



Aberdeenshire
COUNCIL



moray
council

BUILDING STANDARDS

Change a Conservatory Roof from Glazed to Solid

Building (Scotland) Act 2003

Introduction

If you are considering changing an existing glazed conservatory roof into a solid roof, then this leaflet will help clarify the need for Building Warrant Approval and some of the Building Regulations that may apply due to the intended work.

Type of Work

- Replace glazed roof with solid roof.
- Replace glazed elements of walling with solid elements.
- Removal of door between the conservatory and dwelling.

Building Warrant Approval Required

Yes
Yes
Yes

The following points will be considered at Building Warrant application stage. This is not a comprehensive list but gives a flavour of the various standards that may be applicable. A full review against building regulations will be made at application stage:

Section 1 Structure

All additional loads should be adequately assessed from roof level down to the ground. A structural engineer's input may be necessary.

Section 2 Fire

Smoke detection, emergency exits and surface class of roof covering are some of the standards to be considered.

Section 3 Environment

Day lighting, ventilation, control of vapour/condensation and resistance to moisture. Day lighting and ventilation cannot be borrowed from the extension (no longer a conservatory). A covered room requires daylighting and ventilation to be direct to the outside air.

Section 4 Safety

Electrical work - location of socket outlets and light switches. Details of steps and landings

Section 6 Energy

The thermal performance of elements would be assessed including a thermal division between house and extension.

Definitions

Conservatory means a *building* attached to a *dwelling* with a door and any other *building* elements dividing it thermally from that *dwelling* and having translucent *glazing* (including frames) forming not less than either:

- a) 75% of its roof area and 50% of its *external wall* area; or
- b) 95% of its roof area and 35% of its *external wall* area.

This definition has changed over the time the definition for a standalone building has also been introduced.

Stand-alone building means a *building*, other than a *dwelling*, but includes an ancillary *building* or a part of a *building*, that is either:

- a) detached; or
- b) thermally divided from the remainder of the main *building* and incorporates shut-down control of any heating or cooling system which is linked to any main system, and includes a *conservatory*.

Further information

Contact Details:

Aberdeen City Council

E: pi@aberdeencity.gov.uk

T: 01224 523470

W: www.aberdeencity.gov.uk/buildingstandards

Aberdeenshire Council

E: buildingstandards@aberdeenshire.gov.uk

T:

Aboyne: 013398 85102

Banff: 01261 813247

Ellon: 01358 726437

Inverurie: 01467 534333

Peterhead: 01467 539263

Stonehaven: 01569 768300

W: www.aberdeenshire.gov.uk/planning/building-standards

Moray Council

E: buildingstandards@moray.gov.uk

T: 01343 543451

W: www.moray.gov.uk/buildingstandards