



Reference | Existing Conditions Rear Extension

Printed Scale Factor | 1mm : 50mm  
Scale Valid When Printed At : ISO 216 A4



Reference | Existing Design Proposal

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## Additional Design Proposal Notes

### Concept Development

- The design options presented respond to **Sukhi's feedback** from our phone discussion.
- The aim is to move away from costly substructure engineering previously considered for retaining the conservatory. Instead, we now propose traditional building methods for greater cost efficiency.
- Masonry corners** are consistent across all design options.
- The rear window opening width is determined by **Building Regulations (Part A)**, requiring minimum 665mm masonry returns unless supported by a buttress wall.
- The buttress wall requirement is achieved by building up the full wall along the alleyway side.
- All options require a new lintel over the opening. Some variations explore full-height glazing, including patio doors or bifold doors, to maximise natural light.
- Additional glazing potential is demonstrated by mirroring the glazed gable motif seen at the front of the house.
- Planning implications have been reviewed at a preliminary level—the proposal is covered under permitted development, making planner objections and enforcement extremely unlikely. If you're interested in pursuing this further, I'll provide more detailed planning research and a full breakdown of how we can achieve this legally in due course.

### Existing Context

- I've included contextual comparison reference drawings on this page.
- These include both the original house (as existing) and the previous design iteration to provide context for the current proposals.

### Additional Considerations

- Beyond cost savings, there are practical advantages to replacing the conservatory entirely:
- FENSA Compliance:** Any new window or door installation must be FENSA-certified for Building Regulations compliance.
- A new installation avoids complications that might arise from modifying the conservatory structure, ensuring all components meet modern thermal performance standards potentially easing the Building Regulations approval process, as we can prove out centre pane U-Values easily and that they hit the required standards once we open up the back wall.
- You get a full manufacturer's guarantee on the new glazing.
- Whilst not shown on this drawing, of the elevation facing your neighbour, rather than using the existing conservatory doors which were quite narrow—I've widened them to a 1800mm opening.



Idea 01 | Budget Window Option



Idea 04 | Rear Patio Doors & Gable Glazing



Idea 02 | Window With Cladding



Idea 05 | Rear Folding Doors & Gable Glazing



Idea 03 | Rear Patio Doors



Idea 06 | Rear Folding Doors