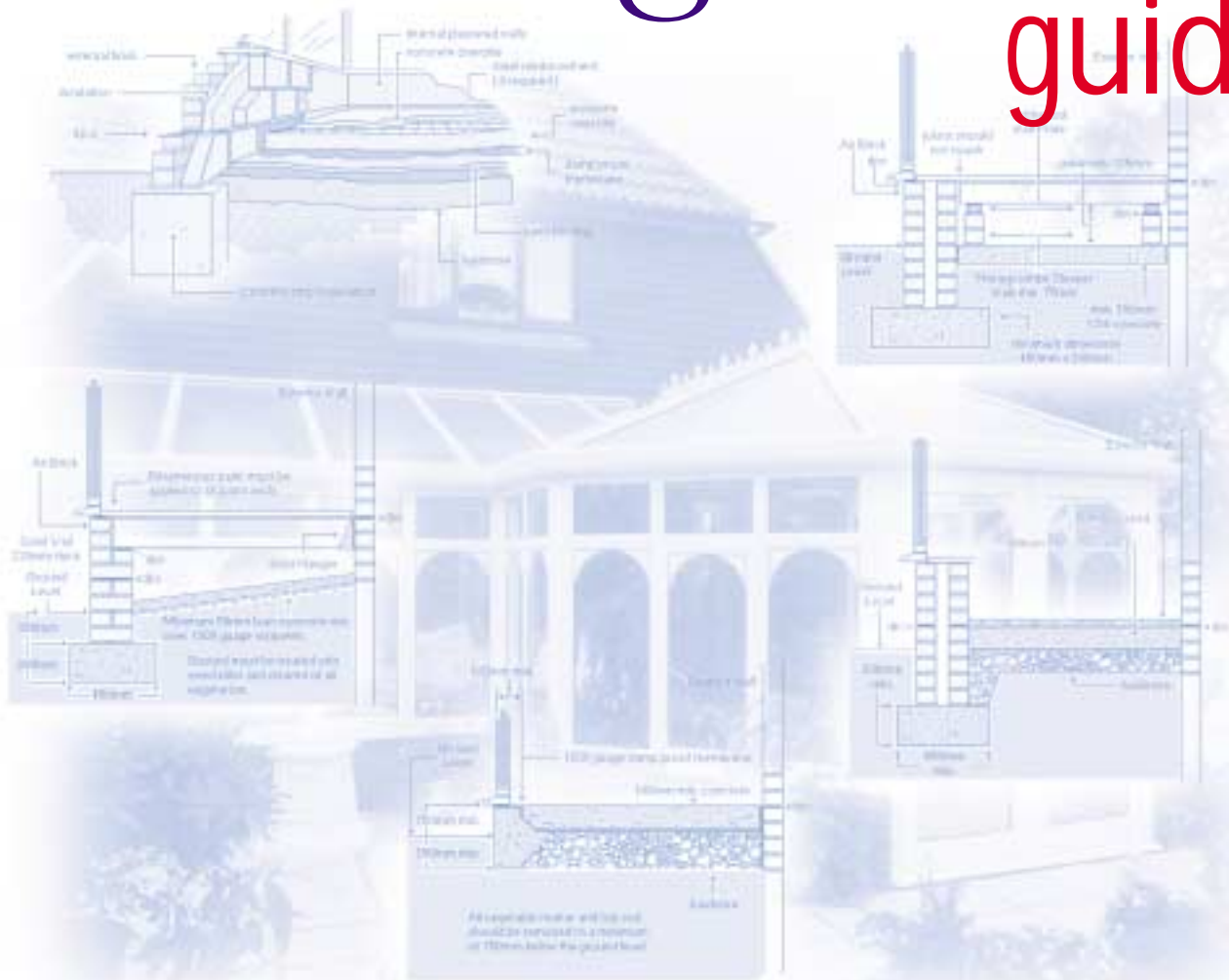




conservatory *building works* guide



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Delivering better priced Conservatories, Sun Lounges and Garden Rooms via the Internet.

Welcome to our GUIDE TO CONSERVATORY BUILDING WORK COSTS

Dial a Conservatory – specialises in the supply only of high quality conservatories at competitive prices. From our base in Southern England we have supplied our conservatories to customers all over the UK most of whom organise their own builders and installers to complete the conservatory installation.

In this guide we attempt to answer questions often asked by clients – namely:

How much will it cost to construct a base and erect the conservatory?

And can you give us some typical specifications?

To help with this we have broken this guide into three sections. We hope you find them of assistance.

1. Typical rates for base, dwarf walls and erection.
2. An Example costing.
3. Some typical specifications/base details

SPECIAL NOTE:

While we feel the prices quoted in this guide are fairly representative of the costs you will pay if you employ a builder to do this work the prices quoted are not guaranteed. The prices quoted are just typical of rates we have been quoted in Southern England. Price variations of plus or minus 10% would be typical with some areas/regions showing even greater variations.

You would of course pay less than the quoted costs if you do some or all of the work yourself.

Typical rates for base, dwarf walls, building works.

NB – Base prices are based on gross external area. Additionally when calculating wall costs you do not make any deductions for the area occupied by the doors. The base includes footing to perimeter.

1. Concrete base - £94.00 per sq metre (assumes max build up from ground level to base level of 200 mm). Minimum charge £650.
(Based on a concrete base - 150 mm thick, brick faced and including damp proof membrane).
2. Cavity brickwork. - £125 per sq metre (Measure from DPC level).
(No deduction to be allowed for doors etc).
3. Build-up surcharge – add £15 per sq metre to the rate for the concrete base for every 100 mm over and above 200 mm of build up.
(For instance if total build up from ground level to DPC / finished base level is 500 mm you would charge £45 per sq metre additional - i.e. 500 mm – 300 mm = 300mm – therefore charge is 3 x £15 per sq metre).
4. Single skin brick work - £90 per sq metre (Minimum charge £300).
5. To bridge drains - £30 each time (assumes concrete lintel used).
6. To provide double sealed manhole cover - £200 each.
7. To re-site gully £200 each.
8. To move manhole (requires building regulation approval) - £600 minimum charge.
9. To supply and fit radiator – from £300.
10. To supply and fit electrical connection (double power points, connect wall lights) - £60 first connection, £50 second connection and £30 per connection thereafter. (Minimum charge £200).
11. To use angled bricks on Victorian conservatories (Squints, dog legs, specials) - £3-£5 per angled brick.
12. To remove and dispose of existing structure (greenhouse etc) - from £250.00.
13. To “knock through” from adjoining room – eg. remove window and create opening for patio doors. - £160.00 plus £90 to fit door if required.
14. To insert lintel - From £400.00.
15. To insert cavity tray (where conservatory roof connects to existing house walls) - £65 per metre.
16. To build a soakaway (for drainage) - £190.00.

Conservatory Erection Costs

(Rough guide only - based on lean-to style)

For any area up to 16 sq metres charge £50 per sq metre. For any area in excess of 16 sq metres charge £50 per sq metre for first 16 sq metres and then £35 per sq metre over and above 16 sq metres. (Minimum charge for any conservatory installation £600 - i.e. 12 sq metres).

Add surcharges as follows to above prices:

- (A) Add £400 for any Victorian or Edwardian design
(e.g. a 16 sq metre Edwardian will cost £1200 to install)
- (B) Add £300 for any roof with glass in it.
- (C) Add £200 for any roof with a box gutter in it.

EXAMPLE COSTING:

Based on 3660mm x 3350mm Victorian Style Conservatory
(All calculations are based on gross external areas
- no deductions for doors or angles)

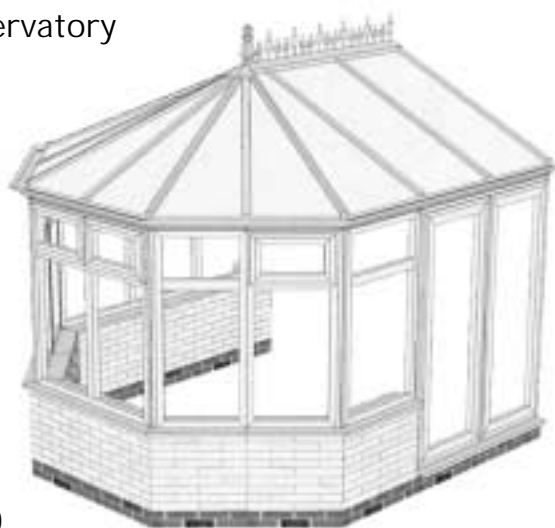
Base cost = $3.66 \times 3.35 = 12.26$ sq metres
- cost $12.26 \times £94 = £1152.44$

600mm dwarf wall = $3.66 + 3.35 + 3.35$ (10.36 metres)
x 0.6 m = 6.216 sq metres

Wall cost = $6.216 \times £125 = £777.00$

Erection costs = 3.66×3.35 (12.26) x £50 = £613.00
plus £400 Victorian surcharge = £1013.00

Grand Total for base and erection in this example
 $£1152.44 + £777.00 + £1013 = £2942.44$



PLEASE NOTE: These are example prices. Use for budgeting purposes only. We recommend a site visit by the builders/installers in order to confirm prices. The prices quoted in this guide are based on using established builders and installers who offer a quality job and guarantee. It's possible to obtain lower prices, but we advise you to be careful and avoid "cowboy" builders or "unscrupulous" traders.

GET ALL PRICES CONFIRMED IN WRITING AND INSIST ON AN INVOICE FOR ALL WORKS.

Some typical specifications/base details

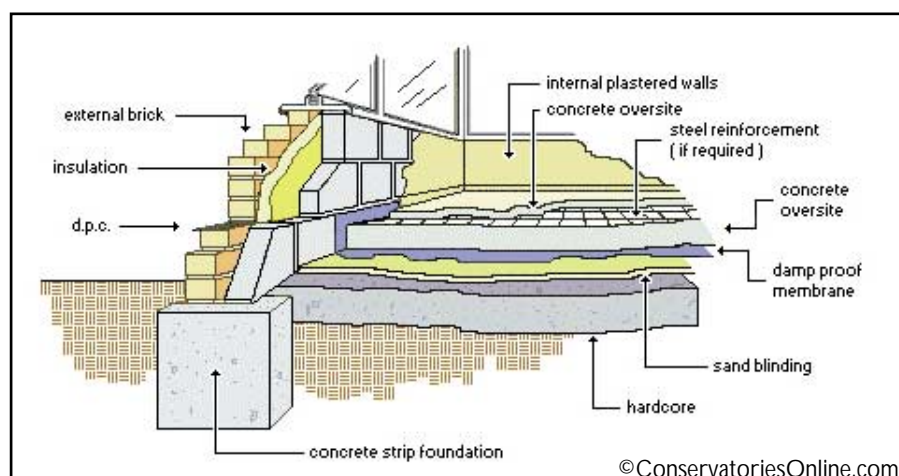
In the following examples you will find some typical cross-sections for your conservatory base and wall detail. We are grateful to the people at ConservatoriesOnline.com for their permission to use their drawings here.

You may also like to review our Free Step-by-Step Construction Guide.

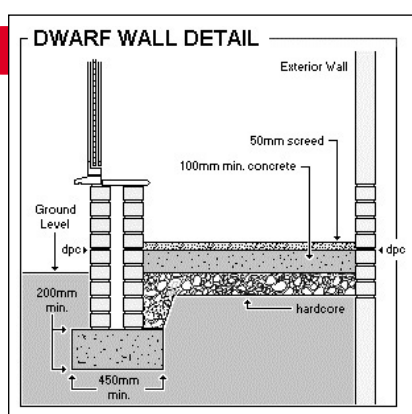
A DISCLAIMER: Our construction guide and these sectional drawings are not a complete instruction manual. Please note we cannot accept responsibility for erroneous constructions based on this guide.

ANOTHER SPECIAL NOTE - these sectional drawings are just typical sections - you or your builder may use different sections depending on site circumstances.

Typical Conservatory Base Construction:



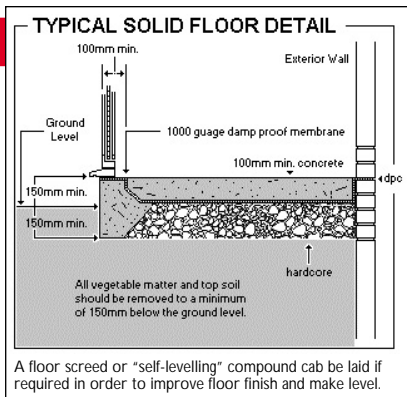
The above colour illustration is just one example of base and wall construction for a conservatory. Very few people insert steel reinforcement – but the above example shows this.



EXAMPLE ONE

With Example One we have a fairly typical section for the construction of a base and dwarf wall. This assumes that the site is reasonably level and without any major difficulties. As an example of a variation on the above - note that many suppliers prefer to "sit" the inside of the conservatory frame flush with the inside of the external course of brickwork. In our example the frame has been fitted slightly forward of the inside edge of the external course of brickwork in order to facilitate an easier fixing for the internal window board. Either method is OK in our opinion.

Typical Conservatory Base Construction (continued)

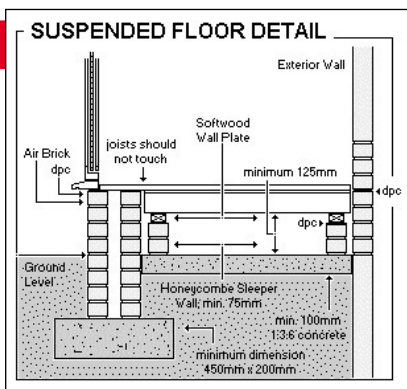


A floor screed or "self-levelling" compound can be laid if required in order to improve floor finish and make level.

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EXAMPLE TWO

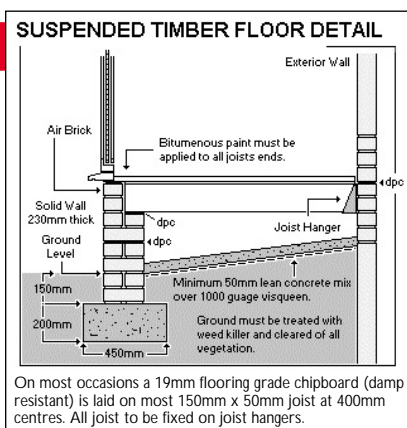
Example Two again shows a fairly typical example based on a site without many difficulties. As previous you may find that your supplier will fit the frame flush with the inside edge of the foundation. Also your builder may create a brick faced base rather than concrete faced base. In our example the conservatory frame rests on top of a damp proof membrane. This is often used when using timber frames. However with PVCu frames it is more likely your builder will lay the PVCu frames directly down on foundation. (PVCu is after all a damp proof material). The usual finish then is to "lap" the membrane that's under the concrete floor up against the frame on the inside.



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EXAMPLE THREE

Example Three shows a suspended floor detail often used where there is a significant difference in levels between the ground level and the finished floor level (FFL) of the conservatory. Note an air brick should be inserted at front.



On most occasions a 19mm flooring grade chipboard (damp resistant) is laid on most 150mm x 50mm joist at 400mm centres. All joist to be fixed on joist hangers.

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EXAMPLE FOUR

Example Four is a good example of one way to overcome a large variation between levels. You should remember with examples like this to allow for brick steps (plus other landscaping) in order to safely "step down" from your conservatory to the ground level.



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