



**144 OXFORD ROAD**  
Rosebank, South Africa



## Project Facts

### Product

Structural Piles, Bored Piles, Anchors/Geonails, Shotcrete

### Market

Commercial

### Client

Growthpoint

### Main Contractor

Franki Africa (Pty) Ltd.

### Achievements

- Project completed two weeks before anticipated contract completion date.
- Innovative design together with high quality product installation techniques produced a faultless outcome on site.

- **About the project**

The Client, Growthpoint is developing a multi-story office block in the heart of Rosebank. There are five basement levels below ground to accommodate staff parking requirements. Franki carried out the lateral support and foundation piling for this 95m x 95m x 16m deep basement contract in a five-and-a-half-month period.

- **Challenges**

The Gautrain servitude prohibits the installation of anchors into this zone and the western face of the basement is situated a mere 8 meters from the Oxford Road / Gautrain servitude. Innovative design catered for this restriction by providing a battered face over the first three meters and steeply inclined strand anchors through soldier piles to ensure the strict restrictions were met.

The earthworks contractor had to keep ahead of the lateral support operations and extended shifts were necessary at times. Careful co-ordination also required completion in certain areas of priority so that foundation piling could commence while the lateral support and earthworks were being completed in other regions.

- **The solution**

Installation of 129 No. 600mm diameter Soldier Piles, 224 No. Strand Anchors from 12 to 24m, 281 No. Soil Nails, 4 500m<sup>2</sup> gunite arches, 231 No. Foundation Piles and 130 000m<sup>3</sup> of soil excavation.