

INSTABUILD CONSERVATORY BASE

ORDERING GUIDELINES

The Instabuild steel base and modular wall system has been designed with simplicity of installation being one of its main attributes. However, prior to ordering there are certain things you should know. This document will tell you everything you will have to do to ensure that the base and wall we supply is exactly what you are expecting.

Getting it right at the ordering stage is very important and will prevent any errors in your order, so please read this document carefully prior to ordering.

WEB SITE

If you are reading this from hard copy and have access to the internet please visit our web site at www.tradeconservatories2u.co.uk where you will find images of the available brick finishes that are available together with a downloadable video covering installation requirements.

When we process your order we will send you a simple order form to complete with the following information:

- Height ground to DPC
- Depth of skirt
- External finish
- Internal finish
- Mortar colour

We will also ask you to confirm the position and dimensions of any manholes, stack pipes or other obstacles that you want us to allow for in manufacture. If the skirt depth varies at different facets of the base you will also need to provide a dimension sketch.

Height ground to DPC – DPC stands for Damp Proof Course. This is the waterproof membrane that is fitted into your existing brickwork, generally directly under your door sills. This is the line that your floor will be at and we will need the height from ground to floor level and this may vary at different parts of the base, depending on how level your site is.

If the site is sloping, the best way to find the exact height is to run a level string line from the DPC position at the outer edge of the proposed base to a wooden stake positioned at the front corner of the proposed base and measure down from string line to ground level at 1200mm intervals along the line. If you do this on both sides of the conservatory site we will be able to calculate the manufacturing dimensions and provide the skirt at the correct heights.

If the site is level we only require the Height ground to DPC dimension.

Depth of Skirt – The skirt is the brickwork or Pyroc board* that runs from DPC to ground level. In some cases such as when building on concrete this will be the same measurement as the DPC to floor level. However, when building on soft ground it is desirable to make the skirt deeper than the base in order to bury it below the ground. This will stop wild life getting underneath the base and will make a much more professional looking job. We would recommend an extra 100mm. If you have a sloping site please advise us of the skirt depths on the order form.

*Cementation particle board that is used as an alternative to brick on skirts where a painted finish is required.

External Finishes – The Instabuild system is available in a number of real brick finishes and can also be specified with an external metal outer covering(XPM)that is ready for render or pebble dash. Please indicate your choice on the order form.

Using Real Bricks – If you have a situation that demands the use of real bricks or stone for the external dwarf walls we can supply the base with a patented steel tray to accept real brick.

Air Bricks – The dwarf wall system is supplied with factory fitted air bricks in the skirt to accommodate air flow into the house through the existing air bricks and to prevent any condensation occurring below the conservatory floor. It is normal for the house air bricks to be fitted two courses below DPC level. However, in some cases they can be found in the course directly below DPC. If this is the case please ensure you advise us as we will need to fit vents in the steel frame section that is bolted to the house to ensure a free flow of air is maintained.

All we need to know is the measurement from the outer point of one side of the conservatory base to the centre of each air brick.

Pad Plan – Prior to delivery of your base we will provide you with a CAD drawing showing the exact positioning for the pad stones, enabling you to position and fill the pad stones before delivery.

Installation – Each conservatory base is supplied with full step-by-step installation instructions, a copy of which can be downloaded from our web site. Everything needed to complete the installation is provided in the kit, with the exception of plasterboard, if required, which you can purchase locally.

We hope that you find these guidelines of help but if you need any further assistance, please do not hesitate to contact us.