

43A Church Road
Caversham
Reading
RG4 7AG

C/O – Duncan Cox – duncan@coxcm.co.uk

B/JW/DB

12th December 2022

43A Church Road, Caversham, Reading – Structural statement

Dear Mr & Mrs Pagella,

Centrespace Design has been appointed by yourselves as the principal structural and civil engineer for the proposed works at the above property.

The proposed works include excavation of the existing ground level at the rear of the property, to allow for a two-storey residential extension and single-story garage structure. This requires a robust structural solution to retain the existing ground levels.

The existing levels at the rear of the garage are above the proposed ridge line, approximately 4880mm from garage FFL, which is 750mm above the Ridge. Therefore, we will need to provide a structural retaining wall to retain the ground at this point.

Initially, it was thought that the ground could be lowered and battered back at this point, however, this is not justifiable due to the ground conditions and the existing RPA's. Currently, the building footprint is very close to the RPA's, any further excavation for battering back/lowering ground levels would infringe on these and therefore not be viable. The existing ground conditions in this area [WS03 on the GI report] show a build-up of 1.5m made ground, 0.25m Silty Clay, and 1m Gravelly sand before the stable chalk is hit. Therefore, this top 2.5m of ground will not be stable in the permanent condition unless it is battered back at a 20-25degree angle, which again will drastically infringe on the RPAs.

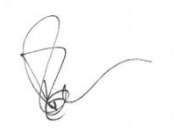
It is not feasible to introduce a piled retaining wall in this location, as the ground is so steep that access for a piling rig will not be possible.

The proposed design is to increase the height of the retaining wall to the rear of the garage, so that it runs above the line of the ridge to retain the existing. This will provide a robust structural solution and will ensure that the stability of the ground is maintained throughout the design life of the building.

Centrespace Design has been in operation for 10 years and the work we undertake on this project is covered by our £2M PI policy and will be maintained for a period of a minimum 12 years post the design of the works to 43A Church Road.

Should you have any concerns regarding the structural proposals or any of the work carried out by the contractor as the project progresses, then please feel free to contact us direct and we can address any issues should they arise.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Ball', with a stylized flourish extending to the right.

Daniel Ball
CEng, MICE, BEng (Hons) – Partner

CENTRESpace

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