

Design And Access Statement | 20 Albrook Knoll



Introduction

20 Allbrook Knoll is a 2/3 bed semidetached family home with a conservatory at the rear. A enforcement has been made due to a recent renovation in 2022 that has been made to the conservatory under the following reference: ENF/2025/235.

The renovations have been within the footprint of the original conservatory and includes the following:

Replacement double glazed windows with similar white PVC windows.

Replacement insulated roof with light weight tiles.

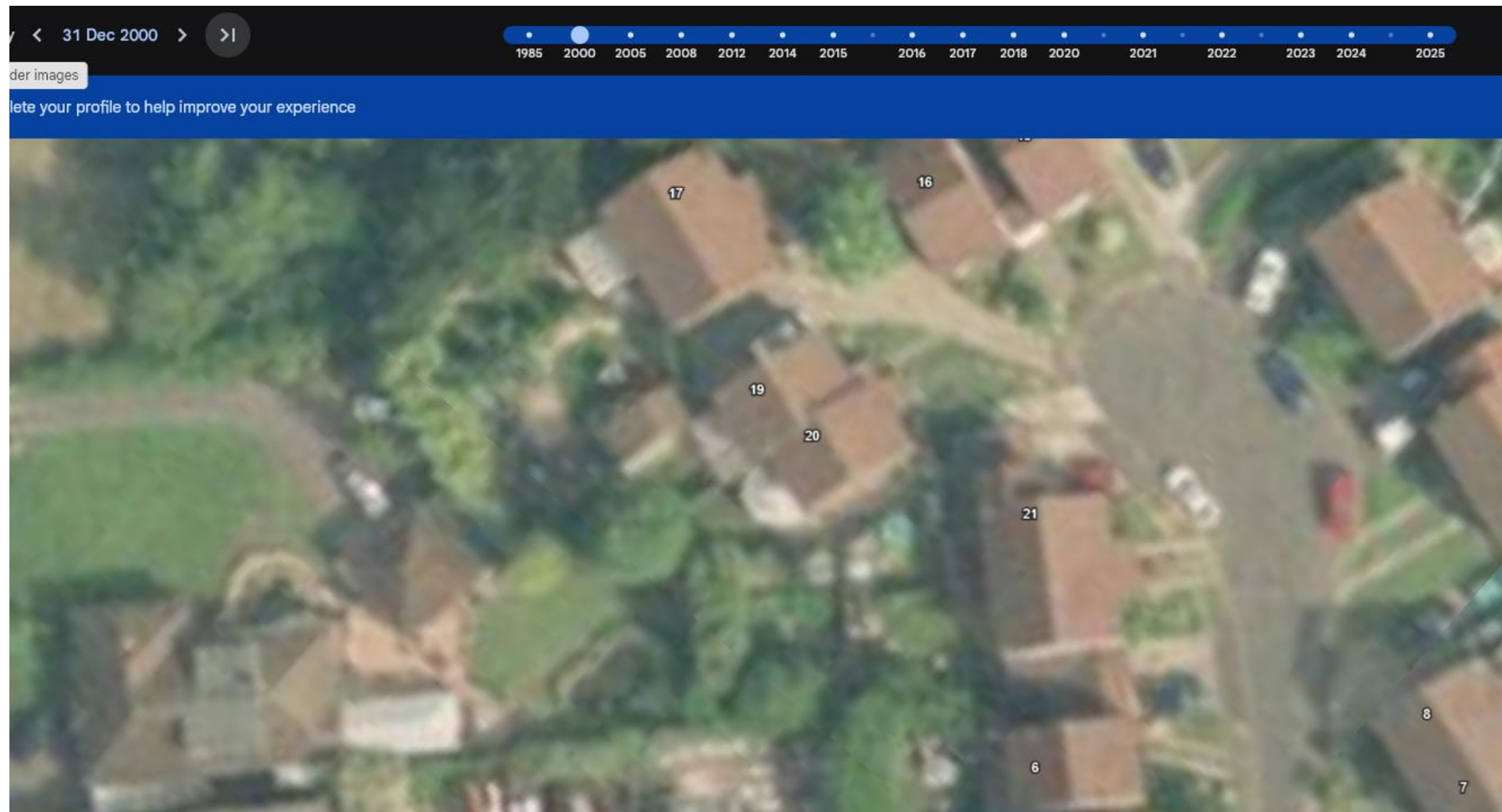
It has all been done within the footprint of the existing conservatory.



Context

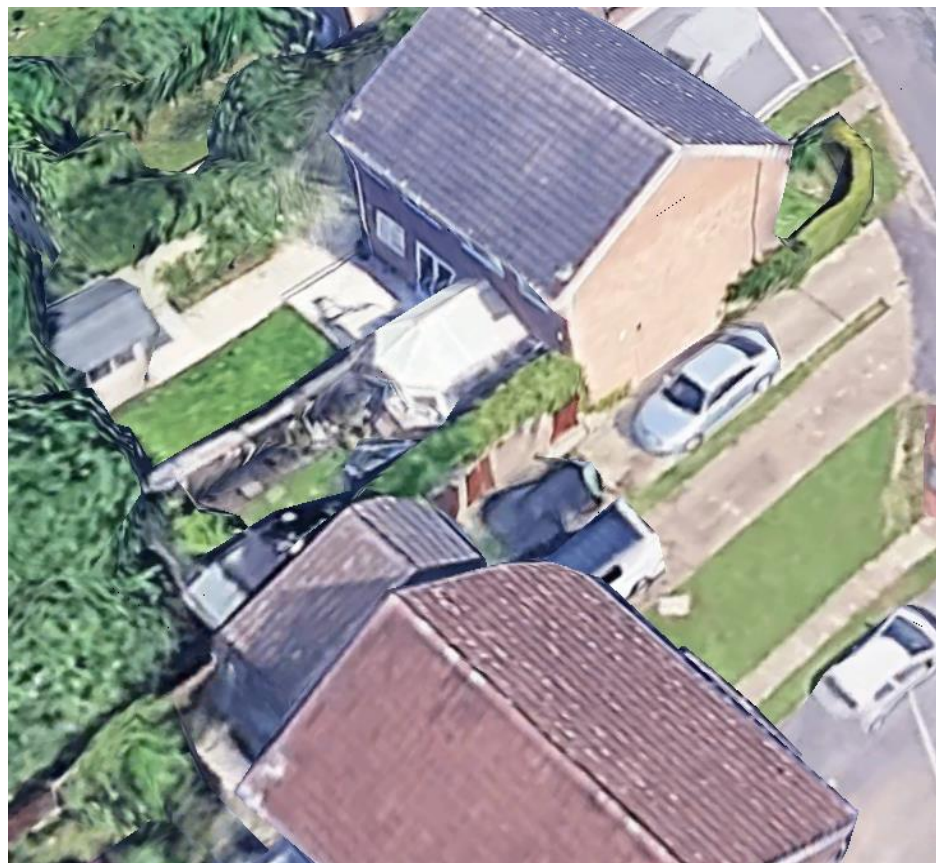
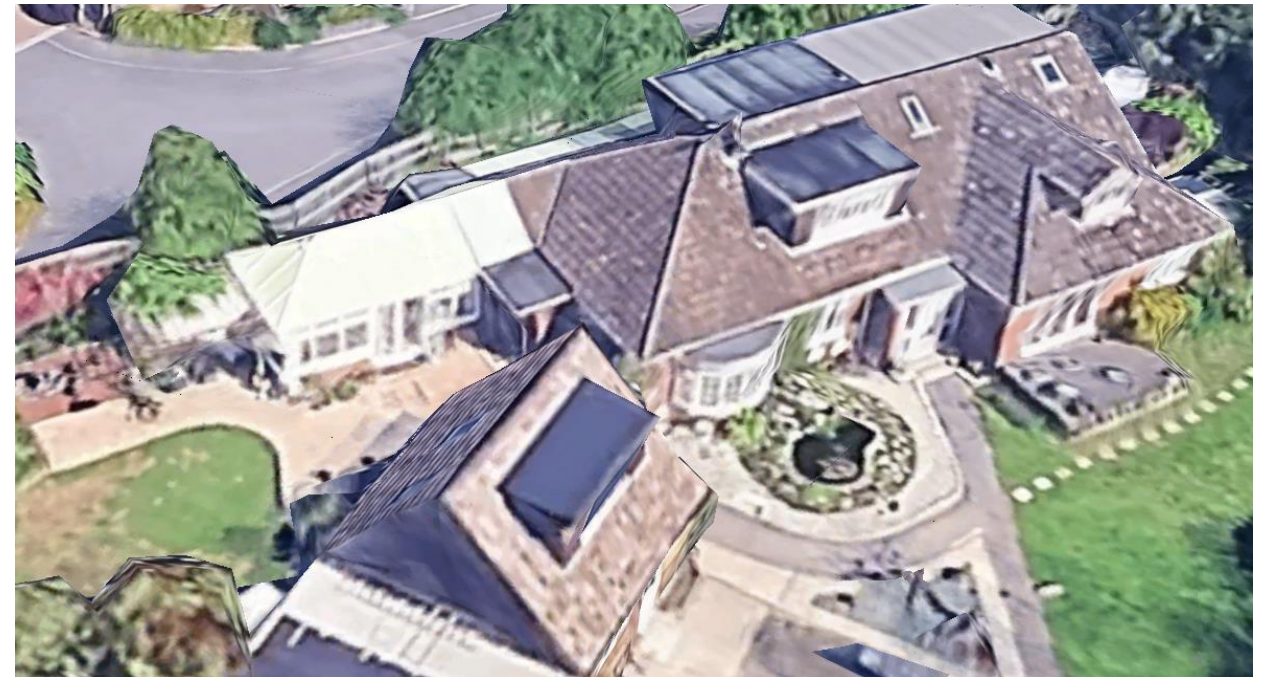
20 Allbrook Knolls conservatory has been around for a considerable time.

The earliest record via satellite imagery of the conservatory is 31 Dec 2000 as shown below:



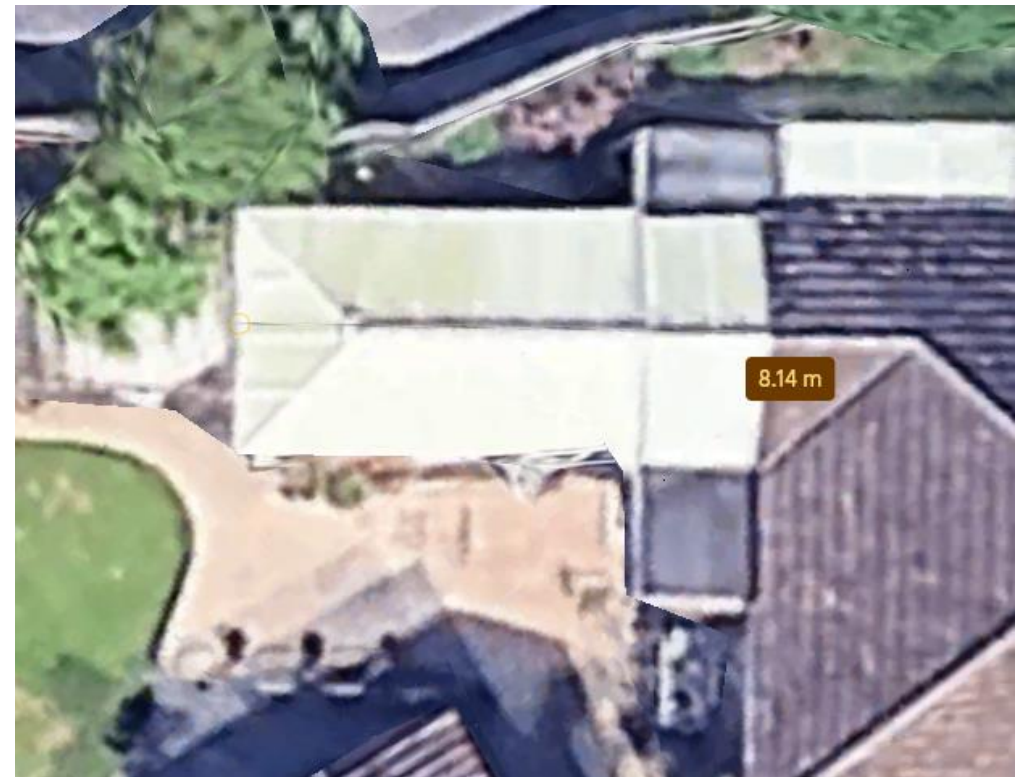
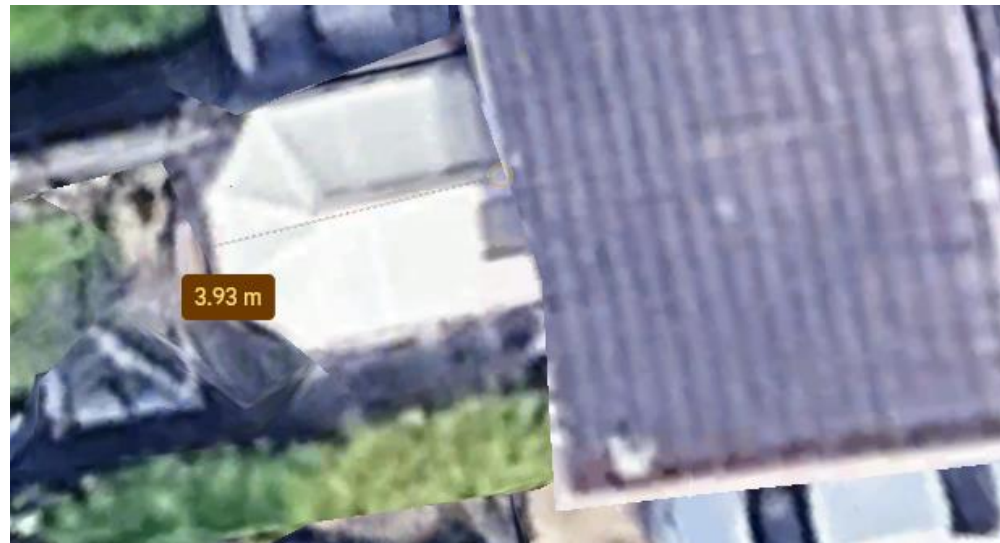
Local Area

20 Allbrook Knoll is not the only house in this area that benefits from having a conservatory.



Local Area

Additionally 20 Allbrook Knolls conservatory is conservative in size compared to some others in the local area as seen below: (All measurements taken from google earth of length)



Local Area

20 Allbrook Knolls conservatory is also well hidden from the road compared with others (All pictures taken from google street view from public roads.)

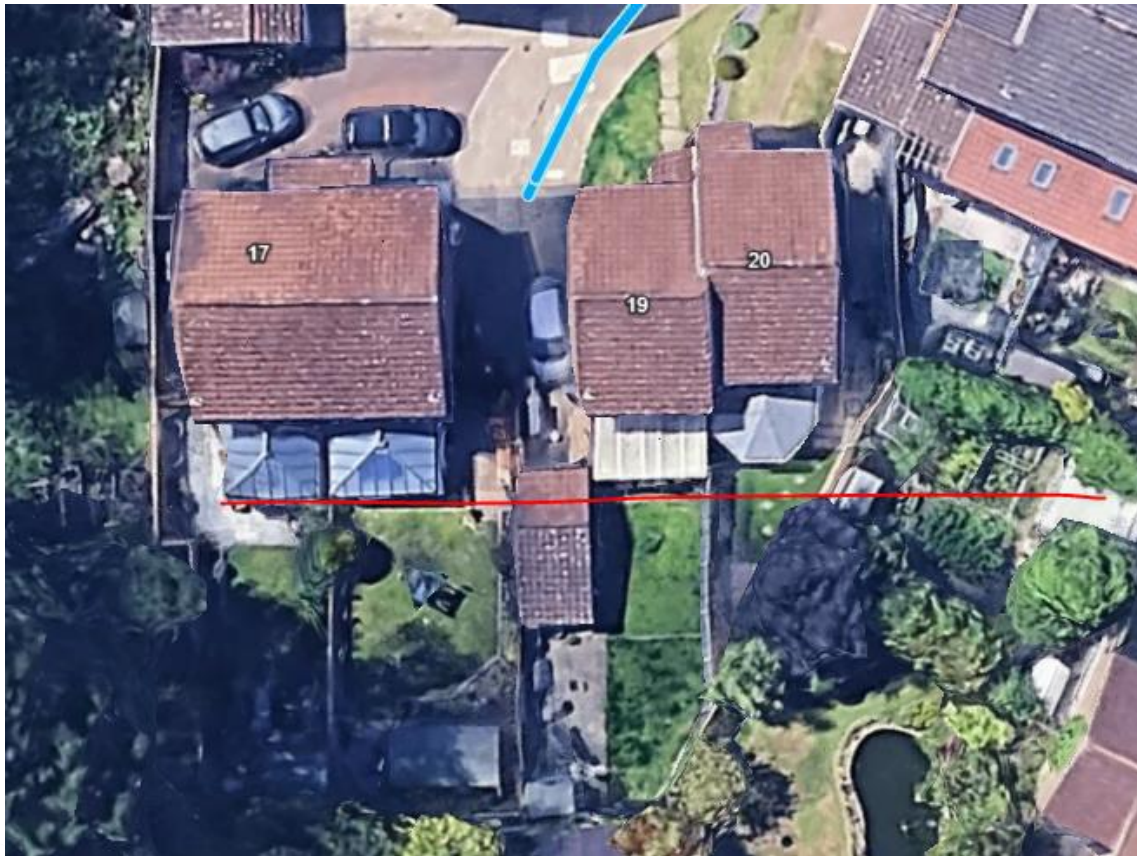


Local Area

As seen in the images shown in previous pages it's clear that conservatories are a commonality in this area.

It's also evident that 20 Allbrook Knolls conservatory is smaller in size than others along with the added benefit it is virtually hidden from the public view due to it's location and tall fences surrounding it.

It's also has the advantage of being set back from the neighbouring properties as seen below:



20 Allbrook Knoll Renovation works

The conservatory itself has been around for a minimum of 25 years meaning renovations where inevitable to keep the conservatory in a presentable and useable condition.

The decision to insulate the roof and add improved double glazed windows seems reasonable considering the changing climate with heatwaves become more common and temperatures fluctuations become increasingly extreme as the years go on.

This is so the conservatory can be used all throughout the year with less impact from the weather.

The roof itself has been made from high quality aluminium rafters that have been constructed bespoke for the original footprint of the conservatory.

The eaves have remained the same height of 2.1m and the roof height is 3m at the ridge meaning these aspects are within permitted development.



20 Allbrook Knoll Renovation works

The renovations also increase privacy between the attached neighbour as the roof is now non opaque.

The side windows have been made opaque this essentially means the conservatory is not dependent on the fence to create privacy between the two gardens.

With this the insulated roof and improved windows reduce noise level transmission meaning it not only creates more privacy it also reduced noise levels due to the insulation and higher quality windows.

The insulated roof also has the benefit of reducing light pollution as the previous glass roof would allow light to be directed up.

The new renovation reduces this significantly which is of benefit to the local area and attached property.

20 Al Ibrook Knoll.

The renovation works have been done to a good standard evidence of this is the U value achieved by the roof being a claimed 0.15W/m²k by the ultra-roofs product brochure.

These improvements have been done in such a way that they have been designed to be long lasting and well thought out.

Another example of this is through the aluminium rafter system that has been designed to keep the weight off the windows and doors. This results in very little weight on the windows and doors.

This also means the existing foundations for the conservatory are not affected meaning there is very low risk of movement or issues.

The roof is also fully fire tested and is rated B-roof to EN 13501-5:2016 and AC according to BS476-3:2004.

20 Al Ibrook Knoll.

PREFERRED 8 out of 10 homeowners prefer Ultraroom*: • Full length performance glass panels - available in any specification • No tie bar required • Internal pelmet and external soffit for lighting • Highly authentic tile or Metrotile shingle finish • Slimline hip and ridge cappings <i>*Based on overall looks – Survey conducted Feb 2019 with 64 UK homeowners.</i>	LIGHTEST The lightest tiled roof on the market: • Weighs only 38kg/m² lighter than any other solid roof • Designed by conservatory specialists Ultraframe, to replace conservatory roofs • Lightweight panels are cut to size and easy to manoeuvre	WARMEST Unrivalled thermal performance: • U-Value of 0.15 with option to reduce to 0.12 if required • Complete warm roof system, with no cold bridging • Fully insulated 380mm structural beam	FIRE TESTED Independently and fully fire tested: • Components AND complete structure both fully fire tested • Fire test certificates available to download • Fire rated as B-roof according to EN 13501-5:2016 • Fire rated as AC according to BS476-3:2004	FASTEST Faster to fit than any other solid roof: • Tiles supplied in panels of 12 tiles, pre-cut to size • 100% pre-fabrication - no cutting required • No internal battening required • Expandable panel and wide beam to accommodate tolerances on site • High quality, practical technical support as you need it	STRONGEST Unsupported spans up to 4m: • Superior strength for larger designs up to 6.7 by 5m • 4m spans for bi-folds without extra support • Highly configurable to any shape and size • NASA satellite data used to precision engineer every roof for wind AND snow loads
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8 OUT OF 10 HOMEOWNERS PREFER ULTRAROOF VS LEADING COMPETITORS*

The lightest tiled conservatory roof available, Ultraroom is both easy and fast to fit with an unrivalled quality finish.

- Ultraroom has superior strength for larger designs with unsupported spans up to 4m. Each roof is precision engineered to wind & snow load requirements of the postcode of the installation.
- Full length glass panels provide a cost effective and stylish way to project more natural light into the room vs conventional rooflights.
- The only lightweight tiled roof to be independently and fully fire tested, Ultraroom is rated as B-roof to EN 13501-5:2016 and AC according to BS476-3:2004.
- Building Regulation compliant U-Value of 0.15 as standard with the option to reduce to 0.12 if required, the Ultraroom is one of the most thermally efficient warm roof systems on the market.
- With no cutting and drilling required, components labelled in sequence and tiles pre-cut to size in panels of 12, Ultraroom is easier and faster to fit than other tiled roofs.
- Ultraroom's, unique authentic lightweight tiles in grey, brown or terracotta together with an optional curved cornice, deliver a distinctive high quality finish.

Summary

The renovations at 20 Allbrook are a direct improvement and keep the property presentable along with being futureproofed.

The renovation also improves many aspects for the owners and local area / neighbours.

The footprint of the conservatory has been around for 25 years and the only change is the new roof which is within the 4m ridge height of permitted development.

The new windows match the existing white pvc materials of the existing.

The conservatory is not seen by the public and compared with others in the area is smaller.

We overall feel that the conservatory has been done to a good standard paired with having no negative impact on the local area. The improvements directly benefit the attached property in terms of light, privacy and noise reduction.

We are more than happy to work with planning and provide additional information if required within the planning application.

