

Knight & Associates Ltd

45 Flask Walk, London, NW3 1HH

Method Statement

Movement Monitoring

Ref: KA 1131

Issued: 20th June 2016

Method Statement for Monitoring Monitoring

1. Knight & Associates Ltd

1.1 Knight & Associates have been appointed to carry out monitoring at 45 Flask Walk, London. Targets will be fitted one month before construction begins to both front and rear party walls as well as the front garden to front, middle and back. As agreed in the project details and agreements with neighbouring properties.

1.2 Once established the site plan on the monitoring template will show the locations being monitored.

1.3 Targets fitted will be 25mm square florescent yellow retro-reflective, attached either direct to building face or a suitable small angled bracket, these will be fixed to the property using ZAP thick cyanoacrylate and accelerator.

1.4 The instrument used to take readings is a Topcon GPT-3100N Total Station.

2. Site Work

2.1 Knight & Associates will use remote datums.

2.2 When all monitoring locations are in place an initial set of base readings will be taken one month prior to works starting on site. These will be recorded and presented in both tabular and graphical format within 2 working days.

2.3 Knight & Associates will return to the site on a bi-weekly frequency during piling and excavation operations, readings are computed on site as taken and compared with the threshold values.

3. Treshold Values

3.1 If at any time the readings vary by a limit of up to 4mm (green alert)

- No action required.
- Proceed with works.

3.2 If at any time the change in readings varies by a limit of between 4mm and 8mm (amber alert).

- Knight & Associates will inform the Main Contractor and Party Wall Surveyors immediately.
- The main contractor and the Structural Engineer will carry out an immediate review
- Determine the site operations responsible for movements.
- Determine contingency measures required to limit movements to green alert stage.
- Implement contingency measures.
- Increase the monitoring frequency.

3.3 If at any time the change in readings varies by a limit of above 8mm (red alert)

- Stop work immediately.
 - Secure site and adjoining properties.
 - Carry out a condition survey of the adjacent properties.
 - Carry out an immediate review with the Main Contractor, Structural Engineer and Party Wall Surveyors.
 - Determine the site operations responsible for movements.
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- Determine contingency measures required to limit movements to green alert stage.
 - Implement contingency measures.
 - Seek agreement from Structural Engineer and Party Wall Surveyors to proceed with the works.
 - Determine damages to adjacent properties following the condition survey and put forward a proposal for remedial works to be agreed by the Structural Engineer, Architects and party Wall Surveyor

3.4 The monitoring readings will continue after basement works are complete on a monthly basis to confirm no ongoing movement or until the Surveyors say they may cease.