

Our Ref: JM/JM/51649

May 2018

Suggested Method Statement **For Proposed structural alterations to** **Coach House (Proposed Pool) at** **4 Keats Grove, Hampstead** **London NW3**

1.0 General

- 1.1 The Coach house is a grade II Listed as part of the substantial 4 story terraced house, located at 4 Keats Grove, Hampstead, London. The proposed works to the main house will include structural repairs and alterations to the external and internal masonry, strengthening of suspended timber floors, and re-ordering of internal areas, as well as reducing the lower ground floor level.
- 1.2 The principal proposed works to the coach house will entail retaining the original building, and forming a new pool structure at basement level.
- 1.3 The method statement is considered as a suggested sequence of structural works that the main contractor may utilise to get from the existing condition to the proposed end construction without compromising the structural integrity and fabric of the building.
- 1.4 The main contractor will need to provide his own method statement for approval prior to works commencing.
- 1.5 This document is to enable planning conditions to be discharged.

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2.0 Proposed Coach House Alterations

Coach House

- 2.1 The principal works to the coach house will involve underpinning the existing structure to form the new swimming pool at basement level.
- 2.2 The plant room structure for the pool will be required to the south of the coach house and will be at a deeper depth than the pool structure.
- 2.3 The proposed plant room structure has been designed to ensure that the main house is NOT undermined during the construction phase of works.

3.0 Enabling Works

- 3.1 Enabling works have already been carried out in terms of some trial holes to confirm that the existing foundations on the whole are suitable, and it is unlikely that the foundations will be undermined during the course of excavation to lower the floor level.
- 3.2 The proposed underpinning required to the coach house to form the swimming pool has been designed to minimise the impact on the main house and ensure it is NOT undermined.
- 3.3 The coach house structure is listed, and the contractor must ensure temporary stability of the building is maintained during the course of the works. The temporary works must allow for timber shoring of the walls where required, with specific consideration given to the east wall, forming the boundary to the neighbour's drive.

4.0 Construction Works

Coach House

- 4.1 The proposed underpinning works must be carried out from within No. 4 Keats grove, with all necessary safety precautions taken to ensure that the adjacent north public foot path and east drive to no. 5 Keats grove is not compromised.
- 4.2 The final sequence of underpinning must ensure protection of adjacent areas and of the existing structure. The extent of underpinning must be sequenced to limit any detrimental settlement of the building in it's temporary condition.
- 4.3 All underpins dug on one day must be concreted on the same day, ensuring a record is kept, and inspected by the building control officer.

- 4.4 Where ground water is encountered, the contractor must allow for necessary pumping to ensure collapse of the open pin does not occur. Water proofing of the structure will be subject to specialist recommendations.
- 4.5 The concrete base and walls forming the main pool structure will only be installed once the underpinning has been completed, and the last underpin bays left to cure a minimum of 72 hours.
- 4.6 Temporary ties may need to be considered during the course of the works.