

CONSTRUCTION METHOD STATEMENT

FOR

140-152 ARLINGTON ROAD,

LONDON NWS

Reference: 15084-c150528 re-001

28/05/2015



ISSUE STATUS

Issue No.	Date of issue	Details	Produced By	Checked by
1	28/05/15		L.A. McDonald	<i>L.A. McDonald</i>

Report prepared by Lachlan McDonald BSc CEng MStructE

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15084 -140-152 Arlington Road

Suggested Construction Method Statement

The entire site is covered with the existing building which consists of a Victorian structure consisting of load bearing brickwork on all elevations which supports steel trusses forming the roof. There is an existing reinforced concrete ground floor and basement slab.

It is proposed to construct the new building within the curtilage of the existing using the Methodology proposed below.

Construction principals

It is proposed that the new building will be flat slab construction and will be six storeys in height including the basement within the curtilage of the site. Currently the existing building is in two parts with only the basement and ground floor on the front section and three storeys forming the rear extension. The principals involved in the suggested procedure have been prepared with the idea of retaining and re-using the front and right hand flank wall assuming an observer standing in the street facing the building. The remainder of the existing walls will be demolished along with the basement and ground floor slab. It is the intention that façade retention will not be required by working to the proposed sequence of operations.

The suggested Method Statement is as follows and should be read in conjunction with the following drawings: 15084.03A, 15984/04, 15084/05 15084/06, 15084/07, 15084,08, 15084,10

1. Carry out an asbestos survey as required.
2. If asbestos is found remove any asbestos using a licensed contractor
3. Carry out a soft strip to all areas internally.
4. Create a large opening within ground floor concrete slab for access to basement level for materials etc.
5. Underpin the rear elevation and right hand side flank wall to enable the new basement slab to be lower than the existing basement level.
6. Install walers and raking props to support the perimeter walls. These are to be designed by the temporary works engineers.
7. Remove the existing ground floor slab
8. Remove the basement RC columns.
9. The supporting brick piers in basement or ground floor are not to be removed at this stage.
10. Install pumps to remove ground water if required. Allow for back up pumps.



11. Using a mini breaker remove the existing basement slab locally at pile positions.
12. Carry out pile probing to at least 2m depth below the existing basement level to check for obstructions at pile positions.
13. Mobilise the mini piling rig.
14. Carry out piling as required. Piling and prop locations should be coordinated as part of the design process with the temporary works engineer.
15. Carry out pile integrity tests.
16. Break out the basement slab to construct pile caps and ground beams
17. Break out the existing basement concrete slab and reduce dig to formation level taking care not to undermine the existing foundations.
18. Install all gullies, drainage runs and any pumps etc below the basement slab.
19. Install reinforcement and cast pile caps and ground beams up to underside of new basement slab.
20. Install reinforcement for new basement slab and cast concrete. Note top of slab is top of pile caps and ground beams.
21. Construct the basement columns and shear walls.
22. Construct the RC retaining wall in front of the rear wall forming the new lightwells.
23. Construct the ground floor slab. Provide 25mm soft joints around existing brick piers. Tie the slab to perimeter of building to provide restraint.
24. Remove walers and props from basement.
25. Remove the first floor concrete slab to rear extension.
26. Construct ground floor columns and shear walls.
27. Construct first floor slab. Provide 25mm soft joint around brick piers. Tie slab to perimeter of building.
28. Remove the roof of rear extension
28. Construct the first floor columns.
29. Construct the second floor slab.
30. Demolish the rear elevation wall down to ground level.
31. Using the second floor slab as a crash deck remove the existing steel girders.



32. Remove the existing steel roof trusses from the main building.
33. Continue building the RC frame up to new roof level.
34. Remove the existing brick piers/buttresses from top down.
35. Infill the holes in the slab left by the removal of the brick piers.

NOTE

1. The proposed Method Statement will be subject to alteration depending on site conditions.
2. Further Method Statement and Risk Assessments will be prepared to cover temporary works and sequencing of localised areas of work.



notes

DO NOT SCALE FROM THE DRAWING
ALL R.C. WALLS TO BE SHOWN UNLESS SHOWN OTHERWISE.
ALL R.C. WALLS TO BE 200mm THICK UNLESS SHOWN OTHERWISE.

LEGEND

- ◻ REMOTES 200mm HOLE THROUGH SLAB UNLESS NOTED OTHERWISE.
- ◻ REMOTES EXISTING WALL/PIER.
- R.C. REMOTES THERMAL BREAK CONCRETE BALCONY CORNER BY 'CORNER' OR SIMILAR APPROVED.

rev description

date

ellis+moore
CONSULTING ENGINEERS

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1 Albert Place,
Finsbury, London EC2A 4BB.
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PRELIMINARY

scale

date

drawn

checked

project

140-152 ARLINGTON ROAD
LONDON NW1 7HP.

drawing title

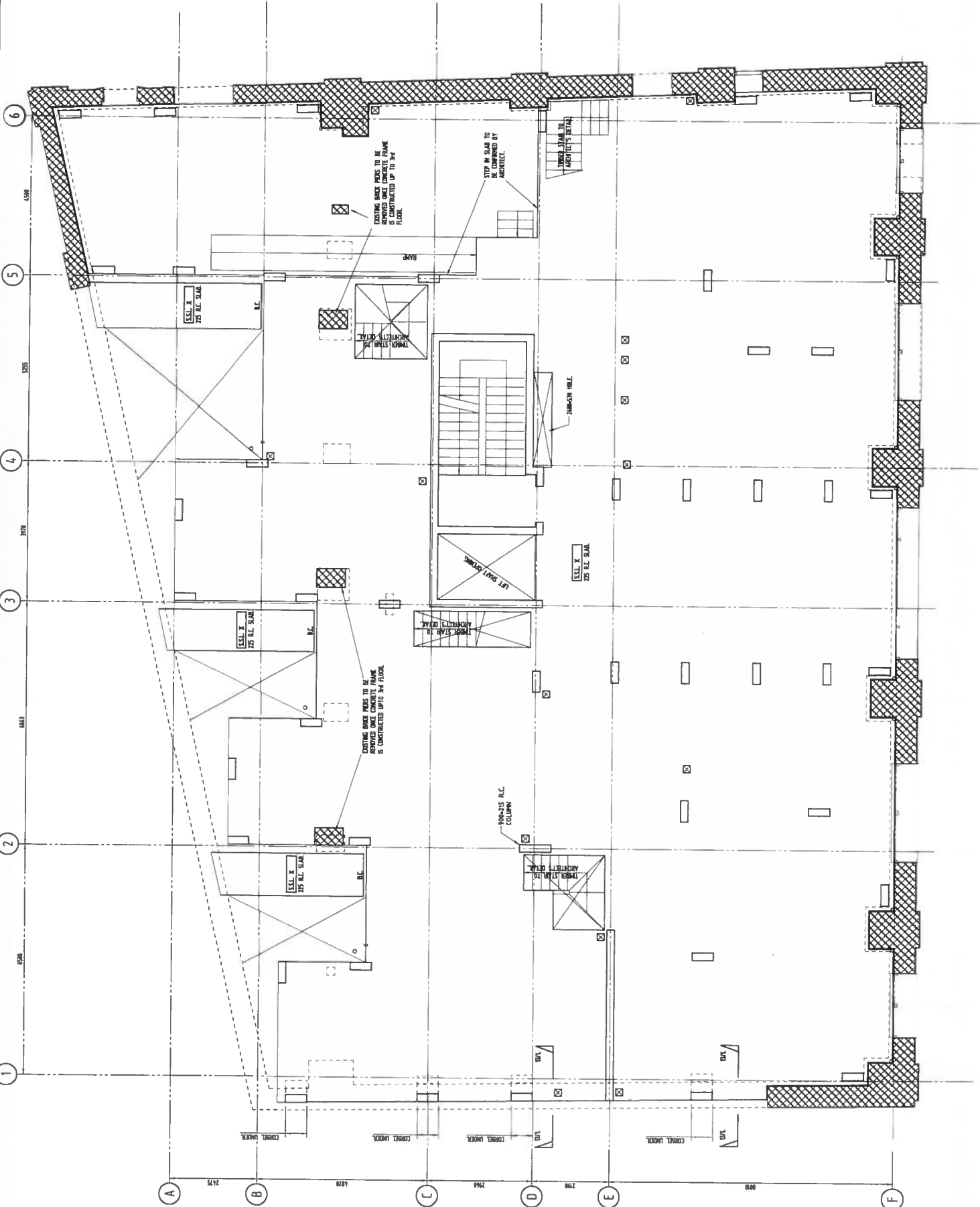
GROUND FLOOR
GENERAL ARRANGEMENT.

drawing no.

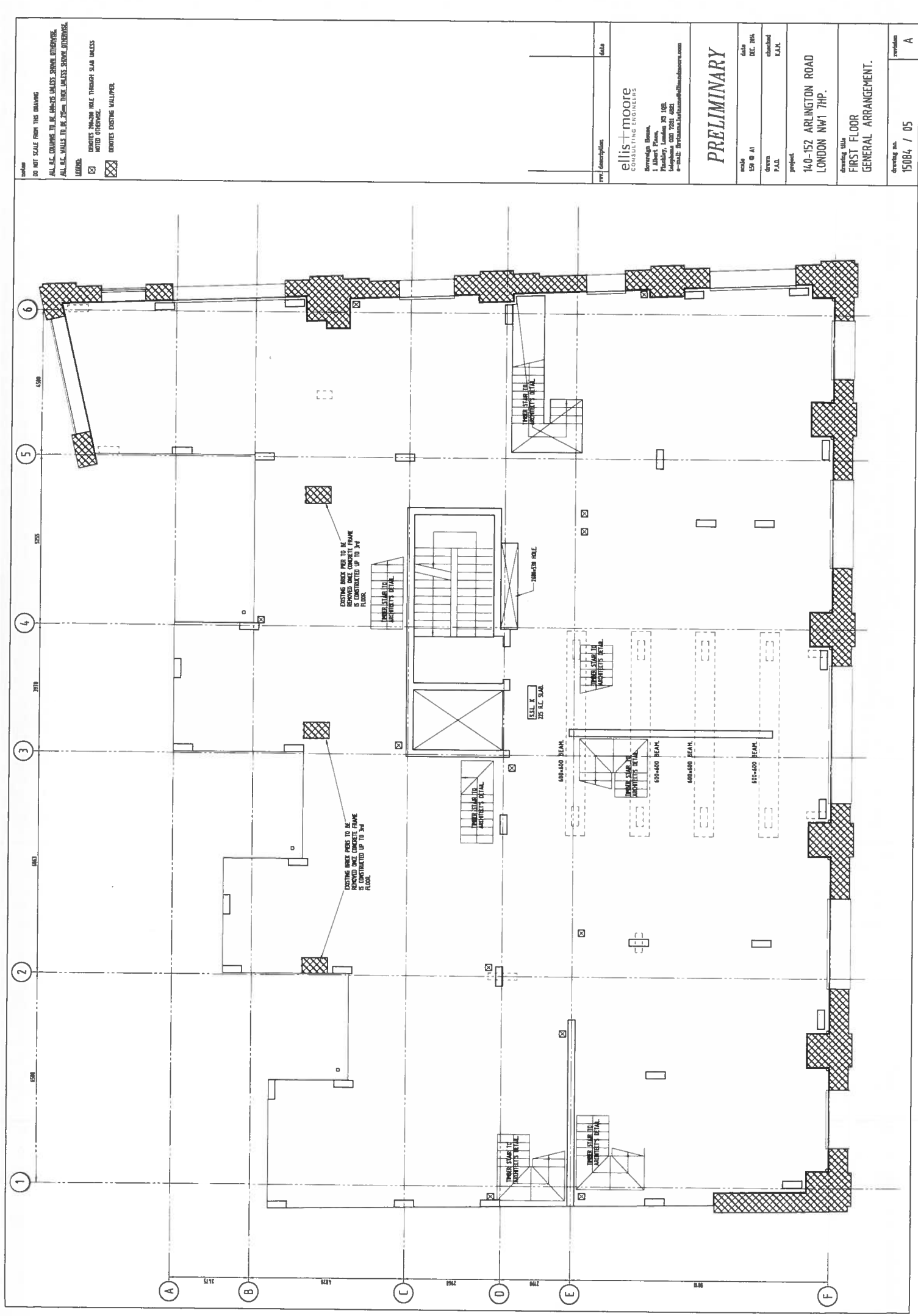
15084 / 04

revision

A



update
DO NOT SCALE FROM THIS DRAWING
ALL R.C. COLUMNS TO BE INDICATED UNLESS SHOWN OTHERWISE
ALL R.C. WALLS TO BE 250mm THICK UNLESS SHOWN OTHERWISE
LEGEND
[Symbol] REMOVES 750x300 HOLE THROUGH SLAB UNLESS NOTED OTHERWISE
[Symbol] REMOVES EXISTING WALL/PIER



rev	description	date
1	ellis+moore CONSULTING ENGINEERS Knowledge House, 1 Littlemore Road, Prestbury, London SW 10 1QB Telephone 020 7251 4821 e-mail: enquiries@ellismoore.com	
PRELIMINARY		
scale	1:50 @ A1	date DEC. 2014
drawn	P.A.U.	checked P.A.U.
project	140-152 ARLINGTON ROAD LONDON NW1 7HP.	
drawing title	FIRST FLOOR GENERAL ARRANGEMENT.	
drawing no.	15084 / 05	revision A

notes

DO NOT SCALE FROM THIS DRAWING
ALL B.C. COUPLERS TO BE INSTALLED UNLESS SHOWN OTHERWISE.
ALL B.C. WALLS TO BE 150mm THICK UNLESS SHOWN OTHERWISE.

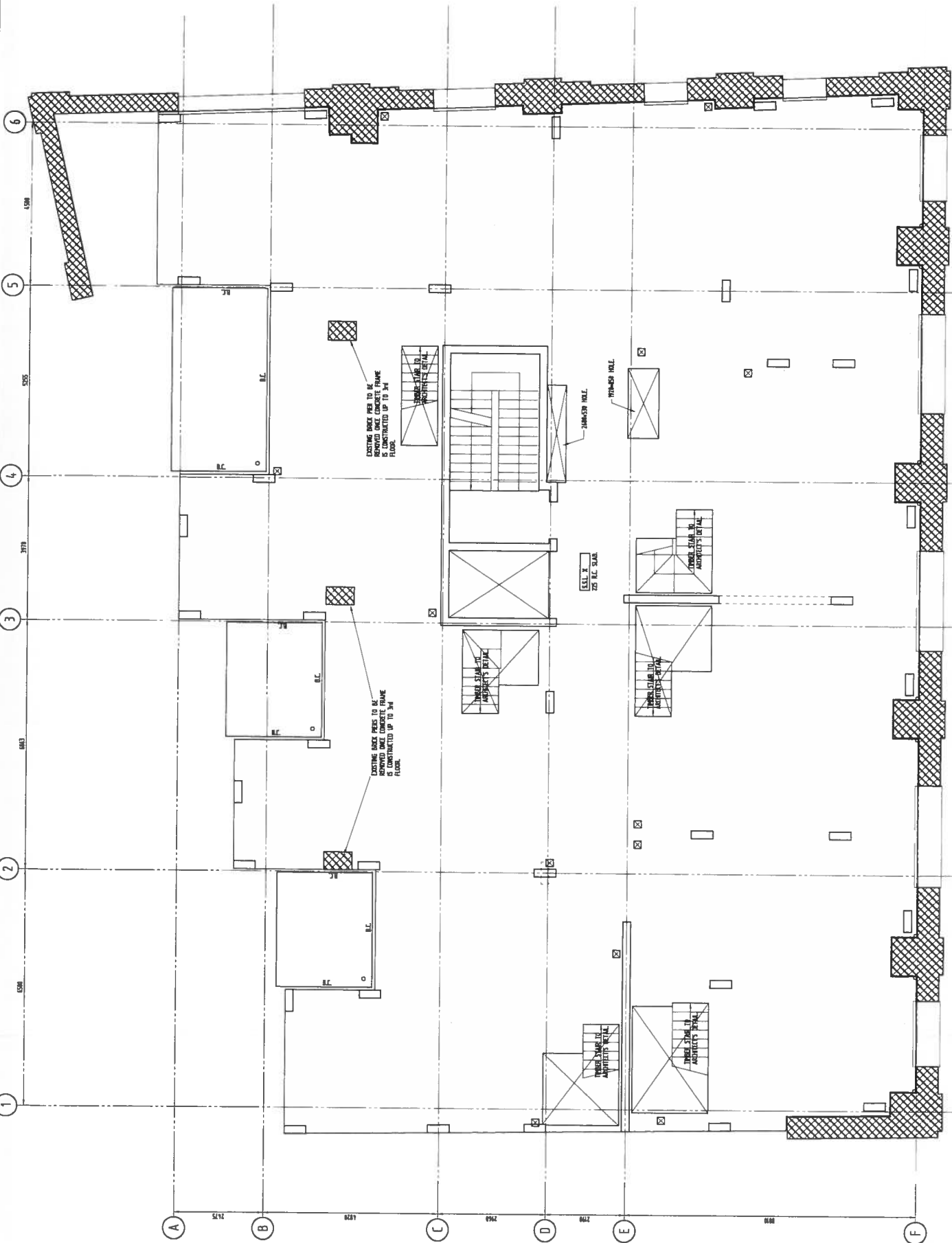
LEGEND

☒ REMOVES THRU-SLAB HOLE THROUGH SLAB UNLESS NOTED OTHERWISE.

☒ REMOVES EXISTING WALL/PIER.

B.C.

REMOVES THERMAL BREAK CONCRETE BALCONY CONNECTION BY TOWER ON SIMILAR APPROVED DRAWING. REMOVES EXISTING CONCRETE BALCONY CONNECTION BY TOWER ON SIMILAR APPROVED DRAWING. FOR DETAILS OF BALCONY REFER TO DRAWING No. 504/02.



rev. description

date

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1 Albert Place,
Fenchurch, London EC3N 1JL.
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PRELIMINARY

scale 1:50 @ A1

date DEC 2014

drawn P.A.L.

checked E.A.U.

project

140-152 ARLINGTON ROAD
LONDON NW1 7HP.

drawing title
SECOND FLOOR
GENERAL ARRANGEMENT.

drawing no.

revision

150814 / 06

A

DO NOT SCALE FROM THIS DRAWING

DEMOTES 200-200 HOLE THROUGH SLAB UNLESS NOTED OTHERWISE.

STRUCTURE ABOVE FOURTH FLOOR SLAB TO BE THINER FRAME WITH THINER ROOF.

- STUO WALLS TYPICALLY 50-100 CM/0.40-1.00' WITH 10mm PLYWOOD ON ONE FACE
- ROOF JOISTS TO BE 50-125 CM @ 40cm/c WITH 10mm PLYWOOD

ARCHITECTS TO CONSIDER FOR FINISHES

document	date
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 Finchley, London N3 1GB.
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PRELIMINARY

scale	data
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— 1 —

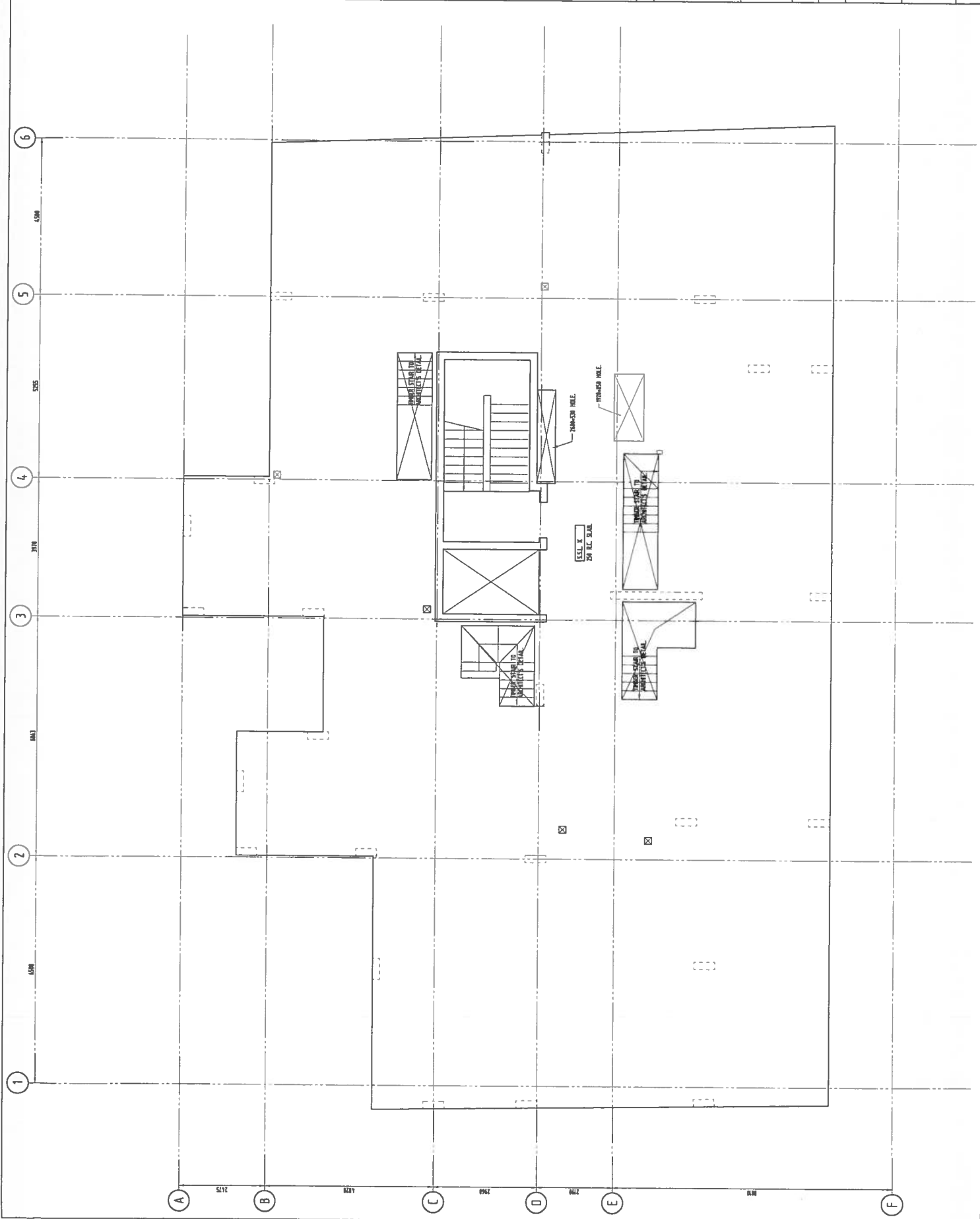
project

140-152 ARLINGTON ROAD
LONDON NW1 7HP

Fourth Floor
GENERAL ARRANGEMENT.

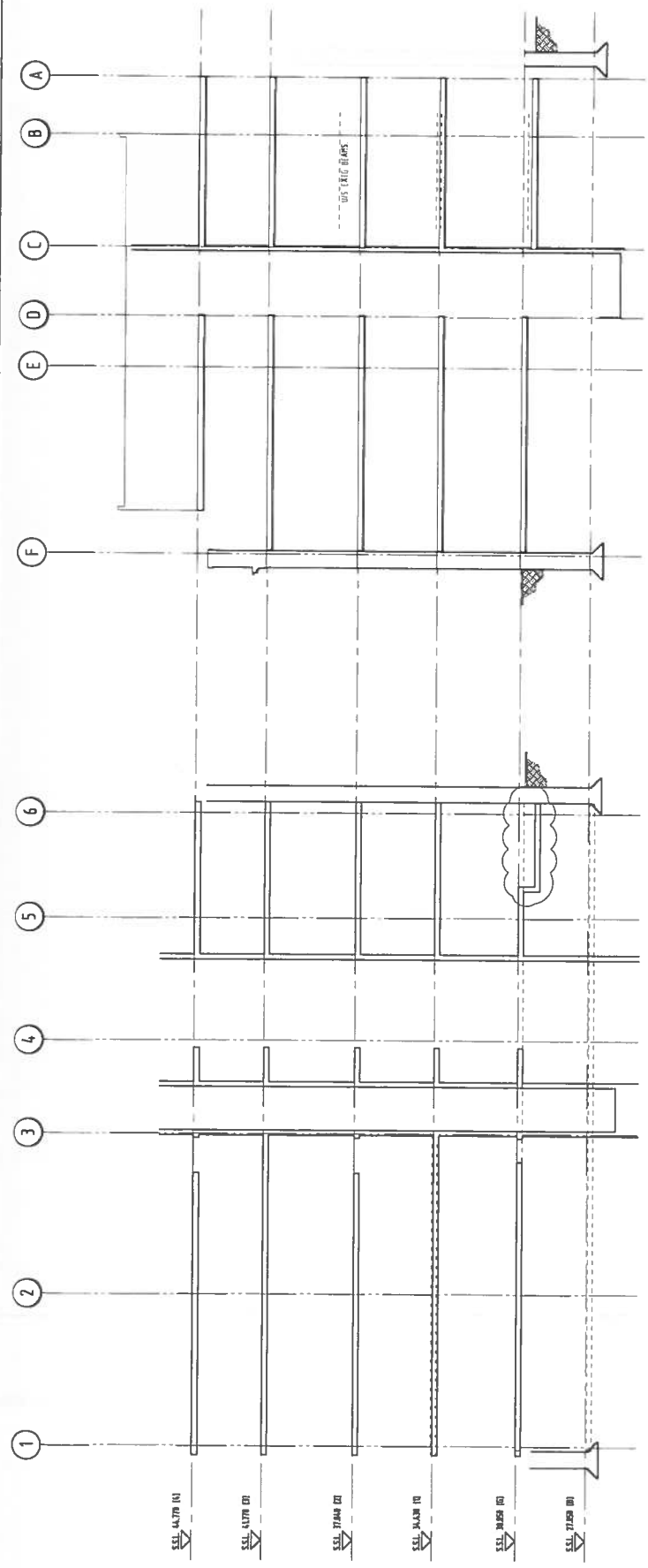
Drawing no. _____

15084 / OR



notes

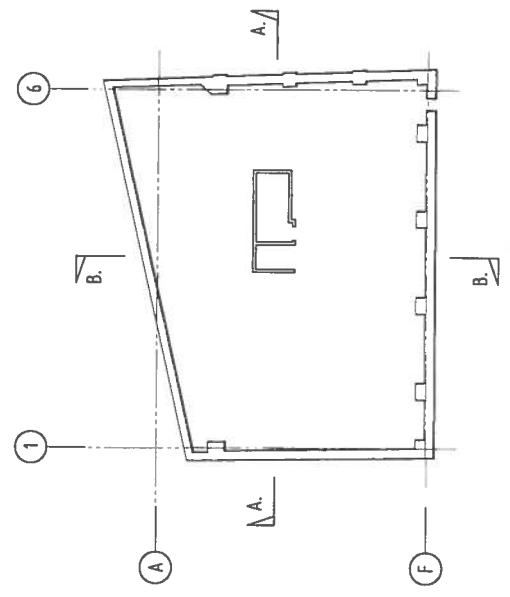
DO NOT SCALE FROM THIS DRAWING
FOR A FULL LIST OF GENERAL NOTES REFER TO DRSLIN.



SECTION B - B.

SECTION A - A.

no.	description	date
1	ellis+moore CONSULTING ENGINEERS Surrey House, 1 Albert Place, Fenchurch, London EC3 1QG. Telephone 020 7261 4021 e-mail: enquiries@ellis+moore.com	
scale	1:100 @ A1	date
drawn	P.A.L.	JAN. 2015
checked		
project	140-152 ARLINGTON ROAD LONDON NW1 7HP.	
drawing title	PROPOSED SECTIONS.	
drawing no.	15084 / 10	revision



KEY PLAN. [AT BSMT. LEVEL.]
SCALE 1:150