

INTRODUCTION

22 Kylemore Road is a mid terrace two story Victorian terrace house located on the west side of the street. Many of the properties in the street have had basement conversions added with light wells to the front and rear of the buildings.

The application is for excavation to the front of the property to create a light well with stairs leading up to the street.

The property is of traditional construction with load bearing external and solid party walls with suspended timber floors and roof.

This report describes the construction method of the proposed basement.

SOIL STRATA AND DESIGN CONSIDERATION

No trial holes have yet been excavated but the geological map of the area shows clay bedded over a sand gravel mix.

The building already has the benefit of a full basement and a partial lighthwell to the front of the building. In this instance the new concrete foundation for the light well will be founded at about 2.8 meters below ground level and will be on sand which has a high load bearing capacity.

The property is in the middle of a terrace of similar buildings a number of which have had basements added. The sand and gravels are not significantly compressible and so the risk of movement in the adjoining building is negligible.

EFFECT OF BASEMENT CONSTRUCTION ON GROUND WATER

Because the soil around the proposed basement consist of free draining material surface water only exists because of rainwater and this is already collected by an existing drainage system. Any rainwater into the light wells will be drained away by using the Delta pumped system which will dispose of water into the existing system. As the existing surfaces to the front and the rear are already predominantly paved hard standing surfaces the new construction will not generate additional run off into the drainage system.

As the proposed finished floor level of the new basement lies below the invert level of the drains in the street it is the intention to fit a non return valve on the drain connecting the manhole on site to the main drain in the street. This will prevent back flow into the basement in the event of a surcharge in the main drain in the street.

BASEMENT CONSTRUCTION METHOD

The new concrete walls forming the light well and stair to street level which will be constructed as reinforced concrete retaining walls

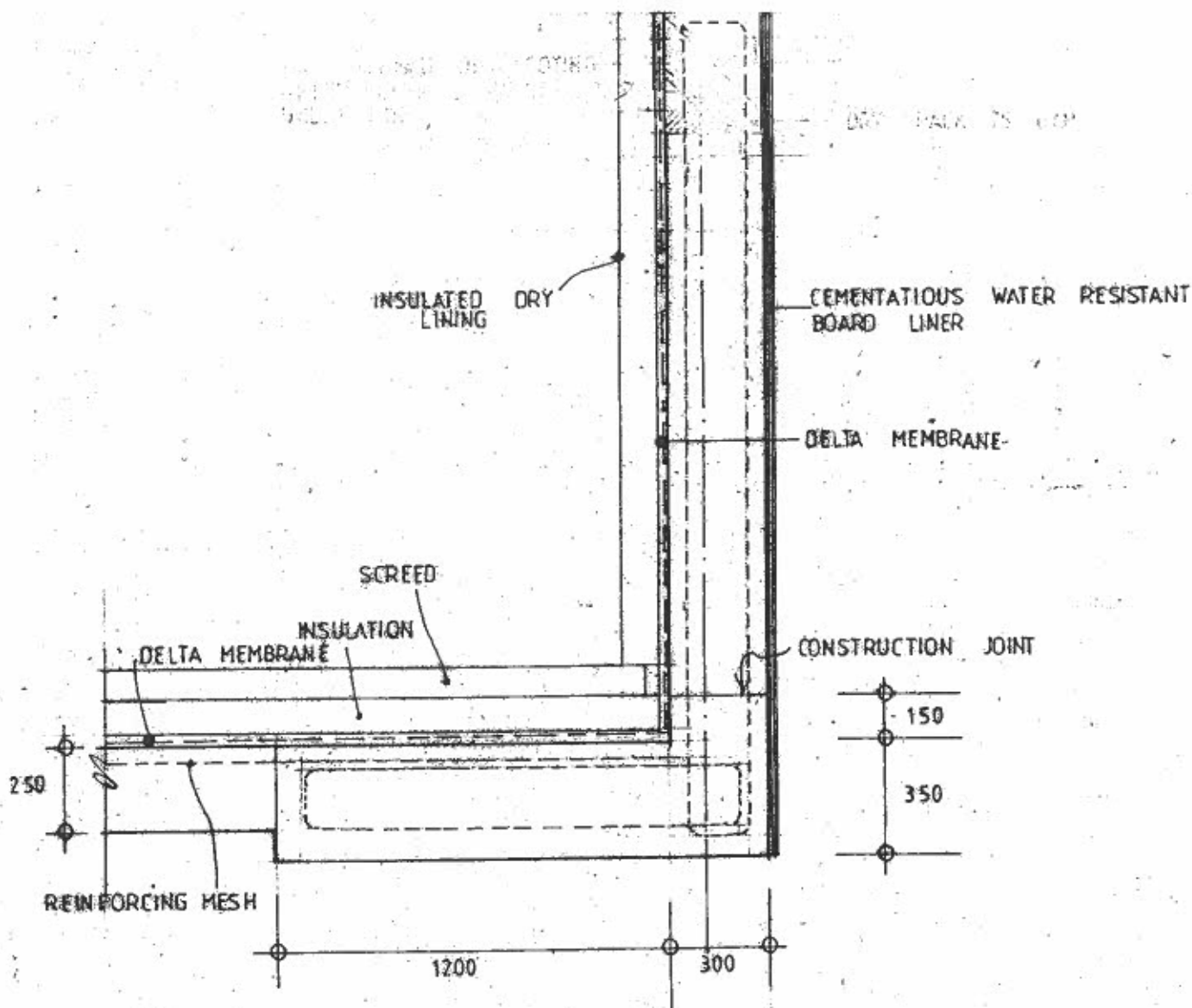
It is the intention that the basement construction will be carried out by a specialist sub contractor who has experience of basement construction and who has a proven ability of successfully dealing with projects of this nature.

Before any work can start on Party wall agreements will be prepared for the owners of number 13 and 15 Novella Street and this will include a method statement to be agreed with the contractor. The construction of each section of under pin is to be as detailed on drawings 1215/B/2062/01 and 02 attached based on the 1: 3: 5: 2: 4 hit and miss construction

sequence for the construction of new wall lengths. The maximum width of each section of wall will not exceed 1200mm.

A 2 metre high hoarding is to be erected at the front of the site this will be located so that pedestrian access along the existing pavement is maintained.

The detail design and site supervision will be carried out by a chartered structural engineer and will be designed to comply with current building requirements.



Status:

PLANNING

This drawing is intended for the purpose indicated in the status box only. Do not scale from this drawing. All dimensions shown must be checked on site and discrepancies verified with the contract administrator. This drawing must be read in conjunction with relevant Details and specifications shown.

PROJECT

BASEMENT CONSTRUCTION

DRAWING

RETAINING WALL DETAILS

SCALE

DATE

1 20 AT A3

DRAWING NUMBER

REVISION

1215/8/2062/01

VAN

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ARCHITECTURE

07958 571556