



Colchester Borough Council

Extensions and Alterations Guidance Booklet for the new Building Regulations coming into effect in June 2022



2021 edition – for use in England



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The new Building Regulations will come into force for applications made on or after 15 June 2022. The new requirements will not apply to applications made prior to June 15 providing substantial building work has begun before 15 June 2023 on all aspects of the application. This gives 1 year's grace to allow commencement. (Note: jobs need substantial start i.e., foundations excavated and poured.)

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Any requests for site inspections should be made by calling 01206 282436 before 4pm for an inspection the following working day.

Approved Document L & F - some of the main changes as of June 2022

Approved Document L – Extensions & Alterations noteworthy changes

- New thermal elements, replacement thermal elements and glazing need to meet new U-Values. (Table 4.2, paragraph 4.7 in Part L)
- >25% max glazing for the floor area of extensions including covering existing controlled openings still applies however is slightly stricter. Once over 25%, SAP calculations required or Area weighted U-value, possibly specifying a higher U-Value than Part L depicts. Highly glazed extensions will require design calculations prior to starting works. This also includes new glazing in existing buildings, extending openings for Bi folds etc. if exceeding 25% glazing of the total floor area of the dwelling. (Paragraph 10.10 in Part L)
- Boiler efficiency should be assessed when extending the heating system and upgrading the system may be required to a **92% efficient boiler**. Electric radiators or electric underfloor heating will likely become an alternative for those not wanting to upgrade but the running cost is likely more. (Table 6.2 in Part L)
- Renovating thermal elements still applies but with more clarification. Most U-values stay the same however replacing a flat roof membrane will require insulation upgrades. (Paragraph 11.2 in Part L)

Approved Document F – Extensions & Alterations noteworthy changes

- Night latches cannot be used in place of trickle vents. (Part F, paragraph 1.52)
- Open plan kitchen diners need minimum of 3 trickle vents in a room (8000mm² each). (Part F, Paragraph 1.52)
- Minimum requirement for trickle vents now 8000mm² for habitable rooms or 10,000mm² for single storey dwellings. (Part F Table 1.7)
- Exposed Façades in busy areas (main road etc) will require noise attenuating trickle vents. (Paragraph 1.54 Part F)
- Existing home ventilation guides required to be given to the homeowner by the builder. (Explaining how to use and ventilate efficiently etc) (Paragraph 4.20 Part F)
- All replacement windows must have trickle vents regardless of if the previous windows did not. (Paragraph 3.15)
- Energy efficiency measures in existing homes means the ventilation of dwelling will be assessed. Doing multiple minor works (Insulating lofts, replacing loft hatches etc.) or major work (bricking up chimneys, installing internal wall insulation etc.) will now require ventilation retrospectively and in some cases, you will require a ventilation report to specify new ventilation requirements. In most cases retrofitting trickle vents will be an adequate method. (Table 3.1, para 3.6-3.13)

U-Value Table highlighting changes as of June 2022

Note: New thermal elements may need higher values if more than 25% of the floor area of the extension is glazing.

Table 1: Part L 2022 Limiting U-Values for Extensions & Alterations to dwellings

Thermal Element	Old U-Value	New U-Value
New Floors	0.22 W/m ² K	0.18 W/m²K
Retained Floors	0.25 W/m ² K	0.25 W/m²K
New Cavity Walls	0.28 W/m ² K	0.18 W/m²K
Retained Cavity Walls	0.55 W/m ² K	0.55 W/m²K
Retained Solid Walls 9" (225mm)	0.3 W/m ² K	0.3 W/m²K
Retained Single Skin Walls 4" (102mm)	0.3 W/m ² K	0.3 W/m²K
Timber Frame Walls	0.28 W/m ² K	0.18 W/m²K
Pitched Roof (Flat Ceiling)	0.16 W/m ² K	0.15 W/m²K
Pitched Roof (Vaulted Ceiling)	0.18 W/m ² K	0.15 W/m²K
Flat Roof (Cold Deck)	0.18 W/m ² K	0.15 W/m²K
Flat Roof (Warm Deck)	0.18 W/m ² K	0.15 W/m²K
Retained Roof Upgrades		
Flat Roof	0.18 W/m ² K	0.16 W/m²K
Flat Ceiling	0.16 W/m ² K	0.16 W/m²K
Vaulted	0.18 W/m ² K	0.16 W/m²K
Windows	1.6 W/m ² K	1.4 W/m²K
External Doors >60% Glazing	1.8 W/m ² K Band E	1.4 W/m²K Band C
Other External Doors	1.8 W/m ² K Band E	1.4 W/m²K Band B
Roof Light	1.6 W/m ² K	2.2 W/m²K (New method of calculating so appears worse)

Ground floor U-Value guidance - Extensions and alterations

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.

This is based upon traditional oversites and beam and block floors with a P/A ratio of 1, insulation thickness may be reduced if the P/A ratio is lower, but calculations may be required.

The values below will suffice in most circumstances, with insulation either above or below the concrete slab and in floating floor scenarios.

Table 2: Maximum U-value now required 0.18W/m²K

Product	Thickness
Celotex GA4000	100mm
Recticel Eurothane Gp	100mm
Jabfloor insulation	100mm + 60mm
Ecotherm Eco-Versal	100mm
Kingspan K103	100mm

Note: To offset additional glazing, PIR insulation thickness in the floor is more likely to be specified / required to be **150mm on most jobs**. This is because its more cost effective to increase floor insulation rather than increasing the wall thickness. Timber floors may be better insulated as a floating floor however for insulating between joists see examples below.

Table 3: Examples of suspended timber floor – Maximum U-value now required 0.18W/m²K

Option 1	Option 2
Celotex XR4000 150mm between 150mm Timber Joists at 400cc	Rockwool Flexi 200mm between timber joists. 200mm Joists required

Cavity Wall Guidance – Extensions and alterations

Below are tables of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.

This is based on a 'standard' cavity construction wall detail with a brick outer leaf and a block inner leaf. In most instances the cavity will now be greater than 100mm unless a suitable PIR cavity insulation board is used.

Please see key for ease - this includes some but not all products that can be used. specialist advice from architects, energy assessors and manufacturers may be required.

Table 4: Examples of cavity wall construction – Maximum U-Value now required 0.18W/m²K

Cavity width	Detail
100mm	Brickwork, 100mm cavity full fill PIR insulation with a thermal conductivity of 0.021 W/mK , 100 blockwork inner leaf with a thermal conductivity of 0.15 W/mK 12.5mm plasterboard finish.
100mm	Brickwork, 100mm cavity full fill mineral wool insulation with a thermal conductivity 0.032 W/mK , 100 mm blockwork with a thermal conductivity of 0.15 W/mK and a 52.2 insulated PIR plasterboard finish (40mm PIR + 12.5mm plasterboard).
150mm	Brickwork, 150mm cavity full fill mineral wool insulation with a thermal conductivity 0.032 W/mK , 100 mm blockwork with a thermal conductivity of 0.15 W/mK 12.5mm plasterboard finish.
150mm	Brickwork, 150mm cavity full fill mineral wool insulation with a thermal conductivity 0.032 W/mK , 150 mm blockwork with a thermal conductivity of 0.15 W/mK 12.5mm plasterboard finish.
150 mm	Brickwork, 150mm cavity partial filled with 100mm PIR insulation with thermal conductivity 0.022 W/mK , 150 mm blockwork with a thermal conductivity of 0.15 W/mK 12.5mm plasterboard finish.
175mm	Brickwork, 175 mm cavity full fill mineral wool insulation with a thermal conductivity 0.037 W/mK (Knauf/ Dritherm 37) 100 mm blockwork with a thermal conductivity of 0.15 W/mK plasterboard finish.
180mm	Brickwork, 180mm cavity full fill insulation with Rockwool full fill cavity batts 0.037 W/mK , 100mm of blockwork with a thermal conductivity up to 1.130 W/mK (Even dense concrete blocks achieve this).

Table 5: Key for common construction products used

0.15W/mK blocks or better	Cavity insulation 0.02 W/mK	Cavity insulation 0.032 W/mK	Cavity insulation 0.037 W/mK
Celcon Solar. Celcon Standard. Durox Supablock Durox SupaBlock 400 Thermalite shield Thermalite Turbo Topblok supa bloc Toplite standard	Recticel Euro wall Celotex CW4000 All will be PIR partial / full fill cavity wall systems and workmanship will need to be impeccable.	Dritherm 32 Cavity Batts Please note most other cavity wall insulations do not achieve the same value as Dritherm 32, even other Dritherm products like 34 etc.	Rockwool Cavity batts Other Dritherm products

Note: Denser blocks are sometimes required for structural stability, this often will have a serious effect on the U-Value and will subsequently require insulation upgrades.

Timber framed wall U-Value guidance – extensions and alterations

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.

This is based on a worst-case scenario with any façade detailing, including a brick outer leaf, blockwork rendered, hanging tiles, timber or cement cladding or a rendered cement board. With a brick or rendered block façade, a better U-Value can typically be achieved meaning less insulation (potentially), but this will need site specific calculations.

Table 6: Examples of timber framed wall construction – Maximum U-value now required 0.18W/m²K

Product	100mm X 47mm, 600crs studs (4x2" timbers)	150mm x 47mm, 600crs (6x2" timbers)	200 x 47mm, 600crs (8x2" timbers)
Kingspan Kooltherm K12	70mm between studs + 40mm lining, 12.5mm plasterboard	100mm between studs + 25mm lining, 12.5mm plasterboard	Follow 150mm x 47mm guidance
Celotex GA4000 + TB4000	100mm GA4000 between + 50 mm GA4000 lining, 12.5mm plasterboard	100mm GA4000 between + 40 mm TB4000 lining, 12.5mm Plasterboard	100mm GA4000 between + 30 mm TB4000 lining, 12.5mm plasterboard
Recticel Eurothane GP	100mm between + 50 mm insulation over + 12.5mm plasterboard	100mm between + 40 mm insulation over + 12.5mm plasterboard 150mm between + 25mm lining, 12.5mm plasterboard	100mm Between + 30mm lining, 12.5mm plasterboard
Ecotherm Eco-Versal	80mm between + 40mm lining, 12.5mm plasterboard	100mm between + 30mm lining, 12.5mm plasterboard	See 150mm X 47mm guidance
Actis hybris + Actis Hcontrol (Acts as a vapour control barrier also when taped.)	N/A	105mm of Hybris Actis between studs + 45mm HControl Hybrid quilt lining, counter battened, 12.5mm plasterboard	See 150mm x 47mm Guidance
Knauf/Rockwool between studs and PIR over	Currently little guidance given. Expected Rockwool flexi 230mm between timber frame. Frame therm exceeding 150mm between studs. Designs will be required.		

Flat roof U-Value guidance – Extensions and alterations

Warm deck roof

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022. This is based on a traditional warm deck build up with all insulation above the flat roof joists which negates the ventilation requirements.

Table 7: Examples of warm deck flat roofs – Maximum U-value now required 0.15W/m²K

Product	Thickness
PIR Insulation with a thermal conductivity of 0.022 W/mK	150mm

Cold deck roof

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022. This is based on a traditional cold deck build-up of insulation between and below the flat roof joists. This solution will require adequate cross flow ventilation.

The table below assumes, as an example, 150mmx47mm joists with a 50mm ventilation void, and for the purpose of thermal values will suffice in most circumstances.

Table 8: Examples of cold ventilated flat roofs – Maximum U-value now required 0.15W/m²K

Product	Joists at 600crs	Joists at 450crs	Joists at 400crs
Kingspan Kooltherm K7	100mm between joists +50mm underlining	100mm between joists +50mm underlining	100mm between joists +50mm underlining
Celotex GA4000	100mm between joists +60mm underlining	100mm Between joists +70mm underlining	100mm Between joists +70mm underlining
Recticel Eurothane GP	100mm between joists +70mm underlining	100mm between joists +70mm underlining	100mm Between joists +75mm underlining
Ecotherm Eco-Versal	100mm between joists +60mm underlining	100mm between joist +70mm underlining	100mm between joist +70mm underlining

Pitched roof U-Value guidance – Extensions and alterations

Vaulted Ceilings

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.

The table below assumes, as an example, 150mmx47mm rafters with a 50mm ventilation void, thermal values will suffice in most circumstances.

This is based on a pitched roof with a vaulted ceiling (no ceiling joists installed).

Table 9: Examples of insulation to vaulted ceilings – Maximum U-value now required 0.15W/m²K

Product	Rafters at 600mm crs	Rafters at 450mm cc	Rafters at 400mm cc
Kingspan Kooltherm K7	100 mm between rafters + 45mm underlining	Follow 400 crs guidance	100 mm between rafters + 50mm underlining
Celotex GA4000	100 mm between rafters + 50mm underlining	100 mm between rafters + 60mm underlining	100 mm between rafters + 60mm underlining
Recticel Eurothane GP	100 mm between rafters + 60mm underlining	100 mm between rafters + 60mm underlining	100 mm between rafters + 60mm underlining
Ecotherm Eco-Versal	100 mm between rafters + 50mm underlining	100 mm between rafters + 60mm underlining	100 mm between rafters + 60mm underlining

Table 10: Examples of other insulation methods for vaulted ceilings – maximum U-value now required 0.15W/m²K

Other Options <u>indicative only.</u>	
Celotex GA4000	Expect 75mm Between rafters and 75mm over rafter's at 400cc. Full design should be sought with condensation risk analysis not all PIR manufactures will allow this.
Celotex XR4000	Expect 140mm over rafters
TLX Silver with a PIR insulation	Around 130mm of PIR with a TLX silver underneath. Air gaps, timber size and design to be discussed
TLX Gold	145mm PIR between, TLX gold above rafter, design to be discussed.

Flat ceilings

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.

This is based on the assumption all insulation is laid between and over the ceiling joists.

This is based on a pitched roof construction with a flat ceiling, 147x47mm ceiling joists installed at 600cc.

Table 11: Examples of insulation to flat ceilings – Maximum U-value now required 0.15W/m²K

Product	Thickness / installation
Knauf - glass mineral wool	150mm insulation between ceiling joists, 150mm laid perpendicular over the top, 300mm total
Rockwool – Thermal insulation loft roll	150mm insulation between ceiling joists, 150mm laid perpendicular over the top, 300mm total
Celotex GA4000 (Other PIR insulations options may differ slightly).	100mm insulation between joists and 60mm under+ 12.5mm plasterboard.
Actis Multifoils.	HYBRIS 140mm thickness between joists + HCONTROL HYBRID 45mm underneath with relevant air gaps.

Frequently asked questions

Part F

1. Is there a caveat on trickle / background ventilation provision in listed buildings?

Work to listed buildings, buildings in conservation areas and other historic buildings with vapour permeable construction should comply with the standards where reasonably practicable. Work should not unacceptably affect the significance of the listed building, conservation area or historic building or increase the risk of long-term deterioration of the building fabric or fittings.

The Local Authority's conservation officer should be consulted when undertaking work and measures agreed prior to work commencing. See paragraphs 0.5 to 0.8 of the new Approved Document.

Part L

2. What are your thoughts on the size of cavities?

It is still possible to construct in masonry and keeping a 100mm cavity although, in most instances, you will either need to provide additional insulation internally to reduce the U value or will need to increase insulation in the other elements to compensate. 150mm cavities are now quite common on new builds.

3. How will excessively glazed extensions be affected?

The ability to justify excessively glazed extensions by using either an area-weighted U value calculation or carbon emission calculations remains in the guidance (paragraphs 10.9 and 10.10 of Approved Document L vol 1).

4. What is the future for boilers?

The government have signalled their intention to have no new homes built after 2025 heated via gas boilers. Whether this will be the case will be dependent on future changes to the building regulations and will be subject to consultation, possibly in 2023. We do not know if this will be the case for the replacement of existing gas boilers.

Part O

5. Does it apply to new builds only or also extensions?

Part O applies to new residential buildings only.

Transitional Provisions

6. If an application has been submitted and the application fee paid, when do we need to start by?

On Full Plans and Building Notice applications received before 15th June 2022 work needs to have commenced before 15th June 2023 regardless of the status of the application (approved, conditionally approval or rejected).

Disclaimer

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Colchester Borough Council has no affiliation with any of the products or manufacturers mentioned in this publication and remains completely impartial. You are free to choose different insulation types/brands as you see fit, provided that they are suitable for the intended use and meet the regulations.

We recommend designers seek further guidance from the relevant product manufacturers and use calculations and published construction details from manufacturers wherever possible.

