

APPENDIX 4

SPECIFICATION FOR MOVEMENT MONITORING

1 SPENCER RISE LONDON NW5 1AR
MOVEMENT MONITORING

INTRODUCTION

- Movement monitoring will be carried out by special contractor.
- Recommendations of BRE Digest 343 Part 2 'Simple Measuring and monitoring of movement to low rise buildings' shall be followed.
- Movements in three planes (left to right, front to back and verticality) will be measured relative to remote and stable control stations.

EQUIPMENT

- All measurements will be made with suitable EDM equipment.

ACCURACY

- The accuracy (stated standard deviation to ISO 17123-4) in both level and plan position shall be +/- 1mm but this is dependent upon site conditions / weather at the time of survey.

MONITORING STATIONS

- Monitoring points shall be agreed between the party wall surveyors and consulting engineer. The targets to be monitored will be retro reflective targets fixed to the walls with resin adhesive See attached plans / photos for proposed positions.

SURVEY CONTROL

- Minimum of 3 reference points remote from the site. (At least 5.0m away from the site boundary)

PROCEDURE

- Survey equipment shall be set up on firm a base.
- Each location will be measured in turn and readings of distance and angle, and Northing, Easting and height will be recorded.
- Readings will be repeated on both faces of the instrument.

FREQUENCY

- Two sets of baseline readings will be taken before any excavation work commences, with an interval of no less than 5 days between the two sets of readings.
- Frequency of readings during the basement excavation works will be weekly.
- One final reading will be taken 4 weeks after basement works are complete.

TRIGGER VALUES

Amber Level = 5mm

- At Amber level basement construction work will cease and procedures reviewed by the project Structural Engineer to determine additional safeguards or working practices need to be implemented. Work will not restart until approval of project Engineer. The building owner's surveyor and adjoining owner's surveyor informed of level being reached, monitoring will become more frequent at weekly intervals.

Red Level = 8mm

- Construction works shall cease on site until a thorough review of working practice has been carried out by project Structural Engineer. Any additional temporary works shall be implemented by Contractor
- Works will not recommence until approval has been given by the Project Engineer and both the owner and adjoining owner surveyors.

RESULTS

- The recorded results shall be tabulated and graphically presents in report form and issued to all relative parties
- Monitoring results shall be presented within 24 hours of measuring.
- The contractor will identify trends in movement from the results before amber level is reached and assess the best course of action to take.



GENERAL NOTES:

- G1 For Sbs and Ghd adding out refer to A000000000
- G2 All dimensions to be checked on site
- G3 Any discrepancies between drawings to be reported to the Architect immediately.
- G4 Floor levels are shown thus: R20.318 R20.318 R20.318 R20.318
Indicated Existing Levels.
- G5 Use figure dimensions only. Do not scale from drawings. If B1000/1/202.
- G6 Refer to Engineers drawings for all structural and specifications.
- G7 For details refer to the Design Develop and Specifications.
- G8 For details of each window, Glazing, Double glazing is indicated in the window schedule and performance only. The Contractor is responsible for all window details within the specification. design, window, contract terms and contract documents.
- G9 Room numbers are shown thus: R102
- G10 Door(s) & Window (W) References an shown thus: R102 W102
- G11 Clear height is shown thus: C102
- G12 T Sheet Reference shown thus: T102
- G13 Finishes are shown thus: F102
- G14 Siding Out Finishes shown thus: S102
- G15 Refer to Appendix for T Sheet references, and to Appendix 1 to 9/10 for Architectural Specifications.

NOTES:

Date	Revision	Status

EDWARD WILLIAMS ARCHITECTS

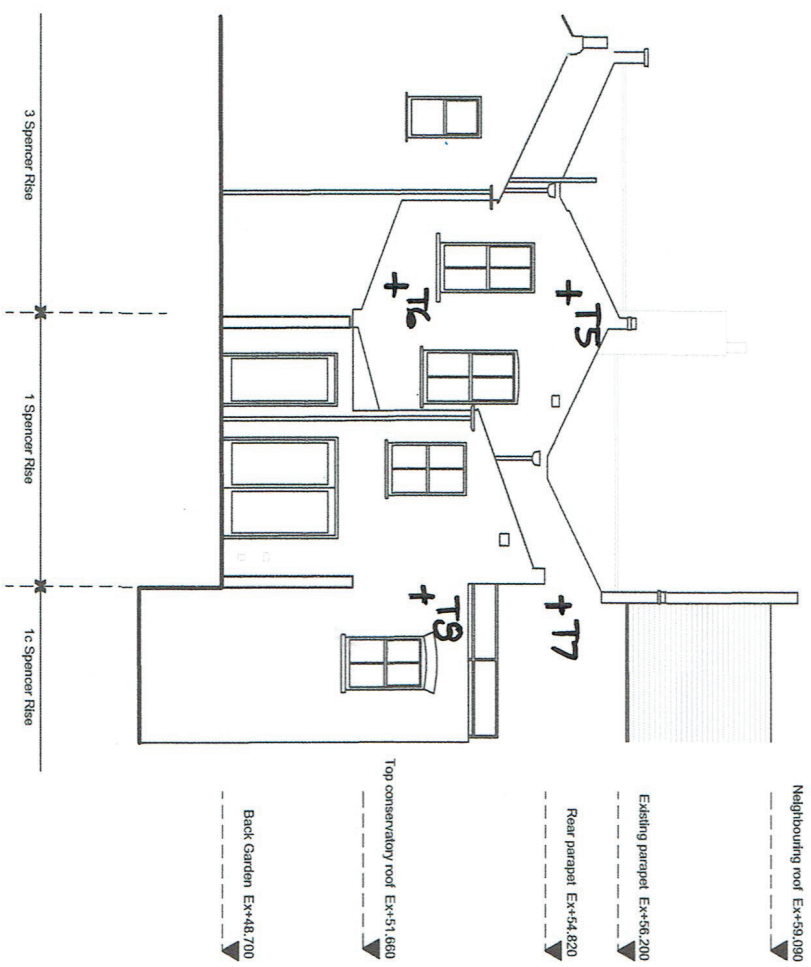
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Project: 1 Spancor Rise

Subject: Existing Front Elevation

Scale: 1 : 100 @ A3

Sort Code	Drawing No.	Revision
A/1SR	0203	A



GENERAL NOTES:

- G1 For Sbs and Ghd adding out refer to A000000000
- G2 All dimensions to be checked on site
- G3 Any discrepancies between drawings to be reported to the Architect immediately.
- G4 All drawings are to be drawn in accordance with the British Standards (BS) and British Standards (BS) unless otherwise stated.
- G5 Use figure dimensions only. Do not scale from drawings. If 1/1000/1/200.
- G6 Refer to Engineers drawings for all structural and specifications on the Design Drawings and Specifications.
- G7 For all specifications refer to the Design Drawings and Specifications.
- G8 For details of each subject to Contractor, Builder, this drawing is indicative of the usual & common requirements only. The Contractor is responsible for the details of the work to be carried out within the parameters defined in the specification, design, drawings, contract terms and contract documents.
- G9 Room numbers are shown thus: R101
- G10 Door(D) & Window (W) References D101 W101 D101/W101 FR101 D101 H101
- G11 Other heights in rooms than related floor to related ceiling
- G12 T Sheet References shown thus T101
- G13 F Fixtures are shown thus: F101
- G14 Siting Out refers shown thus: S101
- G15 Refer to Appendix D for T Sheet references, and to Appendix E to S101 for Architectural Specifications.

NOTES:

Date	Revision	Status

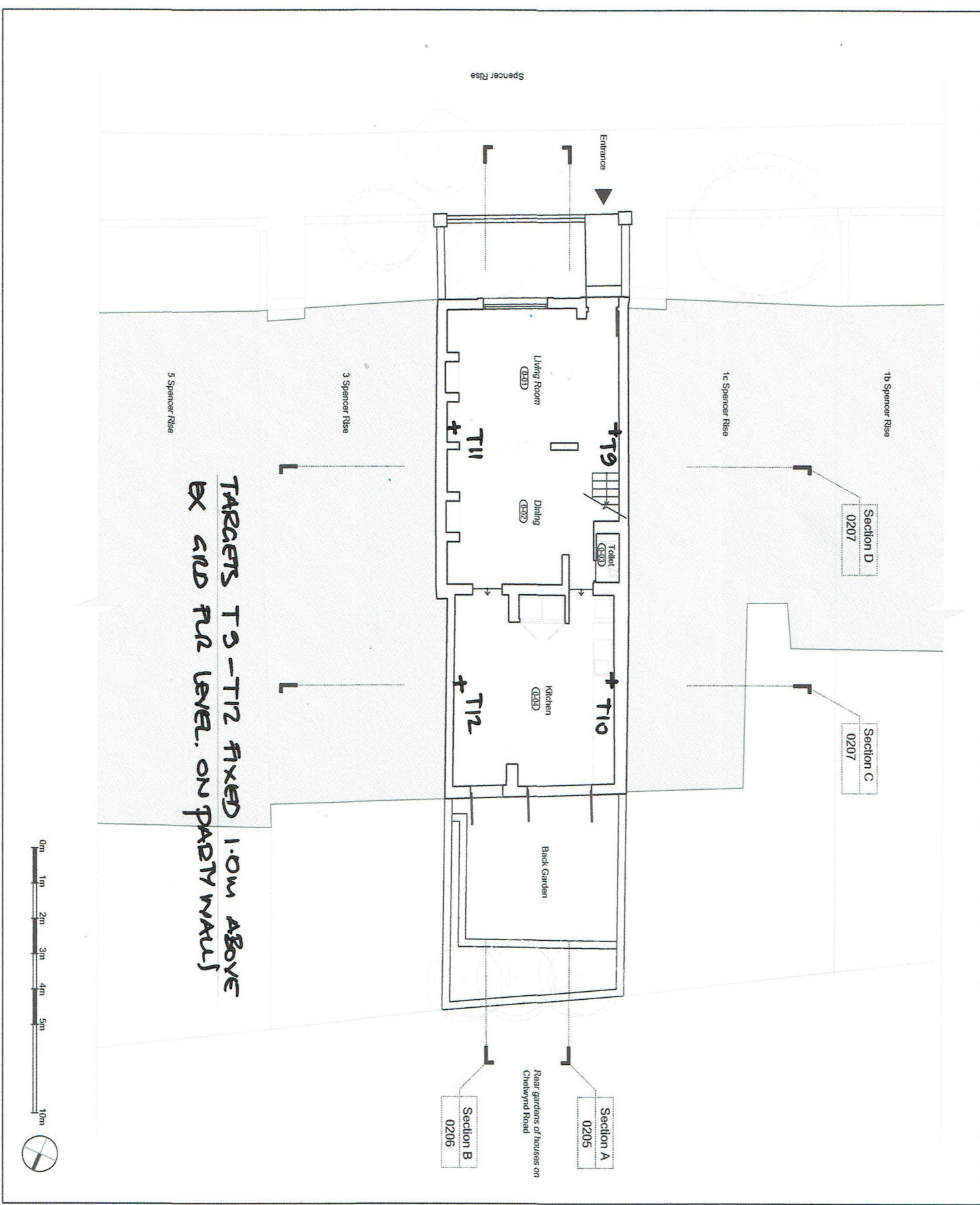
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Project: 1 Spencer Rise
Subject: Existing Rear Elevation

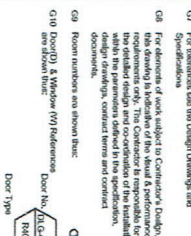
Scale: 1 : 100 @ A3

Sort Code	Drawing No.	Revision
A/1SR	0204	A



GENERAL NOTES:

- G1 For Sbs and Gdd adding out refer to A000000000
- G2 All dimensions to be checked on site
- G3 Any discrepancies between drawings to be reported to the Architect immediately.
- G4 All drawings shall be in accordance with the British Standards (BS) unless otherwise stated.
- G5 New levels are shown thus: 0.200
- G6 Existing Levels are shown thus: 0.200
- G7 Use figure dimensions only. Do not scale from drawings. If 1/1000th A3/C.
- G8 Refer to Engineers drawings for all structural and mechanical dimensions.
- G9 For dimensions of work subject to Contractor's checks, this drawing is indicative of the final performance requirements only. The Contractor is responsible for the final dimensions of the work and is to be satisfied with the performance stated in the specification, design drawings, contract terms and contract documents.
- G10 Room numbers are shown thus: G100
- G11 Door(s) & Window (W) References are shown thus: R1002 W1001
- G12 Other height is shown thus: 2.100
- G13 T Sheet Reference is shown thus: T1001
- G14 Finishes are shown thus: E20
- G15 Refer to Appendix D for T Sheet references, and to Appendix E for Architectural Specifications.



NOTES:



Date	Revision	Status

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Project: 1 Spencer Rise
Subject: Existing Ground Floor

Scale: 1 : 100 @ A3

Sort Code	Drawing No.	Revision
A/ISR	0200	A