

# Martin Redston Associates

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Ref 12.568

## **Proposed Construction Method Statement and Sequence of Works for: 102 Camden Mews, London NW1**

2<sup>nd</sup> October 2014

This method statement is to be read in conjunction with all relevant specifications, drawings and calculations. Any variations deemed necessary due to site conditions are to be agreed with all relevant parties prior to carrying out the work.

The work consists of essentially three parts:

1. The refurbishment of the existing building, demolition of some existing internal walls.
2. The construction of a new basement room under the entire house by R.C. Retaining Walls.
3. The construction of an additional storey.

### **General:**

All work will be carried out in a logical sequence with due regard for health and safety issues.

Any unforeseen problems encountered will be notified to both the permanent and temporary works engineers to enable a solution to be agreed upon.

Existing drainage and sewage will not be affected by the proposed development. New drainage within the proposed scheme will have a pumped facility to connect to the Thames Water Sewer.

The subterranean development in the permanent condition will not cause the property or adjoining properties to become unstable.

### **Geotechnical Information:**

The British Geological Survey shows that the ground is made up of London Clay.

The net bearing capacity can be taken as 100kN/m<sup>2</sup>.

Further investigation should be carried out in the form of trial pits, or similar, to confirm assumptions made using the British Geological Survey.

**Construction Sequence:**

The temporary works proposal is designed to prevent instability occurring to adjoining structures during the excavation and construction process.

**1.1 Refurbishment**

- Infill existing openings as required with solid masonry; all new masonry to be either toothed into existing or connected with furfix profiles.
- Install temporary propping.
- Demolish internals as required.
- Install steelwork and structural timber as per the engineering drawings.

**1.2 Basement**

- Excavate soil to required level; local pumping as necessary will be provided to remove any ground water.
- Construct Underpinning/Retaining Wall Base; repeat in numerical order for all sections as per the engineering drawings.
- Construct Underpinning/Retaining Wall Stem; repeat in numerical order for all sections as per the engineering drawings.
- Central soil in basement area to be excavated and temporary supports installed from the base of retaining walls up, across the site with waling beams and struts; as per drawing T1 by Martin Redston Associates.
- Cast new infill basement slabs.

**1.3 Build Additional Floor**

- Construct new walls upon existing structure.
- Install structure as per the engineering drawings (to be issued).

**The Refurbishment & Demolition:**

Refurbishment works are to be carried out in accordance with good construction practices.

Demolition works to be carefully carried out as per the Architect's drawings.

**The Retaining Walls & Underpins:**

The proposed retaining walls under the party walls, at the front of the property and at the rear of the property are to be constructed using an underpinning sequence.

The proposed underpinning sequence should be carried out by excavating under existing wall in 1.2m sections in numerical order.

The ground bearing slab is to be dowelled into the new retaining walls.

The area between retaining wall bases to each side is to remain until all retaining walls are fully cured for stability.

**The Additional Floor:**

Build new walls in load bearing timber stud.