

18 Grove Terrace, NW5 1PH

Method Statements - Condition 4 LBC

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1.0 LBC Condition 4

ication ref: 2017/1847/L

to the commencement of the relevant works, thod statement for the following works shall be itted to and approved in writing by the local ing authority.

elevant part of the works shall not be carried out wise than in accordance with the details thus oved.

pair of lath and plaster ceiling at basement level;

pair and refurbishment of front metal railings;

pair of water damaged lath and plaster ceiling and ce at ground floor level;

wering of the basement vaults and underpinning.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan.

2.0 Site and Location

18 Grove Terrace is located within the Dartmouth Park Conservation area.





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3.0 Method Statements

3.1 Repair of lath and plaster ceiling at basement levels

Original lath and plaster ceiling to be retained and protected. A new suspended ceiling will be fixed beneath the existing ceiling to keep existing ceiling undisturbed.



Existing ceiling



suspended ceiling

3.2 Method Statement for repair and refurbishment of front metal railings

Historic: Cast-iron railings with urn finials painted black.

General Principles:

- Assessment of the current condition of the metalwork, and the railings as a whole.
- Corrosion will be looked for at footings and base of railings
- Corrosion will be looked for where paint is deteriorating
- Corrosion will be removed through use of a wire brush
- Decorative elements such as the urn finials will be retained and repaired wherever possible, rather than replaced.
- Protective black paint to match existing will be used

Method Statement & Current Assessment:

See photos showing metal balustrade at front of house and 2 balconies on first floor.

Fortunately, all pieces are intact and therefore no replacement parts are required to be made.

However, protective metal paintwork is cracking and coming away in many areas allowing for the weathering and corrosion of these original features.

Restoration works undertaken here aim to protect original cast iron features and prevent any further rusting.

Each component is to be stripped of the existing paint using paint stripper and a wire brush with extra care taken on delicate and detailed areas such as the intricate balcony designs

In some tougher areas such as the lengths of the railings, the paint can be burned off.

Metal work to be redecorated with two coats of metal primer and a coat of black metal gloss.

All work and work of making good shall be finishes to match the existing original work in respect of material, colour, texture, profile.





Corrosion and rust damage



3.3 Repair of water damaged lath and plaster ceiling cornice at ground floor level

Original lath and plaster ceiling to be retained and protected. A new suspended ceiling will be fixed beneath the existing ceiling to retain existing ceiling cornice and details undisturbed.

3.4 Lowering of Basement Vaults

Also see AIP

1. The drawing is to be read in conjuction with relavent Architects and Engineer's drawings and specification.

2. All workmanship and materials are to comply with Specification, Building Regulations, relavent British Standard and manufacturers recommendations.

3. All dimensions are in mm unless noted. This drawings is not to be scaled.

4. All dimensions and setting out are to be checked on site and discrepancies reported to the Contract Administrator.

5. The structural information shown on this drawing is to be checked on site

6. Floors Upper Ground to Roof Flo is to ensure that floors are not overloade

7. Foundations have been designed for an allowable ground bearing pressure of 115

kN/sq.m. If soft spots are encountered at formation level these are to be reported to the Structural Engineer. Soft spots at formation level are to be removed and backfilled with plain concrete.

8. All formation levels are to be inspected by the Building Control Inspector, allow for removal of last 150 of soil at the time of inspection. Provide the Structural Engineer with 24 hours notice when formations are ready for inspection.

9. Excavated material unsuitable for reuse as granular fill is to be removed from site to tip. Note Licensed Tip if site is contaminated.

10. Ensure that all excavations are kept free of standing water during construction.

11. Unless noted otherwise all foundations to be placed centrally to walls



14. All structural steelwork shall be Grade S275 unless otherwise noted.

15. Paint treatment to steelwork to be in accordance with the Specification.

16. For fire protection to steelwork refer to the architect's drawings.

17. Bolts for connection of structural steel members are to be zinc plated grade 8.8. Provide a minimum of four bolts at all steel to steel connections.

18. The Contractor shall design all connections to the ultimate loads and moments shown on the drawings.

19. The Contractor shall submit fabrication drawings to the Engineer for approval at least 14 days before commencing fabrication of the steelwork.

21. Stainless steel and mild steel to be isolated to prevent Bi-metallic action.

25. For masonry details refer to Architects drawings

26. For positions of horizontal and vertical brick/block movement joints refer to Architects drawings.

Joints are to be filled and sealed to Architect's details.

Underpinning Notes and Sequence.

Notes (refer to structural drawings)

- 1 Concrete to be Grade C35/20 min cement content 325kg/cu.m.
- 2 Dry pack mortar 3:1 sand cement plus Conbex 100. Mix to have sufficient water to be mouldable by hand.
- 3 The underpinning at the base is to be the same width as the existing footings or width of wall. The inside face is to line through with the existing wall face above footing level.
- 4 Underpins are envisaged to be short length | 1.2 m maximum length
- Install as the excavation proceeds and as necessary pre-cast poling boards to 5 ensure no loss of ground.
- Ensure faces of cast underpins are cleaned off and wetted prior to casting adjacent
- 7 Before commencing work prepare a method statement.
- Before commencing underpinning carry out sufficient trial excavations to determine the depth of existing foundadtions.
- 9 The inside face of pins are to be cast to ensure they are true to line and level and the face is suitable for the damp proof membrane specified by the architect.

Sequence for Underpinning

Determine depth of footings by excavating trial pits

- 1 Excavate Pins 1 down to level shown and clean off underside of footing. As general excavation proceeds install Contractor Designed lateral supports.
- 2 Cast Pins 1 to within 75mm of underside of existing foundations
- 3 After 3 day's dry pack ensuring the void is filled with mortar.
- 4 After 24 hours commence remaining Pins 2 repeating the above sequence before commencing remaining pins also to be sequenced as numbered.

The notes on	this di	rawing	are a	applicable 1	o all
drawings and	sketc	hes iss	ued	for the Pro	ect

05-05-09 PRODUCED BY FD

Quadrant Harmon Consulting Ltd. onsulting Civil & Structural Engineer

CHECKED SOH

APPROVED SOH ORIGINAL DRAWING SIZE A3 / A1

18 Grove Terrace

GENERAL NOTES

London NW5



Notes

1 For general notes and underpinning sequence refer to 2079/GN01

2 For typical cross section through underpinning refer to 2079/SK 02

3 The underpinning sequences shown must not be varied without the express permission of the structural engineer.

4 Obtain all consents before commencement of works.

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Front Vaults

Plan Underpinning

2079/SK01

Quadrant Harmon Consulting Ltd

Notes

1 For general notes and underpinning sequence refer to 2079/GN01

2 The underpinning sequences shown must not be varied without the express permission of the structural engineer.

3 Obtain all consents before commencement of works.

4 Concrete cover 40 minimum to all reinforcement

5 T12 Lbars 120 bob and 400 lap with mesh. Bars may be bent and cast with shutter for for ease of construction. Alternative use T12 dowels x 500 long at 400 crs Kemfix Chemical Resin min embedment 100.



18 Grove Terrace London NW5
Front Vaults
Section A A
Section A-A
2079/SK02
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Underpinning of the Vault Method Statement

18 GROVE TERRACE, HIGHGATE, LONDON, ENGLAND, NW5 1PH

Internal underpinning to existing vault

Given the anticipated ground conditions and depth of proposed vault areas, the method of construction will be carried out from existing levels using hand dug underpinning techniques. Depending on the sequence of excavation and construction, the walls will be propped at appropriate levels using temporary propping elements.

Underpinning sequence of work

1. Excavate pins 1 down to required level. The underside of existing foundation is to be well cleaned. Sides of excavation are to vertical and smooth faced.

2. Shutter, as necessary to provide required foundation width. Concrete is to be placed up to 75mm below underside of existing foundation . 3. One day after completion of concreting (24 hours), dry pack to pins 1 to be placed between underside of footings and new surface.

4. Repeat operations 1 to 3 for pins 2 allowing at least 24 hours between dry packing and excavation of adjacent bay.

5. When pouring against a section already underpinned, the face of the concrete shall be cleaned and roughened, if necessary, to provide a good key.

6. Repeat operations 1 to 3 for additional pins 3-5 allowing at least 24 hours between dry packing and excavation of adjacent bay.

All workmanship and materials are to comply with Specifications, Building Regulations, relevant British Standard and manufacturers recommendations.



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