

- 8 The walls and roof of the roofspace conversion require not only to keep out the rain and effects of damp but also reduce heat losses.
- 9 If a bathroom or shower room is to be included additional ventilation measures will be required to prevent excessive condensation.

Please note that Planning Permission may also be required and you should contact them directly on (01730) 266551.

If you need to contact us

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East Hampshire District Council
Penns Place
Petersfield GU31 4EX

Tel: (01730) 234207
Fax: (01730) 234210

Other leaflets are available on the following

- Domestic garages
- Conservatories, porches and greenhouses
- Smoke detectors in dwellings
- Regularisation certificates
- Energy ratings
- Do I need approval?



Roofspace Conversions

Loft and attic rooms

Advisory leaflet 4

Revised Feb 02

Roofspace Conversions

Roofspace or attic conversions require a Building Regulation application where the intention is to provide:-

- an extra bedroom
- a bathroom
- a playroom
- a study/office
- a floored storage area

Where the intended use is to store lightweight items such as suitcases, general household items etc, then the provision of loose boarding is generally satisfactory. An application would not be required in such circumstances provided the access to the area is by ladder and not by a new staircase. For the purposes of the Regulations a ladder is a flight with a pitch greater than 55°.

Ceiling joists are generally not intended to act as a floor and are not designed to support heavy loads.

Therefore it is important to make a Building Regulations application where the proposed use is for anything other than light storage.

Why Inform Building Control

We administer and enforce the Building Regulations, on behalf of the Council, to ensure buildings are constructed and altered to acceptable standards. Where such works have been carried out without their knowledge and approval, future property sales could be jeopardised when solicitors acting on the purchaser's behalf carry out conveyancing procedures.

Roofspace conversions are generally considered to be a simple procedure. This is not the case. They should be designed and constructed by people aware of the health and safety aspects affecting building occupiers. The following points must be considered and catered for in roofspace conversions:-

- I Floors, certain walls and doors are required to be structurally able to resist the effects of a fire for a specific period of time, usually 30 minutes in a domestic situation. Such provisions, among others, are essential to ensure safe escape in the event of fire or other emergency.

2. The new floor and room layout requires a safe and easy exit route in the event of fire. Careful consideration of this item is of critical importance.
- 3 The provision of an automatic smoke or heat detection system to give early warning of a fire is required.
- 4 The provision of suitable escape windows is an important aspect of life safety in roofspace conversions.
- 5 The structural adequacy of the new floor has to be designed and checked to ensure it can safely support the new loads placed upon it, without suffering collapse or excessive deflection.
- 6 Ventilation is essential to most room areas to prevent unpleasant living conditions.
- 7 Condensation, if not properly catered for especially in areas where it cannot be seen, can cause problems. Certain roofspace layouts and roof construction types require careful consideration of ventilation and vapour check barrier provisions.