

CONSERVATORIES AND PORCHES

Conservatories

Conservatories are normally exempt from building regulations when:

- they are built at ground level and are less than 30 m² in floor area;
- at least half of the new wall and three quarters of the roof is either glazed or translucent material;
- the conservatory is separated from the house by external quality door(s);
- glazing and any fixed electrical installations comply with the applicable building regulations requirements (see below);
- where the heating system of the dwelling is not extended into the conservatory



You are advised not to construct conservatories where they will restrict ladder access to windows serving rooms in roof or loft conversions, particularly if any of the windows are intended to help escape or rescue if there is a fire.

Any new structural opening between the conservatory and the existing house will require building regulations approval, even if the conservatory itself is an exempt structure.

Should the proposal fall outside these criteria or contain a utility room or WC, **Building Regulations will apply.**

Porches

Building a porch at ground level and under 30 m² in floor area is normally exempt from the need for building regulation approval.

This is provided that glazing and any fixed electrical installations comply with the appropriate sections of building regulations.

For a porch to be exempt from building regulations approval:

- the front entrance door between the existing house and the new porch must remain in place;
- if the house has ramped or level access for disabled people, the porch must not adversely affect access;
- where the heating system of the dwelling is not extended into the porch.

Should the proposal fall outside these criteria or contain a WC, **Building Regulations will apply.**



Electrics to Conservatories and Porches

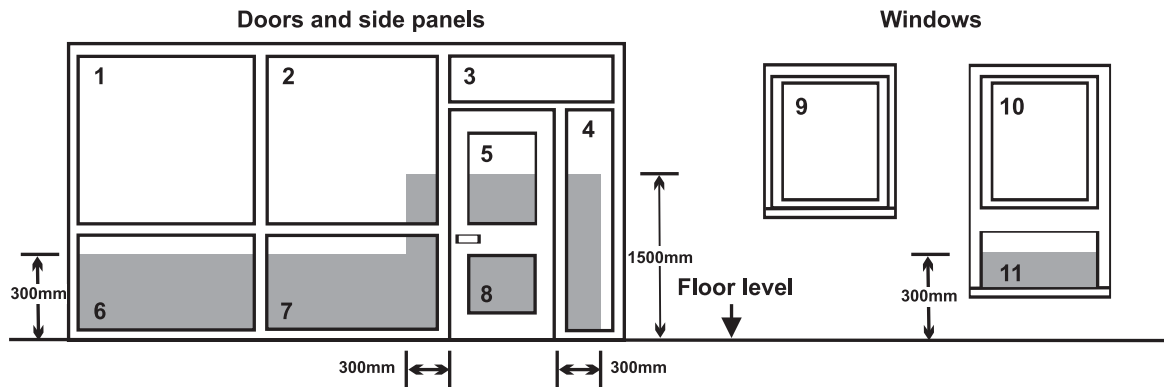
The proposed electrical installation to the exempt building will need to be carried out by a person registered with a Part P electrical registration scheme or checked by STG (fee payable) unless the electrical works are non-notifiable. E.g. Add sockets/fitting to an existing circuit

Glazing to Conservatories and Porches

Safety glazing should be provided to any glass in a critical area. Below is a list giving general view as to when safety glazing is required:

- when any glazed area within a window below 800mm from floor level;
- when any glazed area within a window that is 300mm or less from a door and up to 1500mm from floor level;
- within any glazed door up to 1500mm from floor level.

Diagram 1: Critical locations in internal and external walls



Shaded areas show critical locations to which requirement N1 applies.
I.e. Glazing in areas numbered 2, 4, 5, 6, 7, 8, 11