

## ★ OTHER DESIGN TIPS

- ★ Consider what is your main purpose for having a conservatory and control planning around this. You may find you could be overlooked by your neighbour. Consider using an end wall to deal with this.
- ★ Do you want to have your lounge windows opening into the conservatory and not into the open air? Your lounge lighting will be reduced if it opens onto the conservatory.
- ★ Before the builders start work check your main house roof, fascia boards and guttering. It can be difficult to gain access once the conservatory is built.
- ★ Be sure to check where the damp proof course of your main house is before the conservatory is built, it should be lined up with the damp proof course of your conservatory. If your house is a terrace house, check this with neighbours.
- ★ Foundations should be deep and have insulation. Drainage around the conservatory must be dealt with before anything else.
- ★ It is good practise to have a water butt to collect run-off water from the roof.

## Conservatories |

### ▶ Conservatories

A conservatory can provide extra room and a place to sit and enjoy the garden while being protected from the elements. But there can be drawbacks: if built without thought for orientation, ventilation and insulation, there may be wide variations in internal temperature inside a conservatory, making it uncomfortable to use both in summer and winter, which will make them uncomfortable to use, both in the winter and summer.

Conservatories are best employed as **thermal buffers**, serving as an intermediate space between indoor and outdoor environments.



### Design considerations

Ideally, conservatories should face towards the south and be free from overshadowing to provide comfortable environmental conditions throughout the year.

High and low level opening vents and blinds are needed to help reduce excessive summer and afternoon heat. Consider fitting these when the roof is designed.

Walls, windows and doors facing into the conservatory should be insulated to the same standard as any other external part of your home. *See also Insulation, page 26.*

Using double glazing and insulating the floor and any side walls will lengthen the time in the day and period of the year in which it is comfortable to use the property without heating. *See also Windows, page 23.*

Conservatories should not be heated (other than background heat to prevent frost damage). Research has shown that, if heated conventionally as a habitable room, a conservatory can double the heating bill of a well-insulated new dwelling.

Choosing environmentally-friendly materials when building and decorating the conservatory will reduce the environmental impact of your new conservatory. *See 'What Materials to Use' page 9.*

## ► Drainage systems

### Connecting to the correct drainage system

Many extensions and conversions are used for kitchens or bathrooms, so it's important to remember to connect your appliances and sinks to the correct drainage system.

In domestic properties, washing machines, dishwashers, sinks and toilets must be connected to the **foul sewage system**. If they are connected to the **surface water system** they may drain into streams and rivers, and this can cause pollution.

Connections to drainage systems are covered by building regulations. Woking Borough Council Building Control Officers can offer advice: call: 01483 743432 or email: [wokbc@woking.gov.uk](mailto:wokbc@woking.gov.uk)

### Urban drainage

In urban areas, localised flooding happens when drains and sewers are overwhelmed by sudden downpours. In addition to flood damage, there is an added health risk from sewerage mixing with flood waters.

Recent research suggests the number of people at risk of localised urban flooding in England could increase four-fold due to climate change. But it is possible for some households to take preventive measures, which will also help to make more constructive use of waste water:

- Install a water butt and connect this to rainwater down pipes to collect and store rain water for use in the garden. This also helps to reduce runoff and avoids the use of drinking-quality water.

Woking Borough residents can purchase cut-price water butts and accessories by mail order from Straight plc.



**Straight plc**

Tel: 08451 30 60 90

Web: [www.getcomposting.com/woking](http://www.getcomposting.com/woking)

- Create a pond or 'bog' area in the garden as an alternative to a conventional soakaway to help reduce runoff, and provide a habitat for local wildlife.

Woking Borough Council's 'Climate Neutral Development – A Good Practice Guide' promotes the use of **Sustainable Urban Drainage Systems (SUDS)** for new and existing developments in the Borough.

Types of SUDS include soakaways, balance ponds and permeable pavements.

SUDS have a range of benefits, including the conservation of water, protection from flooding, and enhancing wildlife habitats in urban areas.



**For more details about SUDS and guidance on Climate Neutral Development**, see

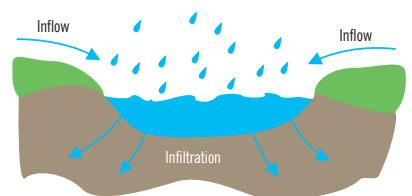
[www.woking.gov.uk/climatechange](http://www.woking.gov.uk/climatechange)

email [wokbc@woking.gov.uk](mailto:wokbc@woking.gov.uk)

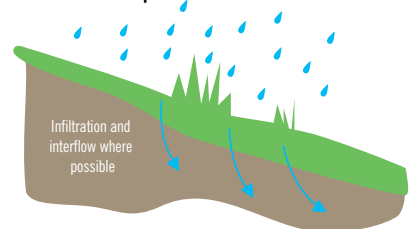
or call 01483 755855.

## SUSTAINABLE URBAN DRAINAGE SYSTEMS

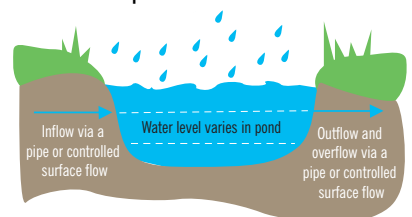
### Swale



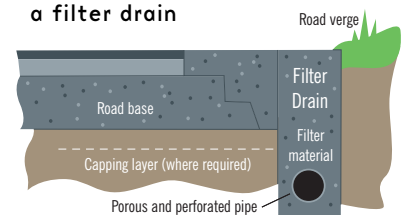
### Filter strip



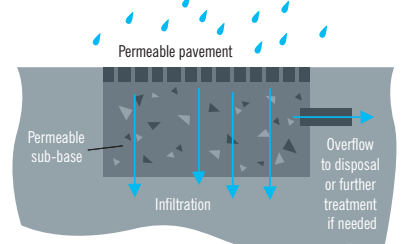
### Balance pond



### Cross section through a filter drain



### Permeable pavement used for infiltration



Source: CIRIA