

13871 fre-c-211112 cl-001

21 November 2012

Peter Short
Project5 Architecture LLP
8 Waterson Street
London E2 8HL

e mail and post

Dear Peter,

RE: 49 FREDERICK STREET

Following our recent meeting on site to discuss the structural proposals for the rear extension of No.49 Frederick Street we now write to confirm our proposals for the foundations.

Our proposals are intended to satisfy Planning Condition 5 which requires information to be provided on the types of foundations near existing trees.

On this site there are two trees on the right hand boundary where it is intended to be build the flank wall of the rear extension on the line of the existing boundary wall. The details are shown on your drawing FS49-PO1A. We have marked up this drawing to indicate special foundations in close proximity to the trees. Instead of the normal mass concrete strip foundations we have proposed two pads and beams spanning between. It is proposed that the foundations will be approximately 2.5 metres deep so that they will avoid the roots which we would anticipate finding.

The ground beams spanning between the pads would be protected by the use of a compressible material under the soffit and the face of the beam would be covered in polythene as a root barrier. The new wall would be built off the ground beam in the current location of the boundary wall. The ground floor slab would consist of a pre-cast beam and block floor so that there would be a void underneath in case of possible heave or subsidence.

The above proposals envisage possible ground movement and the foundations have been designed to take this into account in future.

The proposed wc in the rear extension will be connected into the existing drainage in the property.

We hope that sufficient information has been provided to release Planning Condition 5.

Yours sincerely,



L.A. McDonald

