

Response to further comments made by Dr Clare Halsted dated 6.7.2015

The notional boundary locations are not correctly shown. This is regrettable however it is not material to what is proposed structurally. Furthermore I now attach the engineer's revised drawing with the error corrected.

The status of the flank wall to no 44 and the garden wall extending out from it is either:-

As a party wall and party fence wall; in which case the Party Wall Act determines the rights of a building and adjoining owner in carrying out works to structures designated as Party structures as these are effectively in joint ownership. The rights are comprehensive and, subject to protection to adjoining owner's property, a building owner can carry out extensive and varied works to a party structure.

Or:-

If both the garden wall and the main flank walls are entirely within the ownership of No. 44 then all the above mentioned structural works can also be undertaken. The foundations to existing walls are on footings which extend out just before formation level to ensure a better spread of loading onto the ground. Where an existing wall is underpinned, the concrete does not extend beyond the face of footing and may well be able to align (subject to structural engineer's observations) with the outer face of the brickwork above.

What is also shown are new reinforced concrete walls which are entirely within the boundary.

The ownership on the York Rise side is entirely within the ownership of no.44.

All construction works would be carried out from within No44.

From revised BIA

2.1 There is nothing misleading or prejudicial in the description of this gap as a path, as no doubt it could be used for access and or maintenance purposes

The incorrect reference to location of trees is noted but this is not material to the application.

2.3 The reference to the 1m offset to no46 relates to building structure and not ownership.

Responses to comments under 5.46, 9.12 and 12 are best dealt with by Richard Ball of Card Geotechnics Ltd.

The First Floor Terrace is an amenity for the First floor Flat. Potential overlooking and loss of privacy has been addressed by the provision of screening.

ASSUMED SITE BOUNDARY

ASSUMED SITE BOUNDARY

NOTES:

- TEMPORARY WORKS AND PROPPING TO CONTRACTOR'S DESIGN
- INSULATION, WATERPROOFING CAVITY DRAINAGE AND FINISHES TO ARCHITECT'S DETAILS

1000 (EDGE THICKENING)

250 RC WALL

DEEP PROPILE *
SHEET PILES
WITH MIN. 2m
EMBEDMENT BEYOND
NEW FORMATION LEVEL

250 RC WALL

250 RC WALL

1000 (EDGE THICKENING)

(No. 46)

250 RC LINER WALL

STRUCTURAL STEEL
COL / POST

PAD SIZES T.B.C

SUGGESTED
UNDERPINNING
SEQUENCE

MASS CONCRETE UNDERPINNING
THICKNESS TO MATCH EXISTING
WALL FOUNDATIONS

TRANSITION
PINS

250 THK RC
SLAB CAST ON
HEAVE PROTECTION
MAT ON BINDING
ON 150 WELL
COMPACTED HARDWARE

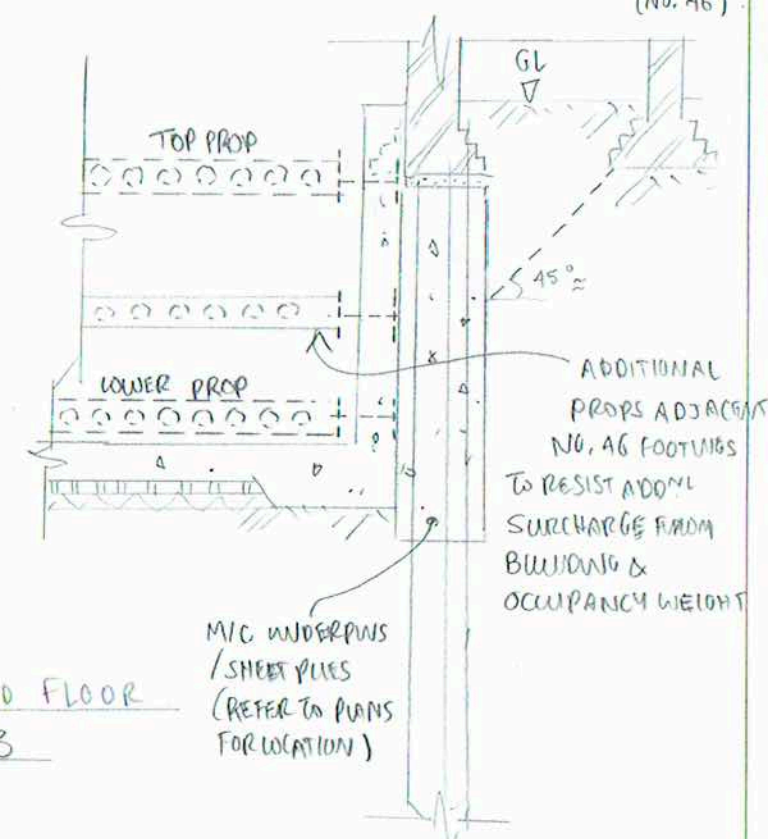
1000 (EDGE
THICKENING)

250 RC WALL

TRANSITION
PINS

TYPICAL PROPPING ARRANGEMENT

(No. A6)



LOWER GROUND FLOOR
= 1:100 @ A3

Notes:-

1. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and specifications.
2. This drawing is the copyright of Constructure Ltd and is not to be used or reproduced without permission.

Project	DARTMOUTH PARK ROAD		
Project No.	1393	Sheet	SK-01
Date	11-5-15	Eng.	TC
		Rev.	C
		Chk.	