

**111 Norton Way South  
Heritage Assessment**

**Statement of Case**

**17<sup>th</sup> May 2019**



Author:



ARB Registered Architect  
Senior Design Manager, Canary Wharf Group

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## 1.0 STATEMENT OF CASE

This summary statement should also be read in conjunction with the previous reports submitted.

Following the recent HAC meeting 26th April, I was very surprised by the reluctance to discuss and talk through the previous issues that have been raised, this gave little opportunity to alleviate any concerns by providing further information.

As a design focused Architect with over 17 years of experience working on numerous large profile projects I am used to working in collaboration with authorities and multiple stakeholders on complex projects. The Athletes Village for the London 2012 Olympic Games is a good example, with the following stakeholders all involved: ODA / LDA / LOCOG / LBTH Planning Authority / Lend Lease (Developer) / JLAB).

The Athletes Village is also a good example where the use and reliance on design guides was extremely important due to the size and scale of the site and works proposed, the lack of existing context, the high aspiration on design quality and the numerous Architects involved. There were several design review sessions with each of the key stakeholders, the key to the success of the project was open communication between all parties. The main purpose of the design guides and reviews were to create a sense of cohesion between the individual buildings. The design guides were used as a tool to promote good design, they were not used to shackle or hamper the creative process.

With the example given of the Athletes Village here the design guide was used in the absence of a built context to inform design. With Letchworth Garden City the purpose of the design guide is to maintain the qualities of the architecture present and add to this in a sympathetic manner.

The success of the Athletes Village, like any complex project, was only possible due to the good communication between Architect, Developer, key stakeholders and Authorities. Although it may seem difficult to compare a conservatory extension with a huge complex project like the Athletes Village, however the same processes with regards to communication and collaboration between the different parties involved to achieve the best possible solution should be applied to all projects.

This unfortunately has not been my experience with regards to the approval process for the proposed extension at 111 Norton Way South.

Both the AMC & HCA meetings lasted little longer than 10mins. On both occasions there was a reluctance to enter into a discussion to talk through the items of concern. It was said *'this would be inappropriate and was to be conducted in private'*.

Given the lack of time to review the proposals at the meetings, the late arrival of the committee members on both occasions; and their apparent urgency to leave as soon as they arrived gives the impression that they are given very little time to make their decision. The lack of questions or queries does not give any reassurance that the reports produced has been read and assessed.

The HCA showed no interest in looking at the tile samples during their visit, even though this is listed as a key item of concern.

To refuse an application because of the use of a particular material but then show no interest in the physical sample itself is outrageous. I have subsequently been informed that the HCA are 'familiar' with the proposed tile as other projects have proposed something similar. I would like to point out that the conservatory company I am using have not done any other projects in Letchworth, so it is apparent that the tile that HCA are 'familiar' with and 'don't like' is a different tile for a different project and not the tile I am proposing to use.

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Had the HCA shown any interest in the tile or raised their concerns directly I could have passed round the samples and indicated how they fit together and highlighted the good quality and close resemblance of the product when compared to a traditional tile. I could have also highlighted whilst out in the garden the orientation of the tile and pointed out due to the pitch of the roof and positioning it would be extremely difficult to view. However there was a reluctance to engage in any dialogue.

Unfortunately this closed door assessment has led to misjudgement and assessment of the application based on a tile product proposed for another project and without any appreciation of the limited viewing angles of the proposed roof.

It appears this closed door assessment is a recurring theme and even stated in the Independent Inspector Process: *'at this site meeting no verbal representations should be made'*.

This complete reluctance by the Heritage Foundation to engage in any dialogue at all stages of the process is appalling, out-dated and not conducive to achieving the best outcome for either party.

It appears that the man-made material of the proposed tile has given preconceptions of poor quality and has almost been completely disregarded from the outset. The initial review of the application by the Heritage Officer that made reference to the tile was done ahead of requesting further details or a sample to review.

This prejudice against innovative building materials and technologies was made at the very start and there has been little opportunity to discuss and review to help alleviate any cause for concern.

The main advantage of the proposed tile is the weight, up to 7 times lighter than traditional materials. This dramatically reduces the amount of structure required, maximising the amount of glazing possible, improving the connection to the garden and daylight levels within the extension.

The tile itself is a very close match in appearance to the traditional tile that it is manufactured to look like. Figure 1 is a good example of previous work by the conservatory company I am proposing to use where it is difficult to tell if the roof tile is a traditional tile or man-made.



Figure 1 – Example of Proposed System

The construction industry is commonly switching to man-made alternatives to provide better durability and longevity without compromise to aesthetics; timber decking is a prime example where composite decking that looks like real wood is widely used instead of traditional decking primarily to improve lifespan and slip resistance.

It is also important to note that the orientation and angle of the proposed roof will make it extremely difficult to view the tile other than at very oblique angles. This alone will make it very difficult, once installed, to be able to see any aesthetic difference between the proposed man-made tile and a more traditional clay tile.

Furthermore it will not be possible to see the tile from outside of the boundary of the property and even difficult to view from the garden itself, due to the position of conservatory inset behind the gable end of main house, and further restricted due to the proposed gable end of conservatory itself. The below views are taken from 3D CAD model and taken from various viewpoints in the garden, from all of which it is difficult to see the roof of the proposed extension.



Figure 2 to 5 – 3D Views of Proposed Extension

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Figure 6 – Rear View of Property



Figure 7 – Proposed Design

It appears from the initial comments from the Heritage Officer that the proposed material of the tile was the main concern and the roof pitch secondary. I was given the impression that if the tile was substituted with a glass roof that this alteration would be sufficient to grant approval. This implies that the roof pitch itself is not of main concern.

Please refer to letter dated 18th January 2019, stating that fully glazed roof would be acceptable, appendix 1.0.

The main reasoning given why a glazed roof would be acceptable was that the roof pitch clause applies to 'rear extensions' and not 'conservatories', if the roof was changed to glass this clause would no longer apply, as the proposal would then become a 'conservatory' (the current proposal is a hybrid, appearance of a conservatory with the thermal benefits of a traditional extension due to the light weight thermally insulated roof).

This is a prime example where the application has been assessed as a 'tick box' exercise against each clause and not a holistic assessment of the impact of the proposal on the heritage area or building using the principles stated in the guide.

It seems ridiculous that the subtlety of whether the proposal is categorised as a 'rear extension' or 'conservatory' is the determining factor with regards to compliance with the

design guide and ultimately approval. Surely the overall impact on the area or building is the same regardless of how the extension is categorised. Furthermore as it is almost impossible to see the roof of the proposed extension a subtle change in material will have negligible effect on the impact of the heritage character of the area and as such should not be a determining factor with regards to approval.

If the roof pitch would be deemed acceptable for a 'conservatory' by switching to glass, then the same roof pitch should be accepted for the current application (hybrid construction is not covered under the guide).

To be penalised by using innovative materials and systems that allow the benefits of both 'conservatory' (glass, daylight, connection to garden) and 'traditional extension' (open plan, connection to interior, thermal performance), is a clear indication that the design guide is not being used correctly either in its assessment of proposals, or requires update to stay abreast of new building systems.

Obviously switching to glass would result in significant heat loss and would not be an appropriate solution. I think that in this day and age of climate change consideration should be given to conserving energy. The government is urging everyone to save on heating costs and we should not have those in authority disregarding a serious attempt to do just that by instead promoting a far less thermal efficient system (glass) over modern more efficient materials.

It should also be noted that the clause regarding roof pitches refers to street scene:

*'Roof pitches can have a substantial impact on the appearance of a building and the street scene'*

It is not possible to see the proposed extension from either the front or rear of the property. This would imply the significance of the clause is diminished, as the impact on street scene is zero. Furthermore I would argue that the proposed roof pitch is in keeping with the original design of the property and adds to the rear elevation; and should therefore be considered to be compliant with the remainder of the clause:

*'Therefore, all proposed roof pitches and the design of the roof and roof line should be consistent with the original roof design of the house, unless it can be demonstrated that the extension does not damage the character and quality of the existing property and its context'*.

To be forced to lose the roof pitch and switch to a flat roof would lose the volumetric experience internally, reduce daylight levels and connection to the garden offered by the fully glazed gable end. Not only would this compromise the internal experience, I have also been informed by the conservatory company that this would be a more expensive solution.

Due to the lack of communication and reluctance to enter into any dialogue I am still unclear as to the actual detail and reasoning behind the refusal and have not received any justification why the proposed design will detrimentally impact on the heritage quality of the area or the house. This refusal appears to simply be a pedantic finite assessment against every single sentence within the design guide. Not an assessment of the impact of the proposals taking the design guide into account. The design guides are generic standards applicable to numerous properties. It should be expected that each application is individually assessed using the design guide as a guide not a regulation. This is my previous experience of working with planners and stakeholders on large complex projects. I would have expected the same approach to take place here.

If all buildings were designed with such a pedantic literal interpretation of all regulations and guidelines this would stifle good design and result in mediocracy.

It should not be the purpose of the approval process to compromise design quality and induce additional costs.

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I hope the above gives the Independent Inspector the reassurance that I am used to working with design guides and both professionally and privately aspire to achieve the best possible solutions for all projects that I am involved with. I strongly believe the current design would result in achieving an enjoyable family home that adds quality and value to the property and the internal experience, while creating a better connection with the garden. I also struggle to see how the current design could in any way negatively impact either the heritage character of the area or the architectural quality of the house, neither of which are in my interest regardless of approval process or design guide.

The proposed design offers the best qualities both internally and externally, furthermore the proposed design does not harm the building or surrounding area and should be approved without the need for costly alteration that reduce the quality of the internal spaces.

## 2.0 SUMMARY

The following two points summarise the case for supporting the application.

1. I would argue that the proposed design is fully compliant with the design guide. The 2 minor points raised roof pitch and tile material, I would argue that the design guide does not say that the roof cannot be pitched and that the proposed roof pitch is in keeping with the style of the original house and therefore compliant; I would also argue that the design guide does not say that you cannot use man-made products as substitutes for traditional materials, the proposed roof tile is a close match to the existing tiles, furthermore it would be extremely difficult to tell the difference especially when considering the viewing angles involved; and therefore also compliant.

Should the Independent Inspector agree with the above statement then the application should be approved without further consideration

2. Even if it is accepted that the proposed design does not fully comply with the design guide, the purpose of the design guide is to promote good design and ensure no harm is made to the heritage character of the area or the architectural qualities of the house. There has been no justification provided by either Heritage Officer, AMC or HCA that the proposed design will harm the building or area. On the contrary it was agreed at the AMC review that the proposed rear elevation was an improvement, the total opposite to creating harm or damaging the architectural qualities. It appears that this has been a simple 'tick box' assessment against the design guide and not an evaluation of the impact of the proposal taking the design guide into account. The proposed design is a positive addition to the existing property and does not in any way harm either building or surrounding area. As the proposed design will not cause any harm or damage to either the surrounding area or the building itself the application should be approved.

Should the Independent Inspector agree with either point 1 or point 2, then the application should be approved.

I would request that the application is reassessed and granted approval.

- **THE PROPOSED DESIGN DOES NOT HARM THE EXISTING BUILDING**
- **THE PROPOSED DESIGN DOES NOT HARM THE SURROUNDING AREA**
- **THE PROPOSED DESIGN SHOULD BE APPROVED ON THIS BASIS**



## APPENDICES

### 1.0 Letter dated 18<sup>th</sup> January 2019

Heritage Advisory Team  
Heritage Advisory Centre, 43 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BY  
T: 01462 476077 E: [home@letchworth.com](mailto:home@letchworth.com)

Our Ref: 34451  
Date: 18<sup>th</sup> January 2019



[www.letchworth.com](http://www.letchworth.com)

██████████  
111, Norton Way South  
Letchworth Garden City  
Herts  
SG6 1NY

Dear ██████████

**Single Storey Rear Extension  
111 Norton Way South, Letchworth Garden City**

Thank you for your application, the details of which have been reviewed and discussed by the Heritage Advisory Team. This property is in the Heritage Character Area. Please see the following comments:

Design Principles for Heritage Character Homes in Letchworth Garden City states the following:-

1. *Roof pitches can have a substantial impact on the appearance of a building, therefore proposed roof pitches shall be consistent with the original roof design of the house.*

The artificial slates are not in keeping with the plain clay tiles on the host building. To replicate the original roofline may be difficult and a flat roof tucked behind a brick parapet with a brick on edge detail may be a more appropriate design or alternatively a fully glazed roof could be utilised.

2. *Matching new and replacement windows with the appearance, style and design of the original windows in the property is crucial to the integrity of the house.*

New windows will need to have equal sight lines and external glazing bars.

We look forward to receiving your revised details. If you have any queries please contact us on the number above.

Yours sincerely

A handwritten signature in black ink, appearing to read "Claire Pudney".

Claire Pudney  
Heritage Advisory Team  
[claire.pudney@letchworth.com](mailto:claire.pudney@letchworth.com)  
01462 470617

cc Aspire House Solutions Ltd

**111 Norton Way South  
Heritage Assessment**

**Summary Report**

**18<sup>th</sup> March 2019**



Author:



ARB Registered Architect  
Senior Design Manager, Canary Wharf Group

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## 1.0 PURPOSE OF DESIGN PRINCIPLES

- 1.1 *'To preserve the appearance and character of Letchworth Garden City'. Design Principles Heritage Character Area p2*

The main purpose of the standards is to preserve the appearance and character of Letchworth Garden City. It should be noted that the proposed extension is not visible from outside the grounds of the property. It should therefore be considered that the impact on the character of Letchworth as a result would be negligible.

### 1.2 **Generic Standards**

*'We use these Design Principles to help you and your representatives to understand the type of alterations that are likely to be acceptable'. Design Principles Heritage Character Area p2*

The Design Principles are there as a guide that is aimed at being suitable and appropriate to every house in Letchworth. On Norton Way South especially the character and design of each house is very different. It is very difficult to apply the same design principles to buildings that are inherently different in style and appearance. The assessment of proposals against these standards should take into account the unique qualities of the respective building. In the case of the proposed design for 111 Norton Way South, it would appear that every single design principle has been assessed literally and to the finite criteria expressed in the design principles. This is not the purpose of a generic 'design guide' that is aimed at thousands of buildings.

- 1.3 *Roof pitches can have a substantial impact on the appearance of a building and the street scene. Therefore, all proposed roof pitches and the design of the roof and roof line should be consistent with the original roof design of the house, unless it can be demonstrated that the extension does not damage the character and quality of the existing property and its context.*

Further to the points raised in item 1.2, it should be noted that design principles uses words like '*should*' and gives the opportunity for designs to demonstrate that they do not '*damage the character*'; the document is not written in a way that all proposals '*must*' have a roof pitch that is 100% the same as the original. I would like to highlight that the refusal of the current design on the basis that the roof pitch is slightly shallower than the main roof of the house, goes beyond the criteria stated in the design guide. Also the proposed roof pitch does not damage the character and quality of the existing property, it actually adds architectural interest and improves the rear elevation of the property, which would imply that the current proposal complies with this criteria.

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#### 1.4 **To Prevent Harm to the Existing Building**

*Does not damage the character and quality of the **existing property** and its context.*

The main purpose of the design principles is to prevent harm to the existing building. There are a series of design guides and approaches to assist this, however the ultimate aim is to prevent harm. It was discussed and agreed at the AMC meeting that the proposed rear elevation is an improvement on the existing elevation. Therefore it should be considered that an 'improvement' does not 'damage' the existing property and thereby the proposed design is achieving the overarching purpose of the design principles. Regardless of compliance with every finite item listed in the design principles, it should be considered that if a design does not harm the existing building that the design is meeting the essence of the standards and should be approved on that basis.

#### 1.5 **To Prevent Harm to the Surrounding Area**

*Does not damage the character and quality of the existing property and **its context**.*

The other main purpose of the design principles is to prevent harm to the surrounding area. As is not possible to see the proposed extension from anywhere other than the garden of the property itself it should be considered that the impact on the surrounding area is zero. It should be considered that if a design does not harm the surrounding area that the design is meeting the essence of the standards and should be approved on that basis.

### 2.0 **COMPLIANCE WITH DESIGN PRINCIPLES**

#### 2.1 *Please refer to Heritage Assessment Report dated 11<sup>th</sup> February 2019, Section 1.0 Response to Design Principles*

It should be noted that the proposed design complies with the vast majority of the criteria set out in the design principles. This was agreed and accepted at the AMC meeting. It should be considered that if a design complies with the vast majority of the design principles and does not harm the existing building or surrounding area that the design is meeting the essence of the standards and should be approved on that basis.

### 3.0 **COMMENTS RAISED BY AMC**

- 3.1 *The following comments were raised at the AMC review 7<sup>th</sup> March 2019:*
- *Roof pitch does not match original roof and flat roof should be considered*
  - *Roof tile material does not comply with the design principles, however the proposed tile does look ok*
-

It should be noted that it was generally accepted that the proposed design looks fine and is an improvement on the current house and will create a nice space for us as a family. It was just highlighted that there are 2 minor points (roof pitch and tile material) that are not 100% in alignment with the design principles. Further to the points raised earlier it should be considered that the impact of not complying 100% with these 2 items does not harm the property or surrounding area and the design as it stands should be approved.

#### **4.0 IMPLICATIONS OF INCORPORATING COMMENTS RAISED BY AMC**

4.1 *Following the AMC review the impact of switching to flat roof as suggested was reviewed and assessed with the conservatory supplier / contractor.*

The conservatory company have confirmed that to accommodate a roof lantern in a flat roof the overall roof thickness would need to increase by 300mm to accommodate a supporting ring beam.

**- This will result in additional costs and lose the volumetric experience internally.**

They have also confirmed that a flat roof will take longer to install.

**- The additional labour will result in additional costs.**

The £2K design fees paid to date for the current design will be for abortive work. If the design is forced to be changed.

**- This will result in additional costs to redesign, impact programme and potentially require a revised Planning Application, causing further expense and delay.**

It will not be possible to ascertain the final impact on cost (should we be forced to change the design), until the alternative is worked through, but it is likely to be in the range of £5K - £7K.

Please refer to the Heritage Assessment Report dated 11<sup>th</sup> February 2019 to address the previous comments raised by the Heritage Officer.

In short, all of the proposed alterations that have been suggested appear to simply force the design to comply with the finite criteria set out in the design principles. They have not been raised to add quality or improve the design. In fact the opposite would result, in all scenarios to incorporate any of the alternatives suggested would result in compromise to the quality of design and add considerable extra costs. I would suggest that it should not be the purpose of the approval process to lessen the quality of design and induce unnecessary additional costs to the applicant.

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## 5.0 SUMMARY

The current proposed design does not harm the architectural quality of the existing house.

The current design conforms to the vast majority of the design standards. The design standards are generic and should be assessed on a building by building basis. It is not always appropriate to be a slave to generic standards.

The purpose of the design standards is to prevent harm to the existing building and surrounding area. It was agreed at the AMC review that the current design (although not 100% confirming to the standards) does not harm the existing building. It should thereby be accepted that the essence of the standards is achieved.

It was also accepted that it is not possible to view the proposed extension from outside the garden, so it should also be accepted that as a result there is no harm on the surrounding area.

I would therefore argue that the current design achieves the purpose set out by the standards; not harming either existing building or surrounding area.

To summarise; the current design does not harm the building or the surrounding area and should therefore be approved without the need to incorporate costly alterations. The suggested alterations in my opinion will compromise the quality of the space internally and more significantly will have huge financial implications to me that could ultimately stop me from being able to afford the works.

I have attached my CV to this report to give you an appreciation of my experience to give validation to this report. I am a design focused Architect with over 17 years experience working on world class projects. I am trying to create the best possible home for my family and strongly believe that the current design offers the best solution when taking into consideration both internal and external qualities.

I would request that the application is reassessed and granted approval.

- **THE PROPOSED DESIGN DOES NOT HARM THE EXISTING BUILDING**
- **THE PROPOSED DESIGN DOES NOT HARM THE SURROUNDING AREA**
- **THE PROPOSED DESIGN SHOULD BE APPROVED ON THIS BASIS**



**111 Norton Way South  
Heritage Assessment**

**11<sup>th</sup> February 2019**



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## 1.0 RESPONSE TO DESIGN PRINCIPLES – HERITAGE CHARACTER AREA

The relevant sections of the design principles have been extracted below (*highlighted in italics*) with corresponding response to each item:

- 1.1 *'Front extensions are discouraged It is preferable for extensions to be on the rear of the property as these normally have a reduced impact on the character of the property and its context; therefore rear additions should be explored in the first instance'*. Design Principles Heritage Character Area p11

The proposed extension is to the rear of the property. The rear of the property is bound on all sides by a 8ft brick wall, this combined with the numerous trees and garage to the rear of the property makes it almost impossible to view the proposed extension from anywhere other than the actual garden of the property. It is thereby considered that *the impact on the character of the property and its context* is minimal.

### 1.2 **Rear extensions**

*The spacing between individual houses or terraces and the views to the green gardens behind them, reinforced the connection between town and country. The challenge today is to maintain the distance between neighbouring homes to help retain this rhythm and the open feel.*

The property is a detached house, however it is not possible to view the rear garden from the front of the property due to a lean too structure on the right hand side and a fence to the left hand side. This further reduces the impact of the proposed rear extension on the surrounding area, from the front of the property there will be no impact on the visual appearance of the building.

- 1.3 *The width of side extensions can have a great impact on the original character of the home and the street scene – particularly the vistas between these homes.*

The proposed rear extension does not project sideways beyond the existing side walls of the property; as a result there is no impact on the street scene.

- 1.4 *It is preferable for extensions to be on the rear of the property as these normally have a reduced impact. Therefore rear additions should be explored in the first instance.*

The proposed extension is to the rear of the property.

- 1.5 *Side extensions should be consistent with the character of the original house, utilising the detailing and matching materials, respecting the proportions and scale of the existing property.*

The proposed extension does not project sideways beyond the existing side walls.

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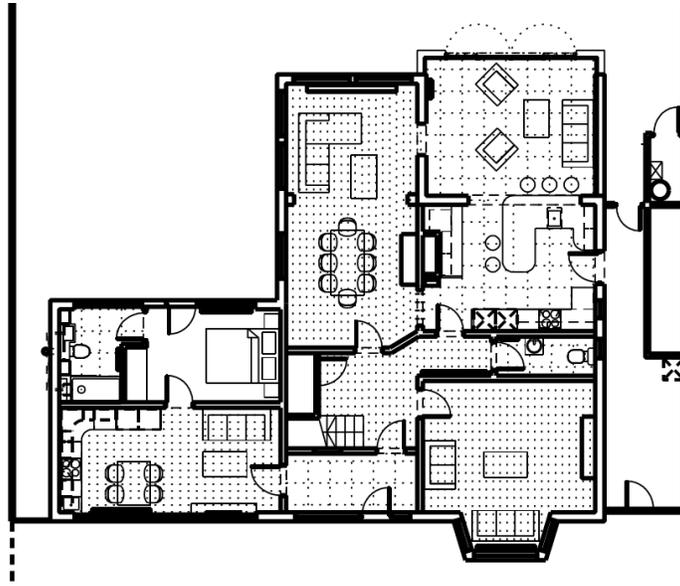


Figure 1 – Proposed Ground Floor Plan

1.6 *Roof pitches can have a substantial impact on the appearance of a building and the street scene. Therefore, all proposed roof pitches and the design of the roof and roof line should be consistent with the original roof design of the house, unless it can be demonstrated that the extension does not damage the character and quality of the existing property and its context.*

The roof pitch of the proposed extension matches as close as possible the roof pitches of the existing property. It should be noted that it will not be possible to see the new roof pitch from anywhere other than the garden of the property itself, it is thereby considered that the proposed roof pitch does not damage the character and quality of the existing property within its surrounding context. It should be further noted that the property is almost the only property in the area that has not been listed as a home of special interest. Although we like the visual appearance of the property it has not been considered of significant importance to the character of the area. It is also considered that proposed extension will not damage or harm any feature of significant architectural importance to the existing house.



Figure 2 – Proposed Rear Elevation

1.7 *Design shall respond to and harmonise with the individual qualities of the host building and its setting. Therefore, in all cases high quality design will be encouraged, while obviously poor design will be rejected and alternative solutions sought.*

The design for the proposed rear extension has undergone various options and alternatives have been reviewed and assessed to arrive at the final design. The resultant solid pitched roof design was chosen to offer the most benefit both internally and externally. The pitched roof closely matches the overall characteristics of the existing house and will create a light filled volumetric experience internally. The proposed lightweight roof allows the maximum extent of glass possible to the end elevation, minimising the extent of structure required to support the roof. This maximises the views and connection with the rear garden, whilst offering a thermally efficient solution not possible with a glass roof.

1.8 **All Dwellings**

*The area and volume of the proposed extension shall be subservient to and in proportion with the existing house and plot.*

The proposed rear extension is of appropriate proportion and scale to be subservient to the existing house and the loss of area to the garden will be negligible in consideration to the overall size of the plot.

1.9 *Ground floor extensions shall retain a minimum of a 1 metre gap to the boundary.*

The proposed rear extension maintains the same offset from the boundary as the existing house; this is in excess of 1m.

1.10 **Conservatories**

*Should be relatively modest in proportions and in all cases not exceed the Design Principles for extensions.*

The proposed rear extension is a hybrid between a traditional extension and conservatory. The proposed system offers the benefits of a light and open glass filled conservatory combined with the thermal performance normally restricted to traditional extensions. This maximises the amount of light, openness and connection with the garden associated with a conservatory while enabling the extension to be opened up internally to the rest of the house similar to a traditional extension due to the improved thermal performance of the system.

1.11 *Glazing widths should be relative to the existing window casement module. Designs using overly wide glazing modules will usually not be considered appropriate.*

The proposed glazing widths match as close as possible the existing proportions of the other windows to the existing house.

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- 1.12 *Designs that create secret gutters between the conservatory roof slope and the existing house wall are normally not acceptable.*

The pitch roof will have gutters to both sides; this is similar to the gable end roof of the main house.

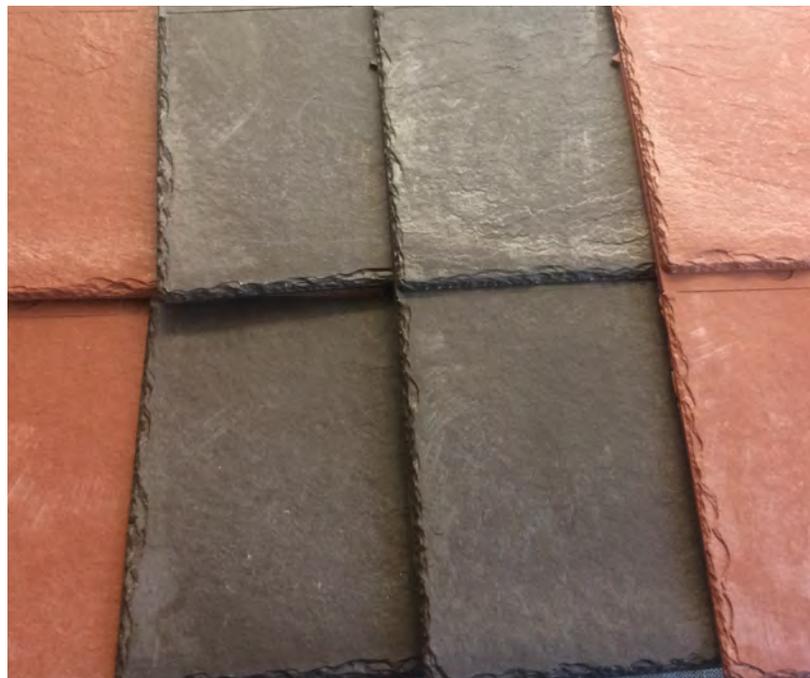
- 1.13 *Timber materials will be encouraged, although uPVC may be acceptable when this will not damage the character and appearance of the house and its context.*

Similar to the existing house the proposed windows are to be uPVC. As the main house has uPVC windows throughout, the proposed use of uPVC to the extension is in keeping with the character and appearance of the house.

1.14 **Artificial Cladding**

*External wall cladding manufactured to represent original wall finish materials such as rendering or brickwork; usually to provide additional insulation*

The design guide appears to touch on the use of artificial cladding products, however does not appear to go into great detail. The industry is continually developing and refining new products and the use of artificial products that mimic the visual properties of more traditional materials whilst offering enhanced performance and longevity is becoming more common place.



*Figure 3 – Proposed Roof Tiles (brown considered best match to existing)*

1.15 **Roofs, new roofs, alterations, re-tiling and repairs**

*The use of tiles to match the original tiles (colour, dimensions, material, texture) is important for coherence in neighbourhoods and protect the integrity of each property.*

The proposed tiles to the extension match closely the colour, dimensions and texture of the existing clay tiles but offer enhanced performance and longevity. The proposed tiles are also considerably lighter than traditional clay tiles this allows the roof support structure to be dramatically reduced and allows full width glazing to the end elevation more akin to a conservatory.

1.16 **HOMES OF SPECIAL INTEREST – PLEASE NOTE**

*Should your house be included in the list of special interest homes on page 38, please contact the Heritage Advisory Team for guidance in making sympathetic alterations.*

*Homes of Special Interest  
Norton Way South*

- 107, 109, 113, 115, 117, 119, 121, 123, 127, 129, 131, 296,  
297, 298, 299, 301, 302, 303, 304, 306, 308, 309, 310, 310A,  
311, 312, 313, 314, 316, 320, 321, 323, 324, 325, 326, 327,  
328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339,  
340, 341, 343, 345, 347, 349, 351, 353, 337, 355, 357, 359,  
361

The existing property is not listed as a home of special interest. The proposed rear extension is not visible from outside of the garden of the property. It therefore has no impact on the existing characteristics of the surrounding area (as it is not seen).

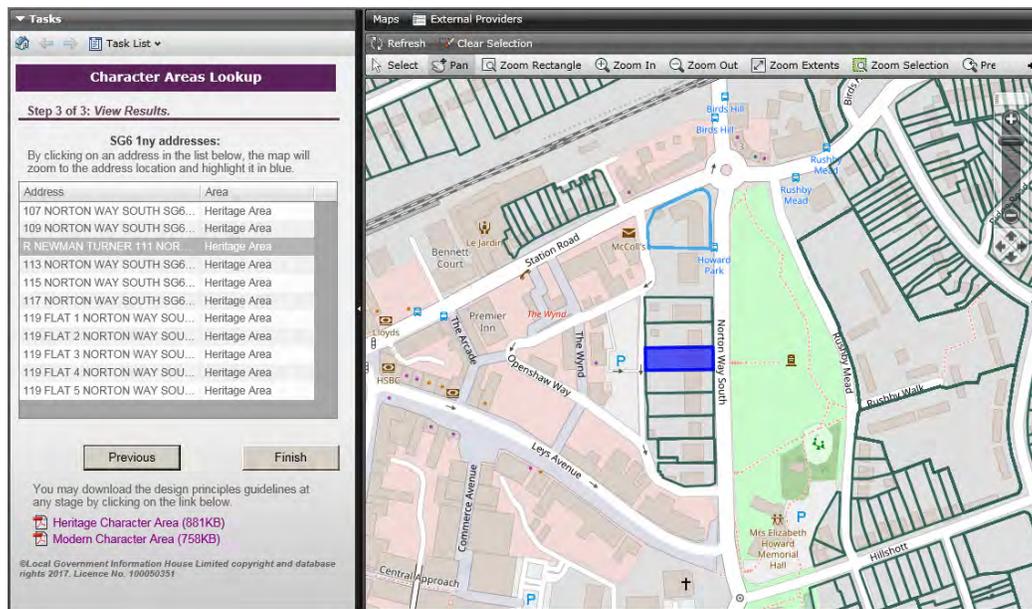


Figure 4 – Location Plan

## 2.0 PROPOSED SYSTEM

- 2.1 Due to the poor thermal performance of traditional glass or polycarbonate roof conservatories many people are now choosing to upgrade their conservatories to better performing structures.



Figure 5 – Example of Proposed System



Figure 6 – Example of Proposed System

- 2.2 The upgraded conservatory not only offers a more usable space that can be enjoyed throughout the year, it also harmonises better with the original house



Figure 7 – Example of Proposed System



**Why SupaLite?**

### 10 REASONS TO CHOOSE YOUR NEW SUPALITE ROOF

1. SupaLite roofs will retain warmth in the winter months of November to March. ✓
2. SupaLite roofs will keep your conservatory incredibly cool on sunny days even in direct sunlight. ✓
3. SupaLite roofs are virtually burglar proof and the roofing tiles cannot be easily removed. ✓
4. SupaLite roofs will eliminate any leaks experienced with lightweight polycarbonate roofs. ✓
5. SupaLite roofs will eliminate noise from rain, wind and wildlife (birds). ✓
6. SupaLite roofs will eliminate almost all glare experienced with polycarbonate or glass roofs. ✓
7. SupaLite roofs will eliminate any need to climb ladders for cleaning dirty roofs. ✓
8. SupaLite roofs provides you with a safe & cosy space capable of being used 365 days per year. ✓
9. SupaLite roofs are designed and tested to the standards demanded by independent structural engineers and Extralight tiles have been weather tested by the British Research Establishment. ✓
10. SupaLite roofs will allow you to **FALL IN LOVE** with your first old conservatory again! ✓

**SupaLite**  
ASPIRE HOUSE SOLUTIONS LTD  
For Your Home Evolutions

ASPIRE HOUSE SOLUTIONS LTD  
4th Floor, 100 Victoria Road, Colchester, Essex, CO1 1JH  
Tel: 01245 678 005  
Email: info@aspirehouse.co.uk  
www.aspirehousesolutions.co.uk

Figure 8 – Example of Proposed System



Figure 9 – Example of Proposed System



Figure 10 – Example of Proposed System



Figure 11 – Example of Proposed System

### 3.0 PROPOSED DESIGN



*Figure 12 – Proposed Design*

3.1 The proposed extension was arrived at following numerous options and investigating several systems / approaches to construction; all glass conservatory, traditional brickwork extension, hybrid solution. The chosen system utilising a high performing thermal efficient lightweight solid roof makes it possible to combine all of the benefits of both approaches (glass conservatory / traditional brick extension):

- Good thermal performance experienced by traditional brickwork extension that allows opening up internally to the rest of the house
- Full width glazing to rear elevation similar to all glass conservatory that creates maximum connection with the garden, possible by lightweight roof that reduces roof structure and omits requirement for supporting brick piers, maximising views out over the garden.
- Improved light levels internally by raising pitch of roof with glass gable and addition of roof lights.
- Internal volumetric experience to kitchen / diner created by pitched roof.

3.2 I am a design focused Architect with over 17 years experience working for world-class award-winning Architects including Sir Norman Foster and Sterling Prize winning Haworth Tompkins. I am now a Senior Design Manager working for Canary Wharf Group on the new residential led Wood Wharf Development and overseeing the 58-storey residential tower designed by Herzog & De Meuron. I have applied the same rigor of design and selection of materials / systems that I would apply at work to the development of the proposed extension to my house. I have tried to create the best possible solution (both internally and externally) that will offer the most enjoyment for me and my family for years to come.

---

#### 4.0 SURROUNDING CONTEXT

4.1 The following photos have been taken from the immediate area to give an appreciation of the character of the immediate vicinity and the context within which the proposed extension will sit.

4.2 Panoramic views of rear of house:



4.3 Panoramic view of front of house:



4.4 Panoramic view of rear garden:



4.5 Photos taken of area to rear of property:





4.6 The above photos show that there are a collection of architectural styles present in the immediate area of the proposed extension. It is also considered that there are several examples of questionable quality. It is considered that the proposed extension to 111 Norton Way South will not harm the character of this area, which is dominated by the pay and display car park.

4.7 Photo below from rear garden looking at adjacent property, although difficult to see the conservatory extension above the fence line (and not possible to see from the rear), it is clear that the adjacent property has had a considerable conservatory added to the rear. It is also worth noting that this property is listed as a home of special interest:



4.8 It is possible to see that there are a collection of roof pitches that are either felt covered or part of the conservatory addition (which looks to have a plastic polycarbonate roof). It is considered that the rear additions to this property do not harm the character of the adjacent area (as they are not seen from outside the gardens of the immediate properties). It is further considered that the proposed extension to 111 Norton Way South will in a similar manner also not harm the character immediate area. It is considered that the adjacent property should be used as precedent to permit the addition of a conservatory / extension to our property.

---

- 4.9 Photo below from front garden looking at adjacent property, it is clear to see that they have added a lean too conservatory that has a plastic polycarbonate roof. It is also worth noting that this property is listed as a home of special interest:



- 4.10 It should be considered that the use of a plastic roof in this location, although highly visible in the street scape, has not affected the heritage character of the area or harmed the character of the building. It is considered that the adjacent property should be used as precedent to permit the addition of a conservatory / extension to our property.
-

## 5.0 SUMMARY

- 5.1 It is considered that the proposed design offers the most benefit to us the owners of the property and is the best solution when considering both the internal and external experience of the space. It is further considered that the proposed extension will not harm the character of the immediate area, primarily as the proposed extension will not be visible from outside the garden of the property. It is also considered that the proposed extension will add value and benefit to the existing building and in no way harm the existing building.
- 5.2 The proposed extension has received Planning Permission:



**NORTH HERTFORDSHIRE DISTRICT COUNCIL**  
Town and Country Planning Act 1990  
**DECISION NOTICE**

**Correspondence Address:**  
Mr J Flanagan  
4th Floor Victoria House  
Victoria Road  
Chelmsford  
CM1 1JR  
UK

**Applicant:**  
[REDACTED]

---

**PARTICULARS OF DEVELOPMENT**

<b>Application:</b>	18/03064/FPH
<b>Proposal:</b>	Single storey rear conservatory extension.
<b>Location:</b>	111 Norton Way South, Letchworth Garden City, Hertfordshire, SG6 1NY
<b>Plan Nos:</b>	1901-01; 1901-02; 1901-03; 1901-04; 1901-05; 1901-06

---

**PARTICULARS OF DECISION**  
In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 21 November 2018, subject to the following condition(s):

- 5.3 The alterations proposed by the Heritage Advise Service Manager assessing the proposals have been reviewed, however they are considered to compromise the benefits and value that the current design offers. Switching the roof to glass would dramatically reduce the thermal performance and make it unsuitable to open up to the rest of the house. Adding a brick parapet and switching to a flat roof would require brick piers to support the parapet, reducing views out to the garden and the volumetric experience internally created by the pitch roof would be lost. Switching the proposed tile to clay to closer match the existing tiles on the main building would add considerable weight to the roof which would require additional roof structure to support which would not only cost more to construct but would also reduce the extent of glazing possible to the rear elevation to incorporate the additional structure required. This would reduce the connection to the garden and reduce the light levels within and restrict views out.

- 5.4 The proposed extension is part of ongoing refurbishment and repair schedule of works required to restore the property. We purchased the property from an elderly couple, as part of the purchase process we undertook various surveys which highlighted that nothing had been done to maintain the building for decades. During our first year in the property we have carried out an intensive program of repair at great cost in an attempt to put a halt to further deterioration (roof repairs, removal of asbestos, installation of damp proof course, maintenance to drains). It is our intention in the coming months to replace the kitchen which is falling apart, landscape the front and rear gardens and make the home comfortable for our young family.
- 5.5 We are ever mindful of our neighbours and our extension has been designed to be sympathetic to their sensibilities and provide us with liveable space that is both energy efficient and aesthetically pleasing.
- 5.6 We would request that the comments raised in this report are taken into consideration and that the current refusal is over turned, and we are given permission to build the proposed extension as the design currently stands.





## **NORTH HERTFORDSHIRE DISTRICT COUNCIL**

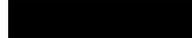
Town and Country Planning Act 1990

### **DECISION NOTICE**

**Correspondence Address:**

Mr J Flanagan  
4th Floor Victoria House  
Victoria Road  
Chelmsford  
CM1 1JR  
UK

**Applicant:**



---

#### **PARTICULARS OF DEVELOPMENT**

**Application:** 18/03064/FPH

**Proposal:** Single storey rear conservatory extension.

**Location:** 111 Norton Way South, Letchworth Garden City, Hertfordshire, SG6 1NY

**Plan Nos:** 1901-01; 1901-02; 1901-03; 1901-04; 1901-05; 1901-06

---

#### **PARTICULARS OF DECISION**

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 21 November 2018, subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

**Proactive Statement:**

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Simon Ellis  
Development & Conservation Manager

Development Management  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth  
Herts  
SG6 3JF

**Date:** 4 January 2019

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

**NOTES**

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:

[www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application](http://www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application)

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email [SNN@north-herts.gov.uk](mailto:SNN@north-herts.gov.uk) who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision on a householder application then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

## 6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development

which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

**THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BY-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**

*Consent for these works may be required from the Letchworth Garden City Heritage Foundation ([www.letchworth.com/heritage-foundation](http://www.letchworth.com/heritage-foundation)) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on [home@letchworth.com](mailto:home@letchworth.com) or 01462 476017 to confirm whether you also need to submit an application to them.*



# BEAUTIFUL **LIVING**

transforming conservatories  
into an all year round  
living space

[www.aspirehousesolutionsltd.co.uk](http://www.aspirehousesolutionsltd.co.uk)



**ASPIRE HOUSE SOLUTIONS LTD**  
For Your Home Evolutions

# Welcome

When you specify a SupaLite Roof, you will benefit from in depth research and enormous investments that have arrived at the perfect replacement roof for your conservatory.

The SupaLite roof has undergone exhaustive testing, design and re-design to arrive at a product for every conservatory roof design and configuration. With changes to Building Regulations in September 2010 it is now possible to specify a tiled, solid and lightweight roof for your conservatory.

Our aim is to ensure that you specify the correct solution for your conservatory and do not breach Building Regulations by choosing the wrong roof or modifications to your existing roof that will not meet Building Regulations and will therefore be potentially unsafe and be a waste of your time and money.



The SupaLite roof is a revolution in the conservatory industry. Providing owners of tired and energy inefficient conservatories with a radical solution to extreme temperature fluctuations.

Join the revolution and insist on a SupaLite Conservatory Roof.

<b>02</b>	<b>WHY SUPALITE</b>
<b>03</b>	<b>THE BENEFITS</b>
<b>04</b>	<b>REGULATIONS</b>
<b>06</b>	<b>SUPALITE ROOF</b>
<b>09</b>	<b>SUPALITE PLUS</b>
<b>09</b>	<b>ECO ROOF</b>
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<b>12</b>	<b>BEAUTIFUL EXTERIORS</b>
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<b>15</b>	<b>ROOF COVERINGS</b>
<b>16</b>	<b>FEEDBACK</b>

# WHY SUPALITE

**Quite simply, the SupaLite Tiled Conservatory is the tried and tested roofing system to provide you with a certified, safe and energy efficient roof for your conservatory.**

When you specify your new SupaLite roof you are set to benefit from a highly energy efficient roofing system that has been specifically designed and tested to create you a dream living space.

When SupaLite roofs are installed, many customers remodel their conservatories internally to give the feel of a true lounge. This can be achieved by plastering internal walls and adding decoration and furnishings more akin to lounge furniture rather than cane furniture more traditionally used in conservatories. This can be done with peace of mind knowing that you will not be sitting on cold leather or damp cold fabric furnishings anymore.

With the SupaLite roofing systems unique design features, all configurations of roofs can be achieved. You will be delighted at just how much the roof insulates your conservatory. Gone will be months of extreme cold and heat variations.

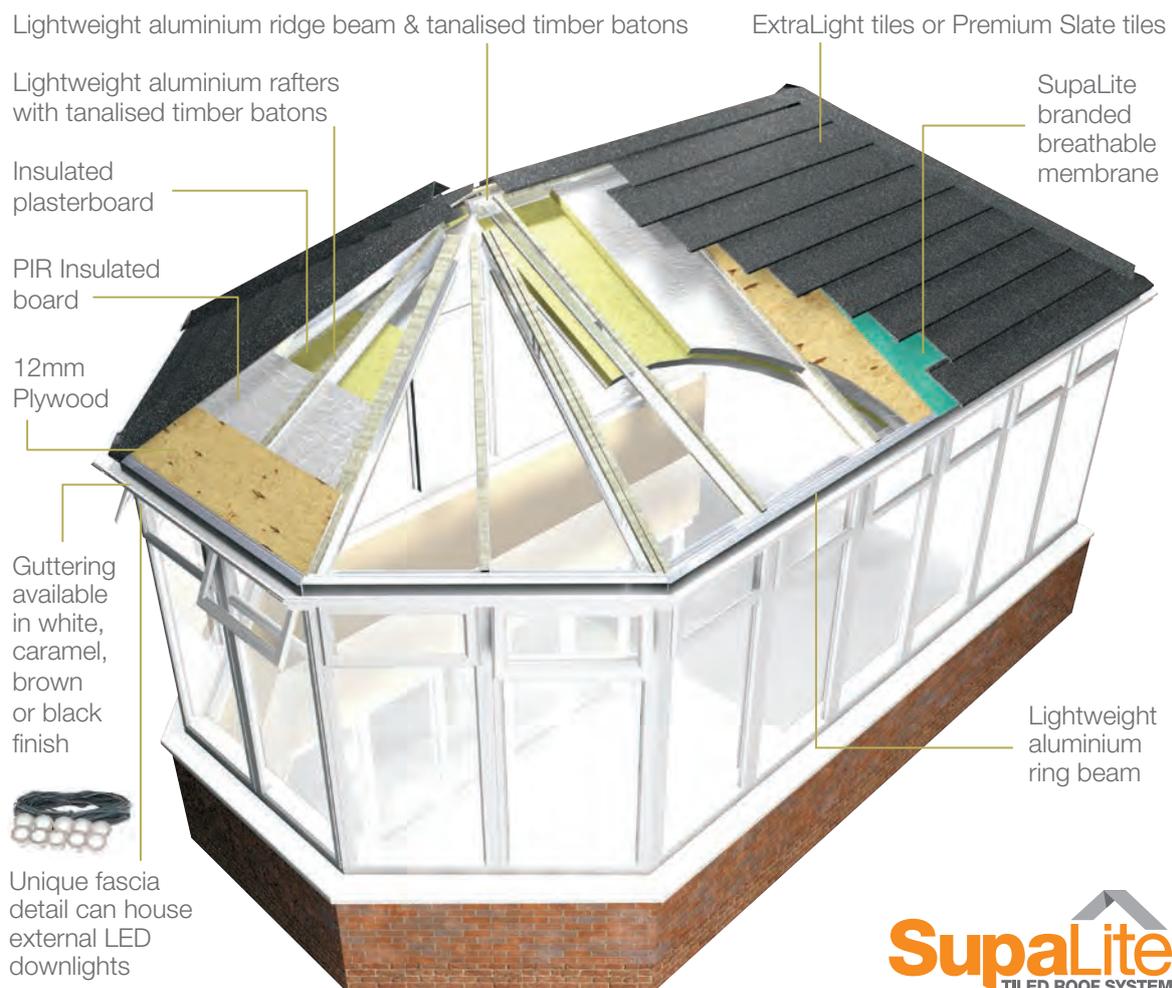
With a choice of internal finishing methods, you can choose to specify a vaulted ceiling or a lowered 2400mm flat ceiling with integral lighting. We also install if specified a 350mm lighting pelmet around the internal ring beam which can additionally incorporate dimmable down lighting or even surround sound speakers for your audio system to connect to.

The transformation you will benefit from is astounding. Not only will you greatly reduce the energy costs of retaining a moderated living temperature in your conservatory, but you will also have more occasions for spending time in your conservatory and fall in love with it again.



# THE BENEFITS

SupaLite gives an incredible **u-value of 0.18** (0.15 for the Scottish market with SupaLite Plus) that meets total building regulations



- **Lightweight aluminium fully structural roof;**
- **Choice of tile and slate colours, all tiles are tried and tested by British Research Establishment, giving you total peace of mind in extreme weather conditions;**
- **25 year guarantee on tiles with a life expectancy of over 50 years;**
- **Roof vents are available in 2 sizes to allow in maximum light;**
- **Full range of colour matching fascias, soffits and gutters to suit your choice of windows;**
- **The ExtraLight tile is the only tile tested down to a 10° pitch;**
- **Easy to install to existing conservatory frames;**
- **Add value to your property.**

# REGULATIONS

Replacement tiled roofs on a conservatory effectively transform your existing conservatory into a new extension of your home. This means that a tiled roof does require a building regulations certificate.

***"This means that a tiled roof does require a building regulations certificate"***

SupaLite operate a building regulations certification scheme in partnership with JHAI. JHAI are a private company who specialise in our industry and operate nationally. This partnership allows SupaLite to process your application on behalf of you and our trade suppliers.

**Please ask your sales representative for a building regulations certificate when ordering your roof.**

There should be no short cuts in making sure your roof has the right credentials, which include test data and warranty. If you do not choose the correct solution, apart from being potentially structurally unsafe, you may find that you have problems when you come to sell your home and your selling agent is required to generate your home Energy Performance Certificate which is a mandatory document for the sale and resale of homes in the UK since 1st August 2007.



The predominant reason for specifying a roof designed from the start to be a highly insulated roof and structurally sound and tested is simple. Your roof and your conservatory as a whole has to withstand years of extreme UK weather conditions ranging from extreme heat, cold, wind and probably most of all snow.



In recent years the UK weather patterns are becoming more extreme. It is not unheard of in the UK for temperatures to fall and homeowners to be subjected to heavy snowfall in a short period of time.

You only have to imagine 30cm of snow falling on top of your conservatory that does not melt due to the high insulation properties of the materials used in a SupaLite Tiled Conservatory Roof. It is not unusual for badly fitted and specified conservatory roofs to invert due to the sheer weight of the roof and snow combining and the frames below spreading due to inadequate reinforcing and inadequate fastenings being used when the conservatory was manufactured and installed. In these circumstances your home insurer may fail to cover your conservatory due to the absence of a warranty or test data from your supplier.

**JHAI Ltd** is a Corporate Approved Inspector licensed by the Construction Industry Council to give certified Building Regulations Approval as an alternative to Local Authority Building Control whilst maintaining the same high standards.



*"Everything you need to know  
to stay on the right side of  
building control"*



# SUPALITE ROOF



*"Every SupaLite roof is tailor made for each individual conservatory. They are precision surveyed and factory made ensuring a perfect fit to every size and configuration of roof"*

*"When replacing your old conservatory roof with a SupaLite roof, you are immediately reducing your properties carbon footprint and reducing your energy costs"*



**The difference it made by fitting a SupaLite roof is outstanding. The benefits will be immediate and will be enjoyed 365-days of the year.**

*"We love our new SupaLite Roof. It has totally changed our tired old conservatory into a beautiful new Sun Porch where we can sit, relax and enjoy the indoor outdoor feel again without all the drawbacks of our old conservatory roof"*

*"By fitting a SupaLite roof we have reduced glare, rain and ambient external noise, maintenance, but above all else it has eliminated the extreme temperature fluctuations of the UK seasonal weather"*

**When replacing your old conservatory roof with a SupaLite roof you are immediately reducing your properties carbon footprint and reducing your energy costs.**

*"We had a few doubts about the difference the SupaLite roof would make to our conservatory. We were wrong and can give our feedback to SupaLite; it is the best thing we have bought for a very long time. It really does offer all the benefits we were promised"*

*"I wish the SupaLite roof had been fitted when we first bought our conservatory. It would have made a huge difference to the amount of use our family could have had during the past 15 years"*

*"Our SupaLite roof has created a perfect additional lounge and space for our teenage children to study and spend time with their friends"*

**Fall in love with your conservatory again by fitting a SupaLite roof.**



# SUPALITE ROOF



After



Before



# SUPALITE +PLUS

Specifically engineered for the Scottish market



The SupaLite +PLUS specification of roof has been specifically tailored to meet the building control standards of the Scottish market.

## U-Value 0.15 W/m<sup>2</sup>.K

The structure of the SupaLite +PLUS roof is the same highly acclaimed and popular design as our standard roof, allowing you to enjoy all of the SupaLite benefits.

The additional rating has been achieved by the use of extra insulated panels.



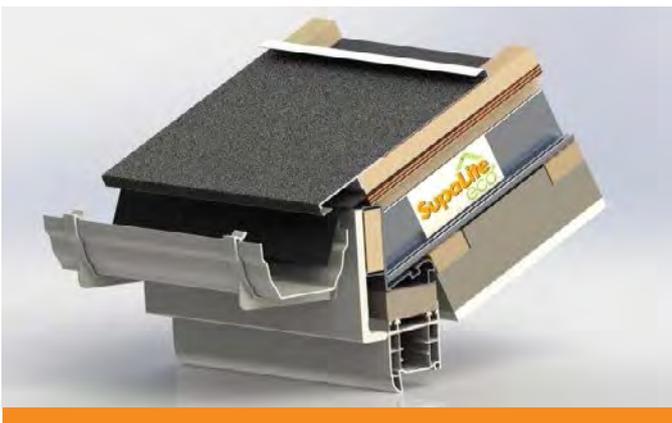
## ECO ROOF

A compact design with minimal soffit detail

**Our SupaLite ECO Roof has been specifically developed to fill a void in the market for a cost effective solution to a solid conservatory roof conversion where minimal overhang is key.**

In some situations, the conservatory is positioned tight up to a neighbouring property or boundary that limits the amount of overhang available. Our standard SupaLite Roof is designed to incorporate a soffit detail, just like a conventional roof or extension, this may in some circumstances project over a boundary.

Our ECO Roof design does away with the soffit detail and follows the contours of more like a polycarbonate conservatory roof. There is also a slight cost saving to be enjoyed by this design.



# SUPALITE ORANGERIES

## SupaLite ORANGERIES

**A SupaLite Orangery is the most modern and efficient way for you to enjoy both the indoors and outdoors whilst retaining a light and warm conservatory.**



Perfect for retro-fit or new-build the new Orangery comes with all the outstanding features the industry has come to expect from Supalite, aesthetic appeal, superb technical capabilities, excellent thermal efficiency and of course with ease of installation.

The arrival the Orangery roof is a natural progression for us building on the incredible success of our Supalite tiled roof range.

It is the next product in our portfolio, but by no means the last. We believe that our new Orangery roof is perfect for today's market.

It is of course ideal for new-build applications, but it is equally suitable for the replacement roof market and is designed to enable the replacement of the flat roofs which are installed on so many existing orangeries.

Being able to replace a flat roof with a pitched roof will take away so many potential problems and of course it then brings with it the other advantages of the vaulted ceiling internally and the use of composite slates externally give it an outstanding appearance inside and out.

### **AVAILABLE NOW**

#### **SupaLite Flat Roof Orangery System**

A highly thermally efficient aluminium flat roof orangery, ideal for new builds or Edwardian style conservatories. Providing performance and flexibility with either aluminium or PVC SkyVista lanterns.

**Ask your local SupaLite retailer or see our website for the latest information.**

**[www.supaliteroof.co.uk](http://www.supaliteroof.co.uk)**



*"Convert your old conservatory into a new SupaLite Orangery"*



# BEAUTIFUL EXTERIORS

## UNIQUE FEATURES

*"We love the LED integrated lighting in our roof, particularly the LED lights outside, they really add something special to our conservatory"*

*"Our old glass roof was never clean and the conservatory felt to much like a glass box. The SupaLite roof gives us more privacy from our neighbours who could see inside our conservatory from their upstairs windows"*

When choosing a SupaLite replacement or new conservatory roof, you will be choosing the only lightweight tiled roof system available with a structurally built in matching soffit and fascia system. This was a fundamental design feature. This achieves the look of a real extension to your home and can even be fitted with LED patio lighting for security and added style to match your garden lighting. This optional lighting will most definitely add the wow factor to your property.



# INVITING INTERIORS



## VAULTED CEILINGS

**There are so many improvements to make at the time you are choosing your SupaLite roof both internally and externally.**

For many conservatory owners the internal aspect is the part of the SupaLite roof conversion they look forward to. The look and feel of a vaulted and plaster finished ceiling with recessed LED or GU spotlights fitted.

By opting for a spacious vaulted ceiling, your transformed conservatory will have the feeling of a modern great room so common in property extensions today. It will pleasantly surprise you how different and permanent feeling your SupaLite roof conversion will make to your conservatory.



# FINISHING TOUCHES

**The finishing touches to your SupaLite roof will add a great deal to the enjoyment you will have for years to come. Lighting and ventilation will pay a major part in the daily use of your conservatory so we offer the following finishes.**

## ROOF VENTS

Roof lights and roof ventilation have been in popular use for the past 150 years. Our high quality materials and state of the art production techniques and excellent quality control ensure we provide durable, safe and functional roof windows that, together with their unrivalled insulation properties, are breaking new ground in roof window design and construction.

## INSULATION

Our highly-energy efficient roof windows have been designed taking into account the stringent requirements of passive construction. This specialised and innovative design provides excellent performance by ensuring high efficiency of thermal energy.

## INTERNAL LIGHTING

With a choice of internal lighting types to select from, we will provide you with the lighting of your choice which can be fitted in the ridge bulkhead or a newly installed lighting pelmet which will be plaster finished to match the interior of your roof as a whole.

## EXTERNAL LIGHTING

The unique design of the SupaLite roof incorporates an external fascia and deep soffit. Many customers choose external LED's to be fitted into the soffit creating a feature that is both functional and aesthetically pleasing in the evenings. With long life and low running costs the external LED's can be left on all night in areas where security is needed.

All lighting is installed by fully qualified and insured NICEIC qualified electricians and will be covered with our business comprehensive warranty.

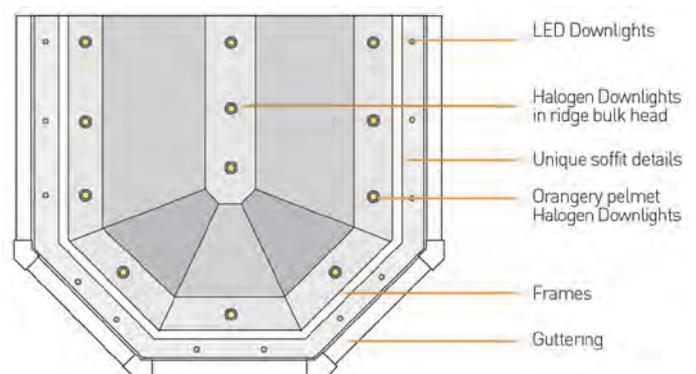
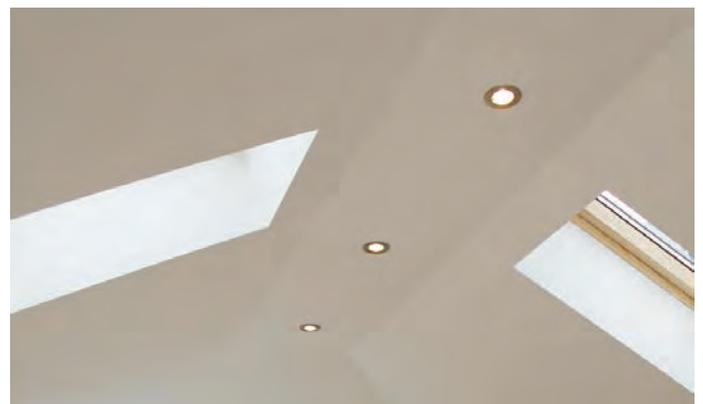
## SECURITY

Secure window features a range of innovative solutions which makes it more burglary resistant. The window is fitted with laminated and burglary-resistant P2A glazing, new system preventing glazing removal and handle with a lock.

## EXTERNAL FLASHINGS

Precisely designed flashing details ensure a durable and neat fit with the roofing material used. The purpose of flashing is to ensure good drainage away from the window and to provide protection from the elements. SupaLite offer a range of flashing solutions designed to work with your choice of roofing material.

All flashings are manufactured using aluminium as standard, permanently protected with a polyester varnish. The standard colour is brown RAL 7022, which match well with most roofing finishes.



# ROOF COVERINGS

## EXTRALIGHT TILES

- Up to 7 times lighter than traditional roofing materials;
- An ExtraLight lightweight roof places significantly less weight and stress on supporting structures and foundations;
- Lightweight tiles are more efficient to transport resulting in reduced cost and lower CO2 emissions;
- An ExtraLight roof generates no more noise than a roof built from traditional materials;
- ExtraLight tiles are tested to withstand the most extreme weather conditions;
- ExtraLight tiles are guaranteed for use on pitches as low as 10 degrees;
- Each tile is pressed from the highest drawing quality steel for unparalleled strength and performance;
- Tiles come with a unique 50 year weatherproof guarantee;
- An ExtraLight roof requires virtually no maintenance;
- All ExtraLight tiles meet British and European Standards;
- Each tile is 100% recyclable.



## COMPOSITE SLATE

For centuries, slate roofing has been desired for its durability and beauty. With authentic surfaces and edges, our Composite Slate highlights the handsome character of slate, at the same time enhancing roof performance through innovative design. Unlike natural slate, Composite Slate won't break or delaminate and comes with a Limited Lifetime Warranty.

Our Fire Rated Composite Slate gives you the power to evoke both historical elegance and outstanding modern-day style. Our slates are created with moulds cast from real slate to capture genuine peaks, plateaus and curves. Colour-through design and UV stabilisation ensure "stay-true" richness for traditional colours such as Black, Grey and Brown. A bold Red tone completes the selection.



# FEEDBACK



**The SupaLite roof is the dawn of a new era in the conservatory market and will benefit 1000's of customers for generations to come.**

*"The installation was quick and the workmen were immaculately tidy. We expected days of disruption but we were pleasantly surprised at how straight forward it was to replace our old roof with the new one"*

*"We were never entirely happy with our conservatory and there was always a reason why we did not enjoy it. Now we can use it whenever we like and it feels so comfortable to spend time in"*

*"We have completely remodelled our conservatory by fitting new bi-folding doors and a SupaLite roof to create an open air dining room. This is what we always wanted. Its perfect"*

*"When deciding to purchase our new SupaLite roof we were concerned that we would lose light into our lounge and kitchen. There is virtually no difference at all thanks to the opening roof lights fitted into the roof"*

*"As soon as our neighbour had their roof fitted, we wanted a SupaLite roof fitting to our conservatory too. I imagine some of our friends will have their roofs replaced by SupaLite when they see just how much it has transformed ours"*

*"It has made such a difference to the atmosphere in our conservatory. The sound of everything has changed and it feels just like an extension instead of a conservatory"*

*"We were uncertain whether a conservatory as large as ours could have a SupaLite roof fitted but it could. We chose a flat ceiling and it is now no different to sitting in a lounge. I can't believe the difference"*

*"What a difference the SupaLite roof has made to a tired old conservatory. We were contemplating having it removed and building an extension instead. This has saved us a lot of money and the disruption of having builders at our home"*



# ACCREDITATIONS

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## **BBA Certification**

The ExtraLight tile was awarded BBA approval, inspection, testing & certification via the manufacturers application in November 2017.

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## **BRE Certification**

The SupaLite roof was tested using WUFI software to ensure the roof is free from risk of condensation. BRE have also carried out water/weather testing with a pass to EN15026.

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## **CORGI Certification**

SupaLite are the first tiled roof company to be assessed and issued with membership of the respected CORGI Fenestration scheme for supply chain quality and continuity.

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## **JHAI Systems Approval**

SupaLite are partnered with JHAI for building control to ensure installations are compliant with regulations. Homeowner certificates\* are issued from JHAI along with SupaLite guarantees.

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*\* Building Control Certification MUST be ordered with the roof as certificates can not be issued retrospectively.*



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