

METHOD STATEMENT FOR CONSTRUCTION OF OUT BUILDING @ REAR OF 53 LOTHIAN AVENUE, HAYES UB4 0EG.

25.04.2023

OUT BUILDING & TREE ON REAR BOUNDARY

This is a semi-detached residential property with existing ground floor partially in concrete & partially in timber. The finished floor level of the out building is approx. 300mm. below the street kerb level and at same level as rest of the ground floor. To keep flood damage to min. the following measures are taken at design stage to minimize damage to property & contents. This property is in low flood risk zone of 3 in 100year category.

The foundation is designed on pads for minimal disturbance to existing compact ground. Digging a trench foundation will not only disturb the ground but will encounter problems in years to come, therefore ground beam is a better option. All four pads will be lined with heave board prior to concreting.

We place plywood for walking & digging as temporary protection for workers & soil.

The ground beam is encased with mesh prior to covering with waterproof concrete. The beam concrete will sit on 25mm. polystyrene after top soil has been cleared & tree roots assessed.

The trees or tree are London plain trees and joined as one at ground level and are not vertical. Should we find that future growth will affect the building the we will cut it and leave it to under top soil and leave it nurtured and not disturb the soil.

Methane gas from the rotting roots will be controlled by Dp membrane and disperse away in the wind via vents for sub floor soil.

All walls are waterproof cement/ sand rendered on the inside. Ground floor room are thus protected to a height of 1m. from floor level all round the inside with vert. DPC.

Walls upto floor skirting level given 2 coats of bitumen, gap filled with consolidated hardcore with dp membrane, Celotex floor insulation & concrete with mesh. External air bricks removed & wall made good.

Cavity wall to height of 750mm. on both sides in semi-engineering bricks, with weep holes at 450mm. c/c. and double DPC. Wall insulation to be Celotex. Floor insulation & perimeter insulation in closed cell foam(Celotex) with min. water absorbency.

Floor finish to be concrete with ceramic/porcelain tiles throughout, laid on screed with wire mesh.

Skirtings in tiles to match.

External render to have plinth 2 courses above dpc level.