



TIMBER CONSERVATORIES

OVERVIEW

Aztech specialise in bespoke high quality timber products. These include all styles of windows and many different types of doors together with conservatories, orangeries, garden rooms and pool enclosures. As we are a construction company too, we also undertake all types of home extensions and building works.

We pride ourselves on employing only the top craftsmen and allied trades in the industry. Your project, be it a large orangery or porch enclosure, will be organised by our installation department and overseen by one of our Project Managers. If the need arises for an after sales visit, our own workforce will deal with this promptly and expediently.

Aztech use only selected hardwoods imported from Europe, Malaysia and America and all timber comes from sustainable and renewable sources as regulated by the Forest Stewardship Council (FSC), with a new tree being planted for each one felled. Meranti, oak, sapele, idigbo and mahogany are all very durable, diffuse porous hardwoods that are naturally resistant to rot and fungal attack and they also boast natural oils which are highly resistant to water penetration.

Aztech insist that our timber suppliers work within the guidelines of the Governments Central Point of Expertise on Timber ensuring that the correct environmental control is maintained. This means Aztech's product uses only renewable sources as the prime raw material and are sourced in accordance with forestry and logging controls and being certified under FSC giving an appropriate chain of custody.

Timber is not just renewable, but is one of the most energy efficient materials available, as it takes less energy to produce than other products such as UPVc and aluminium.

Aztech's products are manufactured in our modern British factory using the latest fabrication techniques available in the woodworking and joinery industry and are under the close scrutiny and control of our Directors. This enables us to produce the high quality products that our customers would expect and deserve. Before leaving the factory, all of our products receive a hi-build factory sprayed finish.

Unlike some of our competitors, we do not use laminated or engineered timber, but solid hardwood products, which are hand finished to perfection by our carpenters on site.

All projects are carefully and individually designed and we place a very high regard on the requirements of our customers. We can help you to decide on the best possible design, not only tailored to your needs, but also listening to your ideas, which will allow your creativity to be expressed fully. Each of our design consultants are straight forward and down to earth, do not pressure sell, and are determined to understand and deliver your exact requirements.

Aztech's service includes both planning and building control applications if applicable, together with a high level of project management focusing on the real needs of our customers. Our skilled craftsmen will undertake your installation with the minimum of disruption but with a maximum quality of finish.



THE PROCESS

Once we have received your order, one of our technical surveyors will contact you to book a convenient appointment to undertake detailed measurements for manufacture. They will also double-check the specified requirements that you have agreed with your design consultant.

Following our technical survey many factors are considered and calculations made relating to, not only the material loading but also the height above sea level and the geographical location of the proposed structure as this determines the magnitude of the natural loads. Namely, the wind and snow that your structure may be subjected to throughout its' lifetime. From this information, our design engineers are able to determine the exact specification required.

We are proud to be able to offer a maintenance programme for your hardwood products to include service to all mechanical parts and professional external redecoration. This programme can be tailored to your needs and agreed with your consultant.

The lead time for our hardwood products is 8 – 10 weeks from survey, providing a planning application is not required, and we will make contact with you to advise an installation commencement date once a manufacturing slot has been secured with our factory. However, if planning is required this timescale is extended by approximately 8 weeks.

WHY CHOOSE AZTECH?

- **Sympathetic Design Consultants who listen**
- **First class product**
- **Fully qualified craftsmen and allied trades people**
- **Dedicated Project Manager**
- **Excellent in house and customer communications**
- **Planning and building application service**
- **All building regulations adhered to**
- **Insurance backed guarantee**
- **Maintenance programme if required**
- **Prompt after sales service**

ABOUT THE BUILD

Foundations

Aztech will undertake to reduce ground levels to accommodate the new base works, setting aside any paving slabs to be reused to make good the previously paved area only. Construction of 400mm wide concrete foundations up to maximum depth of 1000mm, reinforced with a minimum of two steel bars.

The above specification does not include for any instruction received from the building control officer that are unforeseen and outside of our control, and which may incur addition costs.



Drainage

Aztech will endeavour to reposition manhole covers and gullies that are situated on the site required for the new construction to another external location. Where this is not possible we will raise and double seal manholes and gullies.

Rainwater disposal

Any existing rainwater drainage pipe work that falls within the scope of works are repositioned as necessary. From the conservatory rainwater outlets, pipe work is run into the existing rainwater system if possible and if not, into an Aquacell soak away system.

Reinforced suspended floor slab

A sand and cement screed will be laid by Aztech, varying in depth between 35mm and 75mm to match the existing screed level within the property. This to be laid upon a 150mm thick concrete oversite slab that is suspended onto the new foundations and reinforced with a structural mesh. The floor structure is damp proofed using a 1200 gauge damp proof membrane and to prevent heat loss through the floor, a 50mm flooring grade insulation is used.

External wall construction

Aztech will endeavour to match as closely as possible the existing external finish of the property be it render, face brick work, or natural stone. The internal walls can be constructed with either face brick work or with a thermal block and plaster finish. The cavity wall construction allows for the application of 50mm of semi rigid cavity insulation batts.

ADDITIONAL WORKS THAT ARE AVAILABLE

Electrical works

Aztech will endeavour to match as closely as possible the existing external finish of the property be it render, face brick work, or natural stone. The internal walls can be constructed with either face brick work or with a thermal block and plaster finish. The cavity wall construction allows for the application of 50mm of semi rigid cavity insulation batts.

Plumbing and heating

Aztech's qualified plumbers and CORGI registered heating engineers are able to carry out the following types of work:-

Extending your existing central heating system if possible, hot and cold water supplies and external taps amongst other domestic plumbing requirements.

Carpentry

Aztech's craftsmen can undertake all types of carpentry works including skirting boards, internal window cills and internal doors.

Finishes

If required, we can decorate all internal and external wall finishes and also lay flooring of your choice to include real wood, laminate, ceramic and quarry tiling.



ROOF ASSEMBLY

The roof is constructed from carefully selected and tested kiln dried class 1 timber in continuous length components. Unlimited design options are available allowing a pitch range of between 5 and 40 degrees to suit every situation.

Aztech's roof system can be glazed in toughened safety glass to EN12150 and BS EN 12600 in a range of tints and finishes or specialist high performance solar control glazing. The properties of these can be fully demonstrated during your design consultation.

Opening roof vents, both mechanical and automated, are available which give good levels of ventilation and air transference, and can be of benefit for general maintenance purposes. Due to a unique cleating glazing system, the roof panels cannot slip or creep from their original position as any expansion or contraction is accommodated within the glazing pocket housed within the ridge section.

The roof will be sealed to your home with a specialist low modulus sealant. Lead flashing will then be turned into raked brick joints, repointed and dressed down over the roof profile.

Orangery and conservatory guttering, unlike that on most houses, has to run parallel and has no negative fall. A specialist guttering system is installed together with a minimum of two downpipes to give maximum transference of the collected rainwater to the drainage system.

All external elements of the roof are colour coded and designed to be maintenance free with polyester powder coated aluminium cappings over a dry glazed gasket system. Decorative ridge crests and finials are similarly made from cast aluminium sections, again to be maintenance free.

VERTICAL GLAZING

Aztech's sealed units contain low e glass in accordance with government recommendations, with the option of Pilkington K glass if required, and are toughened to EN 12150 and BS EN 12600. Units are manufactured to the latest standards to optimise acoustics and thermal insulation using the most advanced hot melt pressurised sealing techniques to BS5713. This ensures long and trouble free reliability.

We can also offer argon gas filled options, warm edge spacer bar technology together with specialist solar control glazing as mentioned previously. Decorative features such as astragal bars or lead designs can be added if desired.

Casement windows can be fitted with adjustable stainless steel friction hinges or traditional butt hinges. An optional floating mullion system allows both sides of the casement window to open, truly bringing the outside in. Aztech's advanced locking system conforms to BSI PAS 011 and is recognised to exceed the standards required by the Association of British Insurers. All opening windows can be secured in a trickle vent position allowing for ventilation without compromising security.

Vertical sliding sash windows, if chosen for your conservatory or orangery, can be operated with either balanced vertical springs or the more traditional sash cords and weights and include locking fitch catches.



All windows, whatever the style are draught proofed with a concealed co-extruded rolled Q Lon gasket system on the frame section giving maximum glass area. Opening windows have the latest high security multipoint shootbolt locking system. However, also available if required, are the more traditional cockspur handles and casement stays. All bedrooms and inner rooms must have at least one fire egress hinge to comply with the latest building and fire regulations.

Aztech's sealed units contain low e glass in accordance with government recommendations, with the option of Pilkington K glass if required, and are toughened to EN 12150 and BS EN 12600. Units are manufactured to the latest standards to optimise acoustics and thermal insulation using the most advanced hot melt pressurised sealing techniques to BS5713. This ensures long and trouble free reliability.

We can also offer argon gas filled options, warm edge spacer bar technology together with specialist solar control glazing as mentioned previously. Decorative features such as astragal bars or lead designs can be added if desired.

Casement windows can be fitted with adjustable stainless steel friction hinges or traditional butt hinges. An optional floating mullion system allows both sides of the casement window to open, truly bringing the outside in. Aztech's advanced locking system conforms to BSI PAS 011 and is recognised to exceed the standards required by the Association of British Insurers. All opening windows can be secured in a trickle vent position allowing for ventilation without compromising security.

Vertical sliding sash windows, if chosen for your conservatory or orangery, can be operated with either balanced vertical springs or the more traditional sash cords and weights and include locking fitch catches.

All windows, whatever the style are draught proofed with a concealed co-extruded rolled Q Lon gasket system on the frame section giving maximum glass area. Opening windows have the latest high security multipoint shootbolt locking system. However, also available if required, are the more traditional cockspur handles and casement stays. All bedrooms and inner rooms must have at least one fire egress hinge to comply with the latest building and fire regulations.

DOORS

Whatever style of door you choose, be it bi-folding, double casement, single or sliding patio, it can be fitted with the modern multipoint locking system as listed in the Association of British Insurers guidelines. This comprises of two hooking shoot bolts, one security latch, rolling compression cams and a five lever deadlock. The hinges can be formed from high tensile steel or also available are various traditional hinges, including the Parliament which enables your doors to open to 180 degrees. There are options of either standard or low thresholds, together with furniture colour of choice



BUILDING REGULATIONS AND FENSA

Building regulations introduced in 2002 require that all window and door installations have to meet improved insulation and safety standards. A certificate must be issued by a building control officer or recognised body for every window and door installation, however large or small.

Aztech are a FENSA registered company under registration number 30403. Whilst it is not obligatory for consumers to employ a FENSA registered company, it is strongly recommended by the National Window Advisory Service as it means they have absolute peace of mind that all the current building regulations and consumer safeguards have been strictly adhered to and fully complied with.

We thus have to ensure that our products comply with the building regulations as identified by the project concerned.

- **Document K elements 1-5**
Protection from falling, collision and impact
- **Document N elements 1-4**
Safety in relation to impact, opening and glazing
- **Document A elements 1-3**
Safety in relation to structure
- **Document F**
Means of ventilation
- **Document B**
Means of warning and escape
- **Document J**
Combustion appliances and fuel storage systems
- **Document M**
Access to and use of buildings
- **Document L elements 1-2**
Conservation of fuel and power in buildings and other dwellings

All FENSA registered installers have to pass a strict qualifying procedure, which identifies that they will keep fully conversant with and commit to full compliance of all new regulations, and that they are willing to offer insurance-backed guarantees and deposit protection insurances.

As a FENSA registered company we have to provide reports on all of our window and door installations. These are periodically inspected either during the installation process or after completion by a qualified building control inspector.

Following completion and full payment you will be issued with a compliance certificate by FENSA confirming that all current building regulations relating to your window and door products have been observed and satisfied. This document now has to be transferred by the owner during any property exchange. The alternatives are to break the law, or to complete onerous and costly retrospective inspection procedures, which will slow down the sale process and could result in expensive alterations if the products or installation are non compliant.



GUARANTEES

Upon ordering your products you will be given a Deposit Insurance Certificate. On completion, you will be issued with two ten year guarantees, which are both fully transferable should you sell your property.

The Aztech guarantee will be issued on receipt of final payment and the second guarantee will be sent to you from The Consumer Protection Association. (Aztech's membership number is 1508) They underwrite the company guarantee and, of course, for them to do this they have to be absolutely confident in Aztech's' financial stability, our product and quality of installation.

For more information visit www.thecpa.co.uk