



## In this Head to Head, Ultraframe technical support engineers Simon Tennant and Miles Fallon discuss the importance of ventilation.

Older properties never really suffered from a lack of ventilation, ill fitting doors & windows as well as lack of insulation usually caused plenty of air movement.

With the advent of double glazing such unwanted draughts have been virtually eradicated and it is now possible to create a near totally sealed environment. The requirement of the Building Regulations however, states that 'there shall be adequate means of ventilation provided for people in the building'. In general house building various methods are employed to improve ventilation, such as ridge ventilators, eaves ventilation to provide a cross-flow in the roof space, as well as airbricks for under floor and room ventilation.

The addition of a conservatory to a house often encapsulates existing patio doors or windows, which may have provided valuable rapid and background ventilation to the property; it is paramount that this is re-produced within the conservatory. The BBA recommends a minimum of 15% (in North elevations) of the conservatories floor area in opening vents. If the conservatory is subject to Building Regulations, specific figures for the amount of required ventilation (both rapid & background) will have to be met (see approved document F).

Creating rapid ventilation within a conservatory is relatively straight forward, for instance the addition of top opening windows, external opening doors and roof vents is nowadays considered normal. However background or trickle ventilation is often overlooked.



Conservatories by their very nature tend to heat up and cool down rather quicker than a normal house. When the homeowner is out windows and doors are obviously kept closed, in the summer months this can quickly lead to a hot, uncomfortable atmosphere filled with stale air. Similarly in the winter months doors and windows are often kept closed to conserve heat, due to the fabric of a conservatory, condensation can become a problem in these conditions. Effective secondary or trickle ventilation can greatly benefit the above situations.

Ultraframe have always seen the importance of ventilation within a conservatory. Not only do the structural ridges and wallplates provide controllable trickle ventilation, but also a range of other components are available to vary the level of ventilation for optimum comfort.



With good planning and preparation the right amount of ventilation can easily be installed, allowing the homeowner the control to ensure a comfortable environment in which to relax and enjoy their conservatory.