

Replacement Conservatory at 1 The Hexagon, N6 6HR

The existing single storey conservatory is 8180mm wide, and 4725 high to the ridge of its roof from the lowest point of the ground level and 4100mm high to the ridge of its roof from the highest point of adjacent ground level. It projects into the garden 3400mm. It is situated on a sloping site.

The new conservatory, to replace the existing one, complies with the permitted development rules because of the following:

- The principle volume of the replacement single storey conservatory will occupy almost the same footprint of the existing one but be only 8000mm wide making it be 180mm further away from the neighbours fence. It will project into the garden 3400mm.
- On the other side there will be an additional single storey volume at the same level, forming part of the same space, which will be 4700mm wide and be in line with the existing side of the rear part of the property. This additional volume will project 1710mm from the rear part of the property and line up with the rear of the rear garden facing elevation of the new conservatory.
- The new conservatory will have a flat roof, for better climate control and service access to the existing building. This will be 3075mm high from the highest point of the adjacent ground and 3970 high from the lowest point of adjacent ground.
- The new conservatory will be 2045mm from one neighbours fence and 2950mm from the other neighbours fence.
- It will not be added to the side elevation nor be more than 1 storey, both relevant to being in a conservation area.
- The extension conservatory and replacement conservatory together are very substantially less than 50% of the land surrounding the house.
- The conservatory will be made with same materials as the existing conservatory and the rest of the house's glazing, namely powder coated aluminium. All the detailing and proportions have been chosen to match the style of the existing 60's built house.