

The Building Regulations that are likely to apply are:

- Approved Document A - Determination of adequacy of existing foundations by trial hole(s). If suitable vertical supports are not present then either new windows are required that comply with current Building Regulations, or additional structural posts installed.
- Approved Document C – Suitable weather proofing of roof and abutments
- Approved Document H – Rainwater goods and disposal of storm water
- Approved Document L - The new roof should comply with current Building Regulations as a new thermal element. The existing walls and floor should be considered as being no worse than before.

## Removal of existing thermal separation

If you wish to remove any thermal separation at this time we would ask you to support this by way of submitting energy calculations at the time of application. These calculations should take the form of SAP (Standard assessment package) 2009, you will need to employ a qualified energy assessor to produce these. If you are unable to thermally justify removing the separation then we will be unable to allow you to do this.



More information is available from:

✉ Building Control, South Somerset District Council, Brympton Way, Yeovil, Somerset, BA20 2HT

🌐 [www.southsomerset.gov.uk/buildingcontrol](http://www.southsomerset.gov.uk/buildingcontrol)

☎ 01935 462462

✉ [buildingcontrol@southsomerset.gov.uk](mailto:buildingcontrol@southsomerset.gov.uk)



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**If you would like this document translated into other languages or into Braille, large print, audio tape or CD, please contact:**

☎ **01935 462462**

Dokument ten jest na życzenie udostępniany w językowych polskim.

Este documento encontra-se disponível em Português, a pedido.

## Building Control Services

### Changing your conservatory roof



## Guidance Leaflet - 14



## Introduction

Most conservatories have been constructed to the standard needed to be considered exempt from control under the Building Regulations.

To benefit from exemption a conservatory;

- Must have a significant proportion of the roof and walls glazed (South Somerset District Council consider that the roofs need to be at least 75% and walls 50% translucent)
- It must be at ground level
- It must not exceed 30m<sup>2</sup>
- It must meet the requirements regarding safety glazing in critical locations
- Be thermally separated from the dwelling
- The buildings heating system must not to be extended into the conservatory

Please see our leaflet on Domestic Porches and Conservatories.

Many conservatories are now reaching the end of their natural life or are costing substantially more to heat than previously. Homeowners are looking for a cost effective way of retaining existing floor space whilst improving the energy efficiency of the structure. To meet this need homeowners are choosing to replace obsolete translucent roofs with solid ones.

This guidance has been produced to advise and inform homeowners, builders, architects and design consultants on the Building Regulations that will apply to the replacement of a translucent roof to a conservatory with a solid roof.

The preferred option for many homeowners is a lightweight composite solid roof. Some roofs have a LABC Registered Detail that provides an approved design, quality control and accredited installation. Other options may simply underdraw or overclad existing polycarbonate roofs, or replace the existing roof with a traditional tiled roof that may not have taken into account the adequacy of the existing structure to carry increased loading.

When work is carried out that significantly reduces the proportion of glazing, or level of translucence to the roof, the conservatory can no longer be considered exempt.

## What we would like to find on site

The existing roof will either be glazed or polycarbonate and usually have uPVC window and doors. If the roof is glazed, it is likely the vertical frames will have been designed to carry the roof load. In the case of a polycarbonate roof, the vertical frames may only have sufficient reinforcement to carry that particular load. To assess the suitability of the supporting framework it may be necessary to verify the type and extent of reinforcement on site by either drilling pilot holes or testing with a magnet to test for the incorporation of a steel core.

If there is no reinforcement new window frames may be needed to support the weight of the roof, or additional reinforcement installed abutting the existing frames. The typical loading of an existing glazed conservatory roof (not polycarbonate) is less than 10kN/m. A light-weight composite solid roof is only likely to add an additional 0.5kN/m.

Your builder or architect should confirm the loading of any new roof material for you.

The existing foundations should have trial holes excavated to ensure they are adequate to support the new loading. In most cases a 150mm thick concrete strip foundation or reinforced concrete slab which bears onto original ground will be adequate. Foundations passing over drains, close to tree roots or on filled ground may require further consideration.



## What we will check for

We assume that the building will remain thermally separated from the house; the house heating system has not been extended into the building; and suitable isolating valves and controls are installed within the conservatory. Your local authority building control team is likely to ensure that the roof and supporting structure fully complies with the Building Regulations. They are also likely to view the remainder of the extension as being no worse than before with regard to compliance with the Building Regulations.