

ARE YOU CONSIDERING A NEW CONSERVATORY?

Building Regulation applications are separate from planning applications. The following information will show you whether the regulations are likely to affect your proposal.

Exemptions

Conservatories do not require a Building Regulations application provided that they meet all the following criteria:

- a) It is built onto a domestic dwelling at ground level;
- b) Not less than three quarters of the area of the roof, and not less than half of the area of the external walls are made of a translucent material (i.e. glass or plastic sheeting);
- c) It does not have a floor area exceeding 30 sq. Metres;
- d) It is fitted with safety glass to BS 6206; and
- e) It is divided from the rest of the house by an external grade door or doors. (within an existing opening and that a new opening is not formed);

If any of these requirements are not met then a Building Regulations application will be required. The flow diagram on the rear of this leaflet details the process of determining if Building Regulations approval is required.

Good Practice

Should there be no requirement under the Building Regulations for the conservatory, consideration of the following points is sensible:

- a) It is advisable to ensure that ladder access to windows serving a room in the roof or an inner room is not restricted, particularly if that window is needed as an emergency means of escape in the event of a fire;
- b) It is advisable to consult your neighbours before installing the conservatory to maintain friendly relationships;
- c) The conservatory should not interfere with any sewer or drain. If the conservatory is to be constructed over or within 3m of a Public Sewer, Yorkshire Water should be contacted;

- d) If the conservatory is close to a balanced flue, the Gas Safety Regulations (1984) SI/1984 No. 1358 may be relevant and the flue may have to be re-sited. If the flue is to be covered by the conservatory, then the flue will have to be re-sited to discharge to external air.

Approved Document P

Electrical work within conservatories that involves adding a new circuit to a dwelling will need to be either carried out, by a competent person who is registered with a Part P Self-Certification Scheme/ Competent Persons Scheme, or an installer not registered with a Part P Competent Persons self-certification scheme but is qualified to complete a BS 7671 Installation Certificate. If not, Building Control must be notified.

Building Regulations Application

If a Building Regulations application is required, then this department must be contacted. The application will be dealt with by one of our Building Control Officers. This service requires a fee to be paid to cover both the plan checking and the subsequent site inspections by Building Control. The fee is based upon the size of the proposal because of the lack of glazing to the roof or walls of the proposal.

It is important to point out that if an application is required the conservatory will be classed as a domestic extension, and the full requirements of the Approved Documents will apply.

Approved Document B

If part of an extension is situated within 1m of a boundary, materials of limited combustibility must be used. Only 1 sq. metre of glazing or combustible material can be allowed. The area of combustible material allowed increases as the distance to the boundary increases.

Approved Document L

The area of glazing within the extension should not exceed 25% of its floor area (this includes glazing to both the walls and roof, doorways and patio doors). The average u-value of the windows, doors and rooflights should not exceed 2.0 W/m²K, if in timber or PVC frames, and 2.2 W/m²K if in metal frames.

IF ANY CLARIFICATION IS REQUIRED PLEASE CONTACT BUILDING CONTROL ON (01226) 772678



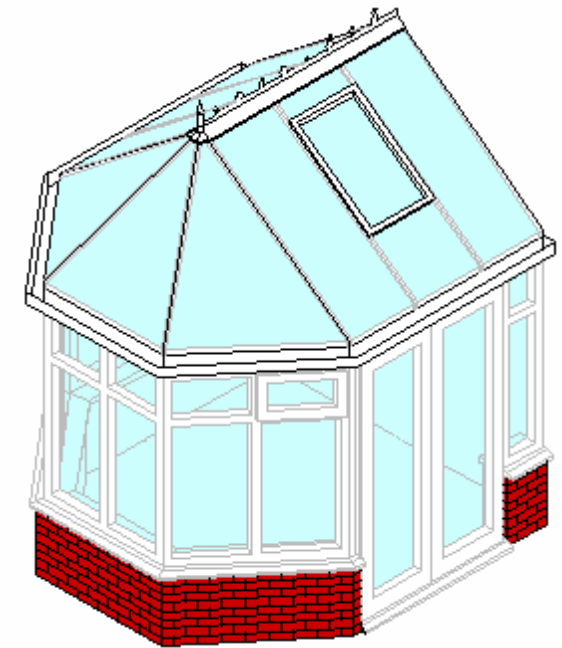
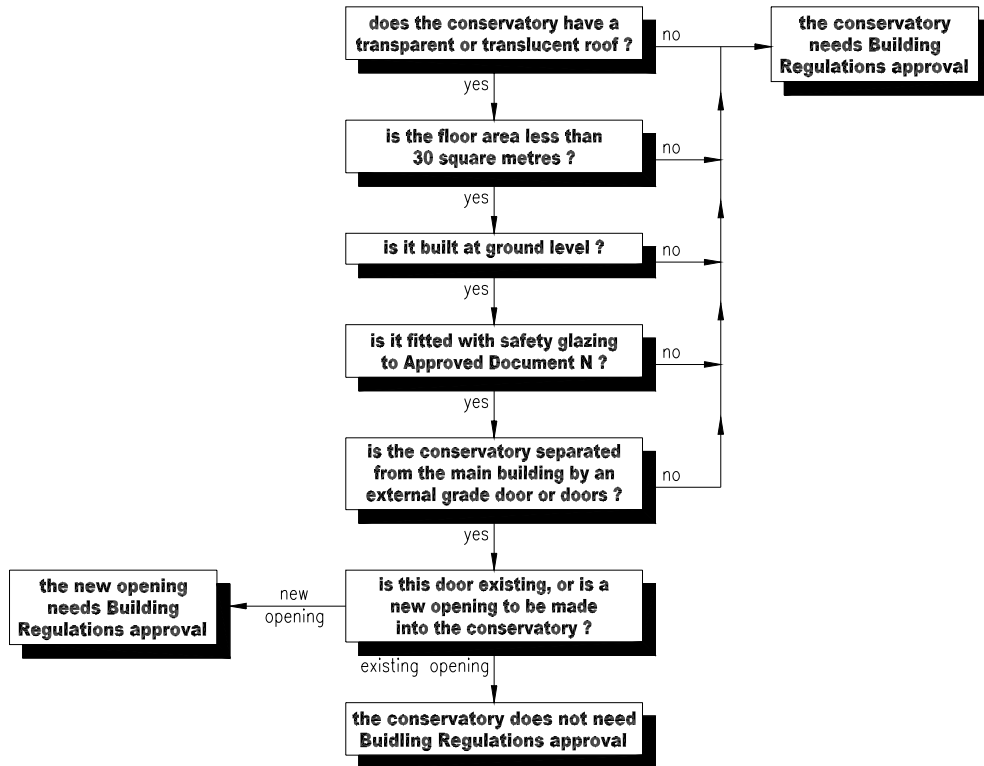
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Planning & Transportation Service
Barnsley Metropolitan Borough Council
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TECHNICAL INFORMATION SHEET No. 10

IS A BUILDING REGULATION APPLICATION REQUIRED?



CONSERVATORIES FOR DOMESTIC PROPERTIES

(2007/8 EDITION)

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