

46 Old Road, Bradford

During a maintenance project, the structure was found to be suffering from differential settlement to the gable end wall. All Foundations provided a cost-effective piled underpinning scheme to cope with restricted access and obstacles.



Client:	Blackshaw Holdings Limited
Consulting Engineer:	Martin Walsh Associates
Value of Foundations:	
Scope of Works:	

Blackshaw Holdings has a portfolio of rental properties throughout the North of England. During ongoing maintenance, they encountered cracking within the property. Having carried out a structural survey on the property it was concluded that the property was suffering from differential settlement to the gable end wall.

Obstacles

There was a basement to the rear and that access was one of the main obstacles to be addressed. Due to the location of services, All Foundations could not install piles externally to the building.

Obstacles

Due to the external services being an issue, All Foundations installed an internal cantilevered scheme using 130mm diameter steel cased driven piles using a Grundomat.

The site had low headroom along with tight access in the basement so the piles were installed from ground floor level. The reinforced concrete works were carried out via a trap door in the ground floor kitchen. All materials were literally "hand balled" into the basement in a piece meal fashion, with the final concrete for the works pumped from outside and through a small window opening at ground floor level.

Said Tony Oliphant, Engineer on this project, "Initially this project had a number of issues. The location of the services meant that we needed to go back to the drawing board and design an internally piled scheme, and the access situation made us a little more creative. Fortunately we have the expertise to deal with this type of project and we were still able to provide a cost-effective solution for the client."