

# Building Control Guidance Note

Subject

**DOMESTIC CONSERVATORIES OR  
PORCHES 2010**

**01**

Issued

01/10/10

Rev

Page

1

of

3

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

These rules do not apply to Planning Permission please contact the Planning Office for further information.

### **The conditions are:**

1. They are to be constructed at ground level and the internal floor area of the conservatory or porch must not be more than 30 m<sup>2</sup>.
2. For conservatories, the walls and roof must be substantially glazed with transparent or translucent material. Substantially glazed is assumed to be not less than three quarters of its roof area and not less than one half of its external wall made from translucent material.
3. Glazing must meet the requirements for critical location safety glazing (see below).
4. Where there are existing doors and windows between the dwelling and conservatory or porch **these must not be removed.**
5. 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 (see non-exempt notes below) ; and
6. ***The conservatory / porch cannot not be heated and the existing dwellings system should not be extended into the conservatory / porch. If you heat the conservatory or porch the exemption ceases to apply and a building regulation application will be required***

### **Please note –**

- 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 (see below).
- 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, including loft 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, (particularly with u.p.v.c doors), 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.

### **ELECTRICAL REGULATIONS.**

***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. (Refer to Guide Note 20 for further details).***

## **WATER EFFICIENCY REGULATIONS.**

*If you intend to provide a cold and / or a hot water supply to the conservatory or porch and the supply is from a source shared with or located with or located inside a dwelling, then the Building Regulations requirements of Part G - paragraphs G1 (cold water supply), G3(2) and G3(3) (hot water supply and systems) must be complied with. As a result you will be required to submit a Building Regulation application providing full details of compliance. (Refer to Guide Note 25 for full details of the requirements).*

## **THERMAL REGULATIONS.**

*If you intend to provide heating and lighting or install 'Controlled services or fittings' into the building, you may be required to make a building regulation for those works refer to guide 24 (2).*

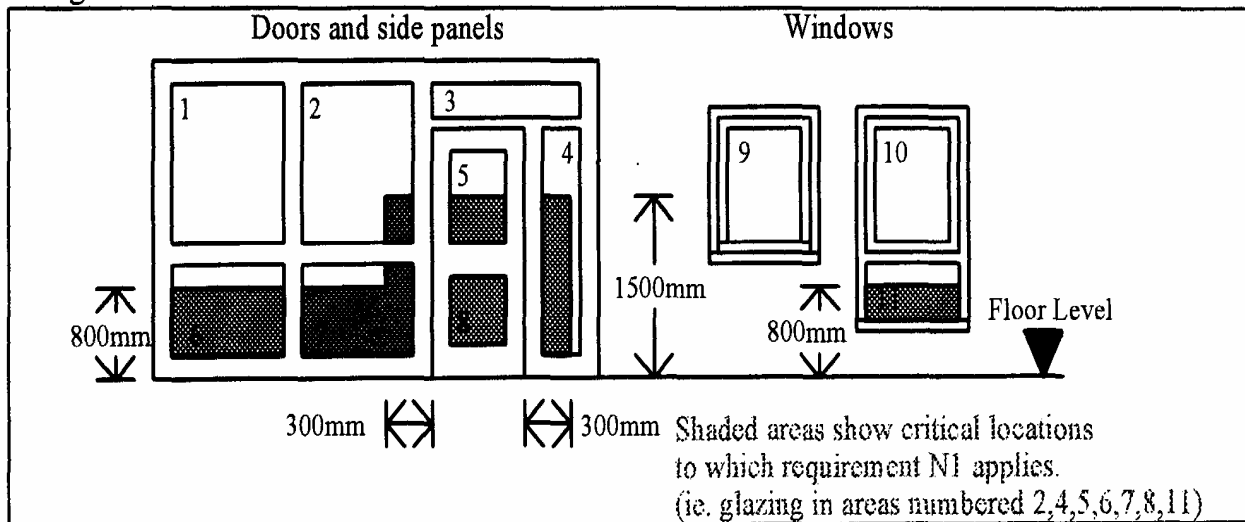
## **CRITICAL LOCATIONS AND SAFETY GLASS REQUIREMENTS.**

To comply with the Building Regulation glazing requirements to 'Critical Locations' (as indicated below) there should be safety glass or guards to protect people from injury.

### **Critical Locations are considered to be:**

1. **Glazing in doors** – wholly or partially within 1500mm from floor level.
2. **Glazing adjacent to doors** – wholly or partially within 300mm of the edge of a door and which is also wholly or partially within 1500mm from floor level.
3. **Low Level Glazing** – not covered in (1) OR (2) ABOVE - glazing that is wholly or partially within 800mm from floor level.

**Diagram 1 Critical locations in internal and external walls**



**Glazing in 'Critical Locations' should break safely**, i.e. laminated or toughened Class C safety glass complying with BS6206. Or if it is installed in a door or in a door side panel and has a pane exceeding 900mm it should be Class B of BS 6206.

### **Please note:**

- Ordinary wired glass is not safety glass.
- For double-glazing the rules apply to both panes.
- All safety glazing should be permanently marked in accordance with BS6206. The markings should be still visible after the glass has been fitted and the beading and pointing has been completed.

**Non- Exempt Conservatories and Porches.**

Where conservatories are not exempt as a result of providing heating to them the following rules apply:

**REQUIREMENTS:**

- There is to be effective thermal separation between the dwelling and conservatory, i.e. walls, doors and windows to be insulated to at least the standard of the existing dwelling, doors and windows to be fully draught-sealed.
- Provide independent temperature and on/off controls to any heating system and the heating system must comply with the 'Domestic Building Services Compliance Guide' (refer to Leaflet 24 -5 in the series for further guidance).
- Glazed elements to comply with the following (however the limitations on total area of windows and doors does not apply i.e. 25% plus rule):

|  |   |
|--|---|
| Window, roof window and roof light.                          | <b>WER Band C</b> or better or U-value = <b>1.6 W/m<sup>2</sup>.K</b> |
| Doors with more than 50% of their internal face area glazed. | U-value = <b>1.8W/m<sup>2</sup>.K</b>                                 |
| Other doors.   | U-value = <b>1.8W/m<sup>2</sup>.K</b>                                 |

- Thermal Elements must comply with the following:

|  |                               |
|--|-------------------------------|
| Wall                                       | <b>0.28 W/m<sup>2</sup>.K</b> |
| Pitched roof – insulation at ceiling level | <b>0.16 W/m<sup>2</sup>.K</b> |
| Pitched roof – insulation at rafter level  | <b>0.18 W/m<sup>2</sup>.K</b> |
| Flat roof or roof with integral insulation | <b>0.18 W/m<sup>2</sup>.K</b> |
| Floors                                     | <b>0.22 W/m<sup>2</sup>.K</b> |

***If a highly glazed extension is not thermally separated from the dwelling – it will be considered to be a conventional extension and must therefore fully comply with the regulations requirements.***

***IMPORTANT NOTE - Removing and not replacing any or all of the thermal separation between the dwelling and existing exempt extension, or extending the dwelling's heating system into the exempt extension means the exemption ceases. This constitutes a change to the buildings energy use and reasonable provisions would have to be taken as to the building energy efficiency as if it was a conventional extension and make you must make a Building Regulation application.***

**PLANNING APPROVAL**

You are reminded that a Building Regulation exempt or approval does not imply approval under the Town and Country Planning Act. You should always check whether or not a planning application is required.