



CREATIVE DESIGN & STRUCTURE Ltd

Architectural Services &
Consulting Structural Engineers
Henson House, Newtown Road, Henley-on-Thames
RG9 1HG
Telephone 01491 411922
info@creativedesignandstructure.co.uk

Ref 09025

2 RUSSETT GLADE, EMMER GREEN RG4 8UJ

PROPOSED REAR SINGLE STOREY EXTENSION.

RESPONSE TO PLANNING OFFICER (Refer to Email dated 24th July 2025)

The proposed single storey rear extension foundation design is as attached.

The proposal is to construct this extension on augured pile foundations with the top 3m of each pile sleeved to address the risk of future heave if nearby trees are removed. The piles are designed to extend into the clay subsoil such that this will address the risk of future subsidence. Calculations are attached.

There is of course no proposal to reduce or remove any trees.

In addition the new floor slab is to be a reinforced concrete slab supported on these piles. Anti-heave protection is detailed under this slab in the form of Clayboard which is designed to accommodate future heave.

The design is based on the NHBC Standards Chapter 4.2 (July 2024) which is generally considered to be the industry standard.

Please note in response to the Planning Officer's comments:

1. The design is based on the mature heights of the nearby trees.
2. The foundation depth is appropriately designed to cater for these mature tree heights.
3. The removal of the nearby oak tree in 2020 and the consequential heave potential is recognised and allowed for in the foundation design.
4. The foundation design addresses the site specific heave risk.

5. The foundation design recognises the property's partial underpinning and road-wide subsidence history.
6. The foundations are designed to withstand further ground movement be that subsidence or heave.
7. It is acknowledged that there are likely to be hotter summers in future and that climate change is occurring.
8. The foundation design accounts for increased seasonal ground movement.
9. The foundation design will not result in the future need to fell protected trees.
10. The foundation design is to ensure long term tree-structure compatibility.

I trust this addresses the points raised. However if I can assist further please let me know,



Alan Barnes BSc MICE MIStructE
CREATIVE DESIGN AND STRUCTURE LTD
Direct Contact 07748 185 873
EMAIL: alanbarnes973@btinternet.com

27th July 2025