

Ennismore Garden Mews, London

All Foundations were asked to design and construct a reinforced concrete basement under a residential mews property in Central London.



Client:	That Style Ltd
Consulting Engineer:	Martin Walsh Associates
Value of Foundations:	£200,000.00
Scope of Works:	

The construction of basements has become popular in urban areas, especially London where there is little scope for extending domestic properties. Often the only means of extending a property is by adding a basement.

Access

Access to the site was extremely restricted and extensive liaison and co-ordination was required with the local highways department and residents on the mews to minimise disruption during the works and co-ordinate access for plant and material deliveries.

The project consisted of the underpinning of the perimeter walls following demolition of the core of the building by the main contractor. Once the underpinning and excavation had been completed, a lateral propping system was installed.

Waterproofing

All Foundations utilised an external waterproofing system in conjunction with waterproof concrete to seal the basement against water ingress. They had to adopt strict quality control procedures to ensure compliance with waterproofing specification. The basement project was completed with the erection of a falsework deck to allow the casting of a suspended reinforced concrete slab at ground level. This formed the new ground floor.

Ian Cull, Southern Regional Director commented, "We are building a reputation for our work on basement construction. A lesser contractor would have had difficulty with the access conditions, but All Foundations managed to complete the project on time and within budget."