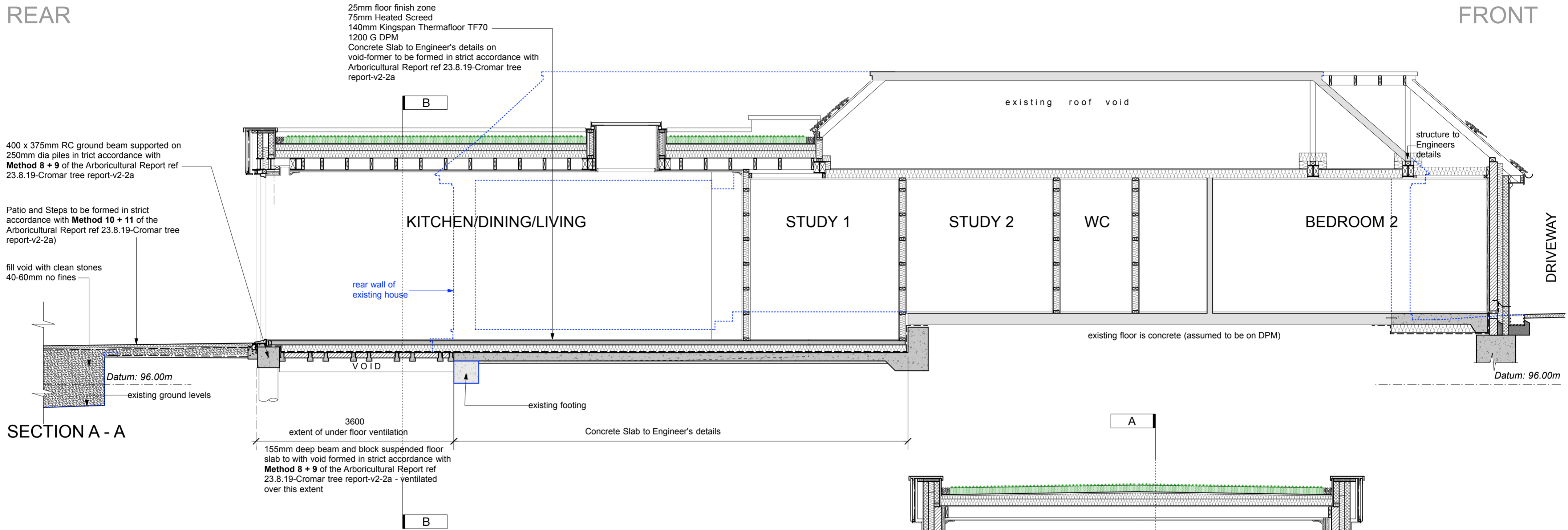


REAR

FRONT



EXTRACTS FROM 23.8.19-Cromar tree report-v2-2a. Drawing Ref: 1-38-4492/P3

Method 8 : PILE LOCATION DETERMINATION and FULLY SUSPENDED SLAB

No general reduction whatever of existing ground levels shall take place. The trial pits to determine pile locations shall be dug with hand tools only. N.B. The precise location of piles is flexible within a dimension to be determined by retained engineer, and typically not less than 300mm along the long axis of ground beams. If hand digging is adopted, probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of hole is dug. It shall be borne in mind that the presence of large numbers of roots >20mm in diameter may effectively prevent completion of trial pit, as this would be sufficient reason to terminate the operation and consider its purpose complete or would entail the moving of the trial pit to a different location. If a root > 20mm diameter is inadvertently damaged, it shall be retained in situ for appraisal by the arboriculturist. Trial pits to determine suitable pile locations shall be taken to 0.6m below ground level. When trial pits are complete and pile locations have been fixed, the whole area shall be treated as per Method 3 above, except where each of the pile locations lies, where an opening 400mm square centred on the trial pit may be left. The upper 3m of conventional piles shall be sleeved within root protection areas to prevent contact with wet concrete and roots. The upper 1m of screw piles shall be sleeved with high density cardboard tubes where within the root protection areas to prevent contact between ironwork and roots. Movements of screw piling rigs and any other wheeled or tracked plant within RPAs shall be restricted to areas protected as per Method 3.

Method 9 : SLAB EDGE DETAIL FINISHING

Following curing of the slab, saturation and laceration of the void former and impermeable membrane, and clearing of the arising debris at the external margin of the slab for a zone extending at least 250mm under the slab, a formation of airbricks bonded to an open-faced tray composed of (10mm max.) grid stainless steel mesh shall be bonded to the underside of the slab as rodent exclusion measure as indicated left.

Method 10 : RETAINING WALL for PATIO and STEPS CONSTRUCTION

Footings shall be confined to isolated pads, or piles, dug initially to trial positions. The trial pits to determine pad / pile locations shall be dug with hand tools only, or opened with an air-spade to required depth. N.B. The precise location of pads/piles is flexible within a dimension to be determined by retained engineer. If hand digging is adopted, probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. THE WORK SHALL PROCEED CAUTIOUSLY. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of hole is dug. It shall be borne in mind that the presence of large numbers of roots >20mm in diameter may effectively prevent completion of trial pit, as this would be sufficient reason to terminate the operation and consider its purpose complete or would entail the moving of the trial pit to a different location. If a root > 20mm diameter is inadvertently damaged, it shall be retained in situ for appraisal by the arboriculturist. Where roots more than 20mm diameter are unearthed in the pad locations and a pad cannot be re-located, the roots shall be wrapped in bubble wrap. The wrap shall not be wound very tightly against the root. All edges shall be sealed with insulating or gutter tape (not packing tape). (This sleeving both protects the root and forms a compressible layer when wet concrete is poured.) The sleeving shall be chased into the sides of the pit (where the root enters the soil face) for a distance of about 50mm and the entry point ring-sealed with expanding foam. A 25mm minimum thickness of wrap shall be fixed around the roots to be preserved. This protection shall be carried out progressively as the pad pit is dug, so as to protect roots from casual damage during excavation. An impermeable membrane shall line the trial pit and all edges sealed to prevent concrete leachate coming into contact with root-bearing soil. The pads shall be cast and pre-cast lintels or architectural steelwork placed so as to leave a clearance of at least 50mm from retained roots. The wall shall be constructed. Bricks slips may be bonded to any exposed pre-cast lintels or architectural steelwork if desired. The lintels may be set just below (no more than 40-50mm) existing ground level in order to retain the porous back fill effectively. (See Method 11 below)

Method 11 : PATIO and STEPS finish

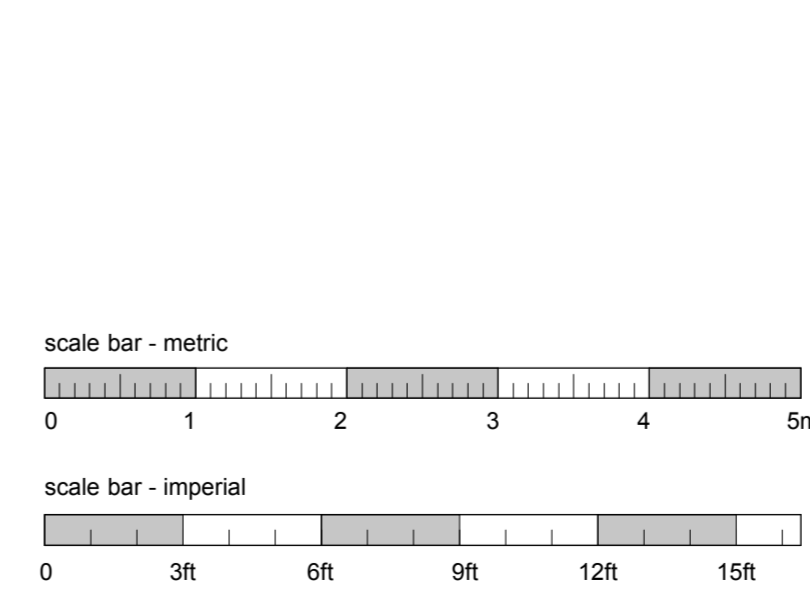
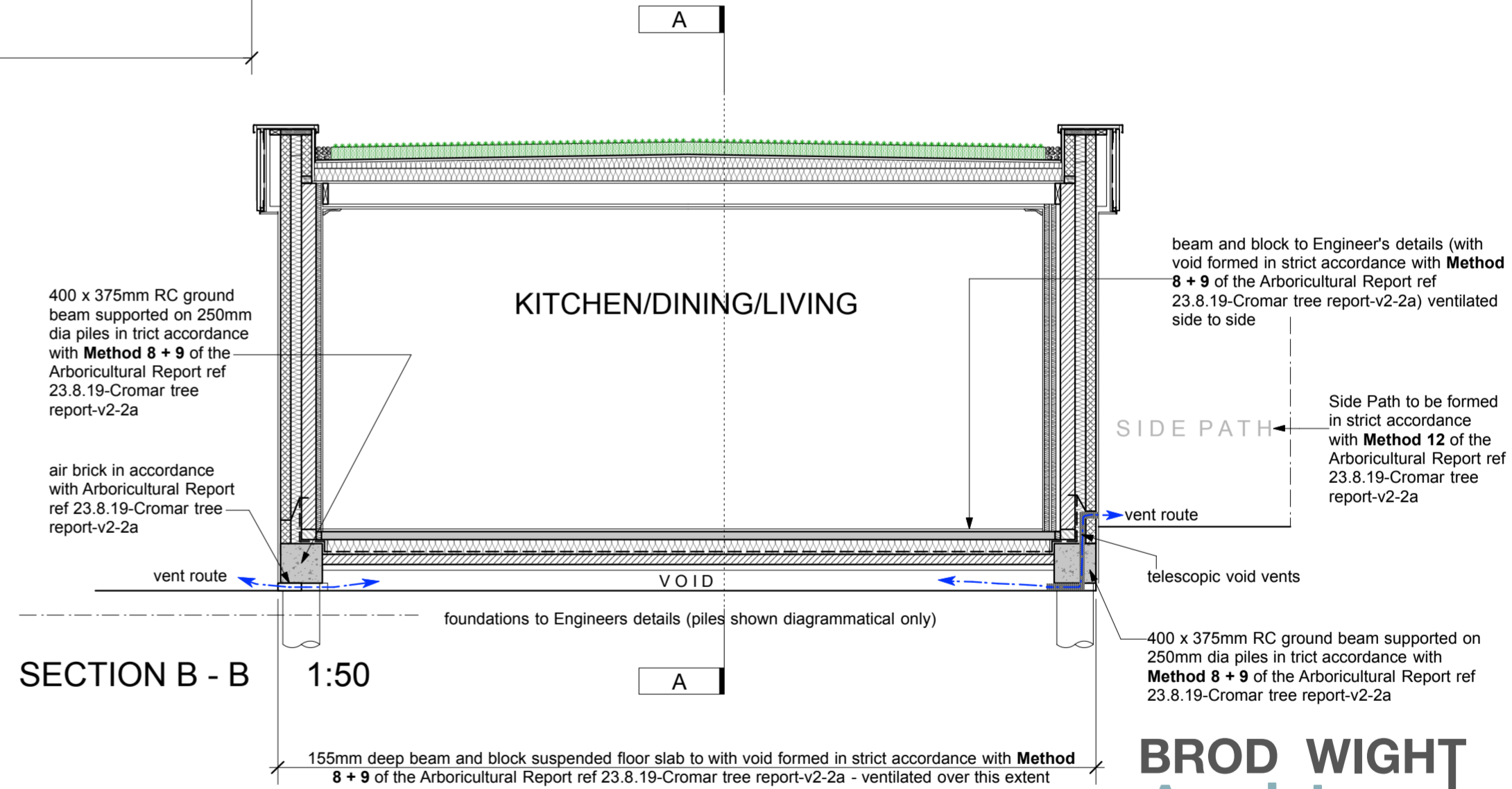
A geogrid such as Tensar 'TriAx' shall be laid directly on the ground surface. Clean stone 40-60mm no fines backfill shall be laid to ensure a fully porous layer exists to promote gaseous exchange between underlying soil surface and the atmosphere. A further 2D geotextile such as 'Treetex' type, shall be laid. Levels can be corrected by use of granite chippings NO FINES. Paving shall be laid open-jointed and the joints rammed with granite chippings.

Method 12 : SIDE ACCESS PATH / DRIVEWAY

No reduction of levels below underside of subbase shall take place. No wheeled or tracked machinery shall be used : construction shall be by means of hand tools.

SIDE ACCESS - 'NIDAGRAVEL'

Edge restraint shall be formed from tanalised timber pinned to substrate with tanalised timber pegs or similar. Levels can be corrected by use of granite chippings NO FINES. pocket geotextile system, such as the 'Nidagravel' tray system 40mm deep backfilled with 40mm+, clean stone or gravel - NO FINES can be laid directly over the level correction layer. This system provides a wheelchair-friendly finish.



Application ref: 2018/3618/P 23 September 2019

Condition 4

Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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Rear Extension Foundations

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