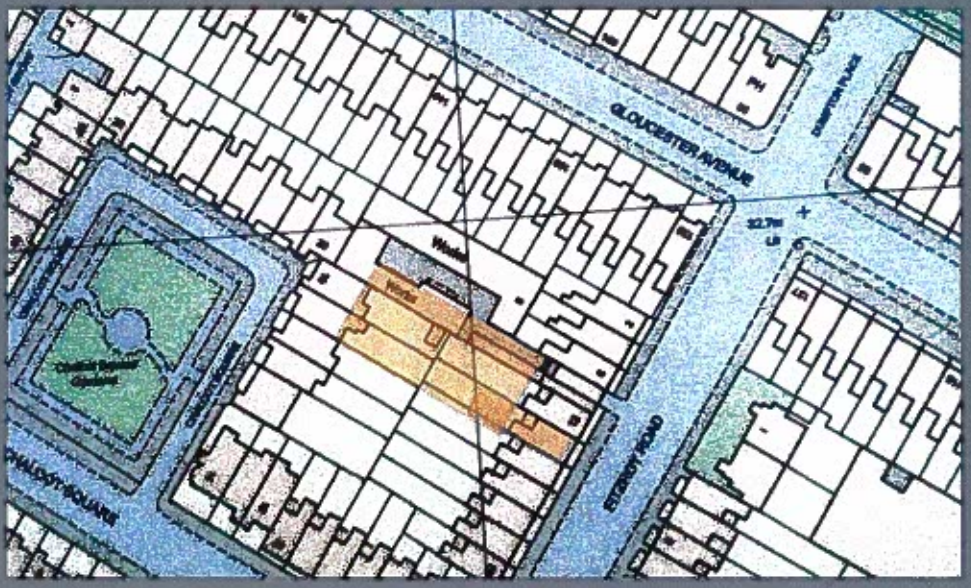
Residential Development of 8 Fitzroy Road, London NW1 8TX

Construction Method Statement



Sherlock Interiors Contracting Limited

Residential Development of

8 Fitzroy Road, Chalcot Yard,

London NW1 8TX

Construction Method statement

for

Planning Approval

Project Number:	**273**
Prepared By:	**MP**
Checked By:	
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Contents		Page

1.0 Introduction

Sherlock Interiors Contracting Limited has been requested by Planning Potential to produce a Construction Method Statement in relation to the completion of building works at Chalcot Yard, in the London borough of Camden. The development proposals involve the redevelopment of an existing plasterers / builders yard on a restricted site in the Primrose Hill area of London.

The site consisted of six buildings referenced A to F:-

- Building A – brick built two storey former stable block.
- Building B – brick built two storey office / storage building.
- Building C – brick built three storey warehouse building.
- Building D – brick built two storey office building.
- Building E – Timber framed three storey shed / storage building.
- Building F – Timber framed two storey shed / storage building.

These buildings surround an open yard with sole access via a covered lane / alley way off Fitzroy Road. The whole site is bordered by residential housing to all four sides.

The development incorporates a new reinforced concrete sub basement structure and alterations / refurbishment of the existing brick and timber buildings.

Sherlock Interiors have a wide range of experience within the first class residential construction and fit out market and we believe that we understand exactly the steps and measures that must be undertaken to ensure a very high quality build and the need for the new building facades and roof structures to be in keeping with the surrounding buildings.

Sherlock Interiors currently hold 60 tradesmen under our direct employ. These range from first fix carpenters, labours and general handymen, through to second fix carpenters / joiners, dryliners, stone layers, screeders, tillers and decorators. Many of these operatives have been employed in excess of ten years and we currently have a less than 5% yearly turnover of staff. This gives us a reliable, hardworking labour force, all working to the stringent quality requirements we demand.

Example of in house trades

- Carpentry and joinery installation
- Screed
- Stone / tiled finishes
- Timber flooring
- Architectural metalwork
- Architectural glazing
- Decoration
- Drylining and plasterboard ceilings

We have over the years built up a considerable supply chain of labour only subcontractors to supplement our own trades, should workload dictate. These have all been closely audited to ensure compliance with our Safety Management and Quality procedures and provide the same level of service as our own direct employed staff.

Where the employment of specialist supply and installation subcontractors is necessary, we will look to utilise companies from our approved contractor list. This contains contractors, again many of whom have worked with us for a number of years; that we know can achieve the required quality that our work demands. All our subcontractors have also been fully vetted to ensure they comply with our Safety Management system.

Example subcontracted trades would be:-

- Ground works and concrete
- Mechanical, electrical and plumbing
- Structural steelwork.
- Specialist render / plaster finishes
- Structural / specialist glazing

A good supply chain and extensive material selection is key and cannot be underestimated, particularly for high value, high visual impact and naturally varying materials such as those used in our market place.

The early selection of all natural materials e.g. stone, solid timber and timber veneers is critical. This enables us more time to locate the elusive block of stone or timber log that lifts the finish to another level of quality. The selection process will include Sherlock and design team visits direct to stone quarry's and veneer producers to review and select and grade the slabs and logs at source, prior to the commencement of manufacture.

Samples will be produced from these selections and held as bench marks. Further visits will take place during the manufacturing process to ensure what has been produced represents what has been agreed.

Not just natural products receive this level of management. Extensive sampling and benchmarking of all decorative / architectural finishes will be undertaken, with continual factory visits taken place to ensure compliance. Further on-site Quality checks also take place upon delivery of all materials and then again upon installation.

Our supply chain has been developed over 20-years, containing companies that support us 100% in what we demand and what we ultimately achieve.

2.0 External Fabric Rebuild Materials

The following section identifies the choice of materials that has been selected for the Chalcot Yard development. In all cases we seek to deliver a high quality end product, which match the existing building fabric and enhances the scheme.

F10 Brick/ block walling
TYPES OF WALLING
110 CLAY FACING BRICKWORK OUTER LEAF OF EXTERNAL WALLS
BRICKWORK BULIDING C FACADES
Some repair works will be required reusing existing bricks.
Where existing bricks can not be reused due to their existing condition, then reclaim bricks will be sourced to match.

- Bricks: To BS EN 771-1.

Manufacturer:
Reclaimed bricks obtained from London Reclaim Brick Merchants
Mortar: As section Z21.
Standard: To BS EN 998-2.
Mix: Group 3 as clause 460 with sulphate resisting cement.
Bond: Half lap stretcher.
Joints: To match existing.
Brick pointing - Weather struck joint refer to photos and sample panel.

111 CLAY FACING BRICKWORK OUTER LEAF OF EXTERNAL WALLS
BRICKWORK - BUILDINGS A, B & D Facades

- Bricks: To BS EN 771-1.

Manufacturer:
Reclaimed bricks obtained from London Reclaim Brick Merchants
Red Multi Stock. Refer to sample panel and photo's.
Mortar: As section Z21.
Standard: To BS EN 998-2.
Mix: Group 3 as clause 460 with sulphate resisting cement.
Bond: Half lap stretcher.
Joints: To match existing.
Brick pointing - Weather struck joint refer to photos and sample panel.

H62 Natural slating
TYPES OF SLATING
110 ROOF SLATING WITH COUNTERBATTENS MAIN ROOFS - BUILDINGS B C & D

- Substrate: Class 3 (WBP) plywood sarking on rafters at 450 mm centres.
- Underlay: Klober Permo Forte or equivalent.

Direction: Parallel to eaves.
Head-lap (minimum): 150 mm.

- Counter battens:

Size: 50mm x 25mm J B Red.

Fixing: 65 x 3.35 mm sheradised ring shank nails to BS 1202 Parts 2 & 3.

- Battens:

Size: 50 x 25 mm J B Red.

Fixing: 65 x 3.35 mm sheradised ring shank nails to BS 1202 Parts 2 & 3.

- Slates:

Supplier: Welsh Slate Ltd, Penrhyn Quarry, Gwynedd.

Product reference: to BS EN 12326: Part 1:2004 & Part 2:1971.

Type: Welsh heather-blue. Finish 'Natural Riven Finish'. Refer to sample

Size: 500mm x 300mm x 5.5mm thick.

Head-lap (minimum): 95mm.

Fixing: Two nails each slate.

L10 Windows Timber

TIMBER WINDOWS AND DOORS - BUILDINGS A & C

- Timber construction to match existing detailing.

Refer to fabrication drawings, timber to receive paint finish.

- Joinery

Supplier: NBJ Ltd, Husbands Bosworth LE17 6JA

L10 Windows Steel

METAL WINDOWS AND DOORS - BUILDINGS B, C & D

- Black power coated steel construction (Crittall type)

Refer to fabrication drawings and photo of mock up.

- Steel Windows & Doors

Supplier: Clements Ltd, Haslemere, Surry GU27 1HR

- Manufacturer and reference: EB20 Steel window range by Clement Windows Ltd
- Manufactured generally in accordance with BS 6510 , under a quality assurance scheme compliant with BS EN ISO 9001
- Weather tightness: to BS 6375: Part 1
- Exposure category (design wind pressure): 2000 (Pa)
- For air permeability, water-tightness and wind resistance date see Table A
- Operation and strength characteristics: to BS 6375: Part 2
- Construction: All frames have welded corners and are flat and square within normal manufacturing dimensional tolerances of +/-2mm.
- Hot dip galvanising: Window frames, opening casements and all components including steel attachments, coupling members and ancillaries to be hot-dip galvanised after manufacture to BS EN ISO 1461
- Glazing details: sealed double-glazed units 20mm in thickness, for glazing specification refer to specification section L40
- Double weather stripping using EPDM compressible weatherstrip
- Ironmongery / accessories: as supplied from the range offered by Clement Windows Ltd
- Finish as delivered: painted using polyester powder paint in a range of colours in compliance with EN ISO 13438

3.0 Construction Methods

3.1 The following section details construction methods to be followed.

3.2 The works that have been completed at building C as confirmed at a site meeting with planning officers on 18th April 2013, are set out below:

1. New waterproofing and R.C ground floor slab installed.
2. Temporary Structural steel work to hold gable and front walls installed.
3. Erect Phase 2 Temp Works Scaffolding (Gable End Wall & Facade to Roof) + (Roof Bird Cadge & 3rd Fl Crash Deck)
4. Erect Scaffold Crash Deck on 3rd Floor to Remove Roof (with Standard base plates on L2)
5. Dismantle Roof
6. New structural steel internal framework to tie existing building together installed.
7. New floor (timber joist and plywood decking) installed to 1st floor
8. New floor (timber joist and plywood decking) installed to 2nd floor
9. Existing roof structure removed, temporary flat roof installed
10. Existing brick work part cleaned gable end wall.

3.3 The next stages for Building C are as follows

1. Dismantle 3rd Floor Facade (currently part complete)
2. Dismantle Level 3 Floor
3. Carry out brick repairs left and right hand columns including parapets (Refer to brick repair works below)
4. Dismantle 2nd Floor Facade (Refer to brick repair work note below)
5. Strike Phase 1 Facade Temp Works on GL B3
6. Rebuild Facade Brick & Steel Work from Ground to 3rd Floor (Refer to brick repair works below)
7. Fix 3rd Floor Steel & Timber Joists Decked Over with Temp 18mm Sterling Board
8. Rebuild Facade Brick & Steel Work from 3rd Floor to Roof Level (Refer to brick repair works below)
9. Build New Roof and brick chimney stack.
10. Install Facade & Gable End Wall Timber Doors & Windows from 1st to 3rd floors.
11. Strike Scaffold Crash Deck on 3rd Floor
12. Strike Temp Works Scaffold

Notes on brick repair works:-
Please refer to marked up drawing:-

Area 1.
New brick work constructed in reclaimed Yellow stock bricks to match existing brick work of building C.

Area 2.
Existing gable end brick work retained and cleaned by specialist sub

contractor. (Part completed refer to photo)

Adjust existing window openings and install new timber windows.

Areas 3 & 4.

Existing roof level parapet brick work to remain and repainted.

Area 5 & 6

Existing brick work to be retained, carry out localised repairs and clean down brick work by specialist sub contractor.

Area 7

Existing brick panels underside of timber windows to be carefully removed, bricks that can be reused to be set aside on site for use in brick panel rebuild.

Area 8

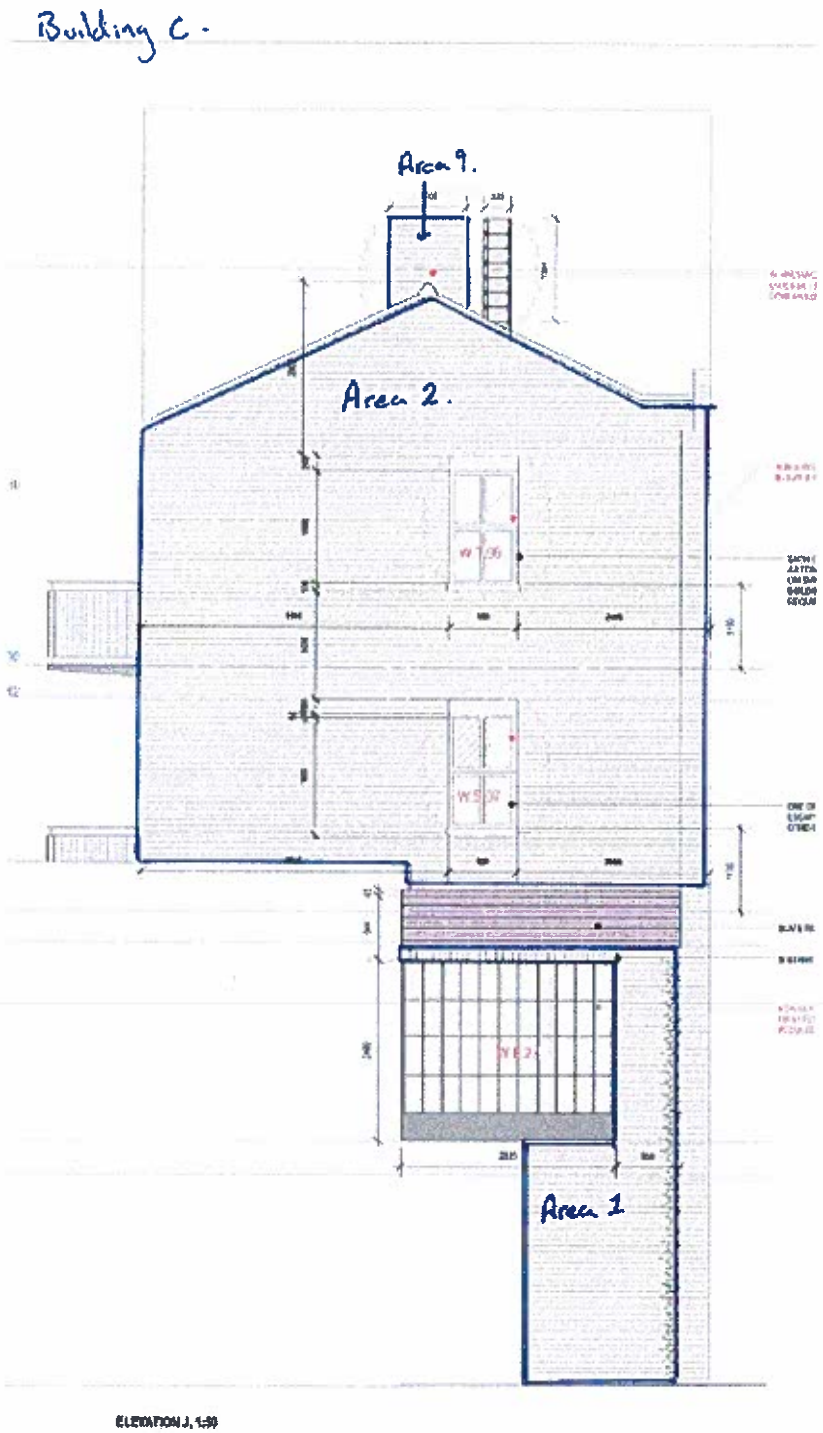
New brick work constructed in reclaimed red Multi stock bricks to match existing brick work of building C.

Area 9

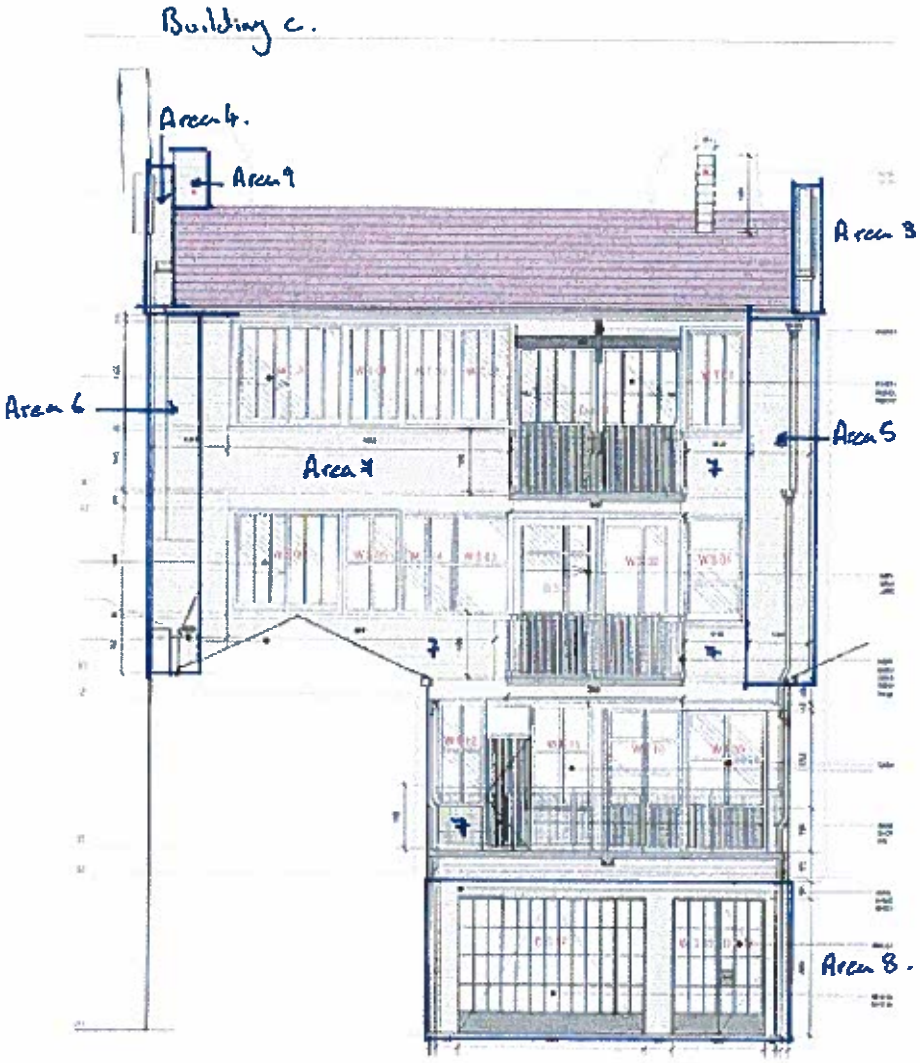
New chimney stack, brick built constructed in reclaimed Yellow stock bricks to match existing brick work of building C.

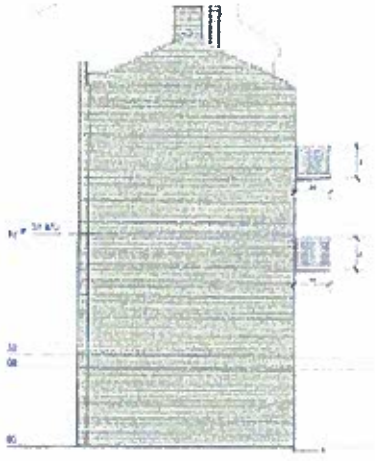
3.4 The works to Building C demonstrate the careful consideration paid to brickwork and window detailing. This approach will continue for buildings A, B and D as the programme continues. The reconstruction of Building E has been designed following the approval of Conservation Area Consent to allow its dismantling and storage. Building F will be constructed in line with the plans submitted for approval.

Marked Up Building C Elevation 1.



Marked Up Building C Elevation 2.

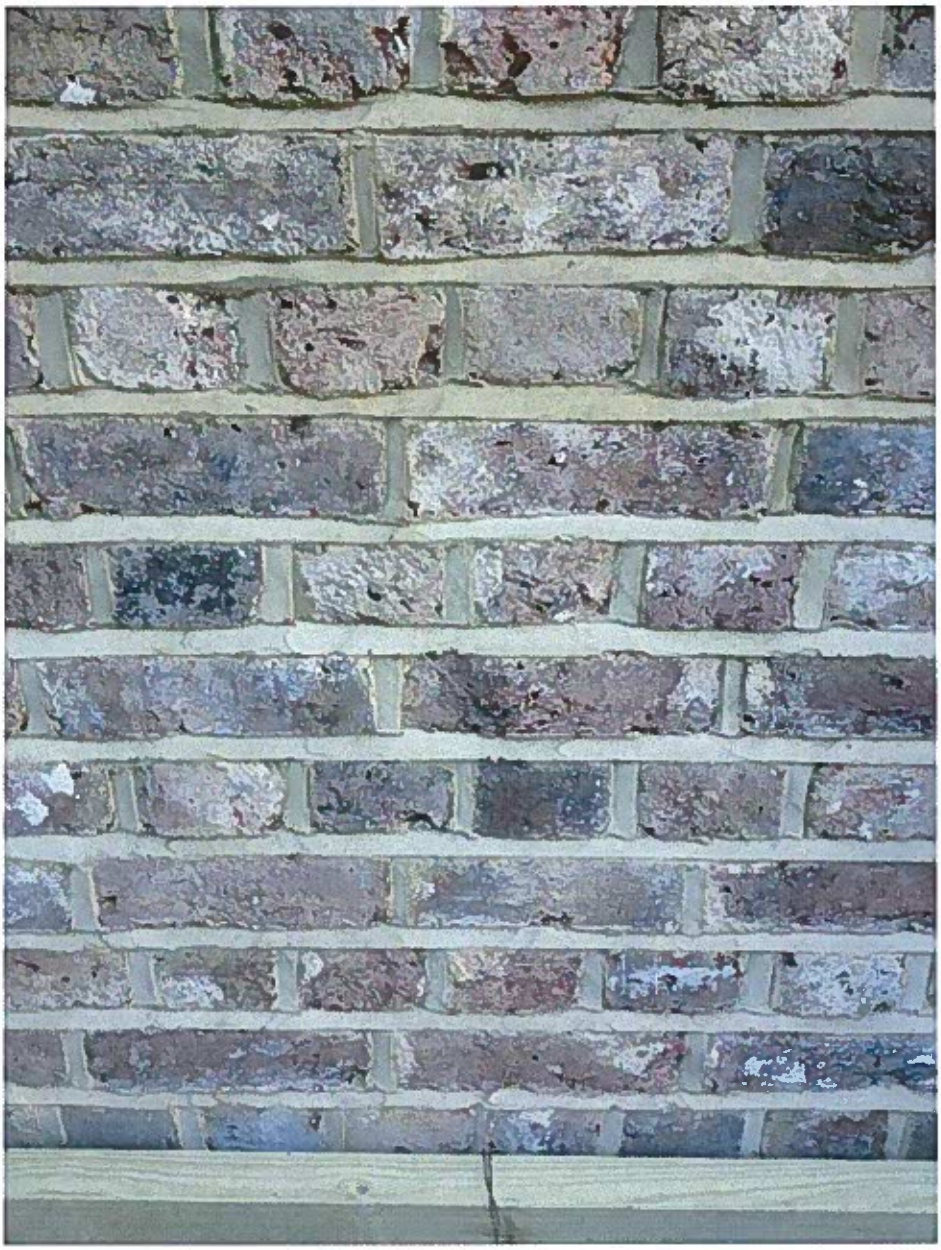




4.0 Photographs Brick Work

1. Building C gable wall part cleaned

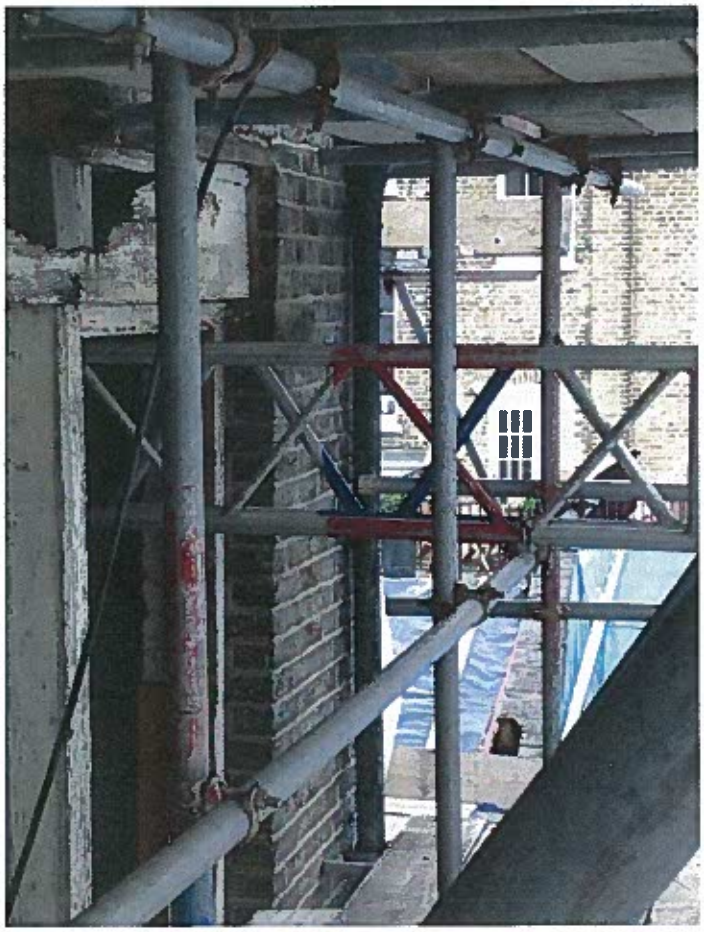
2. Example brick repair



3. Brick mock up photo

5.0 Photographs Building C Facades

5.1 The following photos demonstrate why brickwork requires repair and replacement. As it can be seen the existing building fabric, both brickwork and timber is simply not in a condition which can be left in this decayed state.



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