

21 Aberdare Gardens, London, NW6 3AJ

Method Statement – New Basement Construction

Date Issued: 07 October 2014

Version: -

Issued By: AE

Checked By: RS

Introduction

- This method statement should be read in conjunction with the architectural drawings by Dig For Victory.
- This method statement should be read in conjunction with the structural engineering drawings.
- Please also refer to the attached DFV Typical underpinning sequence for clay soils with sacrificial sheeting. This sketch details the construction method we are likely to adopt, based on the assumed ground conditions at the property consisting of London clay (Refer to section B below).
- Please also refer to the attached hoarding and conveyor layout, which details a typical compound layout over the footpath and the highway.
- Please also refer to the document 'IGT Typical Temporary Works Arrangement', which details the designed temporary works for a similar project undertaken at nr 61 Goldhurst Terrace, which we commenced less than 4 months ago as of the date of this document. Once we establish the existing structural arrangements as stage B below we will then employ our Structural Engineer to design a suitable temporary works regime which, in our view, will not differ greatly from the exemplar shown.
- The key stages are as follows:-
 - A - Establish hoarding and conveyor
 - B - Investigatory works
 - C – Underpinning and retaining walls
 - D - Steel frame installation at basement and basement ceiling level
 - E - Excavation, drainage and basement slab construction
 - F - Internal waterproofing membrane and screed

Note : Temporary Support to Excavated Faces

- Ground conditions will be continuously assessed by a competent person to determine the means and method of supporting any face of any excavation. All necessary shoring equipment will be available for use on site. The most likely method to be adopted will be the introduction of trench sheets supported by Acrow props in accordance with the temporary works design prepared by the Engineer. Please refer to the attached diagrams which indicate the temporary works we will adopt during the underpinning works.
- We would like to note that we completed an almost identical project at nr 66 Goldhurst Terrace at the end of 2013 and we will be employing the same methodology, project team and resources at nr 65. Our highly trained, experienced and competent Foreman (holding the 5 Day Site Managers Safety Training Scheme accreditation) shall ensure that every part of every excavation is inspected at the start of each shift (and at intervals as specified by law and good practice) and will record the findings of any such inspection in a register held on site.

A. Establish access, hoarding and conveyer

- The hoarding and conveyer will be positioned at the front of the property, which will be subject to any restrictions imposed by the local governing authority. The layout will be similar to the attached hoarding and conveyer layout sketch, which details a typical conveyer set-up over the highway and footpath.
- Carefully protect and/or remove any internal or external fixtures and fittings affected by the works.
- Erect plywood hoarding with vertical standards, anchored to the ground. The hoarding will be fully secure with a lockable door for access.
- Provide protection to public where conveyer extends over footpath. Depending on the requirements of the local governing authority, construct a plywood bulkhead onto the pavement. Hoarding to have a plywood roof covering, night-lights and safety notices.
- Install conveyer at basement level. Ensure that the conveyer is adequately supported and secured to the hoarding using a temporary scaffold structure.
- Install temporary electrical and water supplies from Clients permanent connections.

B. Investigatory works

- We have a soil investigation report which shows a soil profile of made ground to 1.3m deep and stiff London clay below that to our formation level.
- On commencement of construction DFV will determine the foundation type, width and depth. Any discrepancies from the design allowances will be reported to the structural engineer in order that the detailed design can be modified.
- Prior to installation of new structural beams in the superstructure, DFV may undertake the local exploration of specific areas in the superstructure. This will confirm the exact form and location of the temporary works that are required. A fully designed temporary works package will be prepared once the existing structural composition is determined, and only once the structural engineer has been made aware thereof and issues either an instruction to continue as planned or revised design information. Only then can the permanent structural work can then be undertaken while ensuring that the full integrity of the structure above is maintained.

C. Reinforced concrete underpinning and retaining walls

- Sacrificial trench sheets are installed at the back of the excavation as said excavation progresses. The method adopted to prevent localised collapse of the soil is to install these progressively one at a time. The trench sheets are held in place with acrows until such time as the full underpinning excavation is sheeted.
- Once the toe section is cast, the lower level propping to the trench sheets can be removed, prior to casting the stem section. This method ensures that at all times the excavation is controlled, and indeed the integrity of the surrounding soil and structure above is maintained, to enable permanent works construction.
- The access trench is first excavated, directly underneath the wall to be underpinned. The width of any base is individually assessed on site with due regard to the type and condition of the foundation, and structural geometry above. The maximum width of any underpinning base will be 1,200mm.
- Break off projecting brick or concrete footing back to internal face of brick wall. Excavate using hand and compressed air tools removing spoil until the design depth is reached, and removed to muck away conveyor.
- Soils, where unstable in the temporary condition, will be shored. Shoring system design will be undertaken by DFV if required.
- Once the excavation is completed to the design depth and length. The stratum at the proposed founding depth is confirmed as being appropriate by our engineers or the building control inspector.
- The design steel reinforcement will be fixed in the toe section of the underpinning base. This will be checked by the building control inspector prior to concreting.
- Following construction of the toe, the design steel reinforcement will then be fixed in the stem (Or wall) section. This will be checked by the building control inspector prior to concreting.
- A single sided shutter is then erected, and concrete poured to form the underpinning base up to a maximum of 100mm below the underside of the existing foundation.

- After 24 hours the temporary wall shutters are removed. The void between the top of the underpin base and underside of the existing foundation will then be drypacked with a mixture of sharp sand and cement (Ratio 3:1 sharp sand:cement).
- A further 24 hours is allowed before adjacent sections can be excavated.
- Construction joints, if required, are formed using a suitable shear key or joggle joint. In exceptional circumstances, dowel bars are incorporated. Typically these are post drilled and resin fixed with specification as per structural design.
- A record will be kept of the sequence of construction, which will be in strict accordance with recognised industry procedures. The as-built records will be updated as necessary and issued to involved parties during the works.

D. Steel framework installation

- The new steel framework is to be installed to provide the new openings as per the architectural layouts. The framework will consist of a system of steel beams and columns that will bear at the new basement level.
- The new frame will be installed in a sequence to be determined by the DFV, in conjunction with the district surveyor.
- Once full internal investigation of the property has been concluded, DFV will carry out a temporary works design for the steel beam installation.
- Temporary works will be undertaken as per the MMP Design Temporary Works drawings.

Supporting existing walls above basement excavation:

- Where steel beams need to be installed directly under load bearing walls, temporary works will be required to enable this work. Support consists the installation of steel needle beams at high level, supported on vertical props, to enable safe removal of brickwork below, and installation of the new beams and columns.
- Once the props are fully tightened, the brickwork will be broken out carefully by hand. All necessary platforms and crash decks will be provided during this operation.
- Decking and support platforms to enable handling of steel beams and columns will be provided as required.
- Once full structural bearing is provided via beams and columns down to the new basement floor level, the temporary works will be redundant and can be safely removed.
- Any voids between the top of the permanent steel beams and the underside of the existing walls will be packed out as necessary. Voids will be drypacked with a 1:3 (cement: sharp sand) drypack layer, between the top of the steel and underside of brickwork above.
- Any voids in the brickwork left after removal of needle beams can at this point be repaired by bricking up and/or drypacking, to ensure continuity of the structural fabric.

E. Excavation, drainage and basement slab construction

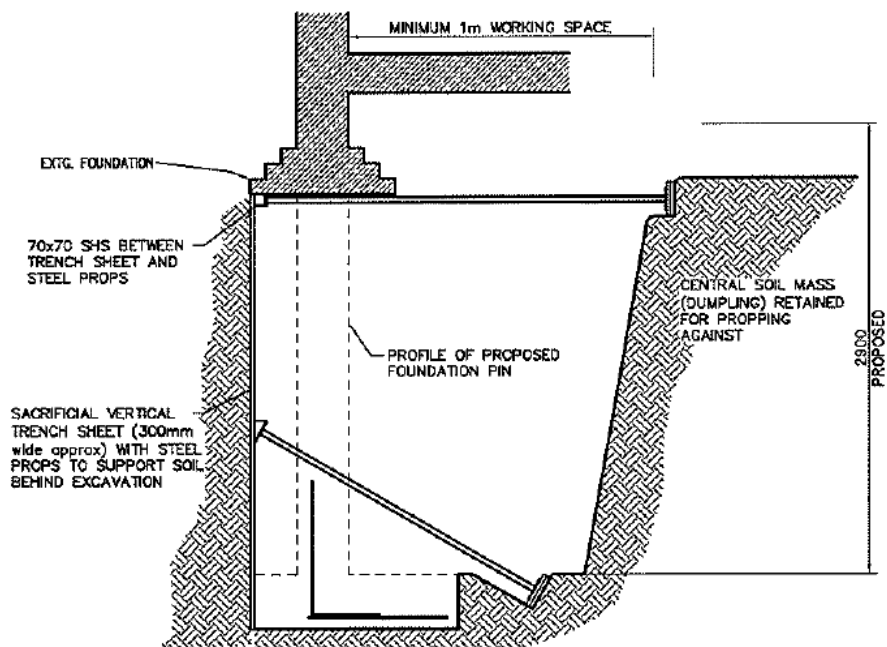
- Once the underpinning is complete to all walls, the bulk excavation can be completed.
- Depending on the structural design it may be a requirement to implement propping to resist sliding forces (As per structural engineering requirements) at the base of the underpins, prior to construction of the new basement slab, and to allow for excavation to formation level. Generally, the underpinning works are completed around the perimeter walls, with the central soil mass (Dumpling) left intact as detailed on the attached sheets. This enables the earth mass to act as a firm support for the underpinning stem single sided shutters, and also to provide a prop force at the base of the pins.
- The pump sump units and associated underground drainage will then be installed in conjunction with the mechanical and electrical details and architectural layouts.
- Once excavation to formation level has been completed, and the slab cast, any temporary shoring can be safely removed.
- The design steel reinforcement will then be fixed in the slab. This will be checked by the engineer and building control inspector prior to concreting.

F. Internal waterproofing membrane and screed

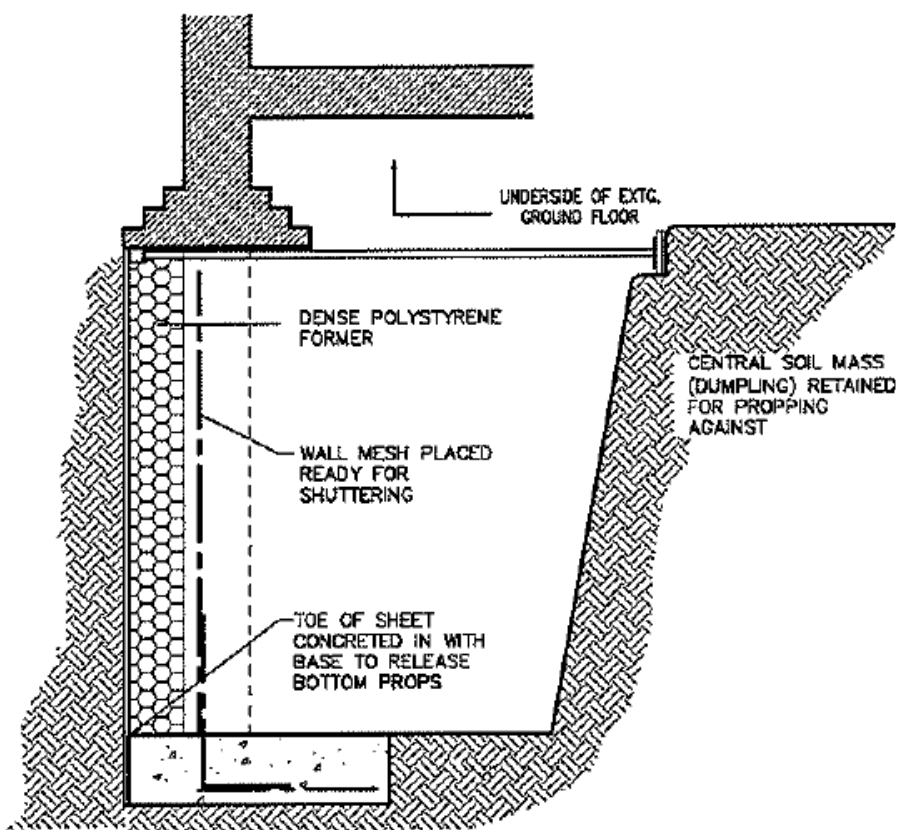
- Generally the waterproofing membrane will be in accordance with the attached sketch.
- Once the basement slab is complete, the DELTA internal waterproofing cavity membrane will be installed as per the architectural layouts and manufacturers technical specification.
- The floor finishes which may include insulation and under floor heating, can be laid as per the final architectural details.
- A cement and sand screed will be applied on the slab surface.
- This completes the structural work by DFV, in preparation for the fit out works.

Typical underpinning sequence – Clay soils with sacrificial sheeting

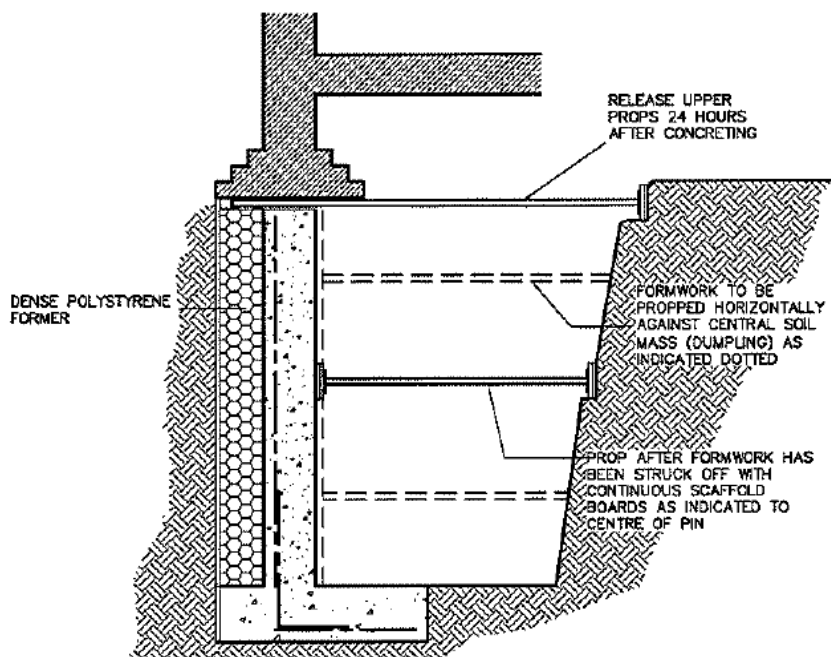
Stage 1



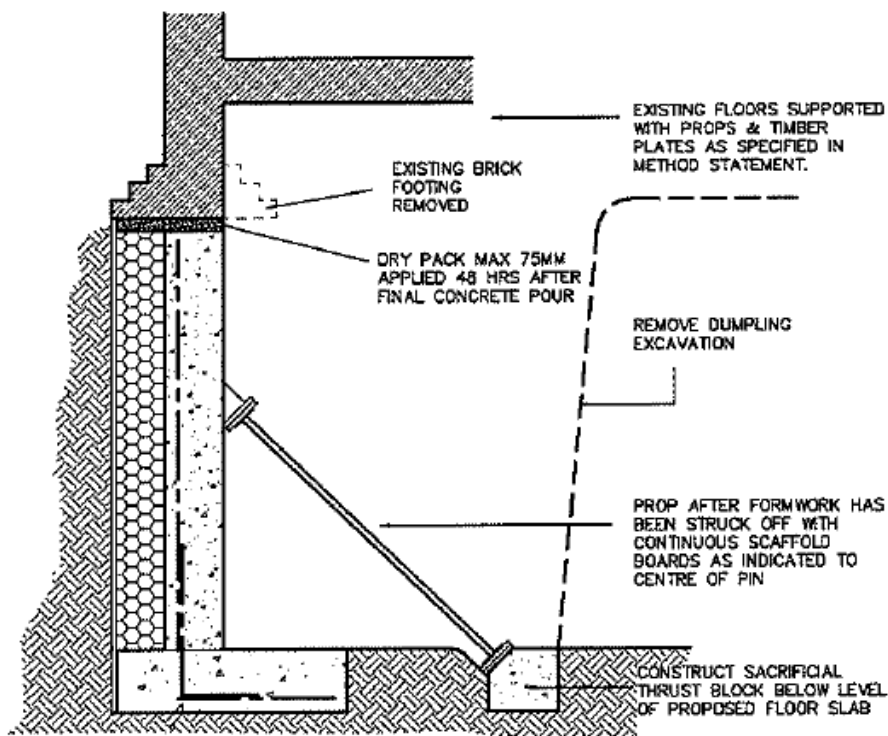
Stage 2

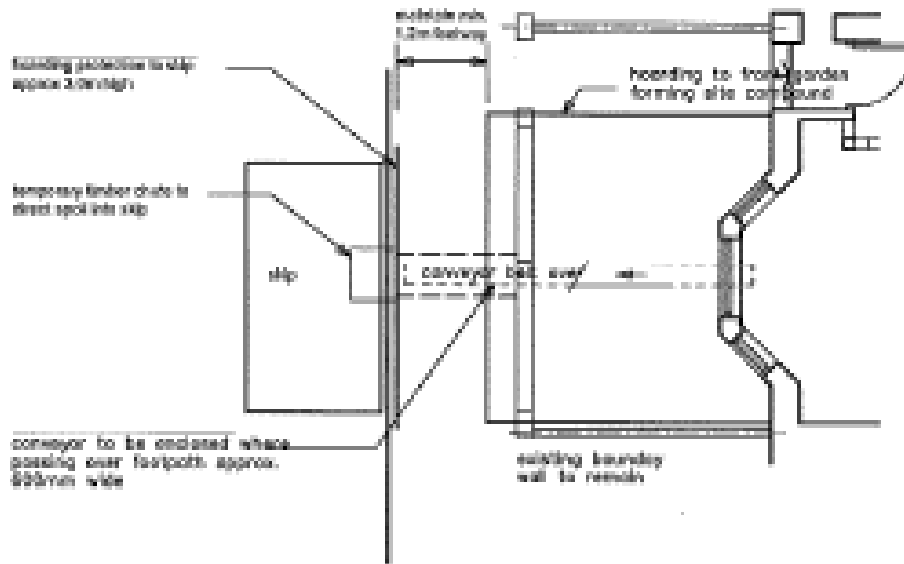


Stage 3

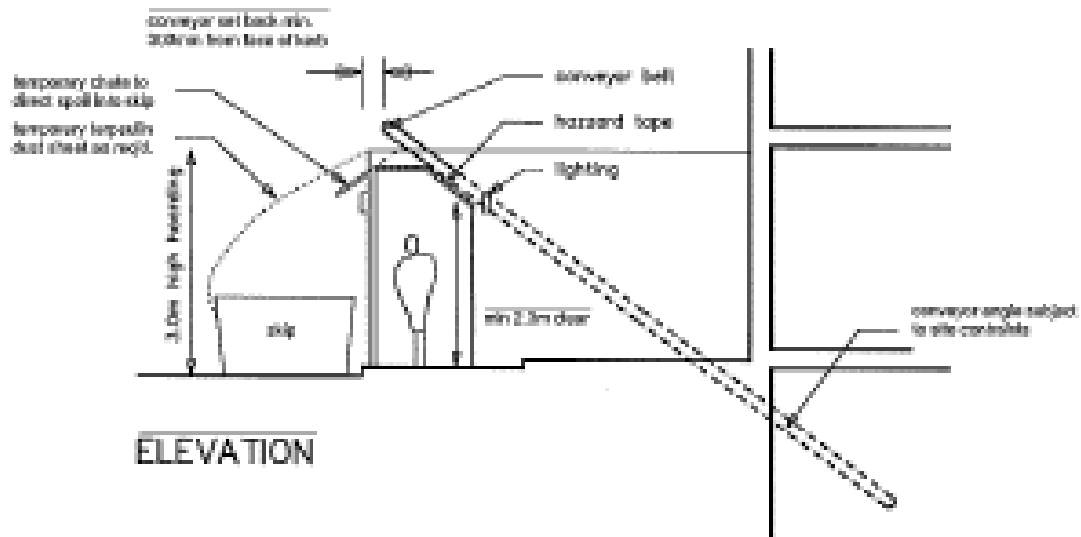


Stage 4





PLAN AT PAVEMENT LEVEL



ELEVATION

TYPICAL HOARDING & OVERHEAD CONVEYOR INSTALLATION