



# 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](mailto:pi@aberdeencity.gov.uk)

T: 01224 523470

W: [www.aberdeencity.gov.uk/buildingstandards](http://www.aberdeencity.gov.uk/buildingstandards)

Aberdeenshire Council

E: [buildingstandards@aberdeenshire.gov.uk](mailto:buildingstandards@aberdeenshire.gov.uk)

T:

Aboyne: 013398 85102

Banff: 01261 813247

Ellon: 01358 726437

Inverurie: 01467 628591

Peterhead: 01779 483274

Stonehaven: 01569 768300

W: [www.aberdeenshire.gov.uk/planning/building-standards](http://www.aberdeenshire.gov.uk/planning/building-standards)

Moray Council

E: [buildingstandards@moray.gov.uk](mailto:buildingstandards@moray.gov.uk)

T: 01343 543451

W: [www.moray.gov.uk/buildingstandards](http://www.moray.gov.uk/buildingstandards)