

CONSTRUCTION METHODOLOGY REPORT FOR 48 LINDLEY AVE NARRABEEN

PROPOSED DEVELOPMENT – new secondary dwelling

PREAMBLE

While access for construction will be difficult due to the location of the existing dwelling, and the steep slope, it is not unique as thousands of rear extensions have been completed in the northern beaches area on similar sites with similar restrictions.

The existing stairs and walkway on the eastern side of the site will provide adequate access.

EXCAVATION

The excavation will be minimal, and can be undertaken by hand with the assistance of a hand held borer for the piers. The excavated material can be removed using small portable conveyors on the eastern side of the existing house.

FOOTINGS

Concrete can be easily pumped from the street to the piers via the existing access stairs and walkway.

FRAMING

Steel posts have been specified for the subfloor, and these can be carried down by hand.

The remainder of the framing will be timber which can also be carried down by hand.

COMPLETION

All remaining components can similarly be carried down by hand.

PETER DOWNES

Chartered Building Designer