CROWN CONSERVATORY BASE SPECIFICATION.

The construction of a typical conservatory base is very similar to that of an extension to your home.
It is a general belief that; because a conservatory is lighter than an extension the foundation does not have to be very deep. this is not necessarily the case.
Firstly it is not possible to know precisely how deep the foundation will be until the ground is excavated and inspected for any 'made up areas' - this is where earth has been placed on existing ground.
Therefore it will be necessary to excavate a trench through this layer into load bearing ground. By doing this you will ensure that the conservatory has a good foundation base, as we expect that you do not want to wake up one morning to find your conservatory at the bottom of your garden.
Normally foundation trenches are between 600mm to 1000mm DEEP SUBJECT TO GROUND CONDITIONS.AND MINIMUM 450mm WIDE. Please Note External and Internal Brickwork walls are Built off the Foundations.(internal walls are not built off the internal floor slab).
The other factors which determine the foundation depth will be tree roots, drains and services.

Base Works

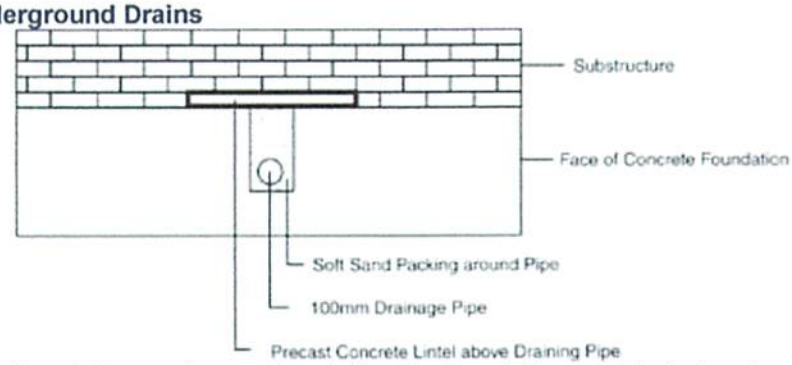
Reduction of Ground Levels

The areas where your conservatory is to be built should have any hard materials removed, i.e. patio, concrete slab, etc. and any vegetation soil removed to an approximate depth of 150mm.

Excavation of Foundation Trench

Normally the foundation trenches are excavated to the following dimensions. (Ready to receive a mass concrete foundation) width 450mm wide by 600/1000mm Deep dependent upon ground conditions.

Existing Underground Drains



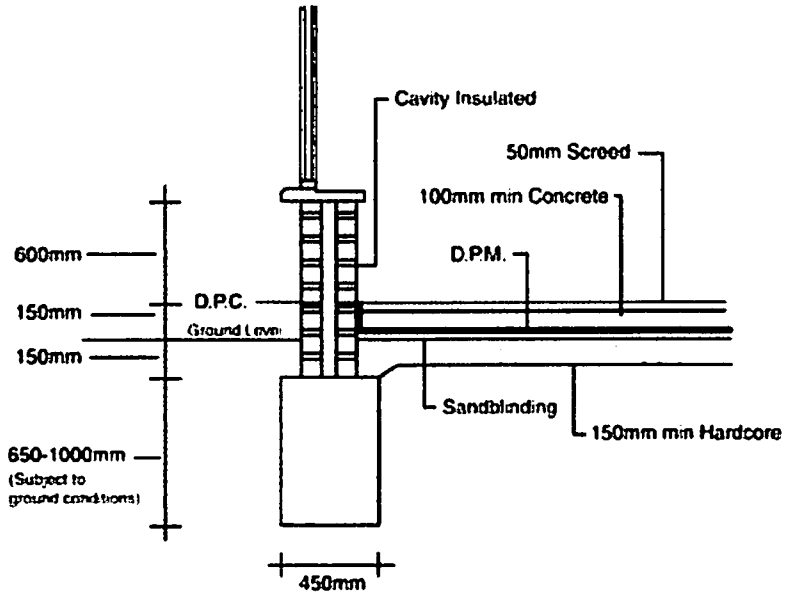
Where an existing drain punctures a foundation the foundation must be below the drain invert (bottom of drain) and a precast lintel placed above the drain so ensuring that no weight is put onto the drain.

Casting of Foundations

The foundation trench can now be concreted. A mass fill is normally used as this tends to be quicker and therefore cheaper. The concrete is normally finished 150mm below ground level.

Substructure

The foundation level should be built up to the D.P.C. level in matching brickwork to the external face and common bricks or concrete blocks to the inside skin.



Typical Over site and Foundation Constructio n

100mm Concrete slab reinforced with a 142 steel mesh on 50mm sand blinding, on 250 micron damp proof membrane

on 150mm (min) well consolidated clean hardcore.

Dwarf & Full Height Walls

From the D.P.C. level the brickwork can then be raised to the required height in cavity brickwork. Normally the cavity would be insulated with either expanded polystyrene or fiberglass to ensure a high degree of insulation to the conservatory. The 2 walls are tied together with butterfly wall ties. All walls are tied in to the main house walls with galvanized steel wall ties between the joints of the new conservatory brickwork/block work. Please note all external angled brickwork on Victorian type conservatories are formed with special cut and bonded bricks as standard.

Crown Windows.
Unit 19 Hudson Road
Saxby Road Industrial Estate
Melton Mowbray
Leicestershire
LE13 1BS.

Conservatories and Part P (Electrical Competent Person Scheme)

The Electrical Competent Person Scheme (Part P) becomes effective from 1st January 2005. After this date all notifiable electrical work has to be notified directly to the appropriate Local Authority or the work needs to be completed by a company registered with a Part P Competent Person Scheme operator – such as ELECSA which is wholly owned by the GGF.

A conservatory is currently considered by the ODPM to be "an attached out building" and therefore the following applies:

a) If power is taken into the Conservatory using a spur off an existing ring main or the ring main is extended then it is not notifiable work but must however conform to regulations.

b) If a new circuit which goes back to the consumer unit is used to supply power then this is notifiable and the work obviously needs to conform to regulations.

In the case where the work needs to be notified there are three ways in which an installer can operate.

1. Sub Contract Electrical Work

   The electrical work is sub contracted to an electrical contractor who is responsible for notifying directly or indirectly the appropriate Local Authority and seeing that the consumer gets a certificate which shows who completed the work and that it complies with Building Regulations. This contractor would normally be a Registered Competent Person and notify via the Competent Person body but could choose to notify the LA directly and pay the fee. The conservatory installer would normally pay the electrical contractor. The conservatory contractor will need to retain records of which company completed the electrical work and it is recommended that a copy of the certificate given to the consumer by the contractor is retained for further reference.

2. The conservatory installer could be the registered Competent Person (usually under the Defined Scope Scheme) in which case he could operate in one of two ways, but is responsible for notification and seeing that the consumer gets a certificate.

a) The installer can employ an electrician who is responsible for supervising the electrical work undertaken by the company. He can do other work within the business and does not have to complete the electrical work himself but needs to satisfy himself that the work conforms to the regulations.

b) As per (a) but in this case the supervising electrician is not employed but is a contracted individual (not a company) who acts as supervisor when required by the conservatory installer.

c) In both of the above cases (a & b) the name of the person acting as supervisor needs to be retained by the Competent Person Scheme operator and will be verified at the time of annual assessment. The Competent Person is also required to retain copies of the certificate given to the consumer.

In the case of large companies they may use a mixture of 1 or 2a or 2b depending on the region for the country in which they are operating. It would not be acceptable for say Anglian to have one supervisor for the UK; each region would require such a person.

I hope this helps. Conservatory installers applying for registration with ELECSA can still be registered in time to operate on the 1st January 2005. They would be registered under the Defined Scope Scheme which will limit the knowledge required and scope of work which can be undertaken to providing lighting and power to conservatories.

Under the Defined Scope Scheme the supervising electrician would not be required to be a fully qualified electrician but would need to pass an assessment undertaken by BBA.

Installers are recommended to review their contracts to ensure that they make it clear whether they or the consumer is responsible for the electrical work.

If the installer is responsible they must have comprehensive procedures in place to see the regulations are complied with as above.

G.B. Hinett

CEO FENSA

November 2004