

PROJECT NOTE

Client:	Bennett Construction Ltd	Ref.	15-080-01
Project:	74 Charlotte St. London	Date:	10 th April 2015
Contact:	Nick Denton	Prepared by:	S.R.Smith
Client's Ref.	Temporary Works Statement		

Further to the site meeting with HTS yesterday, I would confirm the following points and agreed actions:

1. The existing chimneys attached to No. 72 will remain intact throughout the demolition works. Modifications to the breasts and stack will be undertaken in phase with the erection of the new superstructure to minimise disturbance and potential distress to the Party Wall. The rear chimney, which is already supported by a beam at u/s 3rd floor level, will need to be temporarily supported to allow removal of said beam. Gallows brackets are the preferred solution subject to the agreement of the Party Wall Surveyor/Engineer.
2. CDS will review the load transfer of the façade support frame onto the existing walls/foundations and provide further justification as required. Some materials testing may be necessary.
3. CDS will assess the ability of the façade to act as stabilizing ballast for the pavement gantry.
4. CDS will review the theoretical deflections of the façade support system taking into consideration the stiffness provided by both sets of walings.
5. CDS will review the wind loading on the Party Wall to No.72 & its impact on the tower foundation bearing pressure.
6. The allowable bearing pressure underneath the temporary foundation pads will be verified by means of plate load bearing tests.
7. Additional temporary works will be required at the rear boundary to Charlotte Mews. A cantilevered contiguous bored pile or kingpost wall are the preferred options since these will avoid temporary propping.
8. Additional temporary support will be required to the rear Party/Retaining wall to No.74A. This is likely to require posts fixed to the wall at approx.. 3m centres with walings & raking props anchored to mass concrete thrust blocks cast underneath the new basement slab. The layout of the props will need to take cognizance of the pile positions.
9. The pavement gantry will need to be re-designed to accommodate a further level of cabins.

Notwithstanding the above, it was generally agreed that the current level of information was sufficient to satisfy the requirements of the Local Planning Authority.