



Technical Guidance

Egress windows and conservatories

Question

In England and Wales can conservatories be located beneath first floor emergency egress windows in two storey properties?

Considerations

- In accordance with the Approved Document B (England and Wales) emergency egress windows are required to all first floor habitable rooms. A conservatory built with the dwelling may impede access to and from the egress window.
- Advice given by Communities and Local Government (formerly OPDM) is that the position of a conservatory under a first floor egress window is acceptable.

Answer

The provision of a conservatory beneath a first floor emergency egress window in two storey properties is acceptable (in three storey properties emergency egress windows are not required at first floor level because a protected escape route is provided within the dwelling).