



## Southampton Row

Basement Impact Assessment Methodology

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## 1. Introduction

8-10 Southampton Row, also known as Carlisle House, is an Edwardian Renaissance building constructed circa 1905-1906, and arranged over eight storeys and two levels of basement. The building was initially designed as a hotel and since then has been used for multiple uses including a public house/restaurant on the basement, ground and first floors, and more recently, as site offices and facilities for the Crossrail construction site. The existing building is of steel frame construction with concrete floors and perimeter stone walls. The scheme will involve full refurbishment of this listed building and integration with the new infill building to the east.

The new development will consist of a new 8 storey building (Fisher St) and refurbishment of the existing building at 8 – 10 Southampton Row. These buildings will house a new premium lifestyle hotel. 85 hotel rooms are proposed, with a restaurant at first floor and a bar at ground floor level. A residential element of 9 new units is being provided to the south east side of the new build section with the 2 penthouse units spanning across the building from north to south.

**We are providing this methodology document without a main contractor or demolition contractor being appointed, once the appropriate contractor has been appointed we will issue an updated report with further details to be provided.**

## 2. Methodology

IDE intend to employ a competent Demolition Contractor accredited by the National Federation of Demolition Contractors. Each demolition or excavation task will be fully evaluated with full Risk Assessment and Method Statements approved by site management at least 24 hours before proceeding each individual task.

As a minimum we will cover guidance as highlighted by the HSE for such tasks:

- identifying what can harm people in your workplace
- identifying who might be harmed and how
- evaluating the risks and deciding on the appropriate controls, taking into account the controls you already have in place
- recording your risk assessment
- reviewing and updating your assessment

With regards to a sequence of works, this will require demolition contractor input but we envisage the following will take place:

1. Excavation will begin once RAMS are approved, proper sequencing will be scheduled out to ensure that sheeting, propping and bracing will be introduced to reduced levels, to provide temporary works support for working in this zone.
2. Spoil away would be handled by mini conveyor belts directly into a skip if possible or onto spoil zone ready for collection via a skip lorry or dirt lorry via grab machine. All spoil will be subject to watering if required to prevent dust entering the atmosphere, this will maintain air quality for workers and residents. We estimate that the amount of spoil to be removed from site will be 25m<sup>3</sup> for the lift pit and 130m<sup>3</sup> for the attenuation tank, meaning 1-2 daily pick up's for a period of 3 weeks during the initial phase.
3. Underpinning works will follow on with a full sequenced out schedule of underpins to be tabled out by the contractor, in order to provide structural support throughout the process. Curing time to be considered before adjacent piles are poured.
4. Once excavation and underpins are complete, the sequence of forming the lift pit will be undertaken, normally one continuous pour for the slab into re-reinforced shuttering using pumped concrete from a standing concrete wagon. Shuttering is then altered to provide walls and sequence is repeated.

This is a brief summary of the works, once a contractor is appointed we can liaise with the council to provide more information as we progress through detailed design.

### 3. Timescales

We have provided a short summary of the timescales for the development process:

At this stage it is envisaged that the overall construction period will be 22 months to 24 months commencing in Quarter 1 (Q1) 2020.

An outline of the key construction stages and indicative durations is as follows:

- Piling and Substructure works up to Level 2 transfer slab: Q1 – Q2, Year 1
- Superstructure Works: Q3 – Q4, Year 1
- Cladding and Envelope: Q4, Year 1 - Q4, Year 2
- Services, Finishes and Hotel Fit Out – Q4, Year 1 – Q4, Year 2
- Operation Q1 2022

#### 4. Conclusion

IDE Real Estate are fully committed to delivering a first-class development with a main contractor and demolition subcontractor.

Once procurement has begun we will liaise further and develop the methodology with the council as required.

