


**PLANNING PERMISSION 2013/6418/P – CONDITION No. 4**

Project:	26 Wedderburn Road	 IMAGINE + CREATE + ENGINEER
Job Number:	0148	
Date:	26/02/15	
Purpose:	Basement Design Adjacent to Footings of No.24 Wedderburn Road	

The footing to the boundary wall of No. 24 Wedderburn Road was uncovered by hand dug trial pit on 3rd October 2014. The findings are shown below. The base of the footing was found at 1025mm beneath existing ground level.

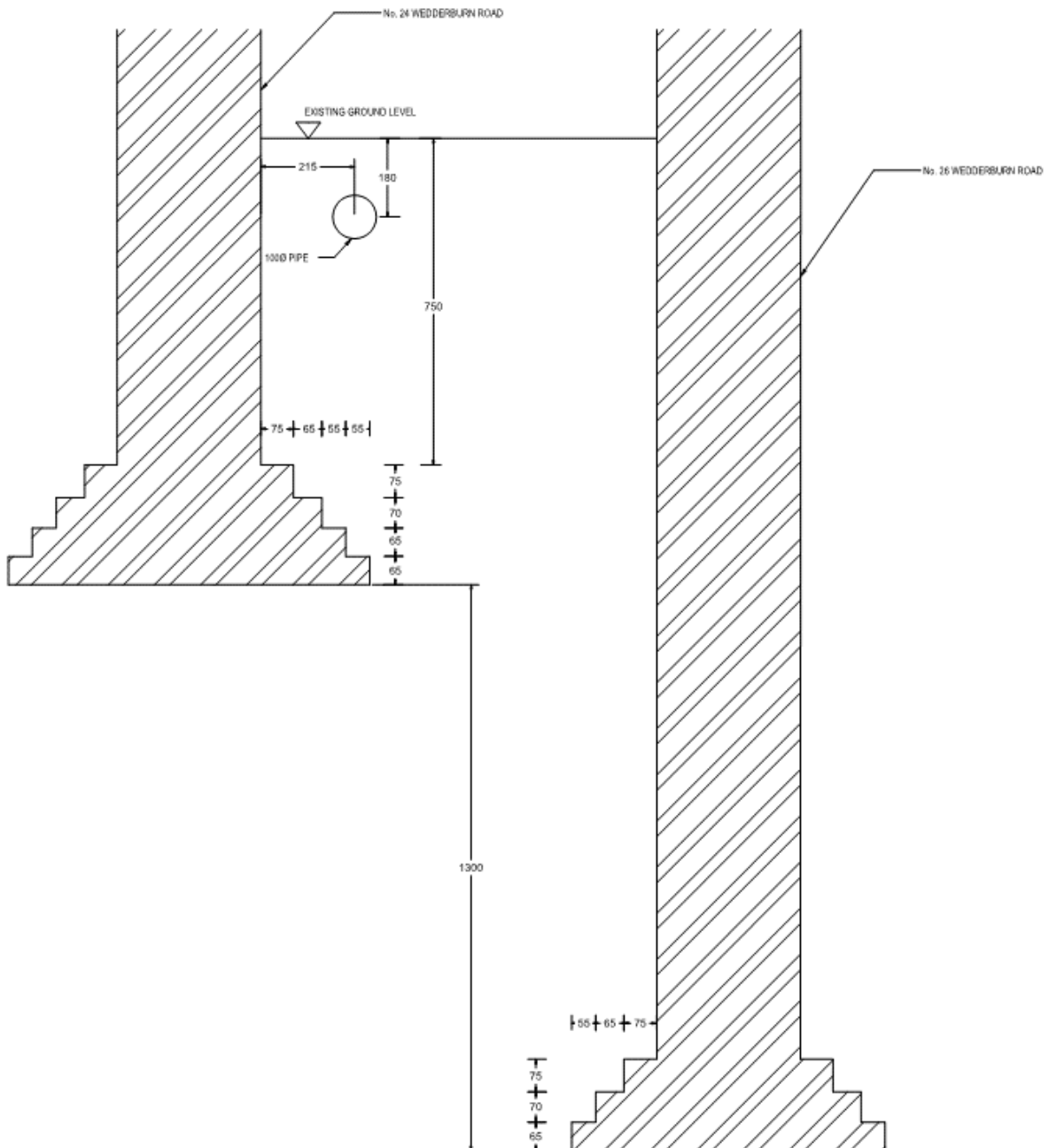




FIG. 1. SECTION SHOWING FOOTING TO No. 24 WEDDERBURN ROAD ADJACENT TO BASEMENT FOOTING OF No. 26 WEDDERBURN ROAD.

The findings of the trial pit investigation have been used to inform the design of new structure adjacent to the property of No. 24 Wedderburn Road.

Where the foundations of No.24 sit adjacent to the basement level of No. 26 Wedderburn Road, there is currently a difference in levels between the two footings of approximately 1300mm. This will increase by approximately 600mm following the proposed underpinning work to the basement of No. 26 Wedderburn Road. The proposed RC underpins do not extend closer to the foundations of No. 24 Wedderburn Road, and thus the soil capacity within the area of influence will be unaltered by these works. During the construction of the basement deepening, the wall shall be temporarily propped and the underpins doweled into the underside of the existing corbelled footing to ensure there is no movement of the wall of No. 26 Wedderburn Road.

Within the narrow passageway between the two buildings, a lightweight mass concrete trench will be constructed to support the proposed single-storey superstructure above. The trench will be taken to a depth to match the existing footing of No. 24 Wedderburn Road, and a minimum 25mm flexcell joint shall be provided between new and existing structure. The new concrete trench will distribute loads from the superstructure to ensure that any increase in bearing pressure adjacent to, or below, the foundations of No. 24, or No. 26, Wedderburn Road is limited to 7%, and therefore within the widely accepted limit of a 10% increase due to consolidation of the soil.

To be read in conjunction with Structural Engineer's drawings.

Signed:	 Prepared By: Matt Aldham (Graduate)  Reviewed By: Rob Knight (Senior Engineer)
Dated:	26/02/15