

OBS COURT

Cape Town, South Africa



Project Facts

Product

CFA Piles, Gunite Wall, Anchors

Market

Residential

Client

FWJK Developers

Main Contractor

Franki Geotechnical (Pty) Ltd.

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.

About 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.

Challenges

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.

