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Transforming light and space

# STEP BY STEP GUIDE

## TO BUILDING YOUR CONSERVATORY




OCT 2013 | V.3

# Hello & Welcome...

**This step-by-step guide gives you an insight into the work that will take place at your home during the installation of your dream conservatory.**

As you can see a conservatory is a substantially built structure that has detailed foundations like any other building project. If you have questions about any stage of your conservatory project, please talk to your preferred installation company.

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## Contents

# The Proposed Site



Space may be required for a skip during the groundwork stage.


The ground is cleared as part of the preparation process.

# Planning & Preparation



Construction work begins with the digging of the strip footings.

# The Foundations


Footings are dug to a minimum depth of 450mm - this will vary depending on the ground conditions.


Concrete is poured into the 'trench' to form the foundations.


The concrete is floated to form a level surface area to build upon.


Any drainage pipes will be identified, protected and 'bridged' by concrete lintels.

# The Cavity Wall


The outer leaf of the cavity wall is built to just below outside ground level.


The inner leaf of the cavity wall is built to inner floor level.


Any existing air bricks can be transferred through the base work.

# The Insulated Floor Slab


Hardcore is laid and compacted to a minimum 100mm deep. A blinding screen of sand is laid over the hardcore.


Floor insulation and a damp proof membrane are laid over the sand.


Concrete 100mm thick is laid to bring the slab up to the finished floor level.


The concrete is floated to a smooth surface level.

# Base Completion/Flashing


Cavity trays may be installed depending on the porosity of the house masonry. Otherwise a standard flashing is used.


The remaining dwarf walls are built to match the existing brickwork or as requested by the homeowner.


The dwarf walls are built to the height agreed and should include insulation in the cavity wall.

# Installing the Side Frames

**20** **The PVCu external cill is fitted to the dwarf wall and the erection of the side frames begins.**

**21**

The side frames are ‘stitched’ together.

**22**

On completion of the frames the structural aluminium eaves beam is fitted to the head of the frames.

# Door & Roof Installation


The doorframe is fitted to the side frames and dwarf walls.



The drainage system will be fitted, including the guttering attached to the eaves beam and any down pipes.

# Completing the Roof/Side Glazing


All the glazing bars are fixed from the eaves beam to the ridge.


The chosen glazing panels or sealed units are installed.


If specified in the plans, a vent will be installed into the conservatory roof.


The glazing is installed into the side frames.

# The Last Few Jobs


The door is glazed.


All the finishing touches are added to the conservatory, including the sealing of the side frames against the house wall.


The PVC internal cladding are clipped onto the eaves beam and ridge to complete the internal trims.

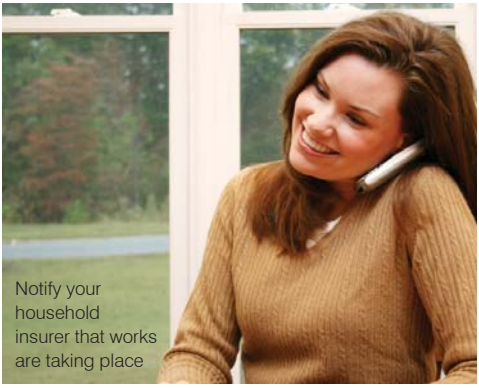
# How *YOU* can ensure the project runs smoothly...

**An open dialogue with the installation company will almost certainly guarantee you a perfect conservatory.**

If, when discussing your conservatory design/specification/construction, you don't understand anything, always ask. Misunderstandings and wrong assumptions made during the early stages of your project will almost certainly lead to costly remedials/rectification and/or disputes over the final bill.

Please think about the following issues, the building work probably means that some of these will need to be considered:

- Notify your household insurer that works is taking place. Remember to inform them that the re-building costs of your home and new conservatory will be greater too.
- Think about what services the installation company will need:
  - electrical supply for tools, mixers and kettle
  - space to store materials/tools
  - ready access for the delivery of brick/blocks and ready mix concrete
  - a suitable place for a skip
  - are there any issues with access? (i.e. narrow passageways for barrows)



Notify your household insurer that works are taking place

If the conservatory is to extend over existing parts of your garden or indeed ornamental pond, you would want to arrange to move them prior to work starting.

In the light of all the above, you will certainly want to have a dialogue with your neighbours, to let them know what is happening and to make sure they are not upset by construction work and/or vehicle movements/parking.

**Finally, by playing your part you will ensure that you have the best chance of achieving your dream conservatory!**

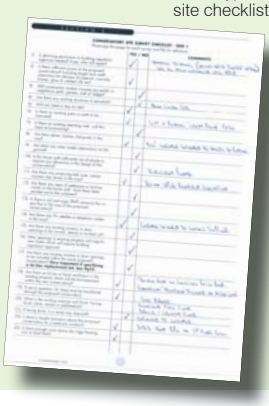
# What your preferred installation company will do *BEFORE* building work commences

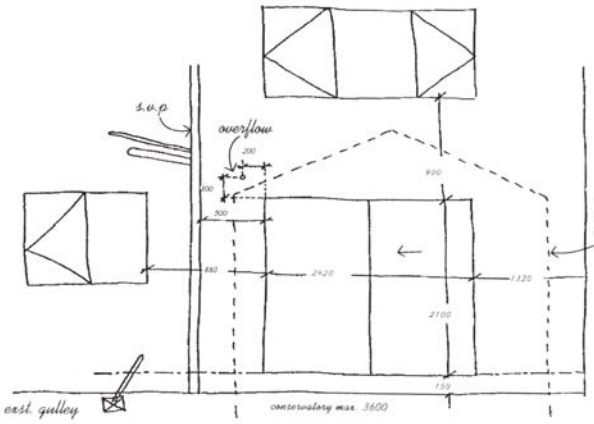
Each and every installation company works in a slightly different way, but this guide is intended to give general guidance on how most conservatory installations should be approached.

Once you have agreed the price/style of your conservatory with the sales person, a surveyor then normally visits. The surveyor will have a site checklist with questions such as:

- Is there sufficient access to the property?
- Is there room below windows for the cresting?
- Are there any signs of settlement in the host wall?
- Does any drainage need moving (building regulations application needed)?
- Are there any air bricks that need transferring through the conservatory base?

Part of a typical site checklist






AFTER >

BEFORE >

Even sloping gardens can have conservatories.

The surveyor then produces a sketch with all the features of the host wall - often digital camera photo's are taken as a record too.

The surveyor will also pay special attention to the ground, so that the correct design of foundation are used. The depth of dig and foundation type varies from site to site but generally a 'strip' footing is used that is between 450 - 600mm deep.

The surveyor may dig pilot holes to check the type of soil. Variations to the standard foundation are usually chargable and can often only be costed once construction is underway.

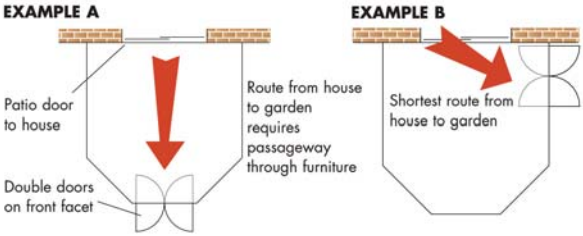
The surveyor may want to discuss issues raised during the survey with you. If neccessary they can mark out the conservatory with stones, sand or pegs to indicate its size - at this stage it is important to clarify if the surveyor is discussing internal or external sizes.

If your garden slopes, the height of the dwarf wall may need to be higher/shorter than standard. The general rule is "if the garden slopes downhill, make the dwarf wall shorter and if it slopes uphill make it higher."

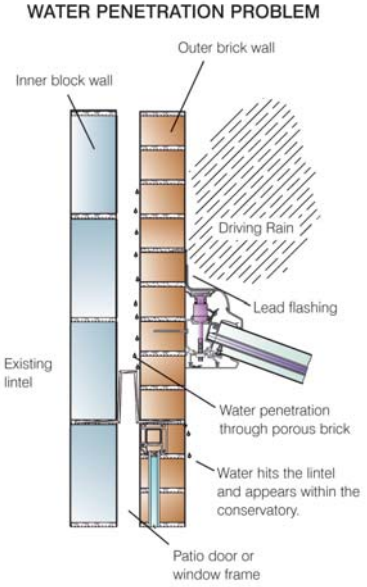
It is vital at this stage that all areas of debate are sorted out, as later on they will be costly to resolve and they may lead to disputes

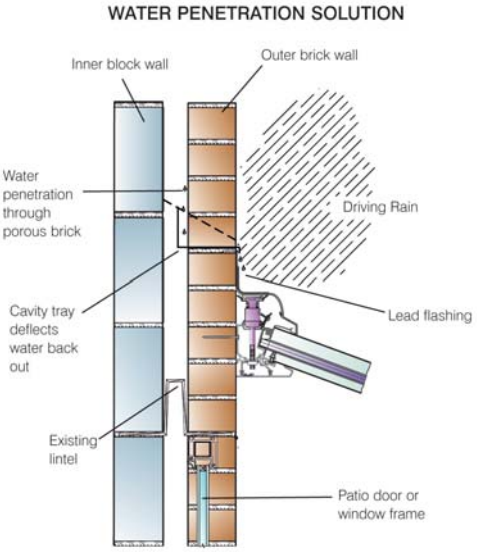
## Other Things To Consider:

- **Door Positions**
  You may be tempted to have your doors at the front of the conservatory. This has two disadvantages. Firstly, it requires a 'passageway' through your furniture, making the space less useable. And secondly, the bricklayer has additional issues with the dwarf wall.

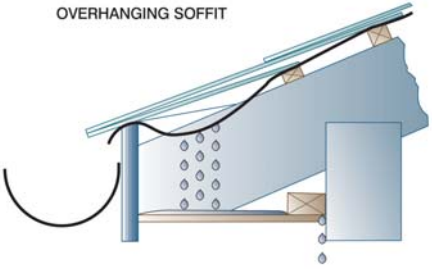



- **Cavity Trays**
  Your preferred installer will discuss with you whether/if cavity trays are needed. Sometimes they are needed as wind driven rain can penetrate through porous masonry. The cavity tray prevents these moisture droplets entering your new conservatory.




- **Overhanging Soffits on Bungalows**
  If installing against a bungalow fascia the existing soffit may become part of the conservatory. If the bungalow roofing felt laid above the soffit board in the area of the proposed conservatory deteriorates this may result in the felt sagging and water ingress may occur. If perished, this should be pointed out and you should be given the option of replacing the felt.



Glazed Extensions

Conservatories

Home Extensions

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