

**31 Chester Terrace London NW1**

**Statement Anticipated Method Statement/Sequence**

**1.0 General**

1.1 This statement has been prepared to support the Planning application which has been submitted by John Cooper Associates and should be read in conjunction with the submitted Architectural Drawings and Schematic 921/SC01

1.2 It is proposed to construct a basement below the footprint of the existing vaults and external area adjacent.

1.3 The purpose of this statement is to outline the anticipated method of construction and anticipated sequence for the formation of the new basement and to demonstrate the works can be carried out safely and without causing damage to the adjoining buildings.

**2.0 Pre-construction**

2.1 Prior to construction a Geo-Environmental desk top study will be carried out. This will be followed by a site investigation of the soils and trial pits to determine the size and depths of the existing foundations and nature of the soils.

In situ testing of the soils will be carried out and also laboratory testing to determine parameters for the design of the basement. It is understood that the near surface soils are London Clay (Weathered).

2.2 The proposed Method Statements and Anticipated Sequences will be obtained from the Main Contractor. It is not envisaged that these will differ in substance from that outlined below.

2.3 Upon mobilisation to site by the Contractor, sufficient further dimensional survey's and further investigations will be carried out to enable the final design of the temporary works and also validate the findings of the exposures carried out pre-contract.

In this respect allowance will be made for further trial pits to verify the findings of the site investigation report.

The works will be programmed to allow for these further investigations with due allowance made for designing the temporary works and to incorporate any changes to the permanent works required due to these further investigations.

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2.4 A line and level survey of the party and main walls will be carried out and will be marked with sufficient survey points to allow monitoring for movement during construction of the basement.

### **3.0 Proposed Basement Construction**

3.1 The proposed basement will be designed and detailed in accordance with the Building Regulations and relevant British Standard or Eurocode as applicable.

3.2 The proposed basement will be formed by underpinning the main house wall; party wall rear and side vault walls and also part the front vault wall.

3.3 The underpinning will be reinforced and in conjunction with the lower basement slab will act as a retaining wall, which will be propped in the permanent condition by the upper basement floor slab.

3.4 The following sequences show that the underpinning will be temporarily propped by walings and flying shores until the ground floor is cast. Three levels of propping are envisaged

.Note the lower walings and shores may be removed once the lower basement slab is cast.

### **4.0 Methodology and Anticipated Sequence Party Walls**

4.1 Remove lower ground floor

4.2 Install reinforced concrete underpinning in one metre lengths to a defined sequence ensuring no more than twenty percent of the total lengths of the walls are excavated at any one time. As underpinning proceeds install trench sheeting to support the excavation. (See numbering on 921/SC01)

4.3 After concreting of each underpinning section prop underpinning sheeting back to trench sheeting face.

4.4 Pin and Prop vault walls and install beams.

4.5 Install walings just above proposed upper basement slab level and prop between the walls with flying shores

4.6 Carefully demolish the vault walls indicated on the drawings.

4.7 Excavate down, remove top section of trench sheets and remove brickwork corbelling back to face of underpin.

4.8 Install flying shores to top of underpin.

4.9 Remove flying shores see item 4.5

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4.10 Excavate to mid height the underpinning removing trench sheeting and adjusting props as necessary.

4.11 Install walings and prop between the underpins with flying shores

4.12 Excavate to 1000 above formation level of the underpinning removing trench sheeting and adjusting props as necessary.

4.13 Install walings and prop between the underpins with flying shores

4.14 Construct basement slab.

4.15 After 48 hours remove lowest level props and walings.

4.16 Construct Upper Basement slab

4.17 After three days remove props and walings, subject to cube strength.

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Prepared By



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For and on behalf of Quadrant Harmon Consulting Ltd  
20 September 2010