ALECK
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24 October 2014

Job Reference: 2710

62 Mansfield Road NW3 2HU

Structural Methodology/ Construction Management Plan

Prepared by

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Checked by

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CONTENTS

1.0 Introduction

1.1 This method statement has been prepared in connection with the site 62 Mansfield Road, for the creation of a Basement under the extents of the existing property, and the creation of a new Ground Floor and associated works. The site is not in a conservation area and the immediate surrounding area is residential in character. The proposal is for the existing roof and internal ground floor walls to be demolished, and for a new single storey basement to be excavated within the existing extents of the building. This will be followed by a new Ground floor and Flat roof within the current extents of property.

1.2 This statement will also outline the construction methods involved as well as the impact, if any; this might have on neighbouring properties and the procedures that will be employed to safeguard the integrity of the properties.

1.3 This Construction Management Plan is based on preliminary plans by Barbara Weiss Architects LTD, Rev A 26/07/2013. These Plans are included in the Appendix A.

2.0 Project Overview

2.1 The subject property is located in a residential street with access for vehicular traffic.

2.2 The site is located at number 62 Mansfield Road, London NW3 2HU, which is located to the north west of London City Centre in the London Borough of Camden. The site area is the rear garden of No 62 Mansfield Road which comprises a retail premises with overlying accommodation and a rear garden converted into hard covered car parking area with double door gates leading onto Courthorpe Road. It is proposed to construct a two storey house comprising a basement and ground floor in the garden, within the footprint of the current car parking area.

2.3 The site is bounded to the north by a 2m high brick wall with an electricity sub-station immediately beyond, and residential properties beyond that. The site is bounded to the west by Courthorpe Road with residential properties beyond. The site is bounded to the south by 62 Mansfield Road property with Mansfield Road beyond. The site is bounded to the east by a 2m high brick wall which forms the garden wall of neighbouring property No. 64 Mansfield Road. The garden and patio area for No. 64 is beyond that.

2.4 Access to the new basement will be created via an internal staircase.

2.5 An application will be required to Camden Council for storage of materials and appropriate Enclosure Licenses to execute the works.

2.6 Party Wall Notices will need to be served to relevant parties.

3.0 Site Preparation and Enabling Works

3.1 Hoarding is to be a maximum of 2.4m high and to be painted.

3.2 Spoil arising from the works will be removed by hand and bagged from the working area and deposited within a roadside skip.

3.3 Pavements and roadside kerbs will be cleaned on a daily basis at the end of each shift or as and when required.

3.4 Temporary water supply and electrical services are to be provided to the working area.

4.0 Proposed Works

4.1 The proposal is for the existing car park to be replaced with a new 2 storey house, consisting of a single storey ground floor within the current extents of the car park, and single storey basement to be excavated within the same footprint. Headroom will be approximately 2.4m from the underside of the ground floor slab to the top of the basement slab.

4.2 There will be at least one large light well into the basement, from within the external walls of the building, with the basement being developed as a habitable space.

4.3 The remaining existing party and boundary walls will need to be underpinned in 1 metre lengths, using Reinforced Concrete retaining walls, a typical section of which is included in the Appendix B

5.0 Below Ground Drainage

5.1 In the event that ground water is encountered within the construction of the basement area, it is proposed that the concrete retaining walls and slab will act as the primary barrier against water ingress. An internal drain cavity system will be installed to form a watertight enclosure. The cavity drain system will incorporate a drain sump to collect any water which will then be pumped to the existing below ground surface water main drain.

5.2 A survey of the existing drainage system on site will need to be carried out to assess its condition and the connection point to the public sewer.

6.0 Execution of the Works

6.1 The site will be accessed from Courthope Road. Access to basement area will be through surface excavation during construction, and possibly demolition of some of the front external wall to allow greater access for machinery to excavate the basement, if required.

6.2 Temporary works will be required for the stability of the super-structure during the works.

6.3 Trial pits will first need to be carried out to determine the nature, extent and depth of the existing foundation.

6.4 The Ground floor slab will be broken out and levels reduced in a sequential pattern enabling the party walls to be underpinned in short lengths.

6.5 Adequate support should be provided to exposed face of excavations to ensure stability throughout the works.

6.6 Excavation of underpin bases are not to exceed 1.0m in length and no two adjacent sections should be excavated simultaneously. Even if the front external wall is demolished, the retaining wall will need to be built in the same manner to support the street level at the front of the property.

6.7 Dry packing to underpin sections should only take place a minimum of 24hrs after concreting. Maximum thickness of dry packing shall not exceed 75mm and should only be placed after the underside of the existing foundation is cleaned and regularised thoroughly.

6.8 Underpin bases and vertical sections are to be connected via steel reinforcement starter bars and dowel bars cast in or resin anchored to adjacent underpin at 300mm centres. Alternatively use Concrete joggle joints.

7.0 Construction Traffic Management Plan

7.1 Access to all vehicles, construction and excavation is from Courthope Road. Types of vehicles likely to be used during the construction of the proposed works are ready mix concrete lorries, excavators, tipper trucks, and a standard builder's merchant lorry. We anticipate an average of two deliveries per day throughout the construction period. Most of the vehicle traffic will be from tipper trucks carrying away site spoil during excavation.

7.2 Proposed vehicle sizes and type will ensure safe navigation within the road network. The property is serviced by the Local Authority waste and recycling collections and as such, access will be ensured without any difficulty.

7.3 The proposed working hours within which vehicles will arrive and depart are 08:00hrs – 16:00hrs Monday to Friday and Saturdays 08:00hrs-13:00hrs. No vehicle movements on Sundays and bank holidays.

7.4 All delivery vehicles to the site will be subject to the requirements of the Road Traffic Act and will pay due care and attention to the Health and Safety of members of the public.

7.5 A designated banks man will be on site throughout the duration of the works and will manage any vehicular traffic and/or members of the public on foot.

7.6 Measures will be taken to reduce the number of vehicles to and from the site by using recycling of existing material whenever possible and by compaction of bulky waste materials. Movement of traffic will also be reduced by effective coordination of delivery vehicles.

7.7 Any debris and dust arising from the works which might spread to the public highway will be the responsibility of the Foreman to ensure the public highway is hosed and swept on a daily basis.

7.8 The scale and nature of the project has a minimal impact on local businesses, trades, and tenants other than those occupying the property. Due to the low number of vehicle movements per day envisaged it is not proposed to establish a Construction Working Group.

7.9 The site Foreman will be appointed as Community Liaison for the client as far as any queries that may arise in relation to construction issues.

7.10 The site Foreman's contact details will be printed and clearly displayed on the boundary of the property in line with the Contractors Considerate Scheme recommendations.

7.11 The contractor will follow all relevant guidelines set out in the Contractors Considerate Scheme as well as guidance set out in the Code of Conduct within that organisation.

7.12 The agreed contents of this Construction Management Plan must be adhered fully unless otherwise agreed with the Council. The site Foreman shall liaise closely with the council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plans or deviations from this document must be submitted to the Council for approval.

8.0 Machinery

8.1 For the proposed single storey basement, excavation machinery may be used if the contractor requires it. Site machinery will also consist of compressors and air tools.

9.0 Conclusion

The proposed works when executed correctly in accordance with this structural methodology, management plans as well as all relevant plans and specifications will not pose any significant threat to the structural stability of adjoining properties.

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APPENDIX A

1 Proposed Site Plan

Notes

1 Do not scale from drawing
2 All dimensions in millimeters unless noted otherwise
3 No deviation may be made from the details shown on the drawing without the prior permission of the architect
Any discrepancy between this and any other documents shall be referred immediately to the architect IF IN DOUBT ASK

Revisions

A 26.07.13 Issued for Pre-planning Application

Gross Internal Area	sqm
Proposed Lower Ground Floor	28.5 sqm
Proposed Gound Floor	28.5 sqm
Total Floor Area	57 sqm

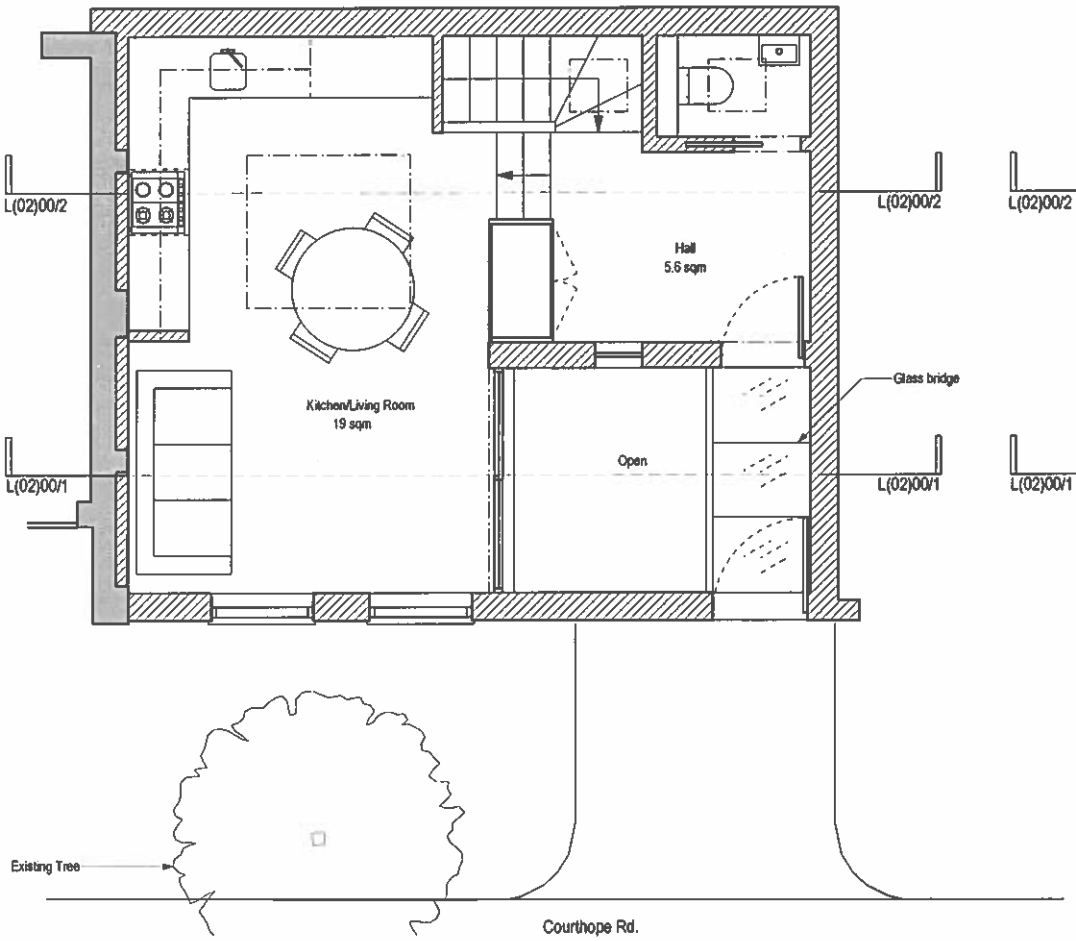
N

Client **Allan Properties Limited**
Project **62 Mansfield Road**
Drawing Title Site Plan
Scale 1:200 / A3 Date Jun 2013 Drawn MC
Job no. **1312** Dwg no. PL(00)01 Rev no. A

BARBARA WEISS ARCHITECTS LTD
16A CRANE GROVE LONDON N7 8LE TEL 020 76091667 FAX 020 77002952

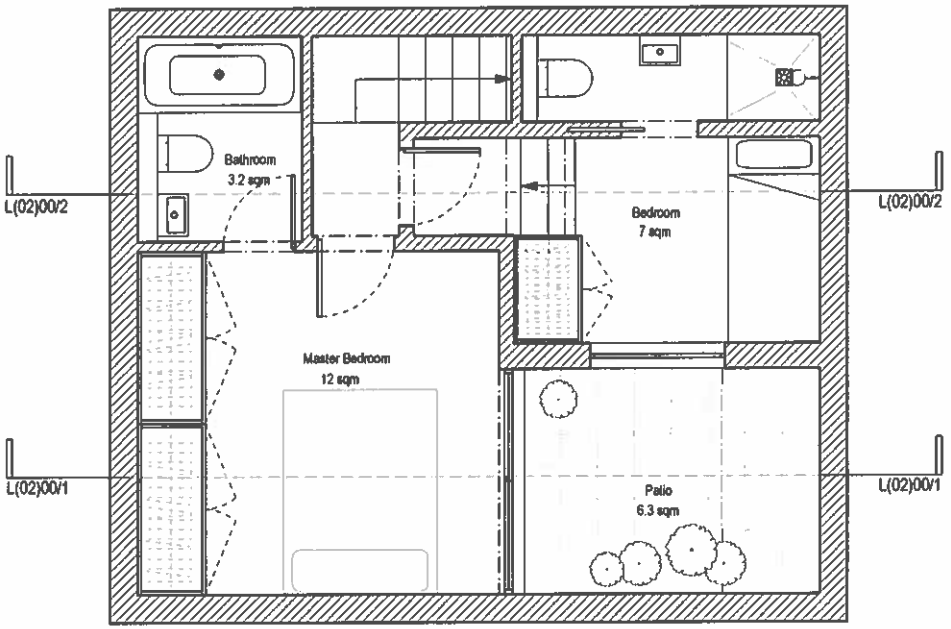
1 Proposed Ground Floor
1:50

Gross Internal Area 28.5 sqm



2 Proposed Lower Ground Floor
1:50

Gross Internal Area 28.5 sqm



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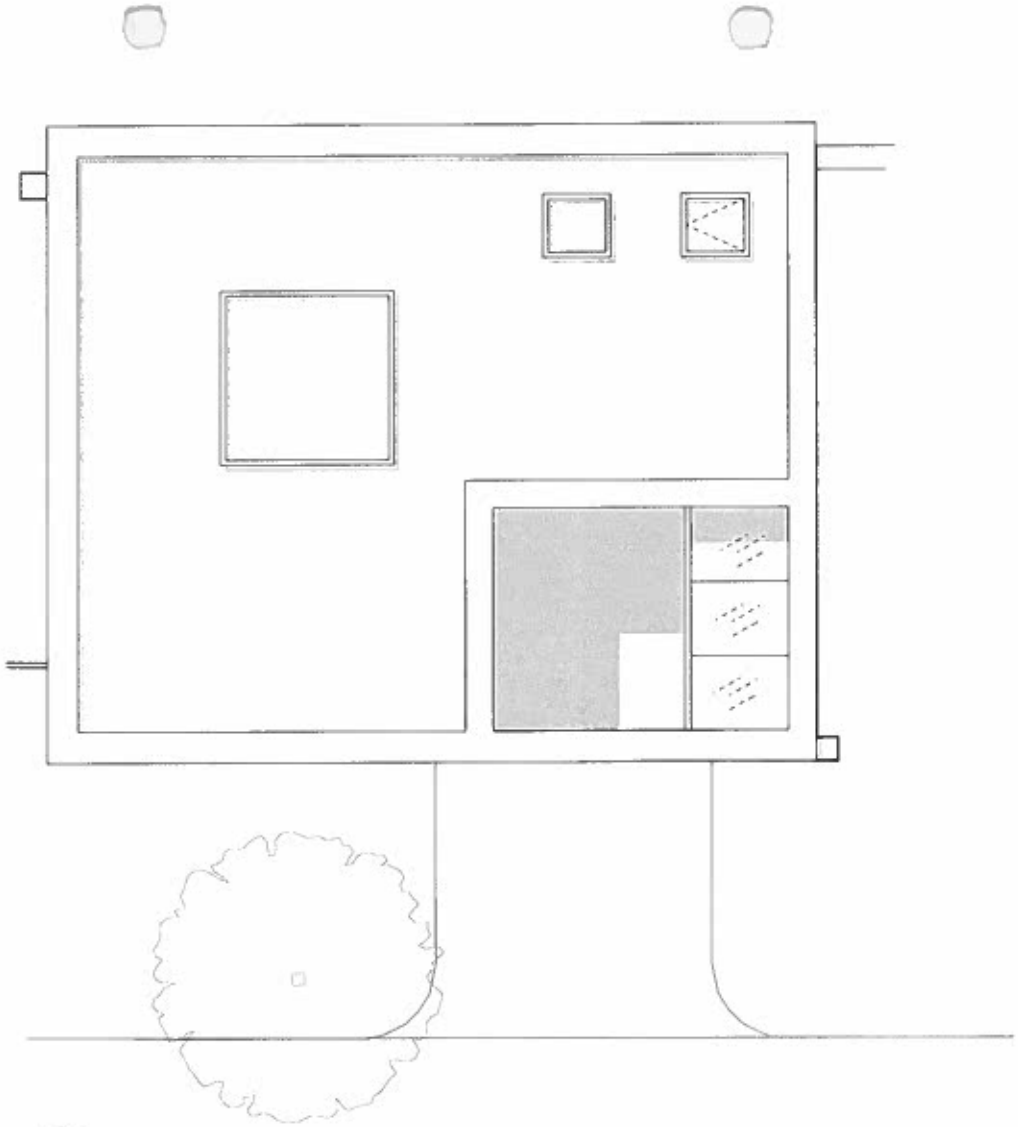
Revisions

A 26.07.13 Issued for Pre-planning Application

Client	Allan Properties Limited
Project	62 Mansfield Road
Drawing Title	Proposed LGF & Ground Floor Plan
Scale 1:50 / A3	Date Jun 2013 Drawn MC
Job no. 1312	Dwg no. L(01)00 Rev no. A

BARBARA WEISS ARCHITECTS LTD

16A CRANE GROVE LONDON N7 8LE TEL 020 76091867 FAX 020 77002952



1 Proposed Roof Plan
1:50

Notes

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Revisions

A 26.07.13 Issued for Pre-Planning Application

Client	Allan Properties Limited		
Project	62 Mansfield Road		
Drawing Title	Proposed Roof Plan		
Scale 1:50 / A3	Date Jun 2013	Drawn MC	
Job no. 1312	Dwg no. L(01)01	Rev no. A	

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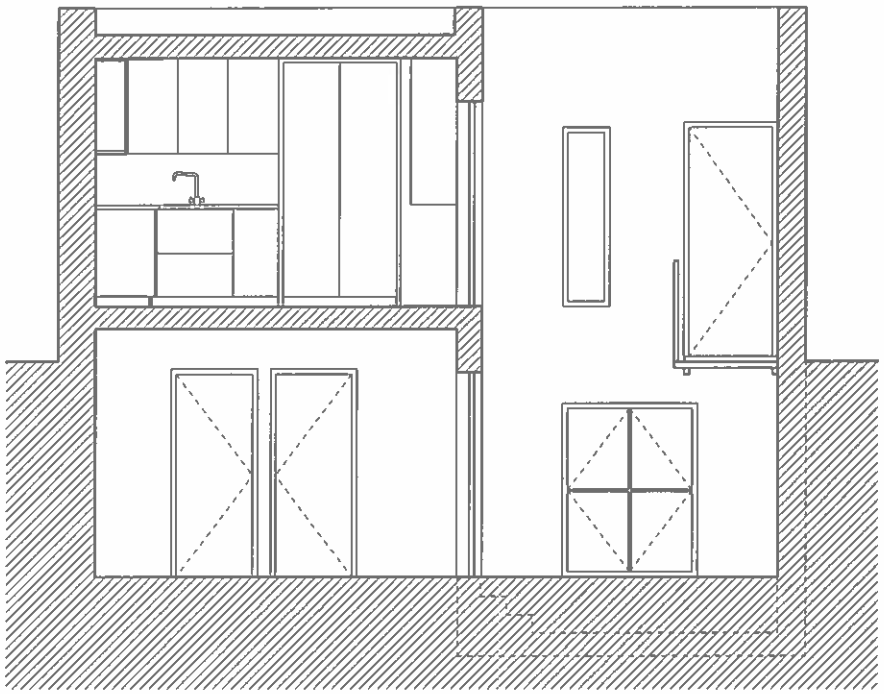
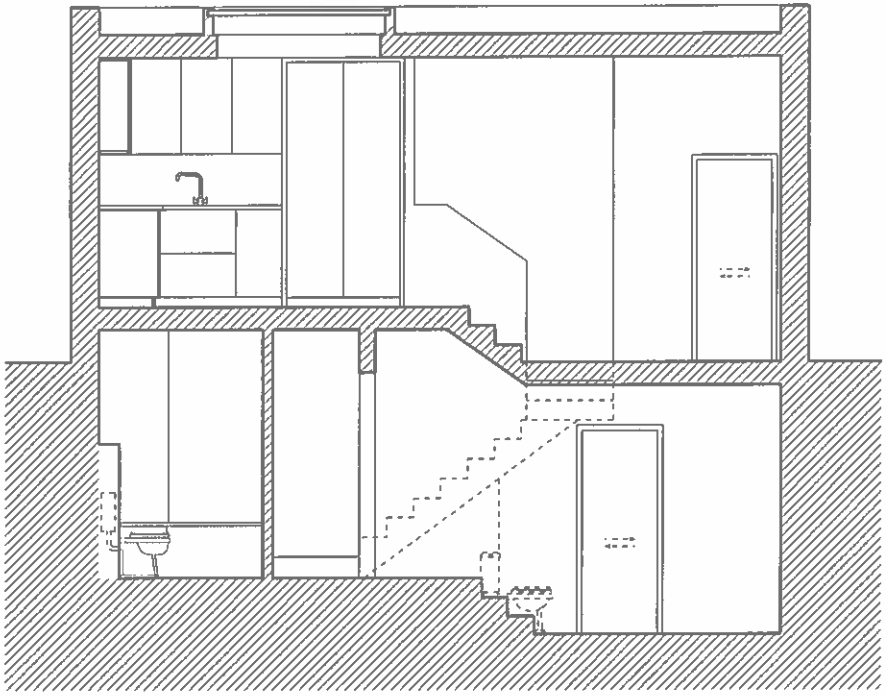
16A CRANE GROVE LONDON N7 8LE TEL 020 76091667 FAX 020 77002952



1 Proposed Section
1:50



2 Proposed Section
1:50

Notes

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Revisions

A 26.07.13 Issued for Pre-planning Application

Client	**Allan Properties Limited**
Project	**62 Mansfield Road**
Drawing Title	Proposed Sections
Scale 1:50 / A3	Date Jun 2013 Drawn MC
Job no. **1312**	Dwg no. L(02)00 Rev no. A

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16A CRANE GROVE LONDON N7 8LE TEL. 020 76091667 FAX. 020 77002952

1 Proposed Front Elevation
1:50

Notes

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Revisions

A 26.07.13 Issued for Pre-planning Application

Client	**Allan Properties Limited**
Project	**62 Mansfield Road**
Drawing Title	Proposed Front Elevation
Scale 1:50 / A3	Date Jun 2013 Drawn MC
Job no. 1312	Dwg no. L(03)00 Rev no. A

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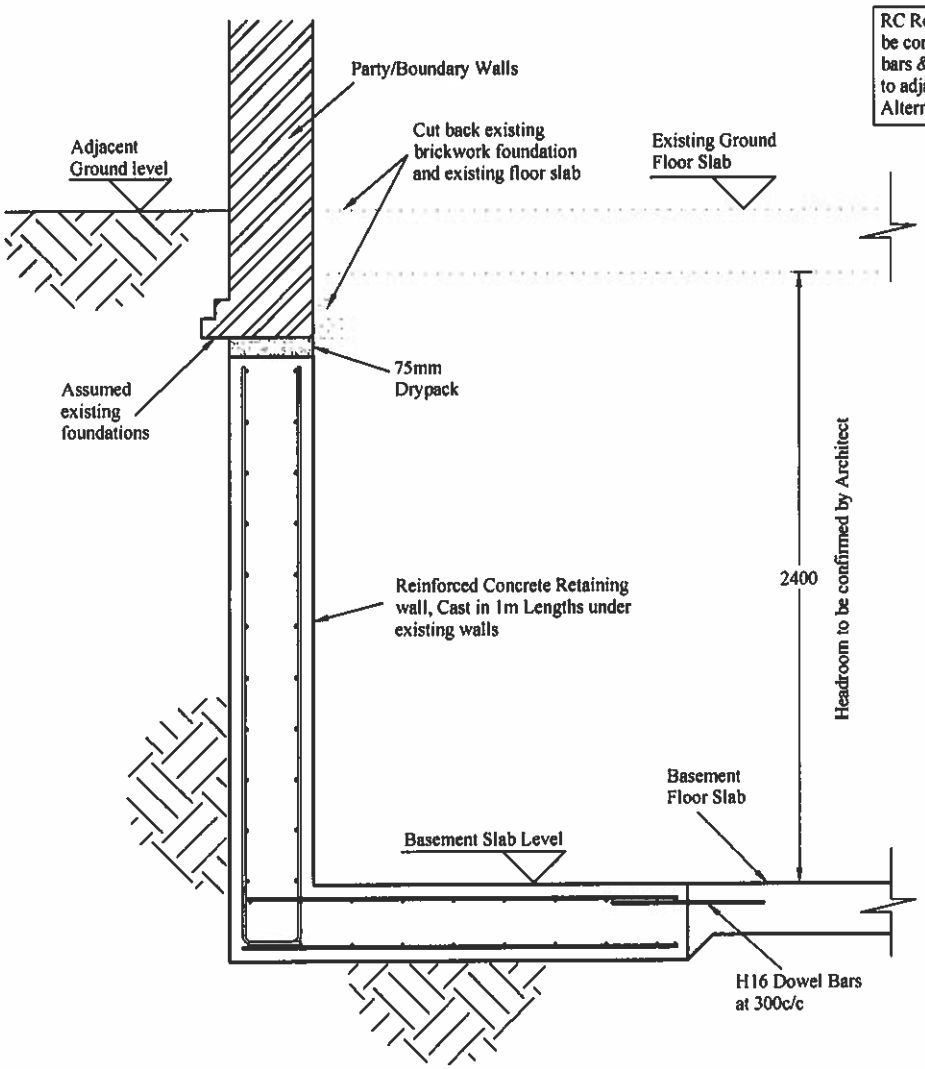
APPENDIX B



Typical RC Retaining Wall Section

[Scale 1:20]

RC Retaining Walls and Underpin sections to be connected via steel reinforcement starter bars & dowel bars cast into, or resin anchored, to adjacent underpin at 300mm centers. Alternatively, use Concrete Joggle Joists

UNDERPINNING

Underpinning generally to be in accordance with BS 8004.

1. Divide length of wall to be underpinned into bays of maximum length 1000. Underpin bays in the order 1 3 5 2 4 1 3 5 ... so as not to have to work on bays adjacent to bays just completed.
2. Excavate bay and clean underside of existing foundation. No bay to be excavated if an adjacent bay has been drypacked within the preceding 24 hours. Width and depth of underpinning as shown or as directed by Engineer and Building Control officer.
3. Place 4 no T16 x 600 mm bars into each unconcreted side for continuity between bays. Alternatively use a 200 x 200 rebated notch.
4. Install polythene slip membrane and Claymaster boards.
5. After approval, concrete using C20 concrete to within approximately 75 of underside of foundation. Fill the whole excavation with concrete, unless shuttering is specifically approved by the Engineer. Concrete must be compacted with a 50 mm poker vibrator. Wait a minimum of 24 hours after concrete poured before drypacking. Alternatively, pour concrete to 150 mm above the bottom level of the old foundation, using the poker vibrator to work concrete into the back of the excavation, leaving air-holes or lengths of hose to vent spaces and prevent air-locks.
6. If the working space has not been filled with concrete, strike the shutter, and blind the bottom with 100 mm concrete before backfilling with properly compacted hardcore, or concrete if under paths or ground bearing [illegible].

ENGINEER'S CONSTRUCTION NOTES

GENERAL

To be read in conjunction with all Engineers' drawings and method statement and with all architectural and services drawings and specifications. Seek instructions in the event of any conflict.
The structural designs shown are to be set out to suit the conditions of the site and existing works if any and the Architect's proposals.
Do not scale - please ask for information.
Some notes may not apply.

REINFORCED CONCRETE

Blinding concrete to be Designated Mix GEN1.
Reinforced concrete to be Designated Mix RC35 in accordance with BS 8500-2.
Cover to all steel 40.
Vibrate concrete to expel all air.
Top of slabs to be fine-tamped.
All reinforced concrete work is to be in accordance with the requirements of BS 8110.

DEMOLITION AND TEMPORARY WORKS

Demolition to be carried out in accordance with BS 6187 and Health and Safety Executive Guidance Notes GS29/1, 3 and 4.
Openings in existing buildings to be formed according to the recommendations of BRE Good Building Guide no. 20 "Removing Internal Load Bearing Walls in Older Dwellings".
The Contractor is to be responsible for the stability and structural integrity of the Works. Design, supply and maintain during the execution of the Works all shoring, strutting, needling and other temporary works as may be necessary.

Rev	Date	Drawn	Checked	Details

ALECK ASSOCIATES LTD
707 High Road, North Finchley, London N12 0BT
Tel: 020 8446 6765 Fax: 020 8446 6328
Drawing@aleckassociates.co.uk

SITE	62 Mansfield Road London NW3 2HU		
PROJECT	Structural Alterations, New Basement		
TITLE	Typical Retaining Wall Section		
SCALE ON A3	1 to 50	DATE	24.10.2014
DRAWN BY	PZ	CHECKED BY	SIA
DRAWING No.	2710/01		REV