

Appendix 5b - Construction Method Statement

13 Glenmore Rd

DEMOLITION

The works will be undertaken in accordance with the Camden Council hours of permitted working as below:

Monday to Friday – 8am to 6pm

Saturday – 8am to 1pm

Sunday and Public Holidays – no working

Throughout the demolition works we will endeavour to comply with the guidance provided in BS 5228: Parts 1 and 2 (1984) and part 4 (1986) with regard to noise control during construction and wherever possible use methods to minimise disruption to our neighbours.

Demolition material will be removed via wait and load skips

UNDERPINNING

The underpinning to the party wall will be carried out in accordance with the underpinning sequence as detailed in structural design

The access trench is first excavated, directly beside the wall to be underpinned. The length of any base is to be assessed on site taking into account the condition of the brickwork, the foundation and structural geometry above. The maximum length of any underpinning base will not exceed 1500mm.

Ply shuttering to the inner face of the excavation.

Prop to be installed to support brickwork above.

A single sided shutter is then erected and concrete poured to form the underpinning up to below the underside of the existing foundation

The underpinning section will then be propped against timber to the face of the earth bank and remain in situ during the time taken to construct the remainder of the underpinning sections

After a lapse of 24hours the dry pack of 3:1 (sharp sand: cement) mix shall be firmly rammed home between the top of the set casting and the underside of the party wall brick spread footing above to ensure the support to the party wall above

After a lapse of 24 hours the projecting brick corbel/concrete foundation is to be cut back by way of a diamond rotary blade and removed by hammer and chisel

RETAINING WALLS

Construction of the RC retaining walls will be carried in accordance with structural design and in sections of 1.5 meters. Each section will be propped horizontally.

Ply board to be installed to the face of excavation and propped to the face of earth bank.

The designed steel reinforcement will be fixed in the toe section of the base. This will be checked by either the engineer and building control prior to being cast

Following the construction of the toe the designed steel reinforcement will be fixed in the wall section. Continuity reinforcement will be placed at this stage and checked by the engineer and the building control inspector prior to the section being cast

A single sided shutter is then erected and concrete poured to form the section

The RC wall section will then be propped against timber to the face of the earth bank and remain in situ during the time taken to construct the remainder of the RC wall sections.

MASS EXCAVATION

Once the underpinning/reinforced wall construction has been completed the central area will be removed

This will be removed in 3 equal sections to allow for the basement slab to be cast in three equal bays

The excavation process is to be carried out working from the rear of the area to be excavated towards the front of the property

All spoil to be excavated by hand utilising compressed air tools and removed from the working area by way of the conveyor belts

All arisings will be removed from the site and taken to a registered tip. During the time the spoil is being removed from site or any materials are being delivered a dedicated banksman will be made available in order to control traffic as necessary

NEW FOUNDATIONS

The trench will be excavated by hand to the level as per SE instructions and checked by SE and BC prior to concrete pour

Trenches to be supported by trench support

Concrete will be mixed in-situ and poured into trench by hand. The concrete will be vibrated and levels checked by laser to ensure correct level attained

The concrete will be tamped with float to ensure a level surface

Post pour checks to be carried out to ensure line and level are inside the tolerance

STEEL INSTALLATION

Where steel beams are to be installed directly to the underside of load bearing walls and columns temporary works will be required to enable this work. Generally, if temporary support to load bearing walls is required this will consist of the installation of steel needle beams at high level, supported on vertical props to enable the safe removal of the brickwork below, and installation of the steel beams. The vertical props will be sited onto temporary pad foundations which will either be sacrificed or broken up and removed dependent upon the level at which they are cast.

Once the props are fully tightened, the brickwork can be broken out carefully by hand, all necessary crash decks and platforms will be provided during this operation.

All temporary propping will be monitored and adjusted as required every working day.

Once full permanent structural bearing is achieved all temporary works can be safely dismantled and removed from site.

Any voids between the top of the permanent steel beams and the underside of the existing brickwork will be packed out as necessary. Voids will be drypacked with a mixture of sharp sand and cement. The dry pack mix has a ratio of 3:1 (sharpsand: cement)

Any voids left within the brickwork due to the removal of the temporary work will be repaired by way of either brick stitching or dry packing to ensure the continuity of the structure is maintained.

All steelwork to be installed by way of mechanical lifting with operatives utilising an internal scaffolding system