

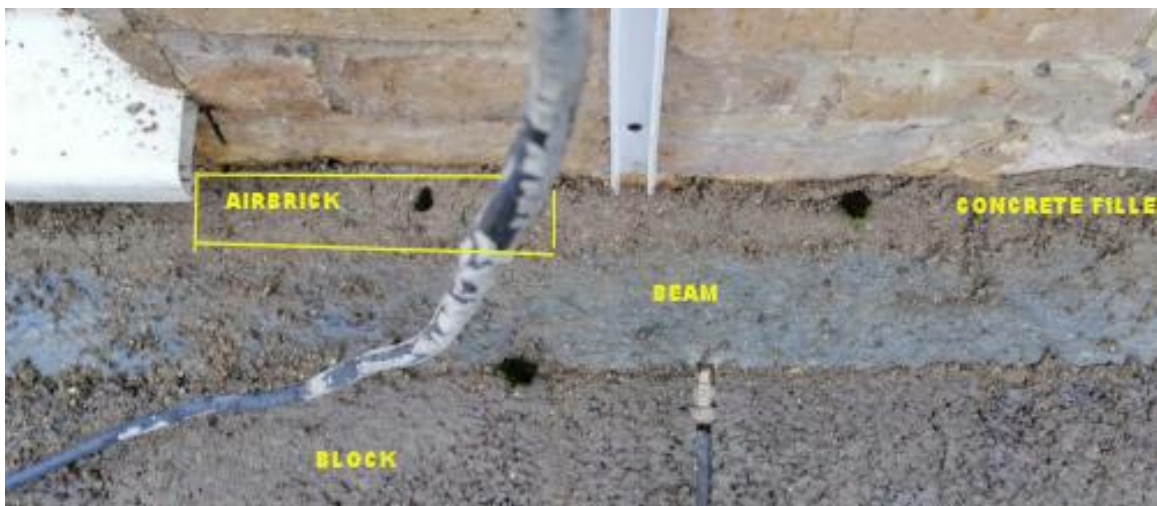
Foundations: Ventilation Investigation/Remedial

Back new extension





Airbrick exposed



The concrete filler between the original brick work and the beam needs to be cut out where the original 2 airbricks are placed ~ (as marked out in above diagrams) and a lid cover attached inserted level to the surface.



Right of the image depicts the dining area outside wall the blue rectangles are airbricks . The yellow rectangles need to be cut out of the filler of concrete so that air can circulate from the dining area through the airbricks into the cavity of the extension.

Extension merging with existing house kitchen



The original floor is not suspended from the kitchen and the current utility room is not being changed at the moment. The new block and beam ventilation is not through this part





The new extension showing the ventilation next to the garden and the party wall line



Checking existing air bricks on the rear of a property means inspecting them to ensure they are **clear, unblocked, and correctly positioned to ventilate the sub-floor void (under timber floors) or wall cavity**, preventing damp, condensation, rot, and structural issues like creaking floors, by allowing airflow to keep moisture from building up and protecting the home's integrity. **You need to verify they aren't buried by soil, covered by patios, or blocked by debris and that they're spaced adequately (e.g., every 2m for timber floors).**

Check for: Blockages: Are they filled with leaves, dirt, or debris? Are they buried by landscaping or blocked by a new patio/pathway? **Damage:** Are they split, broken, or missing entirely, allowing pests or uncontrolled air entry? **Positioning:** Are they at the correct height (ideally 75mm above ground or on sloping ground) and within the recommended distance (e.g., 2m centres, 450mm from wall ends for timber floors)? **Purpose:** Determine if they ventilate the subfloor (most common for older homes) or the wall cavity, as this dictates their importance and potential impact on damp.

Essential: Moisture Control: Prevents condensation and moisture buildup in floor voids, stopping mould, mildew, and damp. **Structural Integrity:** Keeps timber joists and sleeper walls dry, preventing rot, crumbling mortar, and sinking supports that cause creaking or bouncy floors.

Ground Gas Protection: In some cases, they connect to systems for radon or other ground gas mitigation, so they must remain open and connected.

Inadequate: Clear them: Remove blockages and debris. **Repair/Replace:** Fix broken bricks or install new ones if missing. **Extend/Add:** If they are obstructed (e.g., by a conservatory base), you might need to add extensions or new vents nearby to maintain airflow.