



CONSULTING ENGINEERS LTD

**ADDENDUM TO OFFSET ARCHITECTS'
CONSTRUCTION & TRANSPORTATION MANAGEMENT PLAN
FOR THE LAND TO THE REAR OF THE COTTAGE
BADGERS ROAD
BADGERS MOUNT
KENT TN14 7DY**

CLIENT: MR PULLMAN

AGENT: OFFSET ARCHITECTS

DATE: NOVEMBER 2021



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THE COTTAGE

1.0 BRIEF

We have been requested by the Client to comment on condition 5 of the planning permission dated July 2020 relating to details of temporary site works during the construction of the foundations. It is proposed to construct a new house on the site, but due to current levels will incorporate basemented areas all as indicated on Crofton Designs layout plans. We have been engaged as consulting engineers for the project and have visited site to assess the situation and then offer suitable advice to the client.

2.0 PROPOSALS

With reference to the plans 3087/21/CN/DRF004 C1 it is proposed to install a new-build incorporating a basement area, It will be necessary to provide temporary works details to enable the works to be carried out safely and to ensure any retained earth faces are suitably supported until the permanent concrete box is installed.

We attach an extract from the site plan and set out below our proposals for assessment by any external bodies.

2.1 LINE 1-1

The basement slab will be level with the existing ground so no temporary works will be required on this elevation.

2.2 LINE 2-2

It is proposed to cut the earth back to a safe batter of approximately 70 degrees. From initial site investigation works the ground comprises fill over chalk, which should safely remain stable on a cut face throughout the basement works.



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2.3 LINES 3-3 & 4-4

On these elevations it is proposed to engage the services of a specialist temporary works contractor such as Mabey Hire (details attached). A system of trench sheets and lateral bracing provides the support to the cut earth faces until the RC box is installed and can be removed for use elsewhere. The method of installation is of an underpinning sequence format whereby small sections of the earth are removed and then sheets and props erected to support the earth. Over a period of time the full lengths of the wall can be excavated and temporarily propped.

3.0 CONCLUSIONS

To enable the basement box to be installed it is proposed to carry out temporary support works which take three separate approaches.

Line 1-1 – none required.

Line 2-2 – earth at back to a safe batter – no temporary works required.

Lines 3-3 & 4-4 – install temporary steel sheeting and supports for stability.

We are of the opinion that by taking this approach the basement works can be safely carried out without disturbance of the supported elevations.

Trevor Cossey BSc (Hons) C Eng. MStructE