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Subterranean Development and Construction Method Statement (CMS)

at

12 Chamberlain Street, London. N1 8XB

Planning Application No. 2011/3770

Project No. 11-128

Project Name. AND (1) 12 Chamberlain St.

Date : 15th August 2011

Contents :

1. **Description of Proposals**
2. **Sequence of Works**
3. **Drainage, Services and Utilities**
5. **Impact on Existing Neighbouring Structures**
6. **Basement Design**

Description of Proposals

This Method Statement has been produced to accompany the Planning Application for 12 Chamberlain Street, London. N1 8XB and accompanying drawings nos. 346/PL(1) 102 and 120. The existing building is circa 1890's and consists of a ground, first and second storey of London stock solid wall masonry under a pitched and slated main roof with a mono pitch roof to the back addition. The windows are traditional painted timber sash windows. The foundations have been exposed and consist of a brick spread footing consistent with this period of building.

The proposed works are within the front vaults under the pavement which are to be opened up and refurbished for use as a utility room supplementary to the proposed new kitchen located within the main building on the lower ground floor.

Sequence of Works

Identify and mark existing services. Provide temporary electricity and water as necessary.

Access generally will be from the main building using the front door and walking down to the lower ground floor. The floor to the vaults will be dug down to form a new concrete slab. There is however no intention to excavate below the existing footing levels and therefore no underpinning is proposed.

Spoil from the excavations will be transported by bags to a skip situated to the front of the property and will be removed to tip. Concrete shall be ready-mixed where there is sufficient volumes to pour, otherwise concrete will be mixed on site.

The wall sub-dividing the pavement vaults is to be demolished. As part of the structural design the Structural Engineer will specify the steel beams, bearings and other requirements to ensure the vaults are structurally sound, both in the temporary condition by needles and shorings, as well as in the permanent condition able to carry the dead and imposed loads from the pavement and lorries mounting the kerb.

Drainage, Services and Utilities

The existing drainage system will be exposed and if underground recorded by CCTV. New 'grey water' connections from the new utility areas will be connected via 50mm drainage pipes to a new stub-stack position which will ultimately drain in to the existing foul water drainage system.

The new cellar room will be lined internally with a Newton waterproofing system and proprietary base drain and floor membrane to run to a separate pumped gulley where a 'Titon' mini-pump and alarm system will be installed. This system will be installed by an approved contractor under an insurance backed guarantee.

The gas, water and electric service connections will not be moved and will be protected during the course of the construction works. On completion the new wiring and CCU together with the internal water and gas pipe work will be re-connected to these service points.

Impact on Existing Neighbouring Structures

The proposed method of construction will not affect the neighbouring structure as support is maintained at all times. A small amount of drilling maybe necessary to attach the waterproof membrane, however the Contractor will be instructed to check with the occupiers of the neighbouring properties before these work commence.

The works are subject to a Party Wall Award to be agreed between the two adjoining neighbours under The Party Wall etc Act 1996. A schedule of condition for the Party Wall and its adjacent walls, ceiling and floors will be recorded before the works commence. This will be used as an aid memoir to establish if any damage has been caused to either of the neighbouring properties, so that it can be established and corrected by the building contractor.

Basement Design

The Waterproofing and Structural designs will be carried out by a competent and suitably experience Structural Engineer. The design will be will be in accordance with the following documents and approved by Islington Building Control and Islington Transportation and Highways Department.

- BS 8110 – Structural Use of Concrete
- BS 8002 – COP for Earth Retaining Structures
- BS 8102 – Protection of Structures against Water from the Ground.
- General Requirements for the Design and Approval of Structures Supporting the Public Highway.
- BS5628 - Structural Use of Masonry
- BS 5950 - Structural Use of Steelwork in Building

Prior to construction further investigations will be carried out to ensure the exposed ground conditions extend across the site and if any variations are found the design will be modified to take account of this.

This Method Statement has been produced by Robert Groves IEng. AMIStructE. of R J Groves Associates Ltd, Consulting Structural Engineers. This statement should be read in conjunction with the structural design drawings, RC Details during construction and only as a stand alone document for the purposes of obtaining planning permission.

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