



BUILDING FOR THE FUTURE

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**Pre-Fabricated Bases and Walls  
For domestic buildings**

**Assembly Instructions**

**(Standard with Brick/Stone Wall)**

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## **GUIDELINES, TOOLS AND TIPS**

### **READ THIS SECTION CAREFULLY**

Contained within this instruction manual are step by step instructions to guide you through the installation of your Durabase base and wall system.

#### **IMPORTANT**

Read **ALL** the instructions completely BEFORE commencing any work, more than one read may be necessary. Understanding these instructions and familiarity with procedures will make the build process much easier and an enjoyable project to undertake. **NOTE-not reading the instructions could lead to problems later on in the build.**

**Be aware of the temperature during the building process, the mortar and construction adhesive supplied can be used in temperatures between 5°C and 35°C. Do not carry out any jointing work if rain is expected.**

#### **RECOMMENDED TOOLS & EQUIPMENT.**

- Wheel barrow
- Builders shovel
- Extension lead
- Tape measure (5m min.)
- 1.2m Spirit level
- Electric drill (Inc hammer action)
- Steel drill bits: 5.5mm & 10mm.
- Masonry drill bits: 8mm, 10mm & 16mm.
- Cordless screwdriver 12v. Min.
- Posi screwdriver bits
- 8mm tech driver
- Spanners 10mm, 13mm & 30mm or adjustable wrench.
- Socket 17mm.
- Silicone Gun
- Stanley knife
- Cross cut saw
- Skill Saw
- Bucket
- Pointing trowel
- Pointing tool
- Soft brush
- Pointing Bag - Purchased separately from Durabase

#### **HEALTH, SAFETY & ENVIROMENTAL ISSUES**

As with any type of construction work, there inherent dangers when assembling a conservatory base. The following supplement is designed to supply the installer with general health safety and environmental information that may be required during the assembly of a Durabase. The appendix is a guide to 'best practise' but cannot be considered as comprehensive.

You are advised to work safely at all times.

#### **1. General Site Safety**

All sites are different and have different hazards. Have a general regard to what can cause harm. The construction site itself should be made a restricted area. Particularly at risk are children and animals. You also need to consider the security issue.

Organise your space. Don't open boxes haphazardly and leave components lying around that can get damaged, lost or pose a trip hazard. Be aware of the weather forecast. Wet conditions cause specific hazards. Put controls in place to manage any possible vehicular movement on site. Protect the environment by disposing of your rubbish appropriately.

#### **2. Personal Protective Clothing**

*The following PPE should be worn throughout the construction:*

##### **Safety footwear**

*The following PPE should be worn under certain conditions: (Follow machinery guidelines where applicable)*

Safety glasses when drilling

Hearing protection when drilling

Dust mask if dust is likely to be generated

Gloves as applicable

Advisable to keep arms and legs covered.

##### **Be aware of sharp edges on steelwork.**

It is advisable to have a first aid kit handy – just in case.

## **TOOLS & EQUIPMENT**

Check the condition of your tools prior to use, for obvious damage. Get them checked out if in doubt. Arrange for your tools to have a portable appliance test.

Any electric hand tools are 110 volts or used in conjunction with a residual circuit breaker.

Don't use tools other than for their intended purpose.

Follow manufacturer's guidelines as applicable.

## **FORMAL PROCEEDURE FOR THE USE OF KNIVES AND CHISELS**

Ensure when using a knife / chisel you always keep your hands behind the blade. Ensure that you cut away from your body – NEVER towards yourself.

Ensure that the position of others is away from the cutting direction.

Keep the tooling in a sharp condition so you don't have to exert excessive force to cut.

Always pick up the tool by the handle.

Always ensure the tool is stored safely where a sharp edge cannot cause injury.

Only use the tooling for its intended purpose where possible.

## **4. MANUAL HANDLING**

All modular wall sections are a two man lift. Lift correctly. **STOP & THINK.** Plan the lift.

### **Where is the load going to be placed?**

Use appropriate handling aids if possible.

### **Do you need help with the load?**

Remove obstructions such as discarded wrapping materials. For a long lift, such as floor to shoulder, consider resting the load mid-way on a table or bench in order to change grip.

### **PLACE YOUR FEET.**

Feet apart, giving balanced and stable base for lifting. Leading leg as far forward as is comfortable.

### **ADOPT A GOOD POSTURE**

Bend the knees so that the hands when grasping the load are as nearly level with the waist as possible. Don't kneel or over flex the knees. Keep the back straight and lean forward slightly over the load if necessary to get a good grip.

Keep the shoulders level and facing in the same direction as the hips.

### **GET A FIRM GRIP**

Try to keep the arms within the boundary formed by the legs. The optimum position and nature of the grip depends on the circumstances and individual's preference, but it must be secure. A hook grip is less fatiguing than keeping the fingers straight. If it is necessary to vary the grip as the lift proceeds, do this as smoothly as possible.

- **DON'T JERK**
- **MOVE THE FEET**
- **KEEP CLOSE TO THE LOAD**

### **PUT DOWN, THEN ADJUST**

If precise positioning of the load is necessary, put it down first, and then slide it into the desired position.

## **TEAM LIFTING**

It is important that team members are physically evenly matched. One person should take responsibility and co-ordinate their actions.

## **ADEQUATE VISION**

Clear vision may mean multiple trips with smaller loads, but it is safer.

## **5. CONTROL OF SUBSTANCES HAZARDOUS TO HEALTH.**

### **Pre-packed concrete and pointing mortar.**

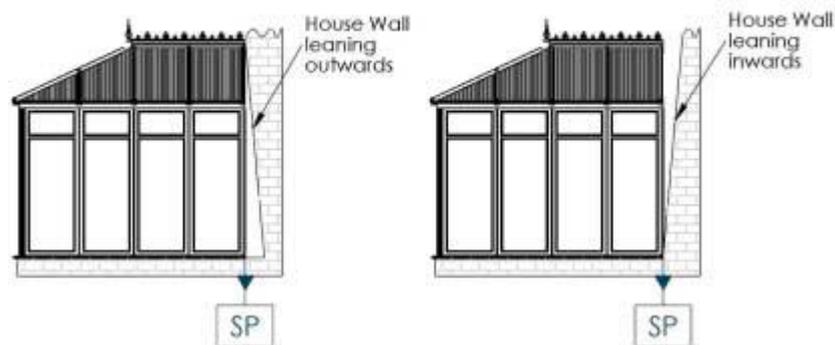
Portland and other cements when mixed with water can cause skin irritation. If eye contamination occurs wash out with copious amounts of water and if irritation persists seek medical advice.

**Brick adhesives and sealers-** You are advised to follow the guidance on the packaging.

## SETTING THE BASE OUT

This section explains the necessity to ensure that your base is assembled in the correct position from the parent wall. Any discrepancies should be noted and measures taken to adjust as necessary.

The wall(s) you are fixing the Durabase and conservatory/extension against must be of sound construction and flat, any render, pebble dash, cladding etc. will need to be checked before the Durabase can be fixed into position.



### **Setting Out Point (SP)**

As the conservatory/extension will need to be built at 90° to the ground it is important to check the angle of the wall/s you are building against. If the wall/s leans outwards, a plumb line should be fixed to the highest point where the roof will touch the wall. Where the plumb line meets the ground is where the base should be set out from (SP). The gap will need to be filled with packers (not supplied) so that the wall bar can be attached vertically. The base and dwarf wall size will need to be started from this point. If the wall leans backwards the base should be started against the wall (SP). The gap in this situation is at the top therefore packers (not supplied) will be needed to ensure the wall bar is attached vertically.

**Please note:** Any additional trims to cover large gaps are not included with the base or conservatory and should be purchased separately.

## **PREPARING THE SITE**

The Durabase sits on a number of concrete pads and are required under each load bearing adjustable leg, except on the rear sill section, which are non-load bearing.

### **Refer to concrete pad layout plan**

For each pad dig out a hole, 450mm square x 450mm deep. *(the 450mm depth is a minimum and it may be necessary to check with local building regulations)*. If the base of the hole is not firm it will be necessary to dig deeper until you reach firm ground. Fill the holes with concrete to the level specified on the **concrete pad layout plan**.



Typical Concrete Pad finish

On the pad plan there will be a height from top of pads to top of steel base. This height will be calculated from the depth of skirt and the height from ground to dpc on the order form.

**Note: The top of steel base line is also top of skirt line.**

If all measurements are correct the bottom of the skirt panels should not touch the top of the concrete pad.

The skirt should be deep enough to go into the ground for a clean and tidy finish and the top of the concrete pad should be low enough to not hit the bottom of the skirt.

## BASE ASSEMBLY

Refer to steelwork plan provided.



Screw lock nuts onto all adjustable legs.

Screw adjustable legs into the nuts welded onto the underside of the back-sill section. Set the back-sill section against the house wall in the required position (the ends will be 25mm short of the overall base size). Rest the legs on something firm to prevent them sinking. Adjust the jacking legs to the required base height. Remember to allow 18mm for the thickness of the chipboard flooring plus the floor finish that you intend to use. Ensure the sill is level then pilot drill through the fixing holes using a 10mm masonry drill bit.



Remove the sill section and re drill pilot holes to a depth of 70mm using a 16mm masonry drill bit. Insert the rawl bolts into the holes and remove the bolts. Replace the back-sill section, insert bolts and tighten using a 17mm socket



Assemble fixing down plate and legs, including lock nuts, and screw into the nuts welded onto the underside of the two side sections.



Fit the side sections to the rear section, locate the forward projecting bolts into the welded corner bracket. Fix with nuts supplied but **do not fully tighten at this stage**.

Screw adjustable legs with fixing plate into the nuts welded onto the underside of the front sill section (Figure opposite shows a stub pillar welded to the underside of the sill. Depending on ground levels your base may not have this)



Attach to the front sill section/s in the same manner.

**Note; Use only one fixing down leg assembly on each concrete pad. If a second leg lands on the same pad use standard legs as picture opposite.**

Position the load bearing plates (75mm square washers) under all standard legs. Working your way around, adjust the legs to the required height and level using a spirit level. Check that the base is square and tighten all joints. Re-check levels and tighten lock nuts on the jacking legs

Your Durabase should now be square and level.



Slot the floor joists into the 'u' support brackets, and secure using M6 x 60 bolts and nuts supplied. Tighten with 10mm spanner. The outside edge joists will have a nut welded underneath to accept a jacking leg which will correspond with a concrete pad. If the base is a shaped design the floor joists will differ in length depending on their position. Intermediate supports should be fitted and the legs adjusted and locked at this stage. Legs should be placed on something firm to prevent sinking eg. Paving slab.



### **Fitting Brick Skirt-Refer to skirt plan.**

Lay out the skirt sections in the order they are to be fitted. The panels are lettered to correspond with the skirt plan and the brick slips are flush to the top edge. Fit panels so the top edge, lines up with the top edge of the steel base. The ends of the panels that correspond with an external corner of the base frame must line up with the edge of the steel base frame. Do not overlap other panels on the corners.



When you are happy that everything is correctly positioned, fix in place with the 50mm self-drilling screws supplied. Fix where brick slips are still to be fitted and through perpendicular mortar joints if extra fixing is required.

### **Fitting Modular Wall**

The wall panels are heavy on the outer side and will tip over easily. Be careful to ensure that they are propped until fixed. Lay out the wall sections in the order they are to be fitted. The panels are numbered to correspond with the wall plan. (The first level are numbered. Subsequent levels are numbered followed by 'A' second level; 'B' third level etc.).

**Note: Be aware of the weather forecast during the building process, the mortar and construction adhesive supplied can be used in temperatures between 5°C and 35°C. Do not carry out any jointing work if rain is expected.**

### ***Refer to Wall Layout Plan***



Prior to fitting the damp course membrane lay a line of construction adhesive (supplied) along the joint between the steel frame and the back edge of the skirt panel.



Lay the damp proof membrane so that the outer edge lines up with the outer edge of the brick skirt. Cut to length and press into the bead of adhesive.

When you are ready to fit wall panels, lay another bead of construction adhesive along the top edge of the damp proof membrane approximately 15mm back from the outer edge.(do enough for one panel at a time)

Starting with the first panel against the house place a bead of mastic approximately 15mm from the outer edge of the end that butts against the house wall. Offer panel up to the house wall but **do not** fix in position.



The outer edge of the bricks should line up with the outer edge of the bricks on the skirt panels.

**(For walls with more than one level of panels, follow the instructions and fix the lower level first. Continue to assemble subsequent levels once the lower level is fixed)**



Following the layout plan, place the next wall panel so that it continues on from the first. Seal joins with a bead of construction adhesive approx. 15mm from the outer edge. Insert the 4 no. M8 x 20 bolts supplied to fix the panels together. **Do not fully tighten** at this stage as this will allow for the manufacturing tolerance to be used where required. Continue until all wall panels are in place.



Once all panels are correctly sited, you can secure to the house wall. Check that the panel is upright before drilling a 8mm diameter hole x 80mm deep through the holes provided into the house wall. If you cannot utilise the holes provided drill a 10mm dia hole through the metalwork in the required position. Secure with the frame fixings supplied.

Now check that all of the brick faces are in line and that all corners meet correctly before fixing as this allows for the manufactured tolerances to be utilised.



The panels can now be fixed to the steel base using the No.10x25mm hexagon headed tech screws supplied. Fix as close to the flange edges as possible and fix through double flanges where possible. It will help to pre-drill the wall panels with a 5.5mm dia. drill, taking care not to drill through the steel base. Then tighten all M8x20 bolt in the panels.



Once fully constructed, seal the joints in the brick backer panels with the construction adhesive supplied. Use the same adhesive to stick the spare brick tiles in place. You will need to use some 10mm spacers to position the brick slips on the skirt panels. Press bricks firmly into place.



To point the joints, mix the mortar supplied with water until a consistency of a stiff cream is achieved. Fill the joints around the bricks completely using a pointing bag, these can be purchased from Durabase

Ensure you follow the instructions on the mortar supplied.

**Note: Check correct consistency by filling the bag, the mortar should hang from the end of the nozzle when the bag is shaken down.**



Allow the mortar to dry until fairly firm. (*we would recommend that the mortar is firm enough that when pushed in with a finger only a small indentation is left behind*). It should have a dull finish, be moist but not wet and somewhat gritty.

Use a curved pointing tool to finish off the joint, and remove any remaining mortar with a soft brush when almost dry.

**Note: Do Not be tempted to strike off when the mortar is too moist or overwork the mortar as this may create colour changes. Every time you work it the moisture is drawn out, and could result in a lighter colour mortar when dry.**



***It is advised to fit the conservatory at this stage, before fitting the under-floor insulation and Chipboard Flooring.***

**Please follow conservatory manufacturer's assembly guidelines.**

Conservatory sills can be secured to the top of the walls and steel base, using the 60mm long self-drilling screws supplied.

### **Fitting Under Floor Insulation & Flooring**



Place the Insulation Clips at suitable intervals over the floor joists.



Cut the polystyrene insulation to fill the gaps between the joists. The polystyrene can be cut using a long-bladed Stanley knife or a wood saw.



Start laying the floor boards from the rear left-hand side of the conservatory, looking towards the house. Lay the sheets the correct way up as marked. Use the off-cut from the last run to start the next. Always trim the boards to ensure the joins fall on a joist. It is advisable to glue the joins with waterproof wood glue.

Your Durabase will include some 'Floor Edge Strips', they are plastic angles approximately 2500mm long. They are to be tucked under the edge of the chipboard flooring where it is unsupported by steelwork. e.g. Where the joists disappear under the modular wall, and in the door aperture, they can be cut to length as required.

Secure the flooring to the joists using the 50mm self-drilling screws supplied.

The floor is now ready for finishing with your choice of covering.

Please note that at the time of printing every care has been taken to ensure that these instructions are as accurate as possible. We reserve the right to make modifications from time to time without notice to ensure the ongoing integrity of the product.