof and a parapet running along the top edge of the walls.
Conservatory	A conservatory is a building made predominantly of glass, which allows a high level of light inside. It was originally designed like this to house tender plants, before becoming a luxurious interior space.

Which home improvement is right for you?

Orangeries and extensions tend to cost more than conservatories as the construction process is more complex. For example, an orangery or extension will need days of brick laying, insulation added, tiles laid, plastering and a base laid.

With a conservatory the whole installation is far simpler. And, once the insulated base is laid, the build takes shape far sooner. There is normally very little plastering needed. You may just need a base wall, the electrics can be completed relatively easily.

Innovation you’ll appreciate every day.

If you choose a more reputable home improver you’ll have added reassurance. New design and manufacturing developments now mean conservatories are far more energy efficient. Ideal inside ambient temperatures throughout the year are also achieved, making the modern conservatory an enjoyable place to be. New roof designs can even help control the heat in your room too!

So, to conclude, the choice is yours – but do make sure you go for a conservatory, orangery or extension that is big enough to fulfil your requirements, that is bright enough to fulfil its purpose, that suits your home and that has all of the features you want to make that extra space, extra special.





What value can a conservatory add to my house?

House purchases are made for a number of reasons, including existing appearance and future potential. Conservatories help us reach that future potential and offer a relatively simple way to make a dramatic difference to a home.

Added valuable space.

Conservatories offer space that can be adapted to meet changing needs. From a place to relax to a place to entertain, think versatility and flexibility. They also make great dining areas, especially if you combine your new improvement with bi-folding doors, which open up space in the summer, bringing the outside in. So, it's not all about the interior. Indeed, whatever the weather, a conservatory allows you to enjoy your garden and see the outside in a completely different light!

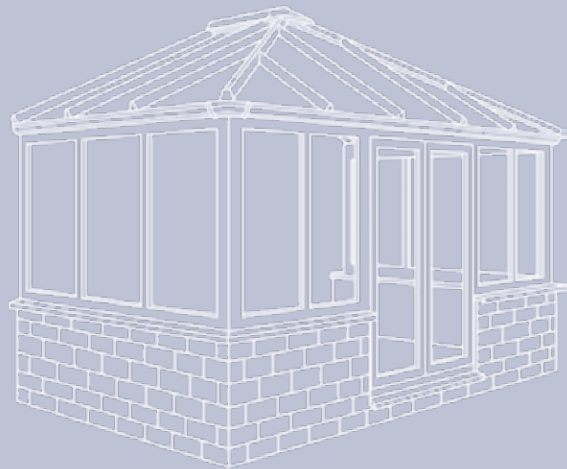
An added investment.

Improving with a conservatory can add value too. However, this is not always the case, as it can depend on a variety of factors including: quality of build, position and current property market conditions. If you're adding a conservatory to increase your home's value, please seek advice from your local estate agent first. They will be able to give you a current valuation and also estimate your property's value with a conservatory. Research last year from peer to peer lending platform Zopa claimed that people investing in a conservatory could potentially achieve a return on their investment of up to 108%! So, adding a conservatory not only looks good, it feels good too!

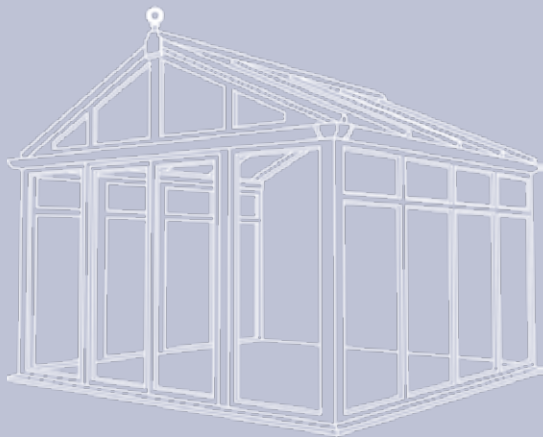


DESIGN STYLES

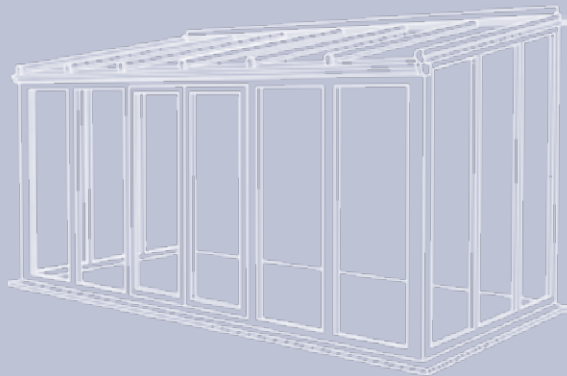
THERE ARE MANY DIFFERENT STYLES OF CONSERVATORY, FROM TRADITIONAL STYLES LIKE ELIZABETHAN AND VICTORIAN TO MORE MODERN AND INNOVATIVE STYLES LIKE A CONSERVATORY VERANDAH. IT CAN BE DIFFICULT TO DETERMINE THE DIFFERENCES, SO USE OUR HELPFUL GUIDE BELOW FOR HELP AND INSPIRATION.



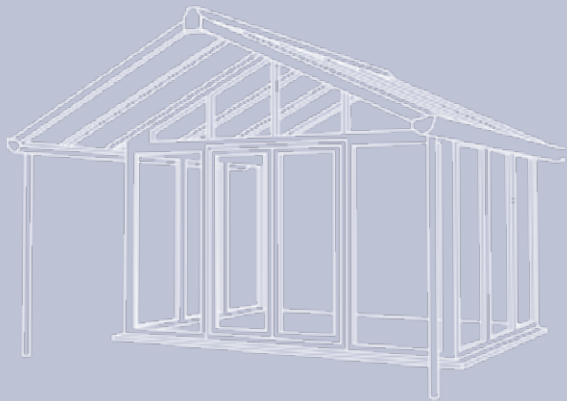
ELIZABETHAN A DESIGN CLASSIC, THE ELIZABETHAN'S RECTANGULAR SHAPE AND THREE-SIDED PITCHED ROOF CREATES AN AIRY SPACE.



REGENCY STRONG AND ELEGANT LINES REFLECT THE REGENCY ERA IN THIS RECTANGULAR DESIGN.



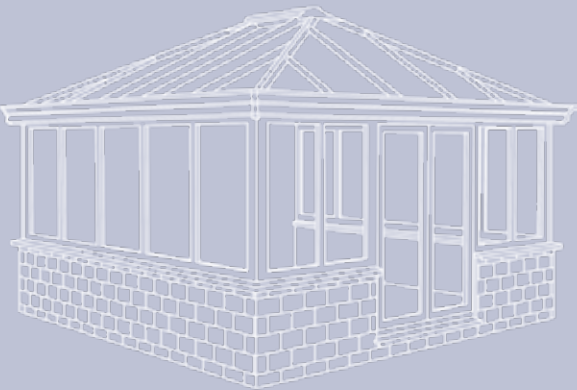
LEAN TO SOMETIMES KNOWN AS A 'GARDEN ROOM', ITS CLEAN AND UNCLUTTERED LINES CREATE A CONTEMPORARY LOOK IDEAL FOR ANY TYPE OF PROPERTY.



CONSERVATORY VERANDAH A GREAT WAY TO ENJOY YOUR GARDEN, EVEN WHEN RAIN STOPS PLAY.



VICTORIAN A CLASSIC STYLE WITH A BAY-CURVED FRONT – THIS CONSERVATORY CAN DISPLAY UNDERSTATED ELEGANCE OR REALLY MAKE A STATEMENT.



EDWARDIAN EDWARDIAN ARCHITECTURE FLOURISHES AND A FOUR-SIDED PITCHED ROOF GIVES THIS CONSERVATORY A TIMELESS APPEARANCE.



T SHAPED ENJOY PANORAMIC VIEWS OF YOUR GARDEN IN A T SHAPED CONSERVATORY, GIVING YOU LOTS OF USABLE SPACE.



P SHAPED MAKE THE MOST OF YOUR EXTRA SPACE WITHOUT COMPROMISING ON STYLE WITH THE CLASSIC P SHAPED CONSERVATORY.



Wood vs UPVC

Which to choose and why.

Both uPVC and wooden products have their benefits. Both are good insulators and can help create a stunning conservatory. Both materials also come in a range of colours and choice is no longer limited to standard white alone; with many homeowners opting for alternative finishes, such as anthracite grey or natural stains.

Popular for a reason.

A uPVC conservatory needs far less maintenance than a wooden conservatory. Although this natural material looks beautiful at its best, it will naturally age, paint will need reapplying and eventually wood needs replacing if not treated well.

uPVC can last a lifetime if well maintained, which is possibly why it is the most popular choice of material. The Palmer report discovered 86% of conservatories were built with uPVC during 2014. It is understandable because it's easy to clean and won't ever need repainting; meaning you can sit back and enjoy it, rather than worry about what you'll have to do next to keep it looking fresh and new.

Better choice for a perfect match.

Windows, doors and conservatories now all come in a vast range of colours and styles, so you really can add life and personality to any home.

When it comes to conservatory style, you do need to think about which options suit your home best. If you have uPVC windows in your home, you'll probably want to go with the same material for your conservatory. If you live in a dainty cottage with wooden windows, you'll keep its character far more successfully with a wooden conservatory.



uPVC is low maintenance, durable and will last for years.



Wood looks fantastic on period homes.

HOW TO CONTROL HEAT IN YOUR CONSERVATORY

There are no accreditations for the energy efficiency of conservatories, however, there have been great advancements in technology over the years.

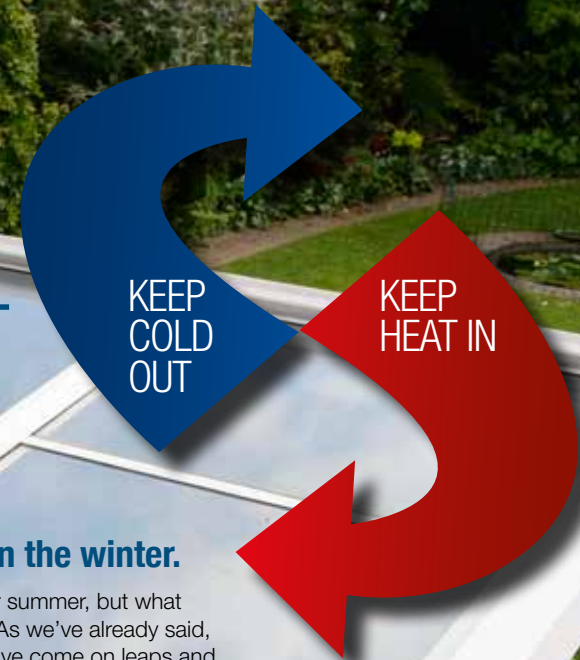
Conservatory wall frames are now more efficient than ever and new roofing products that help control the heat entering and exiting your conservatory are on the market too.

Too hot in the summer.

This has been a common challenge with conservatory design. However, with technological improvements, comes greater temperature control. For example, Anglian's Solaroof keeps your conservatory at a more reasonable temperature than a traditional conservatory roof. It reduces glare, UV penetration and heat transfer: which means it's not just great at keeping the temperature down, it helps prevent your furniture from fading too.

Too cold in the winter.

That's great for summer, but what about winter? As we've already said, sealed units have come on leaps and bounds, so during the winter months you can improve this thermal barrier further with blinds. We'd recommend getting specially made blinds that fit perfectly into your conservatory units. Thomas Sanderson offer a great design range and are experts in this area, fitting made to measure blinds that fit the roof and window shape.



HOW MUCH WILL A CONSERVATORY COST?



This is the question on everyone's lips when it comes to buying a conservatory, but when no two houses are the same, it becomes tricky. We all have different needs, different tastes, and different budgets.

You want to make sure that you're buying the best and will have a conservatory that will last. You also want the process to be as simple as possible, so a company covering all areas - from planning permission to the build, plastering, electrics and flooring - makes life so much easier.

The costs explained.

Although we can't give you an exact price, we can give you a list of things that would affect the price of your conservatory.

- **The floorplan size** – obviously the bigger the floorplan for your conservatory, the more it will be. If it is over a certain size you will need planning permission, which incurs more cost.
- **The foundations** – with the base and foundations, again the size of the conservatory will affect the price. Elevation, draining and trees/roots are also taken into account. This is a stage which needs to be done properly, as your whole conservatory rests on this, so there's no room for errors.
- **Quality of material** – the choices you make about the quality of materials in your conservatory will affect the price you are quoted. This includes the quality of the glass you go for and the energy rating of the window units, as well as your choice of materials: wooden or UPVC for the frames, and what type of brick for the base wall.
- **The configuration of the conservatory** – how many opening windows will you have and what type of opening (e.g. tilt and turn/casement), also the types of doors – patio, French or bi-fold.
- **The added extras** – are you having a standard roof or going for something that protects you from UV and glare? Have you opted for decorative glass?

What's the cost of getting it wrong?

The stress caused, the time off work, the potential damage to your home. It doesn't sound like anything anyone should or would want to go through! Make sure you have a good guarantee for the product and if you want extra peace of mind, buy it on a credit card or a funding option for extra insurance.

The conservatory facts.

In 2013, the Palmer Report found that 38% of all conservatory installations (79,800) were replacements of old conservatories, with a further 8,000 installations being replacement roofs. If your conservatory isn't up to scratch or looks old and outdated, you are not alone and a replacement can be easily achieved with the right expertise.

If you add a poor quality conservatory, chances are it will add little to no value to the property whatsoever. A high quality build however, is a very different story!

Online Conservatory Quotes.

Beware of online quotations for conservatories. With all the things that can affect the price of your conservatory you can see why it is often very difficult to get an accurate price online. Your home is unique and where your conservatory will sit should be properly reviewed before drainage, land elevation and other factors can be determined – which can all affect the price. A good company will send a designer to visit you at home and talk you through all of these options and consideration before providing you with an accurate quote.

PLANNING PERMISSION: Your questions answered

Conservatories are not a one size fits all product and although in some circumstances planning permission may not be required (see further down for the parameters), the chances are it will need to go through some sort of planning permission.

Who seeks permission?

This all depends on the route you take. If you apply yourself, you'll have to wait for a response from your local authority – the average cost is £172 to apply, not including the cost of a full survey of your house to see if it can be achieved or the cost of drawing up the plans with an architect. There are no guarantees with this route and it can be very expensive.

Make a hassle free home improvement.

There are companies out there with the expertise and knowledge to sort out all of the planning permission and building. What could be better than a company that takes care of the whole process for you!

If you are dreaming of a big, beautiful conservatory (let's be honest, who isn't), then you will probably need planning permission. This is when a company that takes all the worry away really makes all the difference.

A conservatory that doesn't need planning permission:

- It must not include any balconies, verandahs or raised platforms.
- It must not be any higher than the highest part of the existing roof.
- It must not be more than 4 meters high.
- It must not front or obstruct a public road.
- No more than half the area of land around the original house would be covered by additions or other buildings.

Anglian manage more planning permission applications than any other company in the UK

- Single-storey rear extensions must not extend beyond the rear wall of the original house by more than 3 meters if an attached house, or by 4 meters if a detached house.
- Where work is proposed to a listed building, listed building consent will be required.

NB: It isn't as straight forward as it seems and other regulations may need to be considered – every house is different after all.

Building Regulations.

This is another area for consideration when extending your home. These regulations are defined as the actual construction specifications of the building.

Where building regulations are not required.

- The conservatory is separated from the house by external quality walls, windows or doors.
- It is built at ground level and is less than 30 square meters in floor area.
- It has an independent heating system with separate temperature controls.
- Window glazing and any fixed electrical installations comply with the existing building regulations.

Visit the Planning Portal for the planning facts.

New Building Regulations have recently been put into place - Construction Design and Management Regulations. The main focus of this legislation is Health and Safety for any construction project, but it is something that anyone carrying out work on your home, be it yourself or a company, will need to conform to.

You can find out more about planning permission and building regulations on the Planning Portal, where there is a helpful interactive guide.

CONSERVATORIES FOR DIFFICULT SPACES

A conservatory can be made for a surprisingly varied range of spaces. Most conservatory experts like Anglian have designers which can help you to maximise space in your home. They can build conservatories that go around corners, are hexagonal in shape, in fact pretty much anything you can think of (within reason).

Made for your home.

Homes are not typically built to factor in the possible addition of home improvements in the future, so you have to work with the space available. This fact can bring up many questions, such as: can you extend at the front or side of your house? Is the slope of your garden an issue? What is the ground in your garden like? Would anything other than a square floorplan fit into your available space better?



L-shaped for around a corner.



P-shaped to maximise available space.

Many homeowners presume square is the only shape a conservatory can be made to, which isn't true. In fact you could have any floorplan shape you like.

These images demonstrate just some of the possibilities and shows what can be achieved when you choose to improve with a professional home improvements company.

There are many exciting improvement opportunities available. You could even choose a conservatory verandah that allows you to enjoy both the inside and outside, while avoiding the inevitable downpours of the UK Summer! Why not take a look at section five to get a better idea of this innovative Anglian home improvement.



Next to an extension.



Even free-standing.

Why you need to make sure that your conservatory comes with a warranty and guarantee

This may seem pretty obvious, but you need to make sure that any work on your home is guaranteed. You don't want to get a year or two down the line and find there is a problem with your conservatory and you're unable to get it repaired. If you have a comprehensive guarantee from a reputable company then you should have no issues.

With 7,493 home improvements companies going bankrupt in the last 12 months, look for a company that has been around for a considerable amount of time. If they've been trading for over 25 years it's unlikely they're going to disappear anytime soon! Some companies' guarantees are covered by insurance so, even if the worst does happen, your building work is still covered.

Accredited for peace of mind.

Accreditations are another way to ensure you are covered. There are governing bodies out there to help protect you. Only use a company who voluntarily registers with governing bodies, such as the Glass and Glazing Federation and the Fenestration Self-Assessment Scheme (FENSA) to give both you and them extra cover – but not all companies are registered so double check with FENSA and the GGF.



Glass and Glazing Federation



This will help give you extra assurances and peace of mind that, should the worst happen, you have the necessary help at hand.

Make sure your guarantee is extensive and covers the big parts of the build – the sealed units, the roof, the brickwork and the base. If it doesn't cover these, any issues you encounter in the future will be harder to get sorted. 10 years is a good term to expect for a conservatory guarantee.

Accreditations should be accounted for here too. There are building regulations that have to be fulfilled.

Find a company you can trust.

The British Board of Agrément, Trustmark and a whole range of other accreditations are out there for each and every product. It pays to find a company with these accreditations, as there's nothing more reassuring than knowing an official body puts trust in a product.

A good warranty should protect you from situations like this!



Conservatories with a twist.

Consider a tiled roof extension.

Can't decide between a conservatory, an orangery or an extension? A contemporary looking, solid-roofed extension could be the answer. They bring extra space, light and views to your home, along with a 'room-like' atmosphere.

Contemporary look.

Tiled-roof extensions cleverly combine the benefits of a traditional-looking conservatory with flexible roofing options that are finished with slate-effect tiles. These buildings combine conservatory and extension in one. And because of their construction, they can be built and installed relatively quickly.

Flexible build.

You can opt for a totally solid roof or, depending on the roof pitch, you can add a variety of roof windows or glazing options for extra light and ventilation. The leading innovator in these hybrid buildings is Anglian Home Improvements. They offer their unique Solaroof glazing that captures but regulates the sun's light and warmth over the course of a day. These options make solid roof 'conservatories' a unique and flexible space.



Can I replace or upgrade my existing conservatory roof?

In most cases, it will be possible to replace your existing conservatory roof, but age and quality will affect that decision. We can check if your existing conservatory is up to the job if it isn't, we should be able to replace the whole conservatory, utilising the existing base – this is a cost effective solution to transform your conservatory into a modern high performing tiled roof extension.

Can I convert my conservatory into an orangery?

It's possible, but a longer, more technically challenging installation. If you're after a building that combines glass and brick, a tiled roof extension is a more cost effective option. Especially as you can introduce light through the solid roof using roof windows or glazing panels.

What about heat retention?

A totally solid roof can be up to 15 times more thermally efficient than an older clear glass or polycarbonate roof. Thermal efficiency will dip when adding glazing panels but overall it will still perform significantly better.

Are there design options?

Our tiled roofs come in a choice of different colour options to blend with your house's existing roof. Frames can also be specified in colours other than the traditional 'conservatory' white.

Step by step guide

1

Contact a company by calling or completing a form online to get a quote for the work you want carried out.

2

Meet the company's representative and talk through the options available, the finishes and get initial measurements. They may even have an app which can show you what your dream conservatory would look like on your home.

3

Once you've chosen a company to carry out the work, they will come out and survey your home to get all of the exact measurements, check drainage and floor levels. This is when the detailed blueprint of your bespoke conservatory is drawn up and any planning permission or building regulations are taken care of.

4

If you've purchased with Anglian Home Improvements, they will go and manufacture the parts for your conservatory. As they are the only company that manufactures their own, if ordered through another company they will source the parts needed to build your conservatory.

5

If you have roof to ground glass panels these will go straight in, but if you've opted for a base wall, this will go up before the main sealed units are put in. It will all be finished with the roof.

6

On completion the team that carried out the work will inspect it and make sure you're happy with the finish. Should you have any issues, it's best to bring it up then as the installers may be able to resolve them.

7

Finally, make sure you get your guarantee! See point 6 as to why it's so important to have.

INSPIRATION INSIDE

A beautiful place to be.

Choose a conservatory and you gain an extra room with so much versatility. You can use your new space in a range of different ways: from playroom or dining area to lounge or a much needed room expansion!

Bringing extra space to life.

A conservatory as a living room can free up space elsewhere in your home for storage or perhaps an office area. Alternatively, many people decide to build a structure that acts as a kitchen extension, providing a practical and convenient area for entertaining. You name it: a conservatory can add so much more to a home.

Form and function.

Whether you are looking at a more expansive Edwardian Conservatory or a simple lean-to design, it can be the perfect place to host guests, enjoy with the family, or simply relax and feel closer to the outside. Choose the perfect improvement and you'll also add value to your property too!



Frequently asked questions

Q Can you build a conservatory on sloping ground?

A Yes, it is possible to build a conservatory on sloping ground. The foundations and base are installed to be level and then if required you can have steps or a slope installed.

Q Can you match existing brickwork?

A Most companies work very hard to match the existing brickwork and/or render of your home. If you book an appointment with a company, talk to the designer about this as they will know more.

Q How much will my conservatory cost?

A Although it seems like a relatively straightforward question, there is no straightforward answer. Lots has to be taken into account, every house is different and there isn't a list of sizes, styles and materials already made up. It will vary from house to house, but this is all explained on page 12.

Q My Conservatory needs to be Installed Into a Corner – Is this a Problem?

A There should be no problem at all with doing this. You can see some inspirational examples on page 14.

Q Can I build a Full-Height Brick Wall At One or Two Sides?

A If you want full-height brick walls to one or two sides of your conservatory that shouldn't be a problem for any supplier.

Q Can I Install a Conservatory To My Bungalow or Flat-Roof Extension?

A You certainly can. Again, if you book an appointment with a company to build this for you, discuss this further with them. They will be able to draw up designs and plans, but don't sign anything off unless you're 100% happy.

Q What is the difference between a conservatory and an orangery?

A The predominant difference between a conservatory and an orangery is the use of materials. Both use windows to create light into the room but where a conservatory uses uPVC panels to create the structure an orangery uses bricks for a sleeker look which provides more warmth in the winter.

Q What is an orangery?

A An orangery in simple terms is a brick based conservatory, but it also has different roofing options. You can see more about this on page 4.

Q Will you remove my old conservatory?

A Most companies that install conservatories will do this for you. It's worth checking with whoever you hire to do the job for you.

Q How long will it take me to get my new conservatory?

A As a guide it takes an average of 12 weeks, but this depends if you're building it yourself or you've hired a company. You should discuss this with the designer if you've hired a company, every aspect of your chosen design may affect timescales.

Q Can you build a new conservatory on an existing base?

A Yes, you are able to build a conservatory on an existing base as long as it is in good order. However it is very difficult (and most of the time impossible) to adapt a base in any way e.g. reduce or extend the existing base.

Q Will I need planning permission for a new conservatory?

A You may need planning permission for your new conservatory. See page 13 for more information.

Q What can you do if I have a manhole cover where I want my conservatory?

A If the manhole is situated on the line of the strip footing it will have to be moved further down the line of the drain. Most drains are less than a metre below the surface and are relatively easy to deal with. Drains which are much deeper or have several inlets pose more problems but a surveyor should be familiar with drains and manholes. If the manhole falls within the floor area of the conservatory in what's known as the 'oversite', then provided it is no closer than 400mm to the strip footing then you can raise and seal it.

Q How can I be sure that my conservatory will fit my base/brickwork?

A If you have an existing base you should assess its quality, and providing it is in good order you should be able to build a conservatory on it. However you will be unable to adapt a base in anyway, so should your base require a reduction or extension in size a new one will need to be constructed.

Q Do I need to do anything before my conservatory is built?

A It would be a good idea to clear the area of your garden items to make sure the builders have easy access and can manoeuvre.

Q What is Solarroof?

A Solarroof is a revolutionary roof system sold by Anglian Home Improvements. It reduces the sun's heat and glare passing through the roof, helping you to control the temperature of the conservatory. Solarroof also reduces ultra-violet rays passing through the roof, which can cause furniture to fade. It's like putting a pair of sunglasses on your roof!

Q Why are conservatories not energy rated?

A The simple answer is because there is no registered scheme applicable for calculating performance and ascribing a rating for conservatories.

Q Who will take care of the electrics and heating in my conservatory?

A This depends on who you've hired to build your conservatory. A lot of companies (including Anglian!) will organise this for you, but it is best to check with whoever you've hired.

Q Will my conservatory have a BBA certificate?

A Anglian Home Improvements is the only company to have a BBA certificate for its conservatory for the entire product and process. From the base to the roof and its installation. The BBA were so impressed with the product the Chairman of BBA purchased an Anglian Conservatory for his own home!

CHOOSING A SUPPLIER



Raising the standard.

Anglian Home Improvements has been manufacturing and building conservatories for 30 years and is the only company in the UK to have an accreditation for its roofing system. Since 1985, when Anglian began manufacturing conservatories, there have been nearly 100,000 installations.

When picking a supplier, don't forget to make sure you've considered everything:

- **Planning permission** – will your new conservatory need planning permission? Do you need to arrange it or will you choose a company that sorts it for you?
- **Warranties and guarantees** – make sure, no matter where you buy your conservatory, orangery or extension that it comes with a guarantee. You want to be covered should something go wrong.
- **Difficult spaces** – if you are planning on extending around a corner, on a slope or in another unusual area, this may be a challenge for some suppliers. Check with them first any previous experiences they've had in this area.
- **Material** – you should choose a material that is going to complement your home and give you the properties you need. Do you want wood or UPVC?
- **Heating** – will your extension need heating or cooling? If you're opting for a conservatory, a Solaroof may be what you need to make sure it doesn't get too hot in the summer or too cold in the winter.
- **Adding value to your home** – chances are the extra space will increase the value of your home. How much it will increase depends on how much extra space you add, and the quality of the workmanship.
- **Style** – there are many styles out there, so take a look at each carefully, discuss it with an expert and decide which will look best on your home.
- **Cost** – Be realistic in what you can achieve with the money you have to spend. Prioritise the things you want so you have a list to show your new supplier when discussing a potential design.



Every year nearly 1,200 planning permission approvals are processed by Anglian, and each and every conservatory, orangery and extension that is designed is made with you and your needs in mind.

So there you have it, your conservatory guide with all of the advice and guidance you will need on your journey to the perfect home improvement.



Anglian Home Improvements is a trading name of Anglian Windows Limited.
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S2586



Raising the standard.