

2360 – 9 LYNDHURST TERRACE

Construction Method Statement

September 2023

Revision	Status	Date	By	Checked
0	For Planning	04 September 2023	BS	SR

Introduction

Appointment and brief

EngineersHRW have been appointed by a private client to provide structural engineering consultancy services in assistance with the development of the architectural scheme design by Brinkworth Architects.

The aims of the report

This report highlights the amendments to Construction Method Statement prepared by Price & Myers dated November 2020 for the proposed redevelopment at 9 Lyndhurst Terrace. This formed part of the submission for the planning application 2020/2816/P which was granted planning permission on 9th June 2021.

Proposed Development

The building envelope is largely unchanged. There are minor alterations to the footprint of the basement. The extension to the basement at the front has been sited sufficiently far from the road not to require an AIP. The basement floor structure however remains as the Price & Myers proposal, a concrete raft slab and cantilever walls. Concrete 'rigid' box section to the front of gridline A is proposed to provide stiff wall section to limit lateral movement due to slight increase of the basement footprint. An alternative superstructure is proposed. A steel frame structure with a composite metal deck and concrete slab is proposed instead of a timber frame.

Proposed Construction Method and Sequence

The proposed construction sequence is as the Price & Myers scheme. This is concrete cantilever walls to each boundary formed in an underpinning sequence. The raft slab is to be constructed in stages to retain support to the retaining walls. Temporary propping to the front section of gridline A is proposed to stiff wall section during construction. See engineersHRW drawings showing this sequence with the new building footprint.

Ground Movement Analysis

Due to the changes to the basement footprint and slight increase of depth, a revised ground movement analysis has been carried out. See GEA Basement Impact Assessment Report updated with the revised basement footprint. This shows the movements to be similar to the Price & Myers scheme with predicted damage to be “Negligible” to “Very Slight”.

Appendix

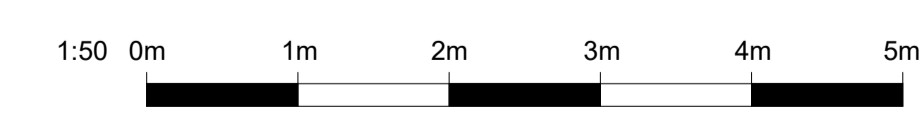
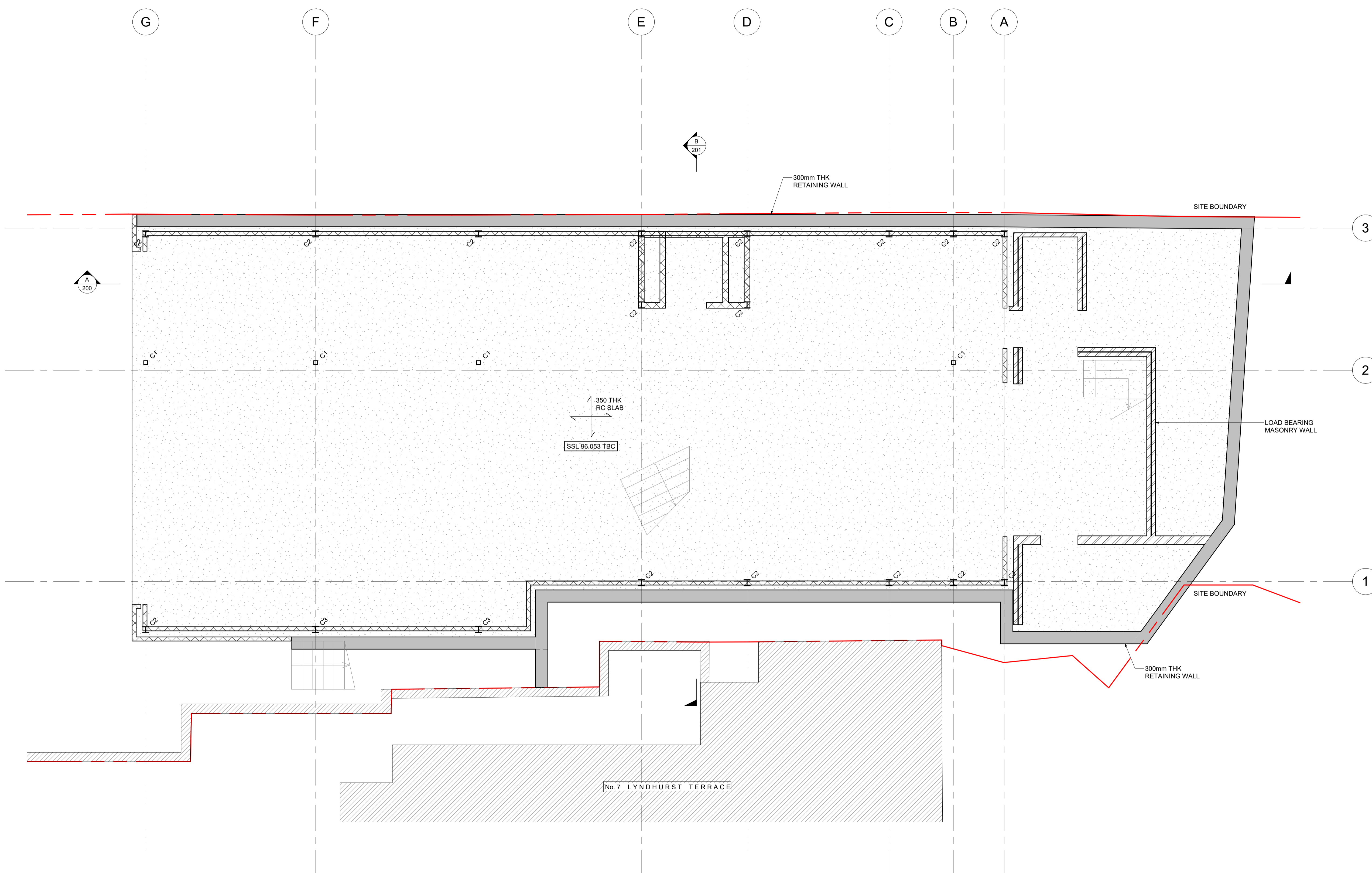
Attached EngineersHRW drawings and construction sequence drawings.

- NOTES
- DO NOT SCALE FROM THIS DRAWING
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend	
	DENOTES 300 THK RC WALL UNO.
	DENOTES STRUCTURE UNDER
	130 MD 130mm CONCRETE ON COMFLOR 60 METAL DECK
	DENOTES STEEL BEAM
	DENOTES MOMENT CONNECTION
	DENOTES FLAT BRACING
	DENOTES STEP IN SLAB LEVEL
	CU COLUMN UNDER

Beam Schedule		
REF	SIZE	GRADE
B1	UB305x165x40	S355
B2	UB305x165x54	S355
B3	UC305x305x97	S355
B4	UB305x165x46	S355
B5	UB254x146x31	S355

Column Schedule		
REF	SIZE	GRADE
C1	SHS100x100x5	S355
C2	UC152x152x23	S355
C3	UC152x152x37	S355



Rev	Date	Amendments	By	Chk'd
P1	04.09.23	Issued For Planning	JSH	SS

engineersHRW
 London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

Project: **9 Lyndhurst Terrace**
 Drawing title: **Proposed Basement Plan**

Scale at A1: **1 : 50**
 Drawn by: **JSH**
 Date: **AUG 2023**
 Chk'd by: **BS**

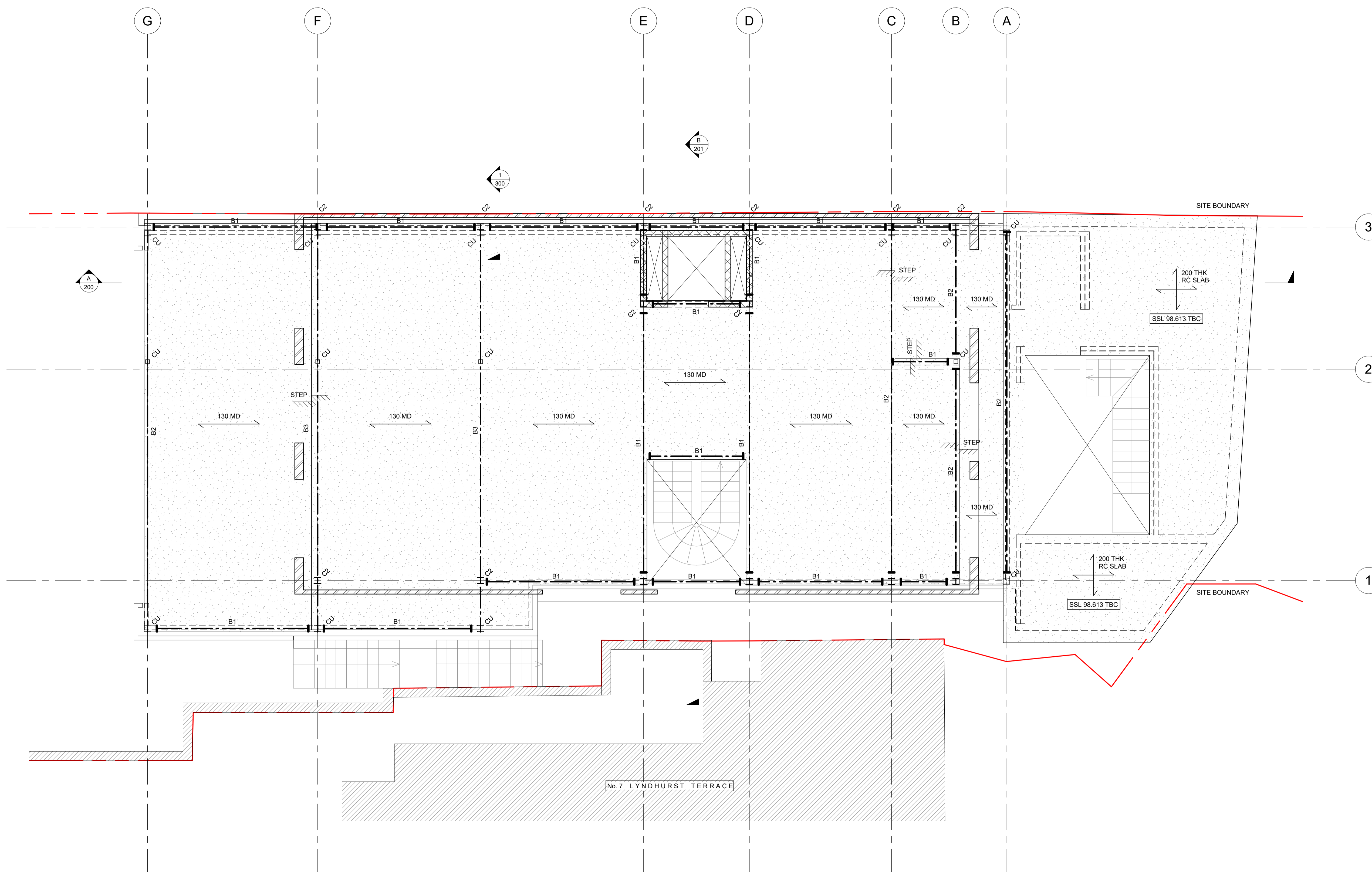
Status: **S1** Purpose For Issue: **COORDINATION**
 Drawing Number: **2360-HRW-XX-B1-DR-S-109** Rev: **P1**

- NOTES
- DO NOT SCALE FROM THIS DRAWING
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend	
	DENOTES 300 THK RC WALL UNO.
	DENOTES STRUCTURE UNDER
	130mm CONCRETE ON COMFLOR 60 METAL DECK
	DENOTES STEEL BEAM
	DENOTES MOMENT CONNECTION
	DENOTES FLAT BRACING
	DENOTES STEP IN SLAB LEVEL
	COLUMN UNDER

Beam Schedule		
REF	SIZE	GRADE
B1	UB305x165x40	S355
B2	UB305x165x54	S355
B3	UC305x305x97	S355
B4	UB305x165x46	S355
B5	UB254x146x31	S355

Column Schedule		
REF	SIZE	GRADE
C1	SHS100x100x5	S355
C2	UC152x152x23	S355
C3	UC152x152x37	S355



Rev	Date	Amendments	By	Chk'd
P1	04.09.23	Issued For Planning	JSH	SS

engineersHRW
 London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

Project: **9 Lyndhurst Terrace**

Drawing title: **Proposed Ground Floor Plan**

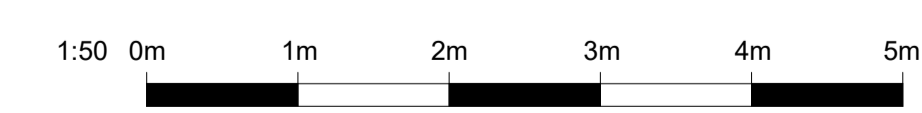
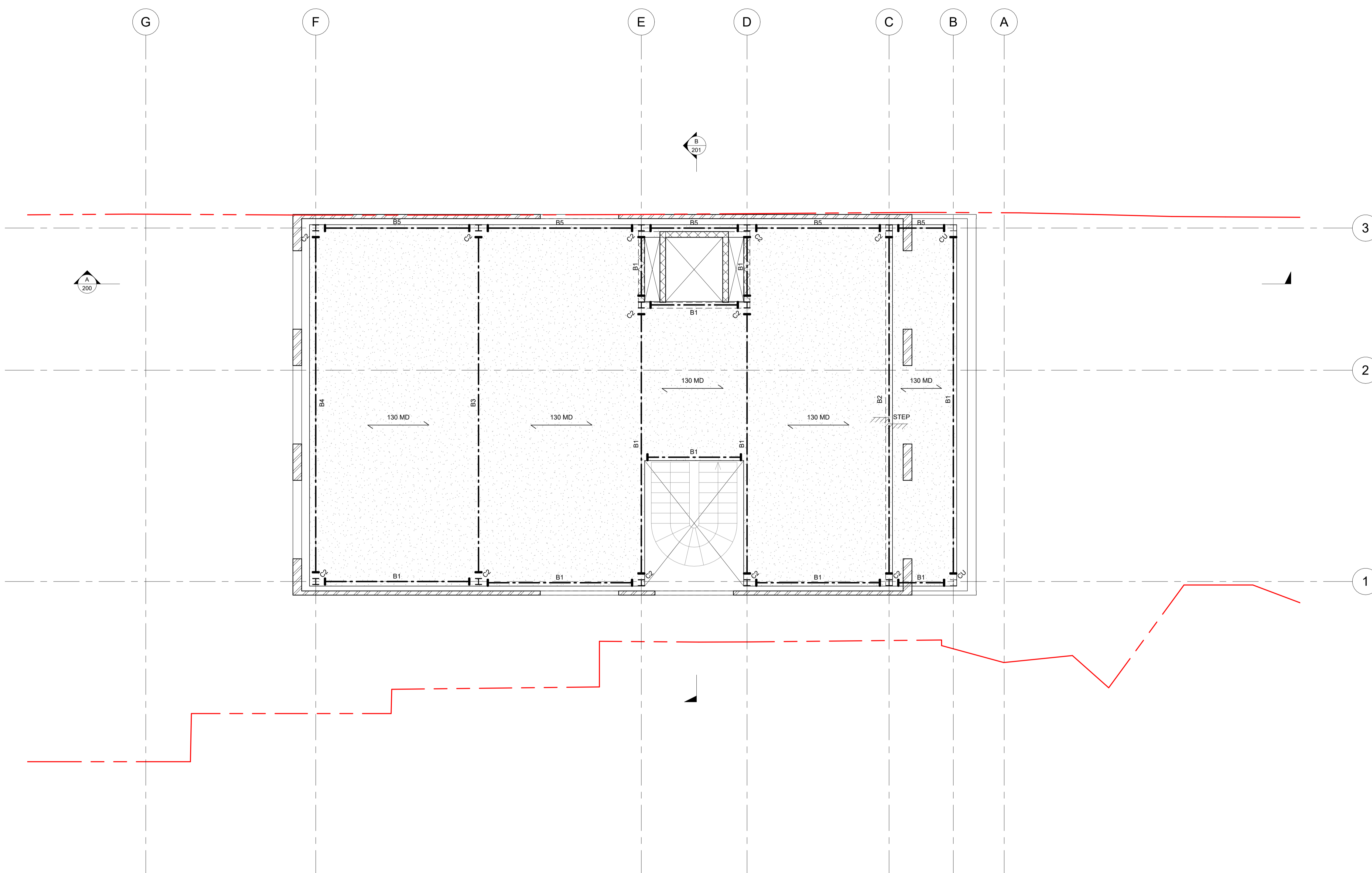
Scale at A1: 1 : 50	Drawn by: JSH	Date: AUG 2023	Chk'd by: BS
Status: Purpose For Issue:			
S1 COORDINATION			
Drawing Number: 2360-HRW-XX-00-DR-S-110			Rev: P1

- NOTES
- DO NOT SCALE FROM THIS DRAWING
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend	
	DENOTES 300 THK RC WALL UNO.
	DENOTES STRUCTURE UNDER
	130mm CONCRETE ON COMFLOR 60 METAL DECK
	DENOTES STEEL BEAM
	DENOTES MOMENT CONNECTION
	DENOTES FLAT BRACING
	DENOTES STEP IN SLAB LEVEL
	COLUMN UNDER

Beam Schedule		
REF	SIZE	GRADE
B1	UB305x165x40	S355
B2	UB305x165x54	S355
B3	UC305x305x97	S355
B4	UB305x165x46	S355
B5	UB254x146x31	S355

Column Schedule		
REF	SIZE	GRADE
C1	SHS100x100x5	S355
C2	UC152x152x23	S355
C3	UC152x152x37	S355



Rev	Date	Amendments	By	Chk'd
P1	04.09.23	Issued For Planning	JSH	SS

engineersHRW
 London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

Project: **9 Lyndhurst Terrace**

Drawing title: **Proposed First Floor Plan**

Scale at A1: **1 : 50**
 Drawn by: **JSH**
 Date: **AUG 2023**
 Chk'd by: **BS**

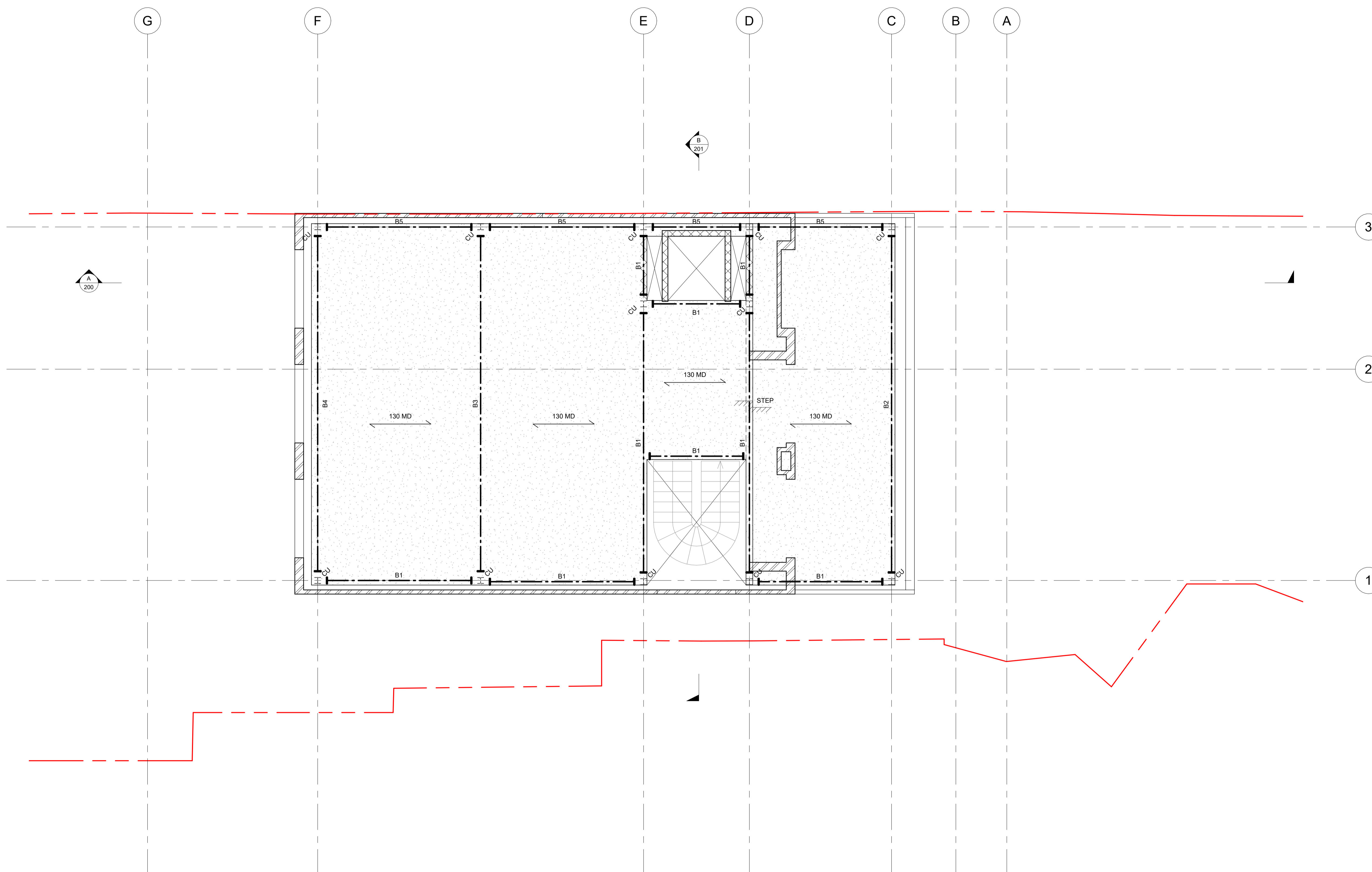
Status: **S1** Purpose For Issue: **COORDINATION**
 Drawing Number: **2360-HRW-XX-01-DR-S-111** Rev: **P1**

- NOTES
- DO NOT SCALE FROM THIS DRAWING
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

Legend	
	DENOTES 300 THK RC WALL UNO.
	DENOTES STRUCTURE UNDER
	130 MD 130mm CONCRETE ON COMFLOR 60 METAL DECK
	DENOTES STEEL BEAM
	DENOTES MOMENT CONNECTION
	DENOTES FLAT BRACING
	DENOTES STEP IN SLAB LEVEL
	CU COLUMN UNDER

Beam Schedule		
REF	SIZE	GRADE
B1	UB305x165x40	S355
B2	UB305x165x54	S355
B3	UC305x305x97	S355
B4	UB305x165x46	S355
B5	UB254x146x31	S355

Column Schedule		
REF	SIZE	GRADE
C1	SHS100x100x5	S355
C2	UC152x152x23	S355
C3	UC152x152x37	S355



1:50 0m 1m 2m 3m 4m 5m

Rev	Date	Amendments	By	Chk'd
P1	04.09.23	Issued For Planning	JSH	SS

engineersHRW
London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

Project: **9 Lyndhurst Terrace**

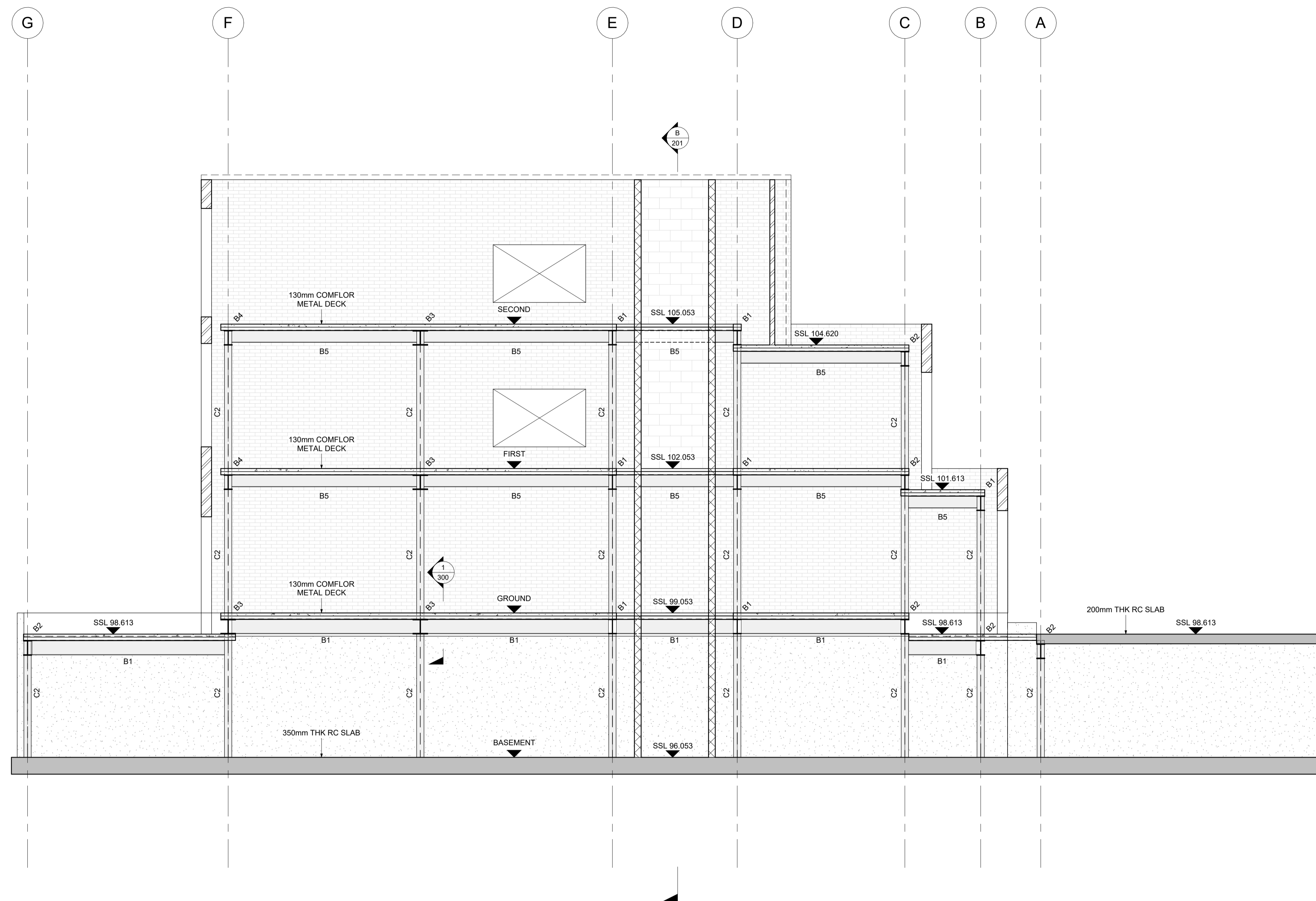
Drawing title: **Proposed Second Floor Plan**

Scale at A1: **1 : 50** Drawn by: **JSH** Date: **AUG 2023** Chk'd by: **BS**

Status: **S1** Purpose For Issue: **COORDINATION**
Drawing Number: **2360-HRW-XX-02-DR-S-112** Rev: **P1**

NOTES

- DO NOT SCALE FROM THIS DRAWING
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION



Section A - A
Scale 1 : 50

Beam Schedule		
REF	SIZE	GRADE
B1	UB305x165x40	S355
B2	UB305x165x54	S355
B3	UC305x305x97	S355
B4	UB305x165x46	S355
B5	UB254x146x31	S355

Column Schedule		
REF	SIZE	GRADE
C1	SHS100x100x5	S355
C2	UC152x152x23	S355
C3	UC152x152x37	S355

P1	04.09.23	Issued For Planning	JSH	SS
Rev	Date	Amendments	By	Chk'd

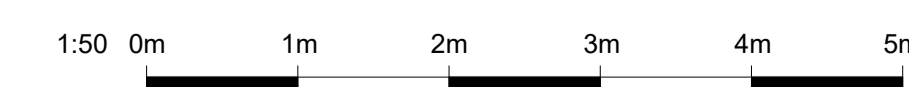
engineersHRW
London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

Project:
9 Lyndhurst Terrace

Drawing title:
Section A-A

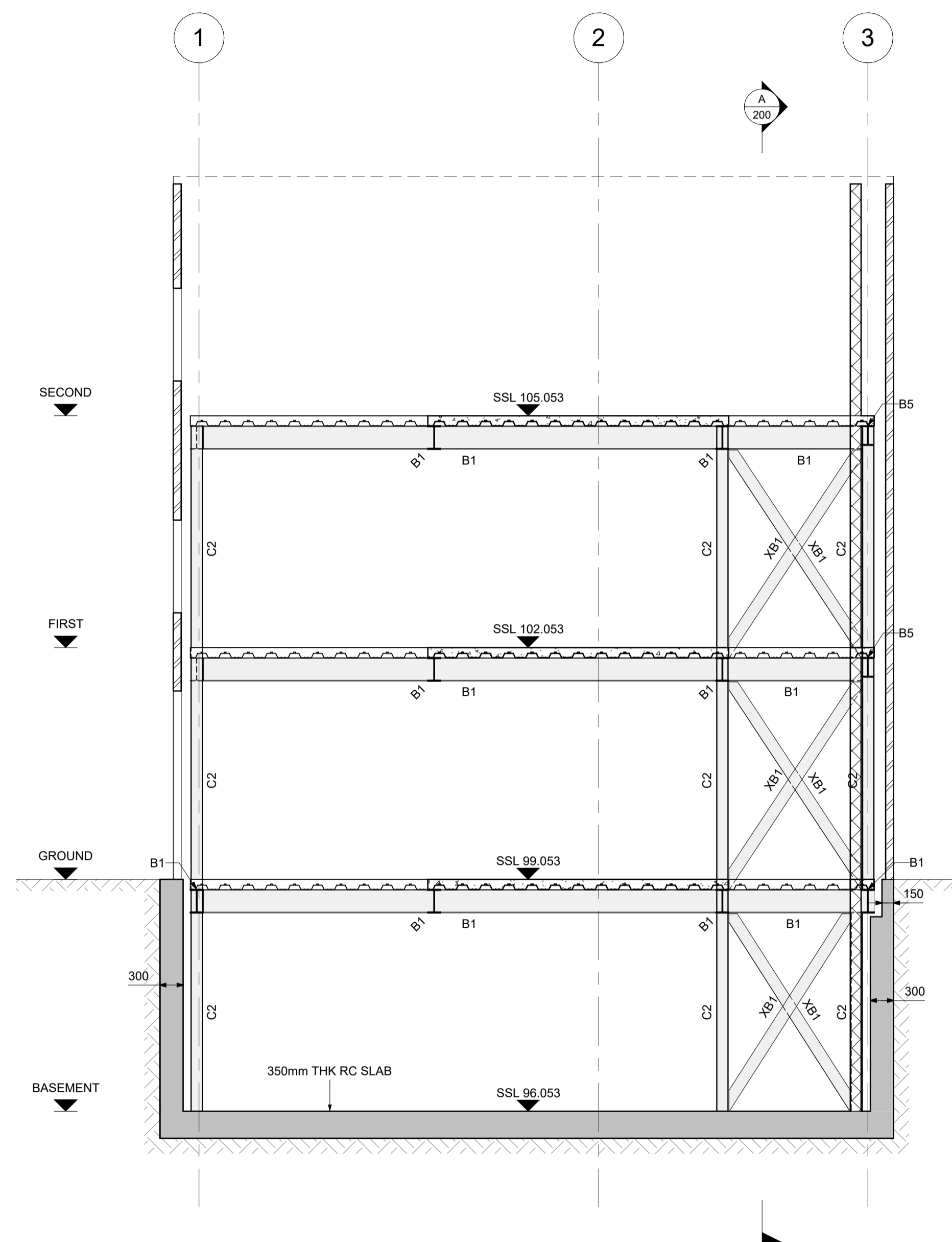
Scale at A1: 1 : 50	Drawn by: JSH	Date: AUG 2023	Chk'd by: BS
-------------------------------	-------------------------	--------------------------	------------------------

Status: S1 COORDINATION	Purpose For Issue:
Drawing Number: 2360-HRW-XX-XX-DR-S-200	Rev: P1



NOTES

- DO NOT SCALE FROM THIS DRAWING
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION



Section B - B
Scale 1 : 50

Beam Schedule		
REF	SIZE	GRADE
B1	UB305x165x40	S355
B2	UB305x165x54	S355
B3	UC305x305x97	S355
B4	UB305x165x46	S355
B5	UB254x146x31	S355

Column Schedule		
REF	SIZE	GRADE
C1	SHS100x100x5	S355
C2	UC152x152x23	S355
C3	UC152x152x37	S355

P1	04.09.23	Issued For Planning	JSH	SS
Rev	Date	Amendments	By	Chk'd

engineersHRW
London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

Project:
9 Lyndhurst Terrace

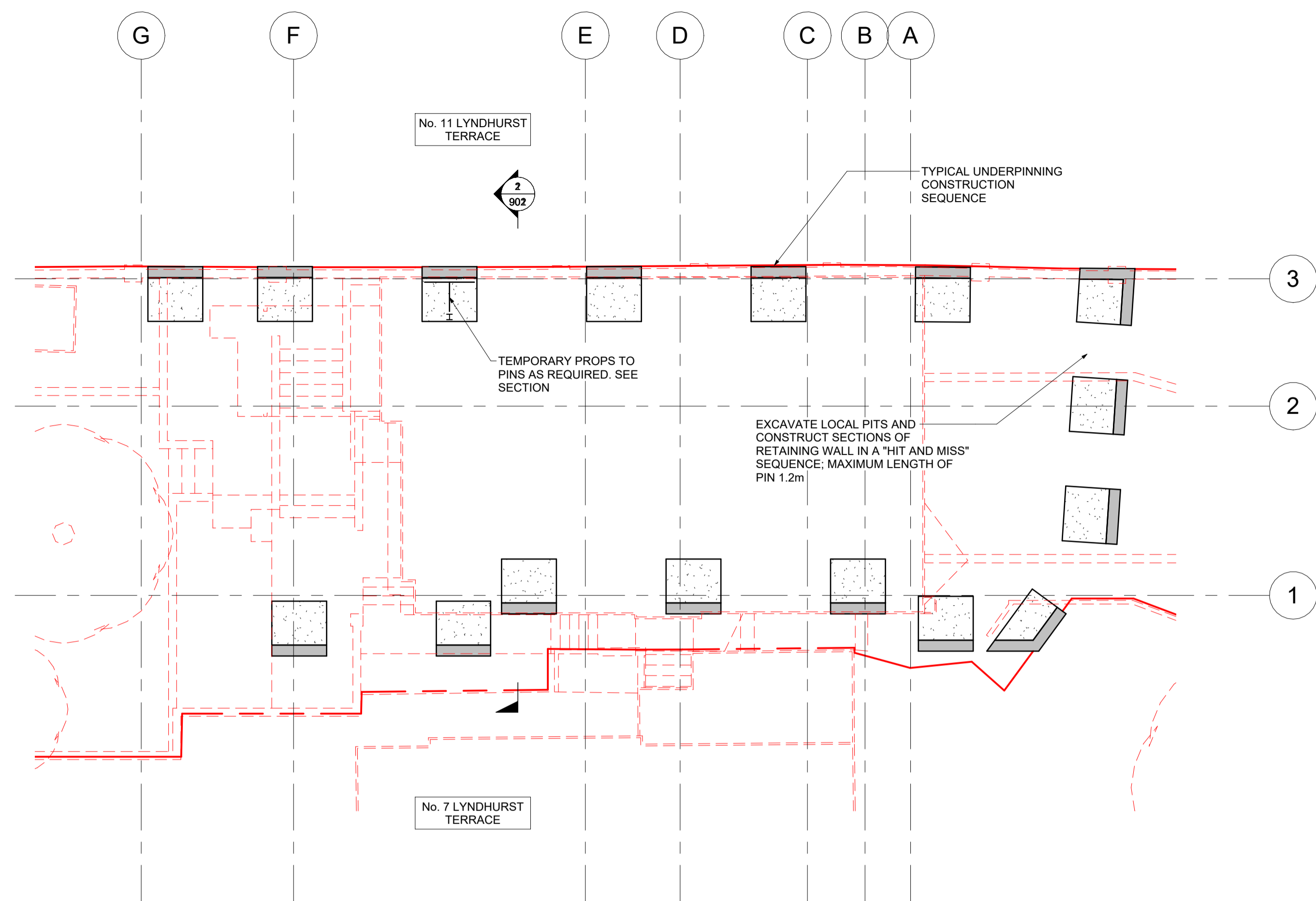
Drawing title:
Section B-B

Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	JSH	AUG 2023	BS

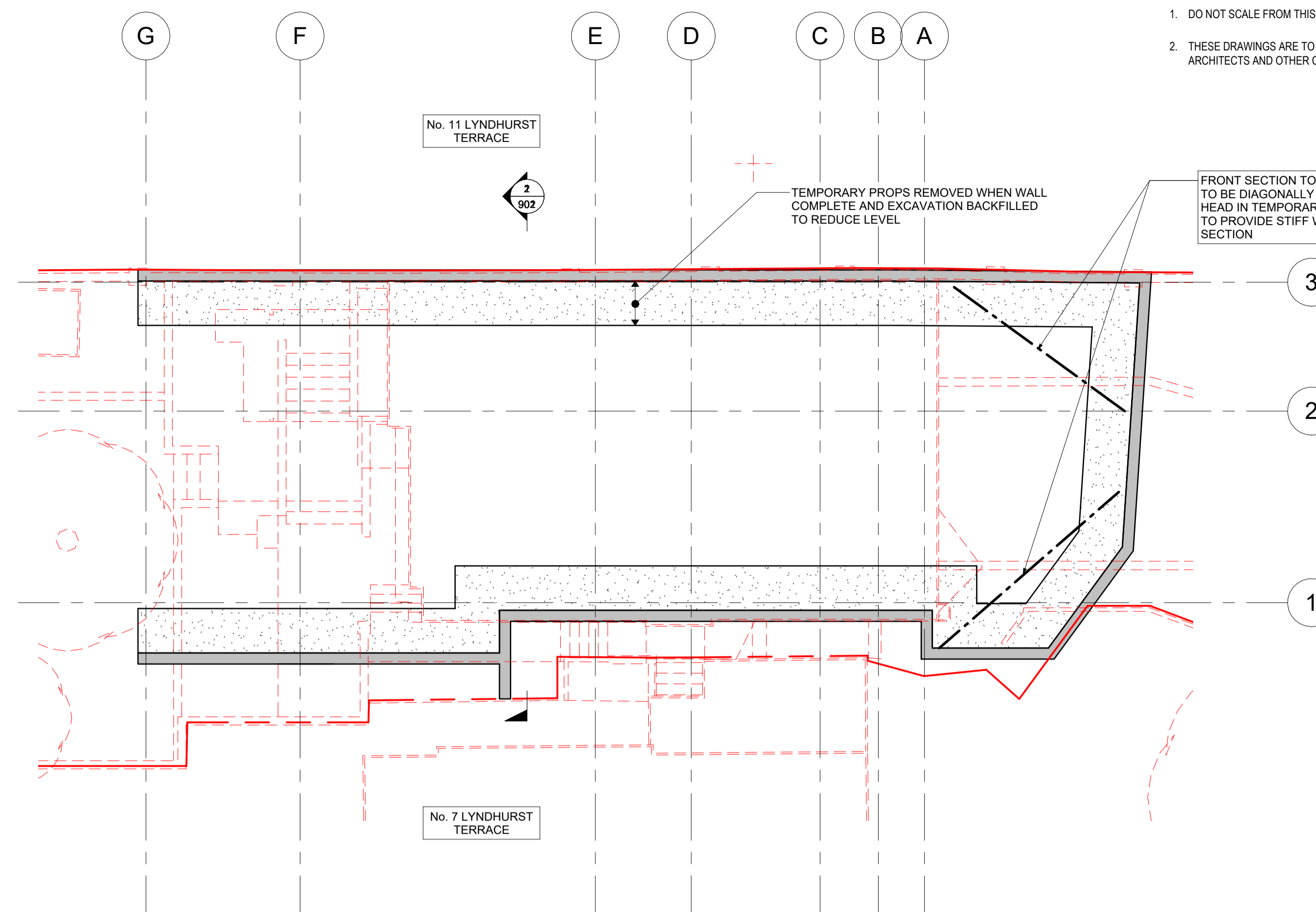
Status:	Purpose For Issue:
S1	COORDINATION
Drawing Number:	Rev:
2360-HRW-XX-XX-DR-S-201	P1



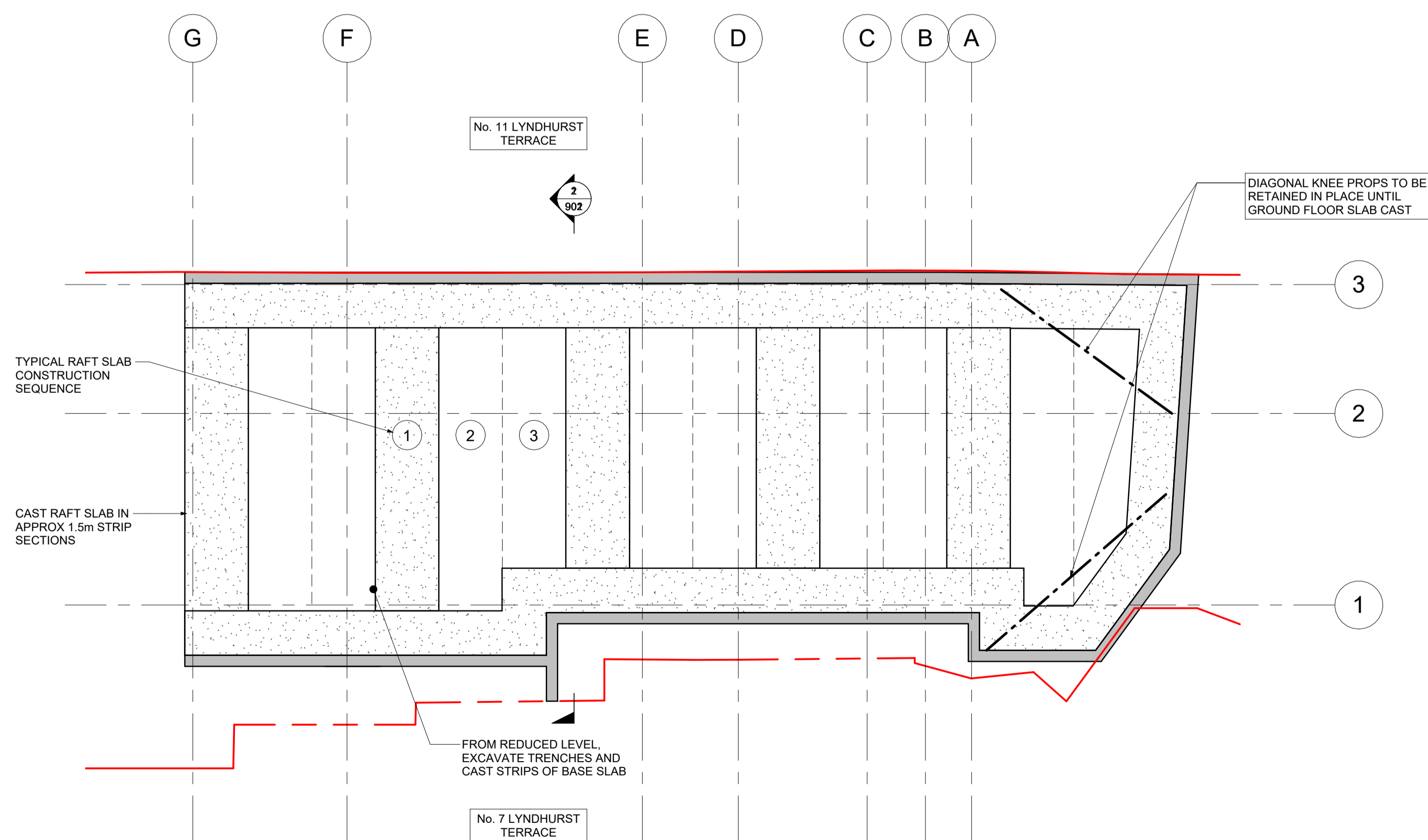
- NOTES
- DO NOT SCALE FROM THIS DRAWING
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION



Stage 1 - Demolition of Existing Structure and Construction of Perimeter Retaining Wall in 'Hit & Miss' Sequence
Scale 1 : 100



Stage 2 - Completed Construction of Perimeter retaining Walls
Scale 1 : 100



Stage 3 - Excavate the Trenches to Construct the Base of Raft Slab in 'Hit & Miss' Sequence - See Section
Scale 1 : 100

DRAWING TO BE READ IN CONJUNCTION WITH SEQUENCE OF CONSTRUCTION DRAWINGS 901 + 902

P1	04.09.23	Issued For Planning	JSH	SS
Rev	Date	Amendments	By	Chk'd

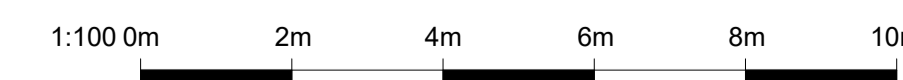
engineersHRW
London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

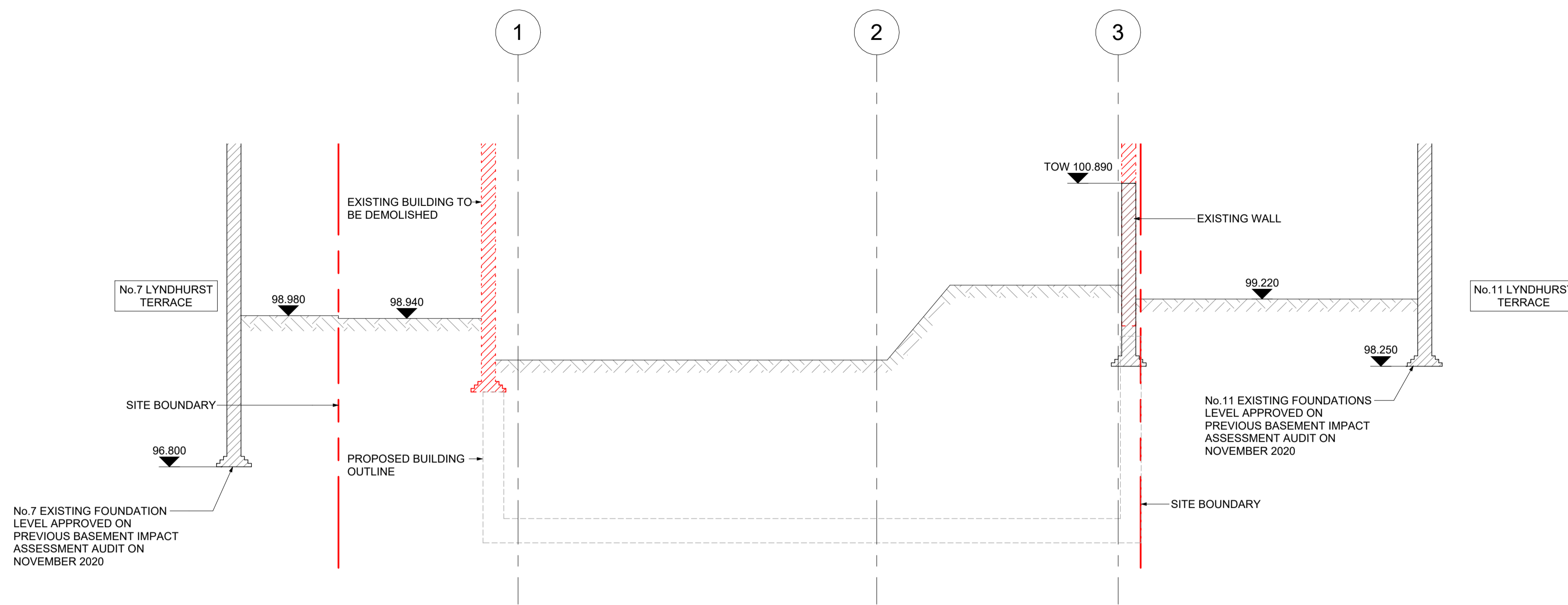
Project:
9 Lyndhurst Terrace

Drawing title:
Construction Sequence

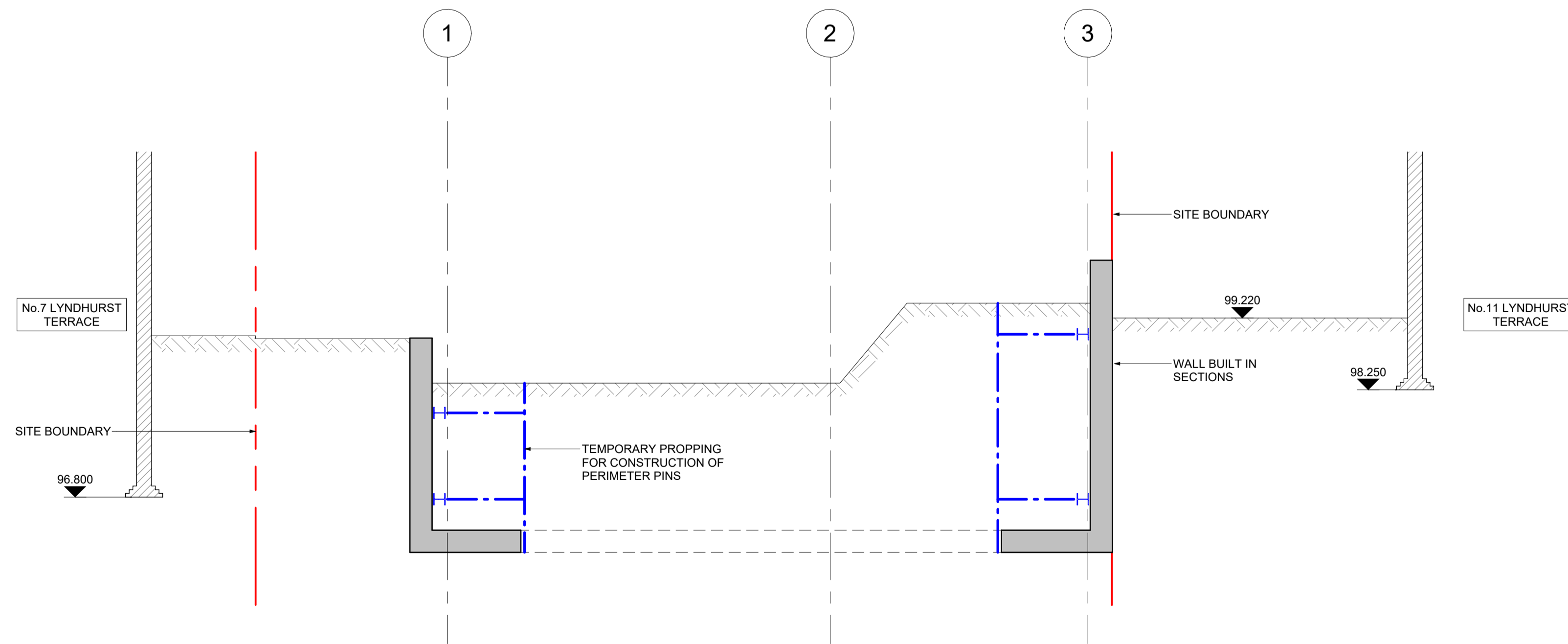
Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 100	JSH	AUG 2023	BS

Status: Purpose For Issue:
S1 COORDINATION
Drawing Number: **2360-HRW-XX-XX-DR-S-900** Rev: **P1**





Stage 1.0 - Demolish Existing Building
Scale 1 : 50



Stage 1.1 - Construct the Perimeter Wall in Sections
Scale 1 : 50

NOTES

- DO NOT SCALE FROM THIS DRAWING
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

STAGES:

- DEMOLISH EXISTING BUILDING.
- CONSTRUCT PERIMETER WALL IN LOCAL PITS IN AN UNDERPINNING TYPE "HIT & MISS" SEQUENCE. MAX LENGTH OF PIN 1.2m
- PERIMETER RETAINING WALLS COMPLETED AND BACK FILLED
- EXCAVATE TRENCHES AND CONSTRUCT BASE SLAB IN APPROX 1.5m WIDE SECTIONS. COMPLETE EXCAVATION +INFILL SLAB BETWEEN STRIPS TO COMPLETE REINFORCED CONCRETE STRUCTURE.
- SUPERSTRUCTURE CONSTRUCTION CAN START.

DRAWING TO BE READ IN CONJUNCTION WITH SEQUENCE OF CONSTRUCTION DRAWING 900

Rev	Date	Amendments	By	Chk'd
P1	04.09.23	Issued For Planning	JSH	SS

engineersHRW
London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

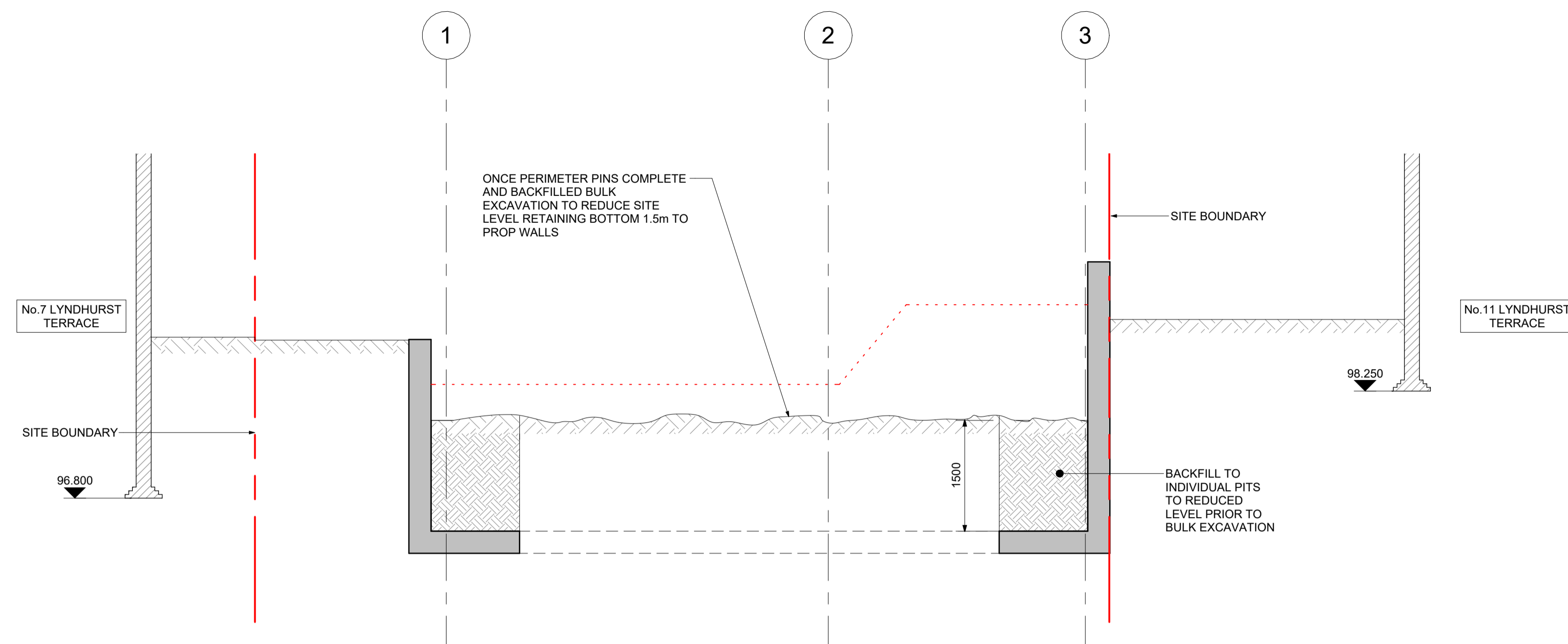
Project:
9 Lyndhurst Terrace

Drawing title:
Construction Sequence Sections Sheet 1

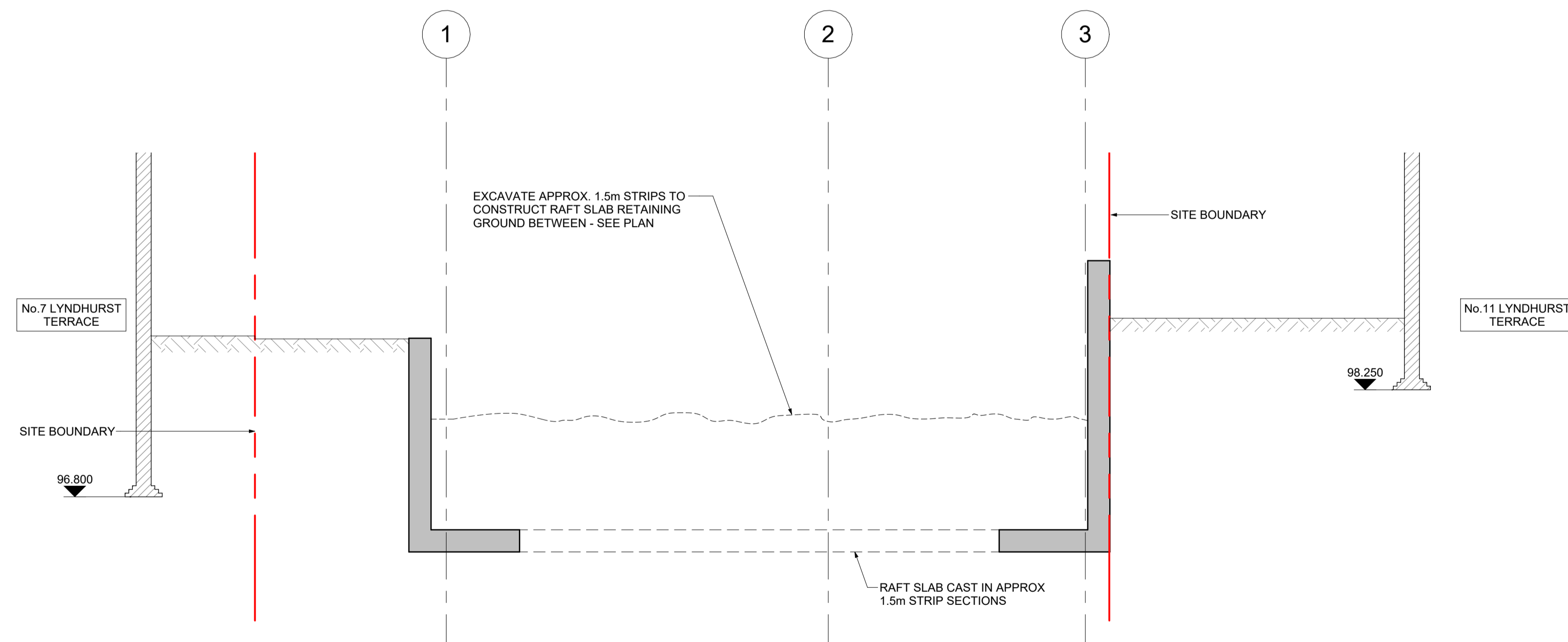
Scale at A1:	Drawn by:	Date:	Chk'd by:
1 : 50	JSH	AUG 2023	BS

Status:	Purpose For Issue:
S1	COORDINATION
Drawing Number:	Rev:
2360-HRW-XX-XX-DR-S-901	P1





Stage 2 - Completed Construction of Perimeter retaining Walls
Scale 1 : 50



Stage 3 - Excavate the Trenches to Construct the Base of Raft Slab in 'Hit & Miss' Sequence
Scale 1 : 50

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS INFORMATION

STAGES:

- 1.0 DEMOLISH EXISTING BUILDING.
- 1.1 CONSTRUCT PERIMETER WALL IN LOCAL PITS IN AN UNDERPINNING TYPE "HIT & MISS" SEQUENCE. MAX LENGTH OF PIN 1.2m
- 2 PERIMETER RETAINING WALLS COMPLETED AND BACK FILLED
- 3 EXCAVATE TRENCHES AND CONSTRUCT BASE SLAB IN APPROX 1.5m WIDE SECTIONS. COMPLETE EXCAVATION +INFILL SLAB BETWEEN STRIPS TO COMPLETE REINFORCED CONCRETE STRUCTURE.
- 4 SUPERSTRUCTURE CONSTRUCTION CAN START.

DRAWING TO BE READ IN CONJUNCTION WITH SEQUENCE OF CONSTRUCTION DRAWING 900

Rev	Date	Amendments	By	Chk'd
P1	04.09.23	Issued For Planning	JSH	SS

engineersHRW
London 0207 407 9575 Oxford 01865 957360 www.ehrw.co.uk

Project:
9 Lyndhurst Terrace

Drawing title:
Construction Sequence Sections Sheet 2

Scale at A1: 1 : 50	Drawn by: JSH	Date: AUG 2023	Chk'd by: BS
-------------------------------	-------------------------	--------------------------	------------------------

Status: Purpose For Issue: S1 COORDINATION	Rev: P1
Drawing Number: 2360-HRW-XX-XX-DR-S-902	

