



# BASE PREPARATION GUIDELINES

This document provides information on the type of base needed to be able to proceed with installation of your product

If engaging the services of a builder to construct your base please pass this information to them before they commence



## AN EXAMPLE OF A SUITABLE BASE



Base is sufficiently hard and safe to work upon



1.1m clearance on all sides



Base dimensions are 100mm bigger on each side, than the size of the product



1.5m clearance at the front



**YOUR BASE NEEDS TO BE FLAT AND LEVEL**  
No Run-off Needed for drainage

## **Base position – sufficient space**

You need to have sufficient space surrounding your garden building for our installers to be able to safely install it. Please also ensure you are at least 1.1m away from any boundary line to any other land in order to comply with Building Regulations and our Health & Safety Guidelines. This space is required for our installers to position wide air-cushions to ensure their safety when working on the roof.

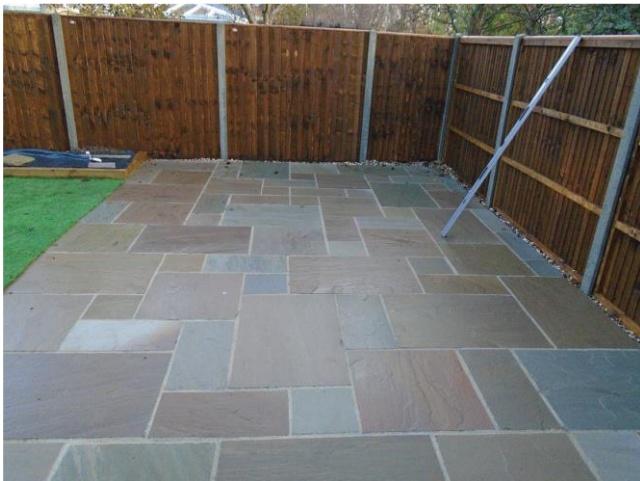
**1.1 metre away from every boundary**



**NOT 1.1 metre away from every boundary**



**Base obstruction free**



**Base NOT obstruction free**





## Building a base

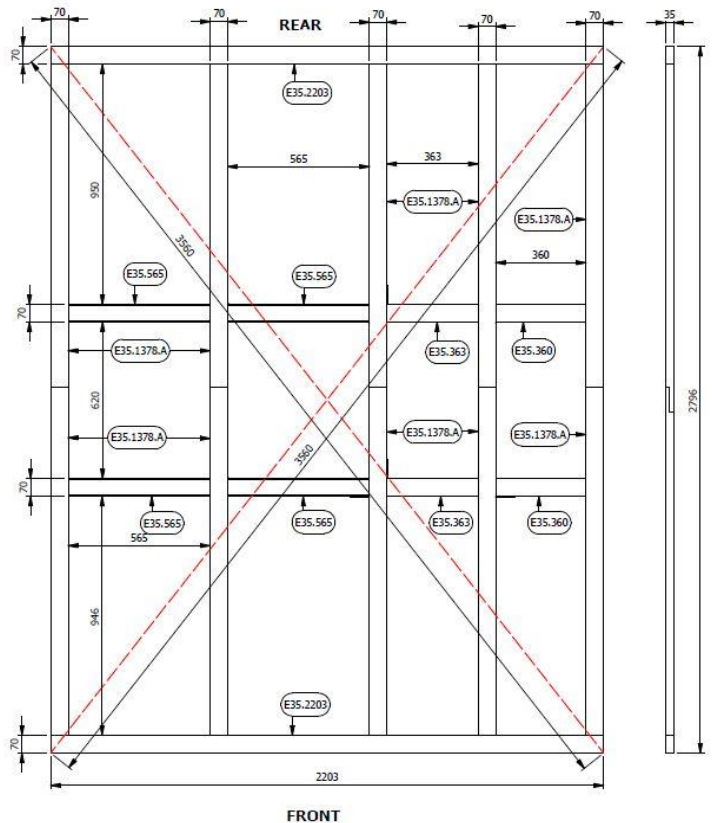
When our installers arrive to install your purchased product, it is essential that the base is already laid to a satisfactory standard. On arrival our installers will we will check it is the correct size, level and sufficiently hard for our installers to safely work upon.

### 1) The base must be at least as large as the building footprint

You will have received a base plan (bearer diagram) layout with your order confirmation. If you cannot locate this document please contact our Installation Department for a base plan.

#### Use the plan...

- If you intend to use strip foundations, ensure they are laid in the correct direction to support the bearers and are sufficiently wide (at least 400mm) and sufficiently close together (maximum gap of 40cm) to support the bearers of the building in normal use. We will not generally check these distances.
- To ensure your base is the correct size (as a minimum we recommend it be at least the same size as the OUTSIDE dimensions of the bearer plan plus an additional 100mm on all sides. We believe it is better for the base to be slightly too big than slightly too small! If it's unsuitable we will not be able to install and you will incur our costs as laid out in the Terms and conditions. It must also be the correct size to allow for any additional products (such as: veranda, side store, etc.) if applicable. It is vital that you check and ensure that the diagonal lengths are equal to ensure the base is square.



Base is a sufficient size for garden building



Base is **NOT** a sufficient size for garden building



## 2) The base must be level

- Your base must be level across the full width and length of the building (within +/- 10mm in accordance with standard tolerances for construction) to ensure it provides appropriate support. If the base is not level, or varies across its width, the building will not be straight and several problems can occur after construction, including poorly fitting/operating windows and doors, uneven floors and water leaks.

Level base



Base **NOT** level



## 3) The base must be stable

- Your base must also be stable enough for our Installers to be able to support the Building and Installers for the duration of the installation. If you are making a concrete base, please ensure you leave enough time for any concrete to sufficiently harden (typically allow 7 days for this).

## 4) The base must be true and level, with no falls for drainage

- If our installers find that the base is unsuitable we will discuss the situation with the customer or their agent and either agree to abort the installation and cancel this part of the installation or return after the base has been corrected.

Please note that any delay will be charged for at a reasonable cost calculated on lost labour time, subsistence, distance and vehicle costs. Please refer to our [Terms & Conditions](#)

Base Ready



Base **NOT** ready



**Note:** - Dunster House Ltd do not inspect the suitability of your foundations to support the building without ground movement occurring or check that the integrity of the base is sufficient. Our installers are not engineers or soil samplers. Any problems which arise from inadequate support from the base are the responsibility of the customer.

## 5) Examples of types of base:

A well prepared, flat, level and solid base is ESSENTIAL to ensure a long lasting and stable installation. With adequate ground conditions a suitable solid base can be constructed in a number of ways, using a variety of materials:

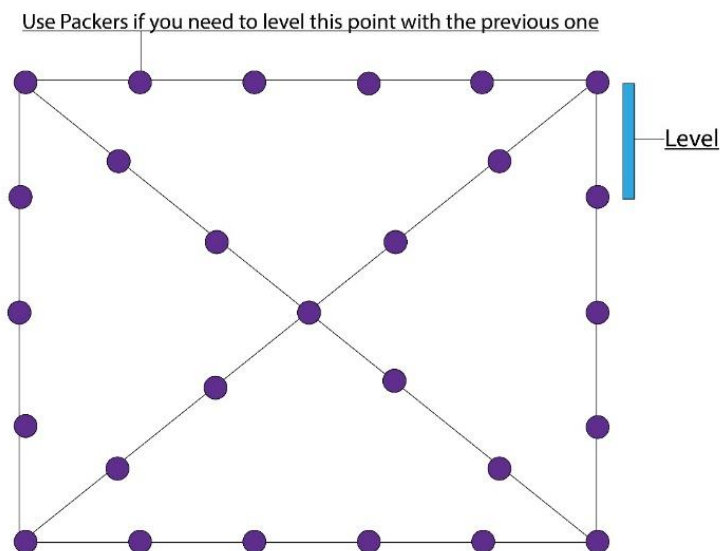
- Solid Concrete Base
- Concrete Strip Base (cabin/office)
- Railway Sleepers (cabin/office)
- Paving Slabs laid on compacted hardcore
- Decking

Please ensure all of the above comply with the same tolerances for levels and size, as detailed on page 1. With regard to decking ensure that it's no higher than 300mm from the level of the garden or you may require planning consent as your building may exceed 2.5m in height.

**We advise you to engage a competent local builder/surveyor to build your base.** Please note that some of our products can weigh several tonnes depending on the model to be installed.

## 6) Example of how to check the level of your base

- Firstly, start in one corner and work your way around the base with a spirit level
- At each point required you will need to use packers if required to balance the spirit level until it shows a flat level
- The maximum height of packers that should be used is 20mm, you should not pack over 20mm from level
- We may also use a laser level to **+/- 10mm over full width/length**



**Note:** - If your base is more than 20mm out of level our installers will not be able to commence with the install. You will also be charged for one lost day of install and you will either be able to cancel the installation part of your order, or the installers can return to install the product once your base has been levelled to within this tolerance. Please ensure you read the Installation [Terms and Conditions](#) prior to installation commencing.