

## Frequently asked questions

### How should I separate my conservatory from the rest of the house?

You should use French windows or patio doors. Even if the conservatory itself is exempt, the French windows or patio doors must comply with building regulations for both thermal insulation and safety glass.

You may require a separate building regulations application if the door width is enlarged, as this is a structural alteration.

### What type of glass should I use?

Safety glass must be used in doors, glazing within 300mm of doors and any other glazing within 800mm of the finished floor level.

Safety glass is generally toughened or laminated and carries the British Standard kite mark. The numbers 6206 will appear in one corner.

### What if my conservatory is larger than 30m<sup>2</sup>

You will need to submit a building regulations application. See our web pages at [www.bromsgrove.gov.uk/buildingcontrol](http://www.bromsgrove.gov.uk/buildingcontrol) for details and to download forms.

### Can I put heating appliances in my conservatory?

Yes - but radiators or heaters should have their own temperature controls.

### What happens if my conservatory is over a drain or sewer?

Before you dig your foundations, you should check with Severn Trent Water Ltd to see if you are building over or near a public sewer. If you are, you must protect the sewer pipes from any additional loads placed on them.

Severn Trent Water Ltd can be contacted on 01902 793871.

### Can I move my kitchen into the conservatory?

This may be possible but using a conservatory as a kitchen would require a building regulations application.

Proving compliance can be difficult and professional advice should be sought.

## Thinking about a Conservatory

Please contact:

north worcestershire building control  
The Council House  
Burcot Lane  
Bromsgrove  
Worcs B60 1AA

Telephone: **01527 881402**

Fax: **01527 881344**

e-mail: [b.control@bromsgrove.gov.uk](mailto:b.control@bromsgrove.gov.uk)

Website: [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

To find out more about building regulations, visit [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

To find out more about party walls, visit [www.partywalls.org.uk](http://www.partywalls.org.uk)

"Need help with English?" Contact Worcestershire HUB, Bromsgrove 01527 881288

"Potrzebujesz pomocy z angielskim?" Skontaktuj się z Worcestershire HUB, Bromsgrove, tel.: 01527 881288

"İngilizce için yardıma ihtiyacınız var mı?" 01527 881288 numarayı arayıp Worcestershire HUB, Bromsgrove ile irtibata geçin

"ইংরেজির জন্য সাহায্য চাই ?" 01527 881288 নম্বরে উস্টাশায়ার হাব [HUB] ব্রমসগ্রভ [Bromsgrove]-এ টেলিফোন করুন

"अगर किसी हिंदी में मदद चाहिए तो?" इवसेम्टरशायर हब [HUB] तू ब्रमसग्रो [Bromsgrove] हिंदी 01527 881288 'उ' टेलीफोन करे

"انگریزی میں مدد چاہتے ہیں؟" ورسیسٹر شائر ہب [HUB] برومزگرو [Bromsgrove] میں 01527 881288 پر رابطہ کریں

## Thinking about a Conservatory?





Conservatories are a popular way to add extra space and value to a home, but you may require building regulations approval.

Building regulations are government rules that make sure a new, refurbished or extended building is safe to use and energy efficient. Certain buildings - such as conservatories - can be exempt from building regulations, but only if they follow certain rules.

This leaflet explains the criteria your conservatory must meet to make it exempt from building regulations. It also answers some frequently asked questions.

## Thinking about a Conservatory?

### Points to consider

A conservatory is classed as an “exempt building” under building regulations if:

- Its internal floor area is less than 30m<sup>2</sup> (323 square feet) **and**
- Three quarters of the roof and half of the walls are glazed **and**
- Any glazing in, or within 300mm of the doors or glazing within 800mm of the floor is safety glass **and**
- The structure is single storey and at ground level **and**
- It is permanently separated from the house by a door or patio window.



Safety glass must be used in certain parts of your conservatory and can be identified by the number **6206** in one corner.

## Thinking about a Conservatory?

### Please note

Even if your conservatory meets all the conditions above to qualify as an exempt building, installing any services (eg. electricity, gas or water) inside it may change things. For example, if you plan to install a WC or shower room, you will need to submit a building regulations application.

Any electrical work in your conservatory should be carried out by an installer registered as a competent person with a government-approved self-certification scheme.



If your conservatory fails to meet any of the exemption criteria, you will need to submit a building regulations application, along with the relevant fee. Failure to do so may result in problems selling or re-mortgaging your home at a later date.

**Conservatories may also be covered by the Party Wall Act. This applies to any work that might affect an existing shared wall, structure or wall on a boundary between two properties. In this case, you need to serve a Party Wall Act notice on your neighbours.**