

Self-build PLANNER

The 30-week plan begins when construction work starts on site, but before any of this can go ahead, you'll need to ensure the following is completed:

- ✓ The land has been acquired
- ✓ Designs have been drawn
- ✓ Planning permission has been granted
- ✓ Building Regulations plans and SAP assessment have been submitted and approved
- ✓ Invitations to tender have been issued
- ✓ Select main contractor (or trades, if you are project managing yourself)
- ✓ Services have been arranged through the relevant electricity and water suppliers
- ✓ Suitable site insurances and structural warranty have been purchased
- ✓ Lead-in times for products and materials have been established (to ensure they're ordered correctly)

WEEKS 1-2 Preliminaries

- ✓ Notify building control (BC) of commencement (48 hours before work begins)
- ✓ Create site access
- ✓ Clear plot and strip topsoil for later reuse in landscaping
- ✓ Set up land in accordance with the site plan
- ✓ Arrange temporary services (electricity & water)
- ✓ Form secure storage on site
- ✓ Install site office, portaloo and temporary fencing
- ✓ Mark out foundations (using a surveyor if necessary)

WEEKS 2-3 Foundations, footings & oversite

- ✓ Excavate foundation trenches and wait for BC inspection
- ✓ Fit foundation reinforcement and pour concrete (inspection may be required)
- ✓ Build foundation blockwork to damp proof course (DPC, inspection may be required)
- ✓ Backfill foundation cavities to ground level
- ✓ Pour concrete slab oversite to form the ground floor structure/install beam and block oversite to specification
- ✓ Fit at least 100mm insulation above or below slab
- Make sure the foundations are accurate enough for the timber frame's tolerances

WEEK 4 External works

- ✓ Excavate service/drainage trenches (inspection may be required) and install ducting and drawstrings
- ✓ Connect to mains sewer
- ✓ Install off-mains solution (treatment plant etc) if required
- ✓ Position rainwater harvesting tank (if specified)

WEEK 5 Scaffolding & superstructure commences

- Construct outer leaf walls to DPC
- Erect scaffolding framework
- Install foot scaffolding as required
- ✓ Lay drainage pipes in pea shingle
- ✓ Check falls and connections

Build It

WEEK 6-9 First floor construction

- Construct lower storey walls from DPC upwards
- Erect timber frame (including roof structure)
- Install cavity insulation
- Apply breathable membrane to the outside of the frame
- Place meter boxes
- ✓ Position first floor joists or beam and block intermediate floor
- Build in structural openings and lintels
- Raise scaffolding as required

WEEKS 10-12 Superstructure construction

- Construct upper storey walls
- Fix windows and external doors
- Build in structural openings and lintels
- Internally, begin first fix electrics, joinery and plumbing/ducting (see week 18)
- Install cavity trays
- Fit insulation
- Position cavity closers
- Tape joints
- Bed wall plate
- Install vapour barrier
- Build up gables
- Form chimneys
- Place lead soakers

WEEKS 13-14 Roof structure/tiling

- Install trusses
- Batten out and fit undercloak
- Affix wind bracing
- Fit roof and ridge tiles
- Build in gable ladders
- Apply flashing
- Construct dormers (if required)
- Affix soffits, fascia and bargeboards
- Apply external cladding (brick, render etc)
- Gutters and downpipes
- Take down scaffolding

Note: The erection of a timber frame superstructure is generally much quicker than a masonry build, so you're likely to get to watertight up to six weeks earlier. For the sake of simplicity, the next few weeks in this schedule allow for the remaining masonry elements, with timber continuing at weeks 18-19. Please allow for this in your timeframe.

WEEKS 15-16 Roof tiling

- Lay sarking/breathable membrane
- Lay roof tiles
- Fit undercloak
- Fit ridge tiles
- Set down battening at correct gauge
- Apply mortar and bargeboards
- Put in flashings

KEY

✓ BOTH SYSTEMS

■ MASONRY ONLY

■ TIMBER FRAME ONLY

WEEKS 17-18 Works to watertight

- Install windows and doors
- Affix soffits and fascias
- Apply external render (if required)
- Fit guttering and downpipes and connect to drainage
- Drop scaffolding
- ✓ Conduct airtightness testing once structure is wind and watertight and all potential air leakage points are sealed

WEEKS 18-19 First fix

Joinery:

- ✓ Fit floor deck
- ✓ Door linings
- ✓ Install staircase (with protective cover)
- ✓ Studwork for partition walls and plasterboard noggins
- ✓ Loft hatch framework
- ✓ Tank stands

Plumbing:

- ✓ Position waste pipes
- ✓ Lay hot/cold feeds for taps and outlets
- ✓ Install heating pipework and gas meter
- ✓ Fit underfloor heating pipework and manifolds
- ✓ Run ducting for mechanical ventilation and heat recovery (MVHR) unit

Electrics:

- ✓ Run carcass wiring for power, lighting, broadband etc
- ✓ Insert back boxes for sockets and switches
- ✓ External wiring for lighting and security features
- ✓ Armoured cable to external areas such as garage, pond, patio areas as required

WEEKS 20-22 Plastering/tacking

- ✓ Lay floor screeds
- ✓ Tack ceilings
- ✓ Fit coving
- Wet plaster or 'dot and dab' plasterboard ■ Dry lining
- Allow plaster to dry

WEEKS 23-24 Internal fit out

- ✓ Fit hard flooring
- ✓ Install kitchen units
- ✓ Put in bathrooms
- ✓ Lay loft insulation

WEEKS 25-26 Second fix

Joinery:

- ✓ Hang doors
- ✓ Fit balustrades and hand rails
- ✓ Apply skirting and architraves
- ✓ Board out loft if required
- ✓ Install wardrobes

Plumbing:

- ✓ Fit cooker
- ✓ Install woodburner (if specified)
- ✓ Fix radiators/connect underfloor heating
- ✓ Put in boiler or equivalent
- ✓ Install and commission heating system
- ✓ Fit MVHR unit

Electrics:

- ✓ Affix faceplates for sockets and switches
- ✓ Set in place consumer unit fuse board
- ✓ Install internal and external light fittings
- ✓ Fit alarm system
- ✓ Arrange garage supply

WEEKS 27-29 Painting, decorating & landscaping

- ✓ Sweep up
- ✓ Internal decoration (only apply a mist coat to wet plaster while it's still drying out)
- ✓ Ceramic tiling
- ✓ External decoration
- ✓ Test drains and backfill trenches when BC are happy
- ✓ Lay paths
- ✓ Build retaining walls
- ✓ Set down driveways
- ✓ Establish patios and outdoor decking
- ✓ Boundary treatments (fences, hedging, walls and gates)
- ✓ Install turf/seed lawns

WEEKS 30 Completion & post contract work

- ✓ Final building control inspection
- ✓ Completion certification
- ✓ VAT reclaim
- ✓ Clean up
- ✓ Snagging
- ✓ Move in!

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