

## PORTLAND CONTEMPORARY CONSERVATORY AND ORANGERY MATERIALS SPECIFICATIONS

### TIMBER

Primarily pressure treated redwood throughout. All timbers are specially selected for stability, structural integrity, durability, resistance to warping and ability to take paint well to an exceptional finish.

PORTLAND only uses timber from managed sources to ensure that both the environment and indigenous species are protected.

The timber framing carries a 10 year guarantee

### GLASS

All glass and glazing materials are supplied. Portland double glazed conservatories offer sealed double toughened units throughout as standard, consisting of two glass sheets toughened to BS6206 Class A and separated by 12mm airspace. This ensures functional performance, whilst retaining the traditional slim line appearance. Low emissivity coated units are available as an option.

All units carry a ten year warranty against dust or condensation entering between the sheets in an unbroken unit. Other glazing specifications are available as an optional extra on request.

### CONSTRUCTION

The conservatory vertical sides below the eaves line consist of a series of factory assembled frames, incorporating a drip sill. These frames are available with fixed or standard top or side hung opening sashes (configurations to suit design requirements). This achieves a substantial, but airy appearance.

Roof construction consists of rafters, a ridge and an eaves beam. A structural tie rod system is included where necessary, consisting of cast aluminium brackets, located at the eaves and ridge and tied together by means of slim line metal rods.

### DOORS

Conservatory doors can be supplied as either an inward or outward opening door set. The doors incorporate as standard a full weather sealing system, two flush bolts to the slave door leaf, one pair of handles to suit the right hand door leaf (viewed externally) and multi-point lock. All doors are hung with a minimum of three projection hinges as standard. Various door hardware finishes are available as options.

## General Specification

### OPENING SIDE FRAMES

A sufficient amount of top or side hung operable sash side frames are incorporated within the design for ventilation purposes. These have as standard friction hinges, storm-proof weather sealing design frames and multi-point locks. Various window hardware finishes are available as optional extras.

### GLAZING

All vertical units are glazed internally and externally with "Foam Sekure" security dry glazing tape. The unit is then held in position externally with glazing beads and secured in position with stainless steel fixings.

Roof glass is seated on a self draining gasket, a water tight dry glazing tape is then applied to cover laths, which in turn are fixed to the rafters in order to close the glass rebates.

### ROOF VENTILATION (Optional)

Temperature control is an essential part of any conservatory, therefore Portland can offer a sufficient quantity of roof units, designed with an integral ventilator to suit the overall conservatory design. These come complete with a solid brass manual winding mechanism as standard, operated by a solid brass rod opener. Temperature sensitive and electrical ventilators are available as an optional extra upon request.

### RAINWATER GOODS

Plastic gutters & down pipes are standard, however Portland offer powder coated colour coded ogee aluminium guttering, with square section down pipes, complete with fittings and decorative rosettes as an option.

### RIDGE CRESTING

Powder coated cast aluminium colour coded cresting is available as an optional extra for the majority of Portland conservatory designs.

### FINISH

As standard, the conservatory is 'part factory painted' by Portland. This involves priming under factory conditions. It then receives one factory coat of satin paint throughout and finally a second factory coat of satin paint is applied to the external roof components only. A quantity of loose satin paint is supplied with the conservatory to achieve one coat to the internal and external faces of the side frames and the internal face of the roof frames on site. For full build contracts Portland arrange for the final coat to be applied on site.

### PLANNING AND BUILDING REGULATIONS

Portland offers a planning permission service as an optional extra. This includes preparing and submitting drawings and relevant documents on the client's behalf. With regard to building regulation approval, Portland supplies supporting information for submission on the client's behalf.

## SWIMMING POOL REQUIREMENTS

Please note when supplying timber conservatories to cover swimming pools, Jacuzzi's or hot houses the following specifications should be considered:

- The actual Double Glazed units should be specially constructed using silicon sealant, standard double glazed units will be prone to failure in such an environment.
- To avoid mould appearing, all internal paints & sealants should be specially selected for use in a damp & warm environment.
- The hardwood in the roof should be suitably selected for such applications, avoid using poplar on these contracts.
- The client should be advised to install a specialized environmental control system, designed to reduce humidity in the environment.