

DOMESTIC CONSERVATORIES AND PORCHES

Conservatories or porches, meeting the following listed conditions will not require the submission of a Building Regulation application:

- a) Constructed at ground level and the internal floor area of the conservatory or porch must not be more than 30 m².
- b) For conservatories, the walls and roof must be substantially glazed with transparent or translucent material. Substantially glazed is assumed to be not less than 75% of its roof area and not less than 50% of its external wall made from translucent material.
- c) Glazing must meet the requirements for critical location safety glazing.
- d) Where there are existing doors and windows between the dwelling and conservatory or porch these must not be removed.
- e) If you intend to form new openings (windows / doors) or construct a separating wall between the dwelling and conservatory / porch - they must meet the full energy efficiency requirements
- f) If the conservatory / porch is heated, the heating should be independent of the main heating system.

If you are forming openings between the conservatory and the dwelling say for instance by the removal a window frame and the brickwork below (with no structural alterations made to the support lintels) this is work to a 'controlled fitting'. If you are not using an approved competent person scheme installer this would require a Building Regulation application.

Any doors installed between the conservatory and the house would have to meet the current energy efficiency standards.

Should you have to widen an existing opening to form a door opening, which will require the provision of new structural lintels - this alone will require a Building Regulation application.

It is advisable that the porch or conservatory is constructed so as not restrict access to any habitable room escape windows.

You are advised to check your deeds for any restrictions that apply to extending your property.

It is a 'Material Alteration' requiring the submission of a Building Regulation application, if the works you are undertaking make access to or access into the dwelling any worse than it is now. So be careful that the new doors do not have clear opening widths less than the existing doors, that thresholds are provided where none existed previously and that the manoeuvring room into the dwelling is sufficient to allow a wheel chaired person to gain access.

The porch or conservatory must not obstruct access to the main dwelling entrance doors.

If the conservatory is to have electricity supplied from a source shared with or located within the dwelling, then the Building Regulations apply to the electrical works. You will be required to submit a Building Regulation application.

If the separating door/window is removed between the porch/conservatory and the main house, this will also require a building regulation application. Improvements may be required to the existing property and compliance will need to be achieved by way of a SAP (Standard Assessment Procedure) thermal efficiency calculation.

East Midlands Building Consultancy

Guidance Note – Number 2

REPLACING A TRANSLUCENT CONSERVATORY ROOF WITH ANY SOLID ROOF SYSTEMS

If you intend to replace your translucent roof with a new solid roof, you will need to submit a building regulation application as the change will need approval.

Building Control will need to inspect the existing conservatory to ensure it can take the additional load of the new roof. If there are no signs of distress, then it's unlikely the new roof will cause a failure of the structure to the conservatory. This should already have been assessed by the surveyor of the company before carrying out any work.

Building Control will check that the existing door supports contain steel inserts to distribute the roof load down to the floor slab. Again, this should already have been assessed by the surveyor of the company before carrying out any work.

Signs of distress may mean that the existing foundations aren't sufficient to carry the additional loads and so additional requirements are likely to be imposed on you.

Your Building Control surveyor will also want to ensure that the new roof and supporting structure fully complies with the Regulations and the remainder of the extension should be no worse than before.

If you are unsure whether or not the work you propose requires approval please contact East Midlands Building Consultancy for advice. If you carry out work which requires approval without first submitting an application, you will not benefit from having the work independently inspected and you risk enforcement action. The lack of a completion certificate may affect the future sale of your home.

Please note that these guidance notes are for advice only and may not cover all situations. It is your responsibility to ensure that they are appropriate for use in your particular circumstance.

For further information contact East Midlands Building Consultancy.