

Ref: 11/17802
January 2017

Basement Impact Assessment (Hydrogeological and Structural)

At

Ornan Court, 2 Ornan Road, NW3 4PT

For

Ornan Court Limited

APPENDIX

9. APPENDIX A

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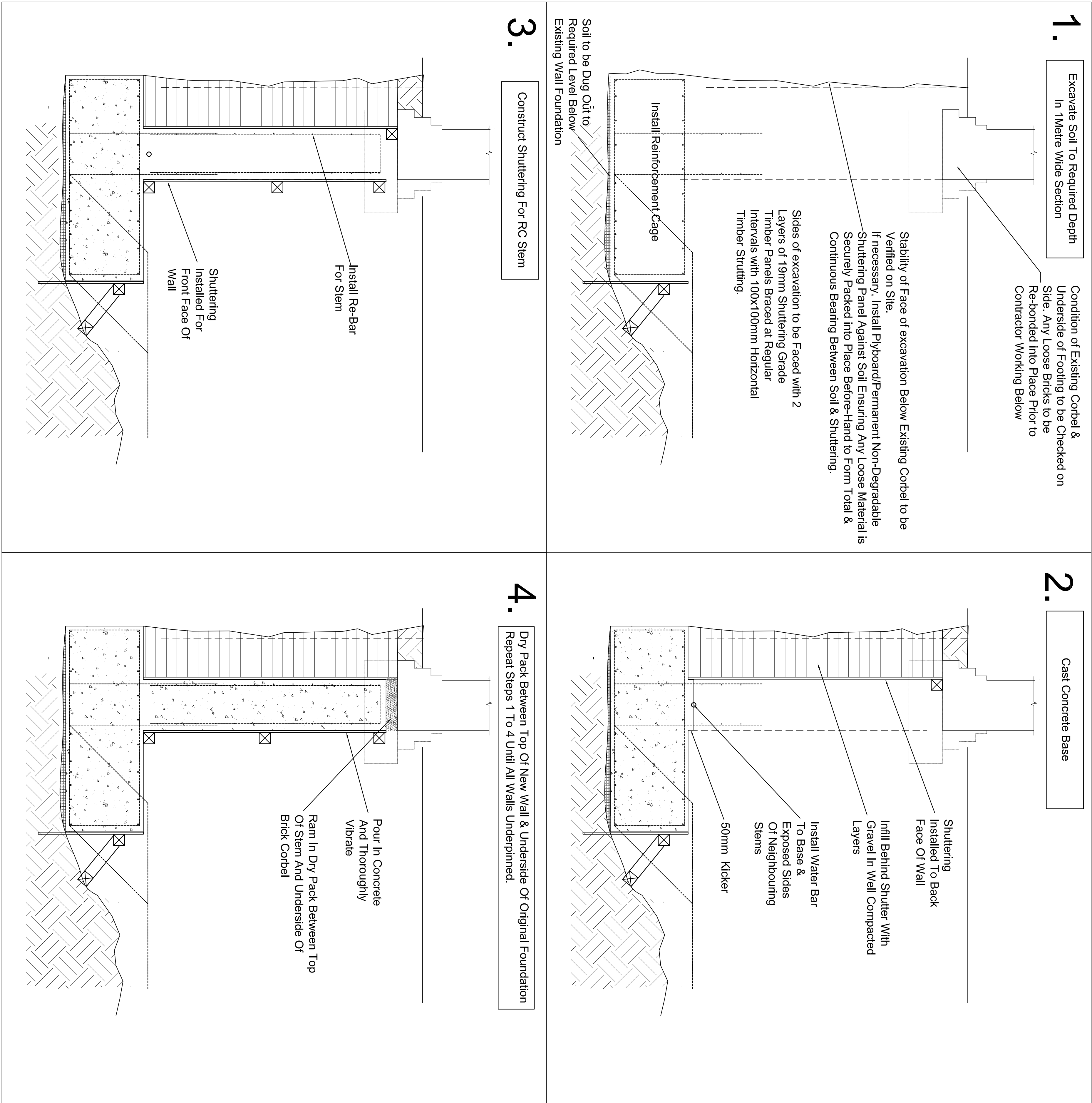
10.1 Monitoring

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9.1 Temporary Works

STANDARD UNDERPINNING SEQUENCE OF CONSTRUCTION DETAILS FOR
REINFORCED CONCRETE STEM 1: 20



EXCAVATION FOR RETAINING
WALLS

1. WORKING IN STRIPS NOT EXCEEDING 1M LONG EXCAVATE TO REQUIRED DEPTH ADJACENT EXISTING STRUCTURE.

2. CAST NEW CONCRETE AND ALLOW 24 HOURS TO CURE.

3. NEVER EXCAVATE TWO ADJACENT STRIPS WITHOUT ALLOWING 3 DAYS BETWEEN OPERATIONS.

4. CONSTRUCT BRICKWORK/BLOCKWORK TO WITHIN 75mm OF SOFTT FOOTING & ALLOW FOR BONDING INTO NEXT SECTION OF WALL.

5. RAM IN DRY PACK MORTAR BETWEEN NEW STRUCTURE AND ANY EXISTING FOOTING.

6. ENSURE GROUND BEHIND NEW FOUNDATION & WALL IS FULLY BACKFILLED AND COMPACTED. CHECK AT REGULAR INTERVALS TO ENSURE THIS DURING CONSTRUCTION.

7. WHEN ADJACENT SECTIONS ARE OPENED UP THE EXPOSED CONCRETE SURFACES SHOULD BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL & SCABbled TO FORM A GOOD KEY.

8. FOUNDATIONS TO BE 1000mm WIDE UNLESS NOTED OTHERWISE.

9. ALL NEW CONCRETE BELOW GROUND TO BE SULPHATE RESISTING CEMENT CONC. GRADE 35.

10. TRIAL PIT TO BE EXCAVATED TO CONFIRM EXISTANCE OF ANY EXISTING STRUCTURE.

11. REINFORCEMENT SHALL BE TO BS-8110 WITH MAIN BARS TO BE GRADE 460 (HIGH YIELD).

12. READY MIX CONCRETE MUST BE OBTAINED FROM A PLANT WHICH HOLDS A CURRENT CERTIFICATE OF ACCREDITATION UNDER THE QUALITY SCHEME FOR READY MIX CONCRETE.

13. NO CONCRETE IS TO BE PLACED WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5 DEGREES C.

14.

Title: Construction Method

Preliminary

Rev	Date	Description	App

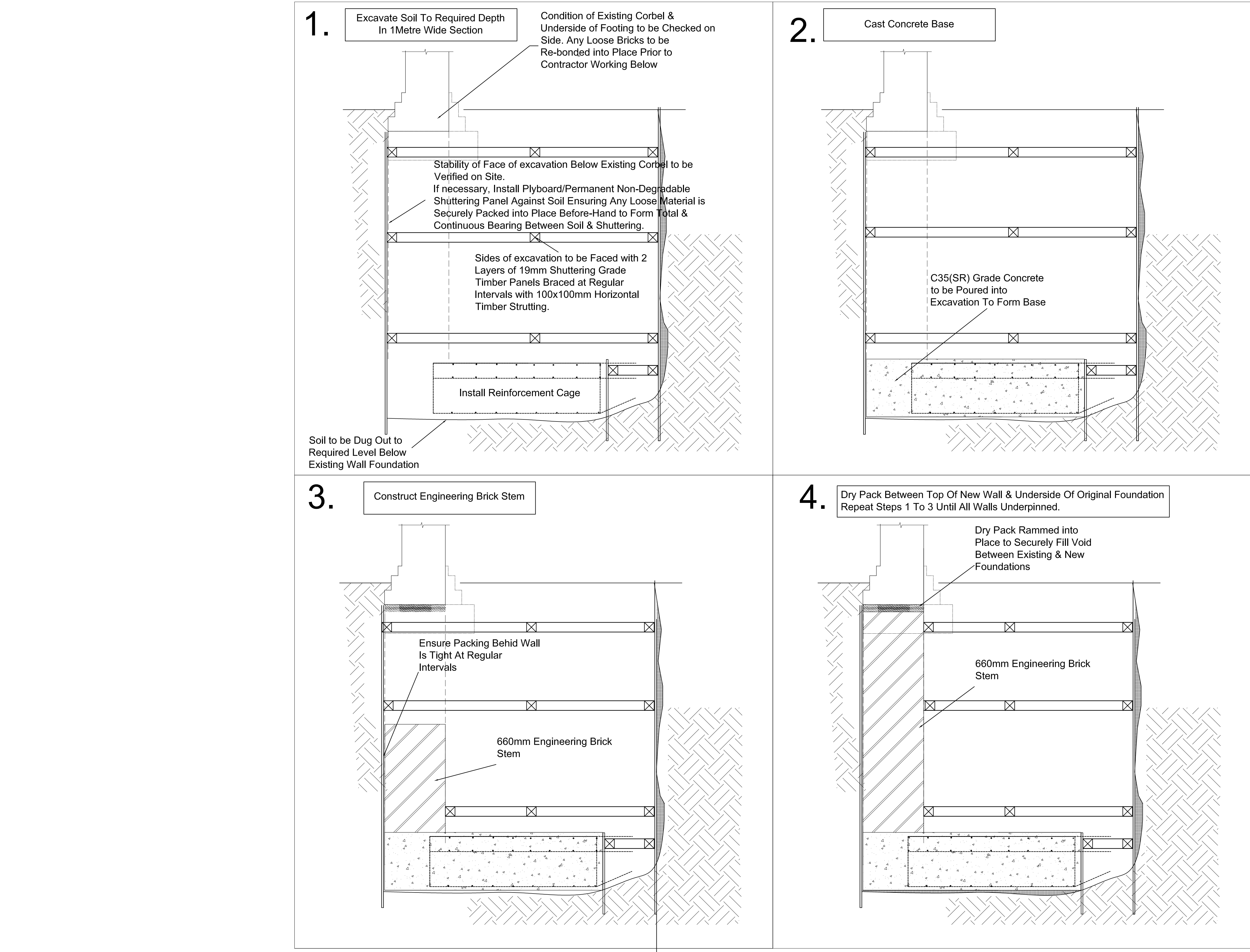
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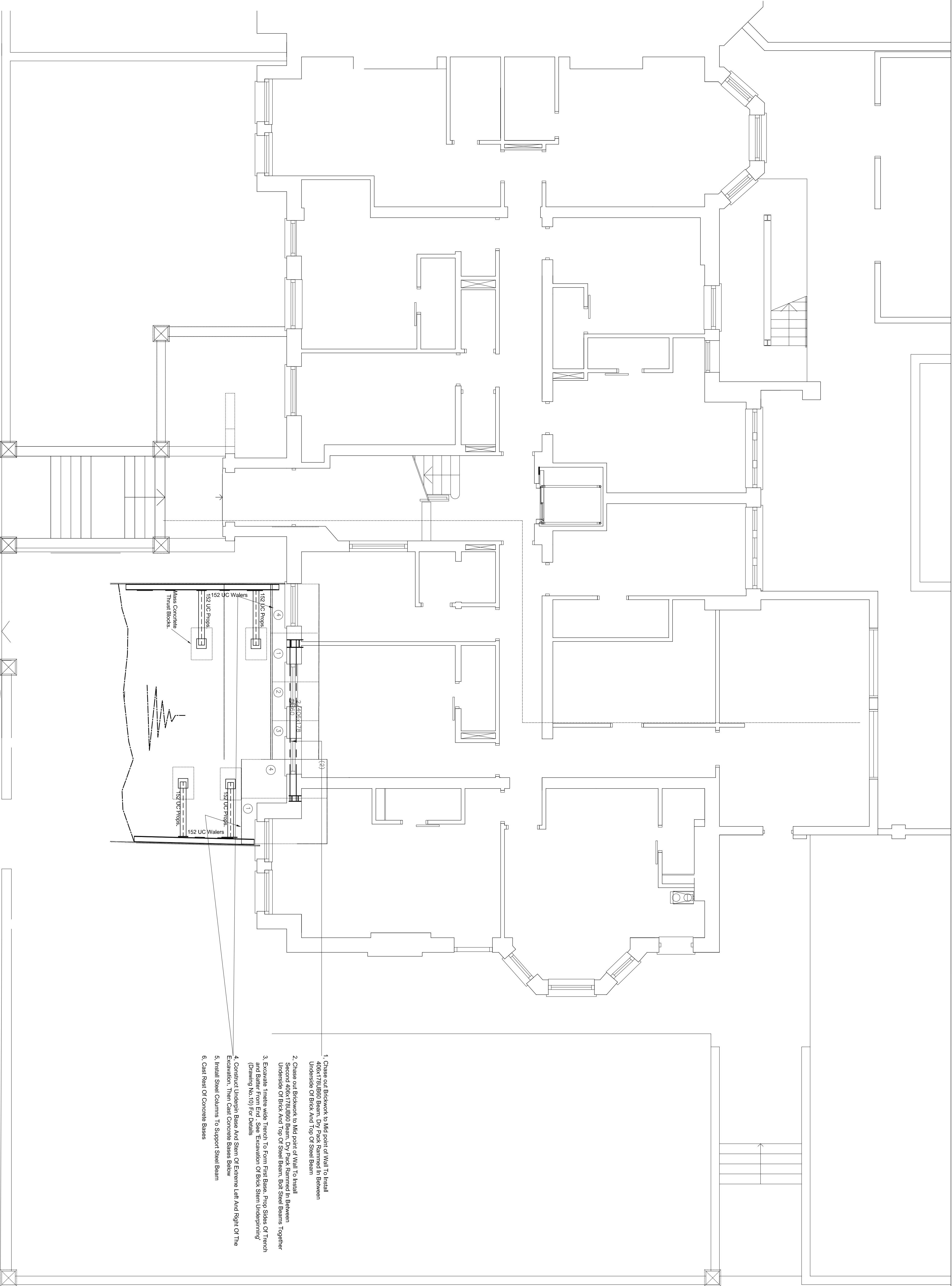
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Job No.: 16.280	9

Project: Oman Court, Belishe Park, NWS

STANDARD UNDERPINNING SEQUENCE OF CONSTRUCTION DETAILS FOR
BRICK STEM 1: 20



- EXCAVATION FOR REINFORCED CONCRETE RETAINING WALLS**
- WORKING IN STRIPS NOT EXCEEDING 1M LONG EXCAVATE TO REQUIRED DEPTH ADJACENT EXISTING STRUCTURE.
 - CAST NEW CONCRETE BASE AND ALLOW 24 HOURS TO CURE. STARTER BARS TO EXTEND 400 ABOVE BASE FOR LAPPING PURPOSES (SEE DETAILS FOR BAR SIZES).
 - VERTICAL & HORIZONTAL REINFORCEMENT TO BE CONSTRUCTED IN ACCORDANCE WITH DESIGN INFORMATION AND ANY REINFORCEMENT SCHEDULES PROVIDED BY THE ENGINEER.
 - SHUTTERING & PROPPING TO BE DESIGNED BY CONTRACTOR.
 - CAST NEW CONCRETE WALL ENSURING GROUND BEHIND NEW FOUNDATION & WALL IS FULLY BACKFILLED AND COMPACTED. CHECK AT REGULAR INTERVALS TO ENSURE THIS DURING CONSTRUCTION.
 - NEVER EXCAVATE TWO ADJACENT STRIPS WITHOUT ALLOWING 3 DAYS BETWEEN OPERATIONS.
 - WHEN ADJACENT SECTIONS ARE OPENED UP THE EXPOSED CONCRETE SURFACES SHOULD BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL & SCABBLED TO FORM A GOOD KEY.
 - ALL REASONABLE CARE IS TO BE TAKEN TO PREVENT INJURIES TO PERSONS WORKING NEAR EXPOSED BARS ETC. (THREADED COUPLERS WOULD BE SUITABLE).
 - FOUNDATIONS TO BE 1200mm WIDE UNLESS NOTED OTHERWISE.
 - ALL NEW CONCRETE BELOW GROUND TO BE SULPHATE RESISTING CEMENT CONC. GRADE 35.
 - TRIAL PIT TO BE EXCAVATED TO CONFIRM EXISTANCE OF ANY EXISTING STRUCTURE.
 - REINFORCEMENT SHALL BE TO EC2 WITH BARS TO BE GRADE 500.
 - READY MIX CONCRETE MUST BE OBTAINED FROM A PLANT THAT HOLDS A CURRENT CERTIFICATE OF ACCREDITATION UNDER THE QUALITY SCHEME FOR READY MIX CONCRETE.
 - NO CONCRETE IS TO BE PLACED WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5 DEGREES C.



1. Chase out Brickwork to Mid point of Wall To Install 406x178 UB60 Beam. Dry Pack Rammed in Between Underside Of Brick And Top Of Steel Beam
2. Chase out Brickwork to Mid point of Wall To Install Second 406x178 UB60 Beam. Dry Pack Rammed in Between Underside Of Brick And Top Of Steel Beam. Bolt Steel Beams Together and Batten Front End. See 'Excavation Of Brick Stem Underpinning' (Drawing No. 10) For Details
3. Excavate Trench wide Trench To Form First Base. Prop Sides Of Trench and Batten Front End. See 'Excavation Of Brick Stem Underpinning' (Drawing No. 10) For Details
4. Construct Underpin Base And Stem Of Extreme Left And Right Of The Excavation. Then Cast Concrete Bases Below
5. Install Steel Columns To Support Steel Beam
6. Cast Rest Of Concrete Bases

PHASE 1

Title: Temporary Works 1

Preliminary

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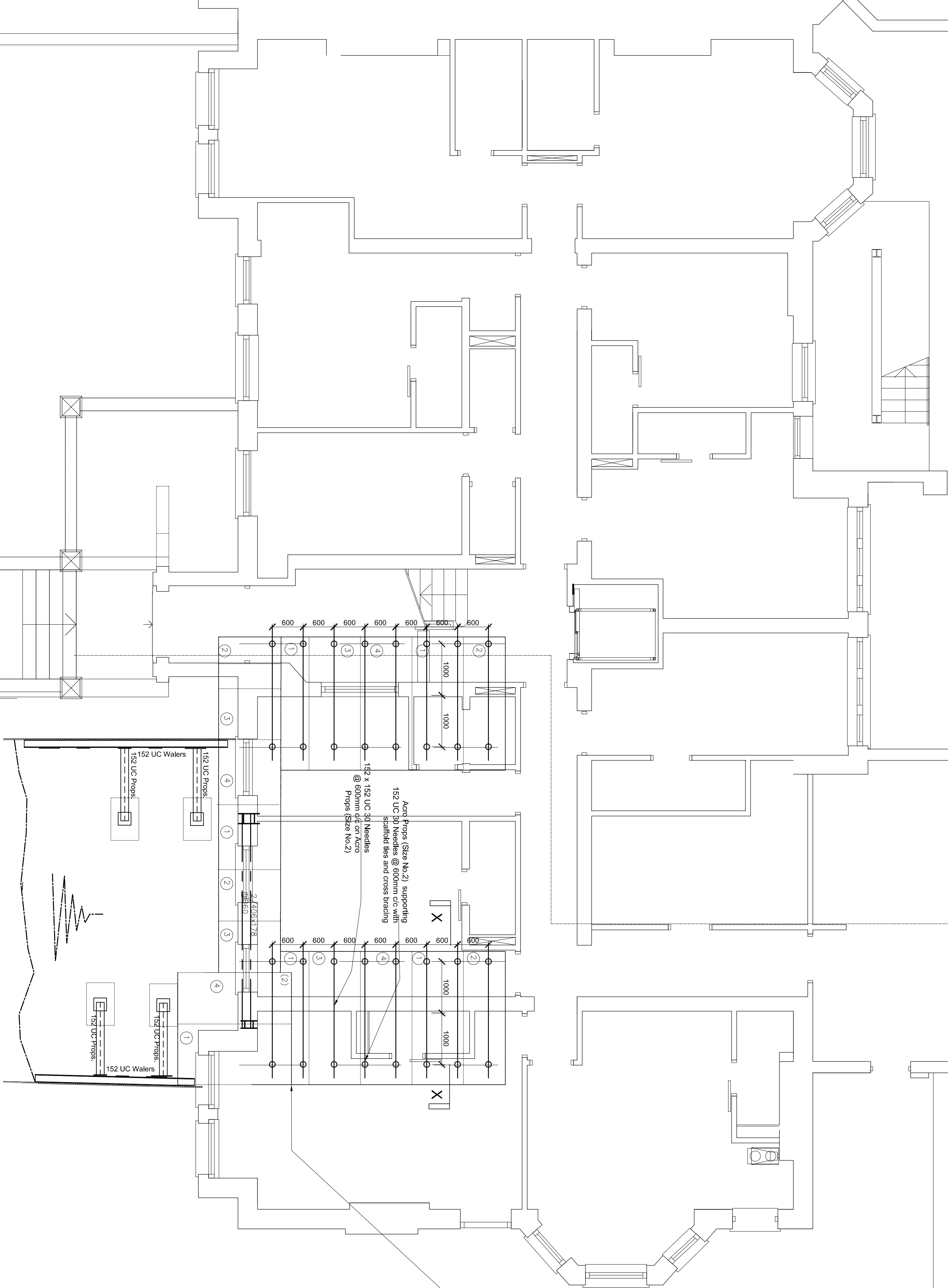
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Job No: 16.280

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Project: Oman Court, Balise Park, NW3



1. Excavate 1 metre into the building, then cast first concrete bases below internal load bearing walls.
2. Install Acrow Props And Needles To Support The Internal Load Bearing Wall
3. Excavate Further 1metre into The Building And Repeat Steps 1-3 until entire length of wall is propped.
4. Install Permanent Beam Below Needles. Brick up between needles and dry pack to the underside of internal wall
5. Remove The Needles and Fill the holes

ALL PROPS MUST REMAIN SUPPORTING THE STRUCTURE OVER UNTILL THE NEW PERMANENT STRUCTURES ARE INSTALL AND COMPLETE.

PHASE 2

Title: Temporary Works 2

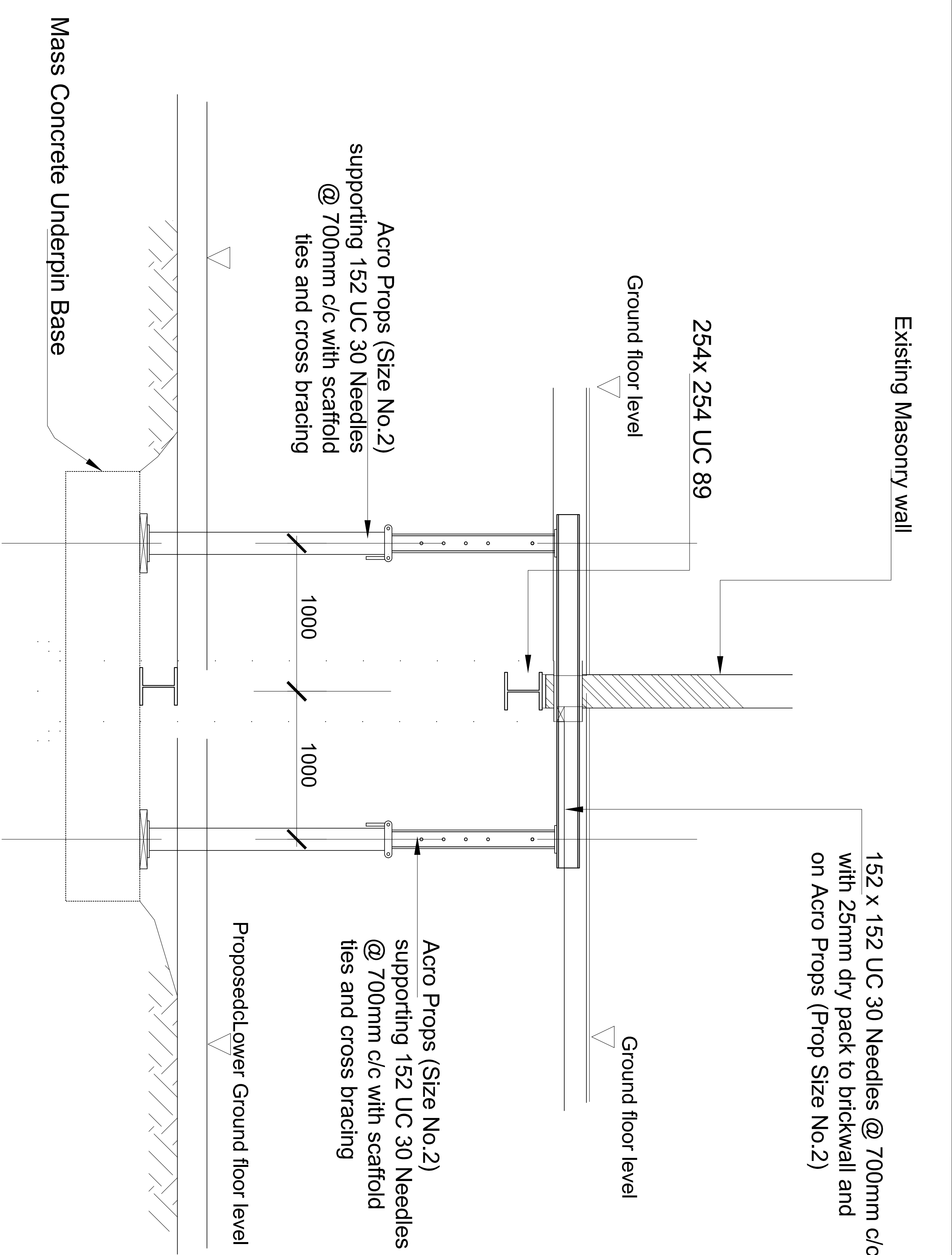
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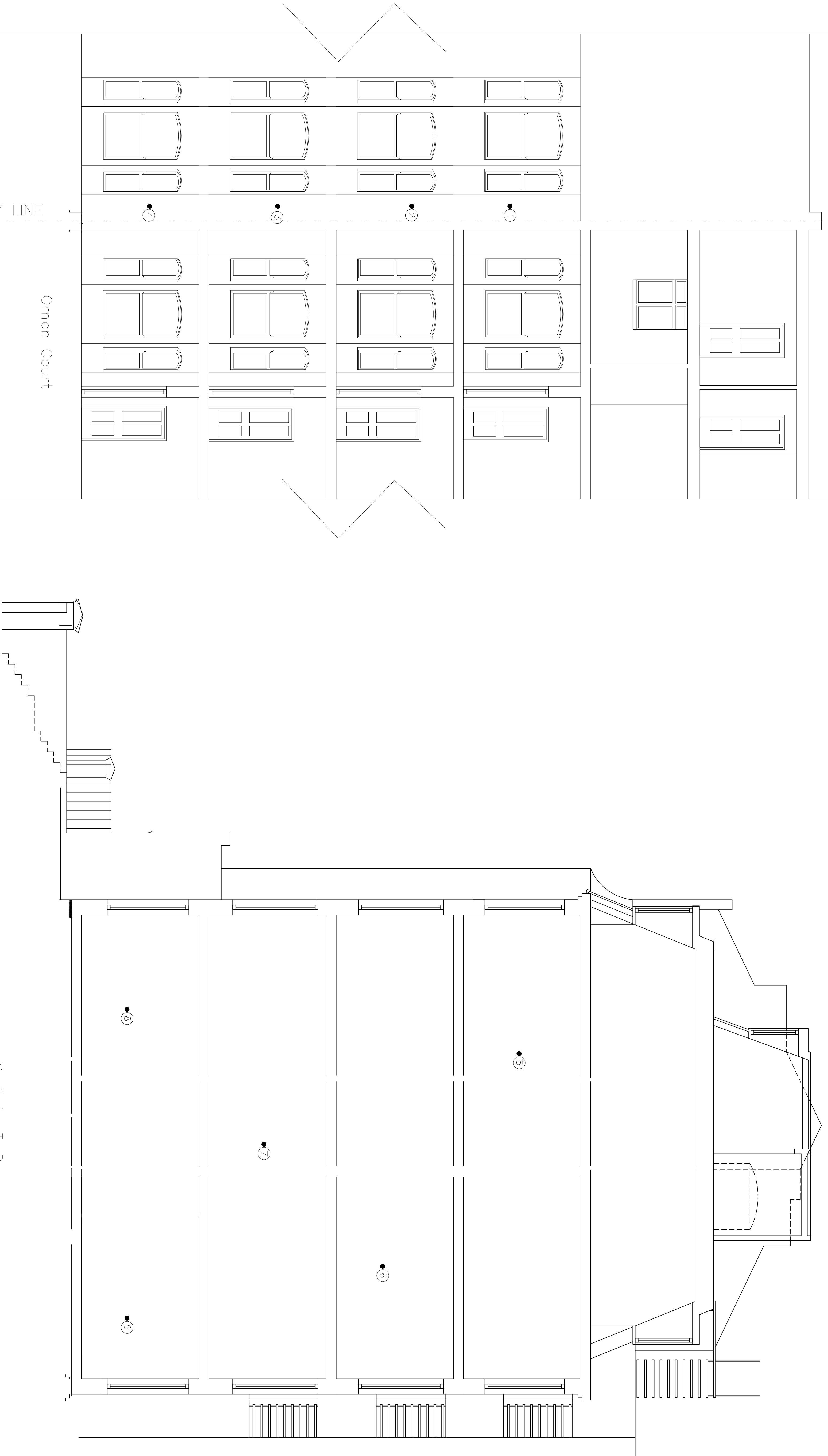
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SECTION X-X

Title: Temporary Works Details			
Preliminary			
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Date: 28.04.2016		Sheet No.	Rev
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Job No.: 16.280			
Project: Oman Court, Balise Park, NW3			

9.2 Monitoring

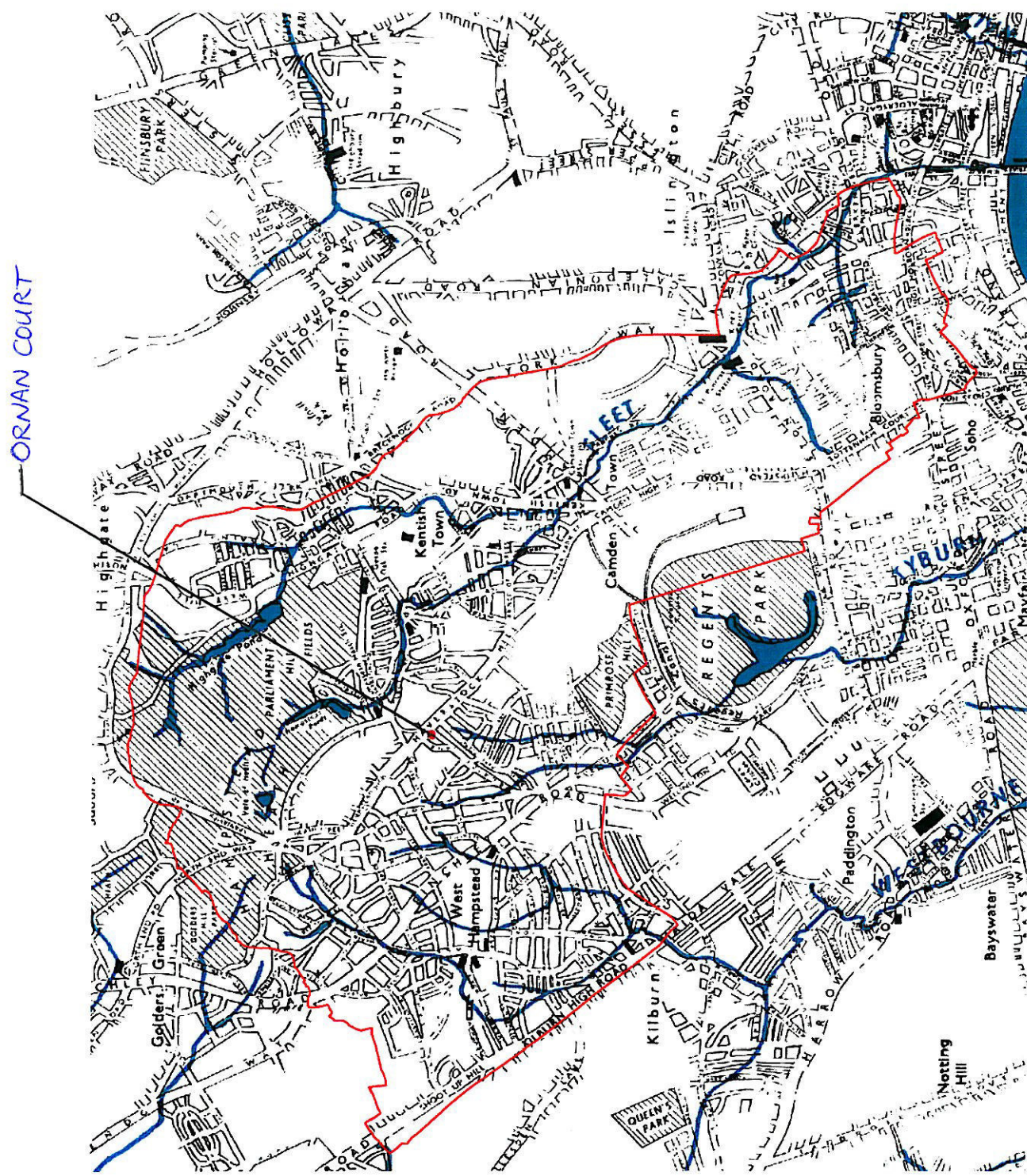


MONITORING POSITIONS
ON FACADE
(SIMILAR POSITIONS AT
THE REAR)

MONITORING POSITIONS
(PARTY WALL)

Title: Site Monitoring Location			
Plan			
Preliminary			
Rev	Date	Description	App
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9.3 Watercourses



Camden Geological, Hydrogeological
and Hydrological Study
Watercourses

Source - Barton, Lost Rivers of London

