

Date: 05/06/24

Client: Julia Hartley

Site: 20a Frithwood Avenue, Northwood, HA6 3LX

Description of Works: New Build

Items / Description / Phase

Scope

Dear Mrs Hartley,

Following up on our conversation about your new build project scheme. There are several reasons why we would only recommend building your project this is by means of removing all external walls completely. These are as follows:

1. The Temporary works

The removal of the roof, timbers and associated masonry waste. Leaving the front and neighbouring walls will require a form of Heavy temporary works support, during the piling of the foundations and build processes. Being very close to neighbouring properties and trees. The safety risks for both parties are high. The additional cost to the project to ensure this would not be necessary for associated reasons to follow.

2. Continuity of piling, foundation & walls.

A completely new piling design throughout the building, correct use of heave control underneath the concrete slab and expansion joints on the new masonry walls above. All adjacent to those established trees in close proximity will give you the best possible outcome for your new home development. We adhere to the strict guidance from the Structural and architectural designers which will easier for them & us to provide the structural warranties on the completion of the new dwelling.

3. Building between old & new

Most homes have extensions and building single or double storey extensions to the side is common practice. In this instance as so much of the existing house is to be removed leaving the two remaining walls, then to try to incorporating this into the new build will always move independently. Some of the reasons for this would be depths of those original foundations and then the new piling to the new work differences.

The existing walls are going to be out of the level.

Then there is retrospective insulation the existing walls which would be deemed as a cold wall. The insulation can be added to the outside or inside.



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Other treatments also need to the existing wall would be rising damp, Ventilation and drainage.

All these retrospective items added to the potential of keeping two walls, my advice would be to remove them.

I hope this is a good explanation from myself.

If you have any other queries or questions, please get in touch.

Best regards
Daniel Richardson



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