

RAFT FOUNDATIONS

Raft foundations can be a suitable alternative if traditional strip/trench fill foundations cannot be used. They are not suitable in all cases. Specialist advice may have to be sought.

These details assume that ground conditions permit the use of raft foundations, adequate ground bearing capacity to support structure exists and that ground is free from contamination.

These details are not suitable where deep drains or trees can affect the foundation.

These details are only suitable for single storey extensions to domestic buildings.

The dimensions of the raft should be at least 3m x 2m and the longer dimension should be less than 1.5 times the shorter dimension. Internal stiffening beams, similar to the internal edge beam may be required.

The ground must be well consolidated and capable of supporting a load of at least 50kN/m².

Different settlement rates should be considered where the extension abuts the existing building. Wall fixings between new and old brickwork etc.

Brickwork and blockwork should be suitable for use below ground level.

Floor insulation is normally 125mm flooring grade polystyrene. 100mm may be used if a better insulant (such as polyisocyanurate) is used. 25mm edge insulation is needed. 90mm standard Cavity Wall Insulation is used with 100mm aerated blocks or certain 100mm special aggregate block.

Steel reinforcement must be lapped at least 450mm for both mesh and mild steel bars and provided with 40mm concrete cover.

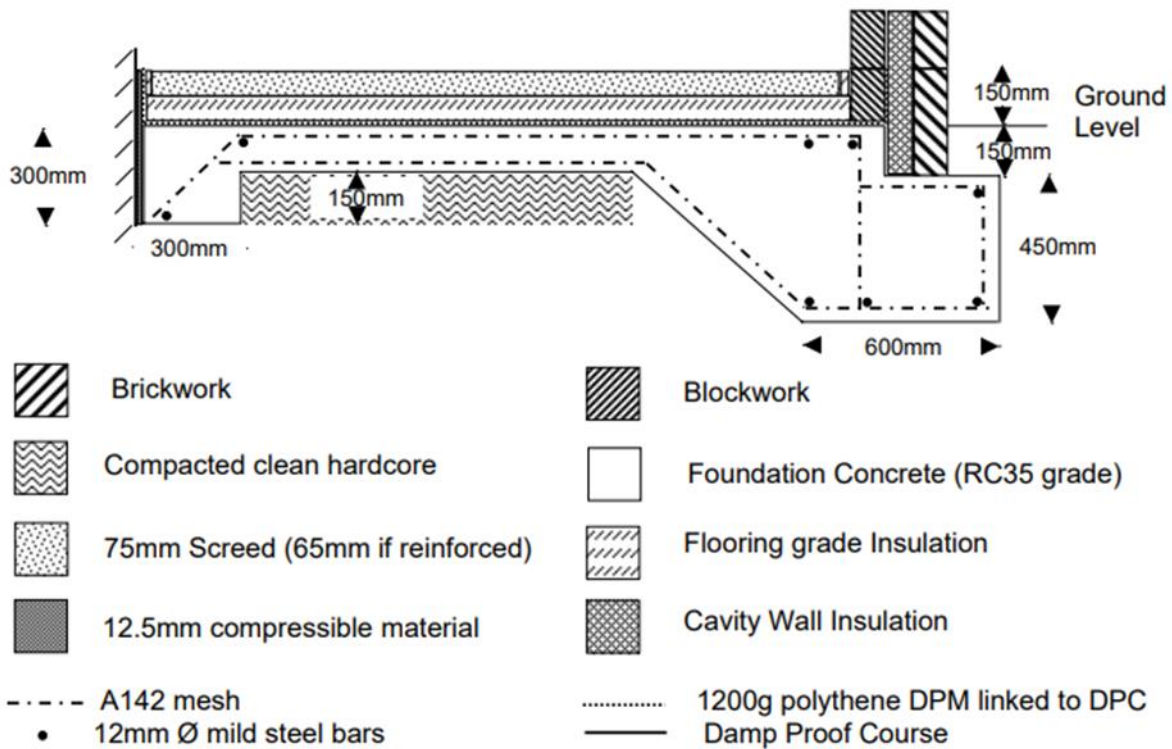
For further information contact East Midlands Building Consultancy

Please note that these guidance notes are for advice only and may not cover all situations.

It is your responsibility to ensure that they are appropriate for use in your particular circumstance.

East Midlands Building Consultancy

Guidance Note – Number 8



If you are unsure whether or not the work you propose requires approval please contact East Midlands Building Consultancy for advice. If you carry out work which requires approval without first submitting an application, you will not benefit from having the work independently inspected and you risk enforcement action. The lack of a completion certificate from the Council may affect the future sale of your home. Please note that these guidance notes are for advice only and may not cover all situations. It is your responsibility to ensure that they are appropriate for use in your particular circumstance.

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