



## Key achievements

- Dealing with old railway servitude and demolition on the site.
- On one boundary permission could not be obtained for temporary anchors below the neighbouring premises and temporary props had to be cast into the capping beam in this area.
- Large stormwater pipes along the length of the site, required anchors above and below it.

## The project

Student accommodation in Lower Observatory, Cape Town. OBS Court comprises of eight residential levels, one parking level above ground and three below ground. The building's facilities include a gym, rooftop pool and braai area, as well as a Seattle Coffee Co. on the first floor.

## The challenge

Neighbouring property owner refused permission to install temporary anchors below his property.

Another challenge was the existence of a railway servitude and limited access to the site down a small road.

Various large services along the site also had to be dealt with.

## The solution

Lateral support incorporated soldier piles with gunite arches and anchor as well as certain areas that required only a 200mm anchored gunite wall..

In other areas where no anchors were permitted, bracing for the lateral support was achieved through concrete cast in-situ bracing beams.

### Application

Excavation Support

### Technique

CFA Soldier Piles,  
Permanent 200mm Gunite  
Walls, Anchors & Gunite

### Market

Residential

### Client

FWJK Developers

### Main contractor

Franki Geotechnical (Pty) Ltd.

### Contract Value

R16 million

### Keller companies

Franki Geotechnical (Pty) Ltd.  
Western Area