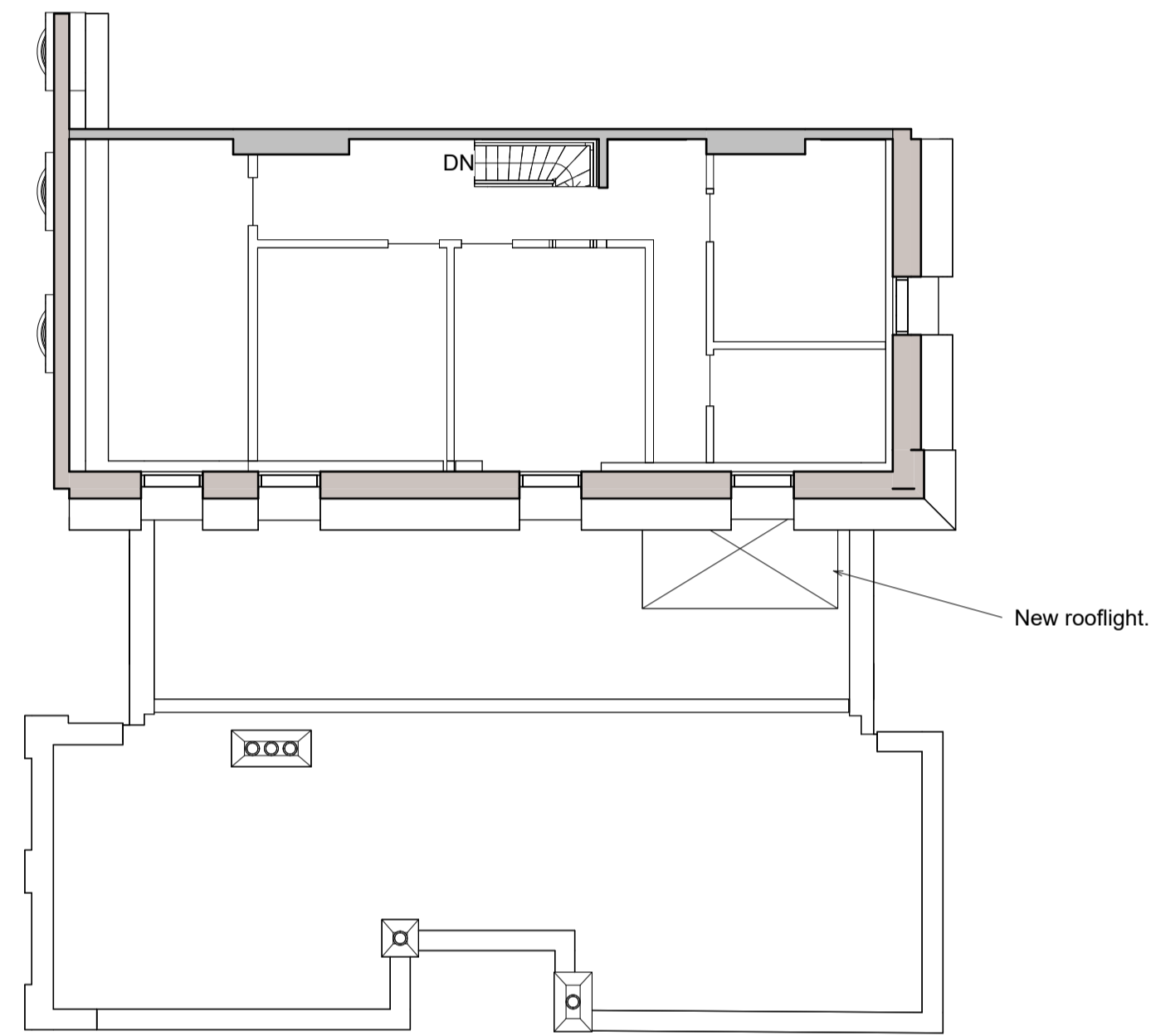
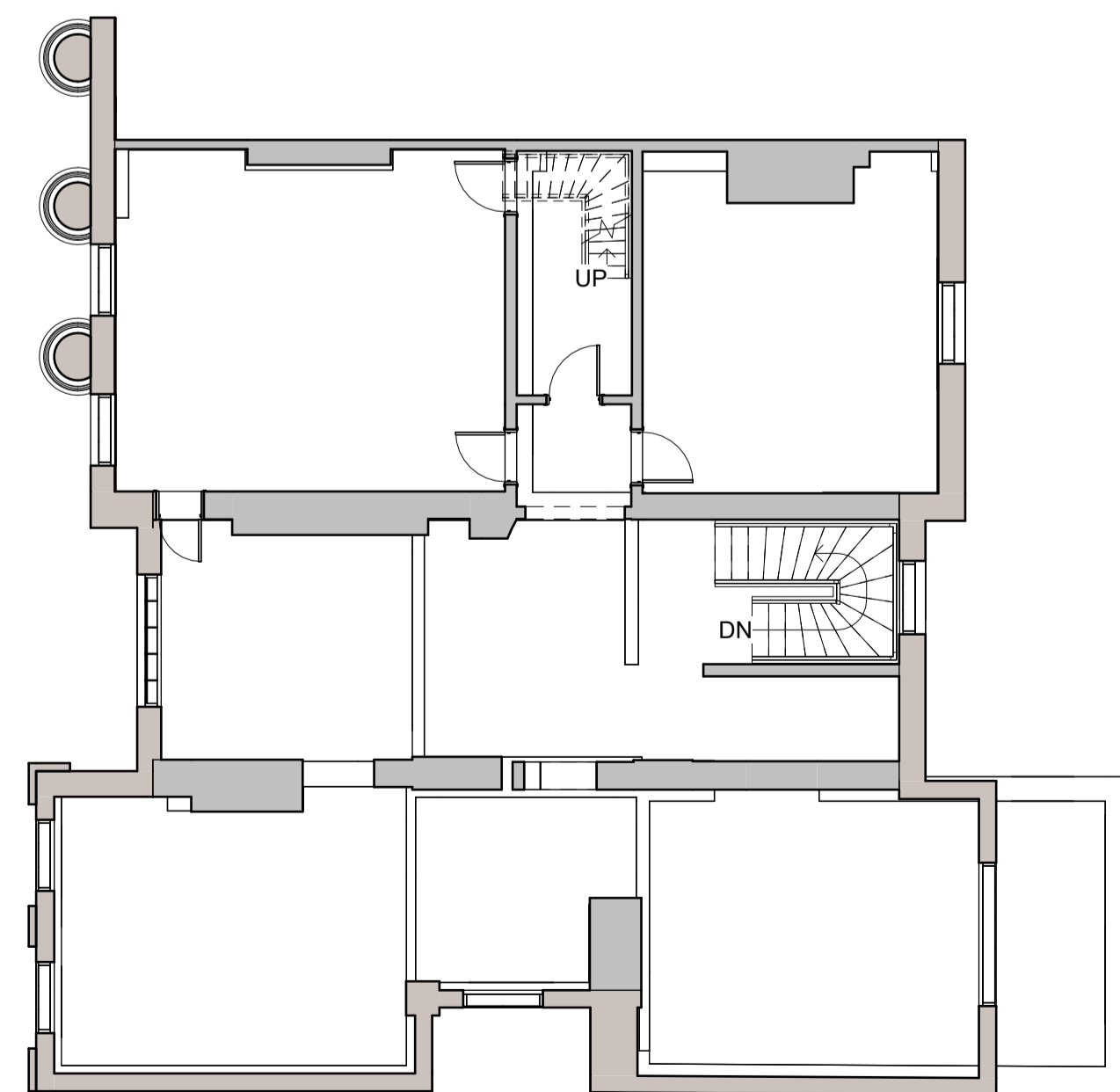


3 Roof Plan  
1 : 100



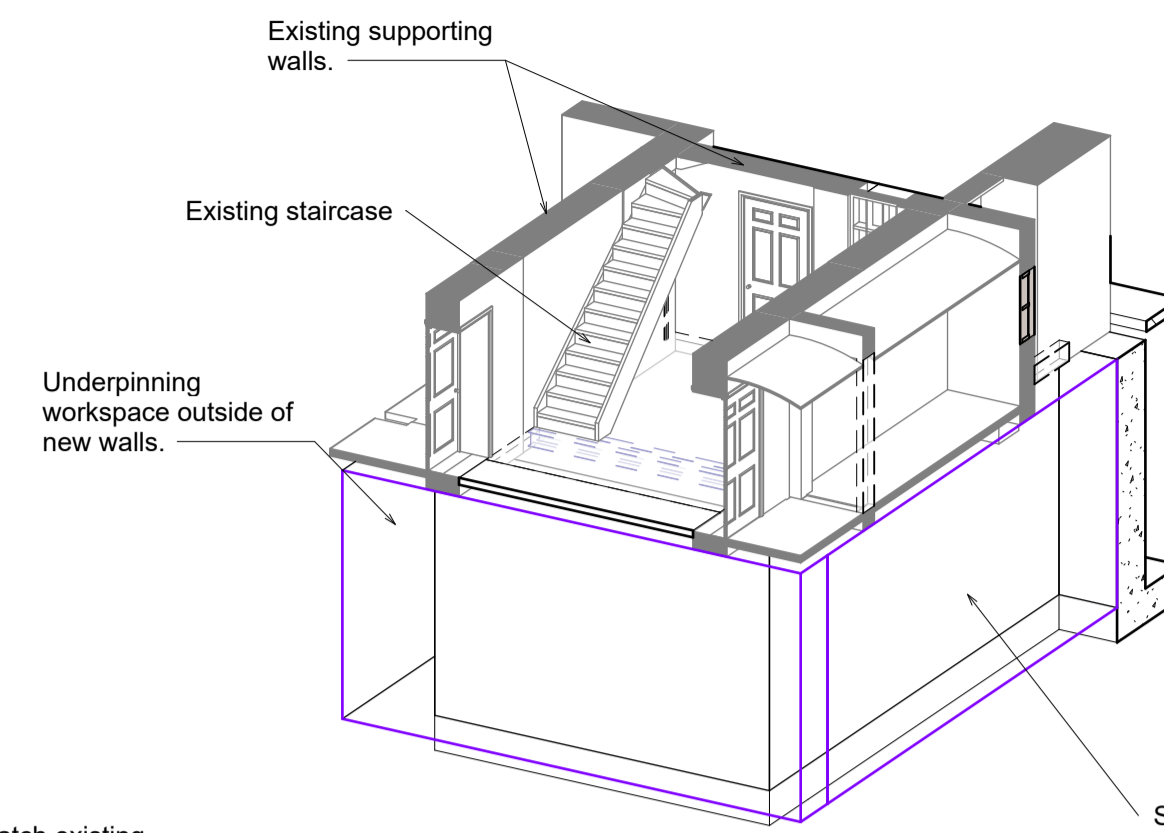
2 Second Floor Plan  
1 : 100



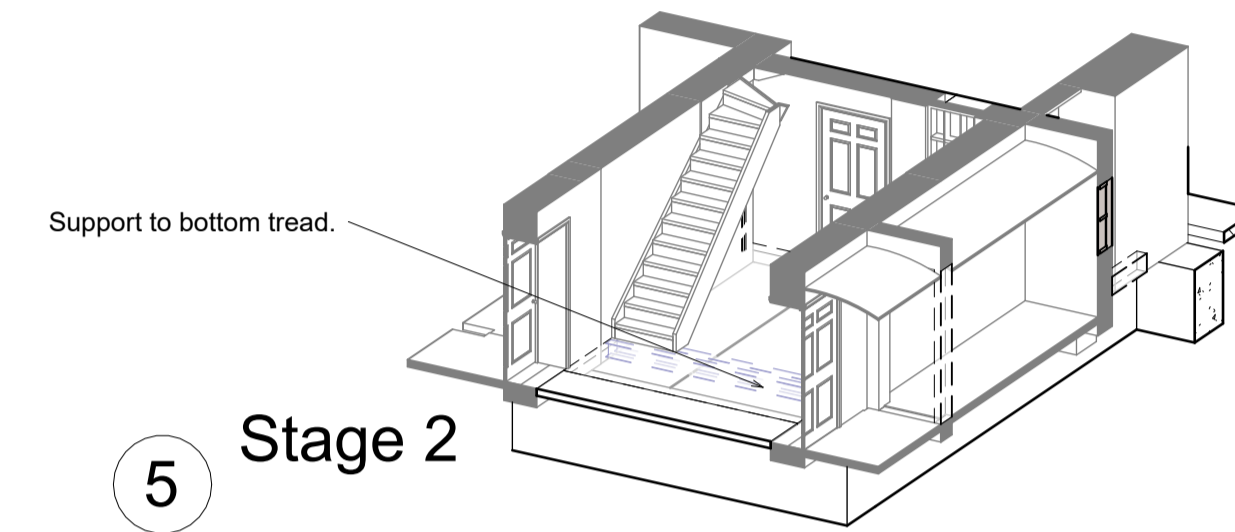
1 First Floor Plan  
1 : 100

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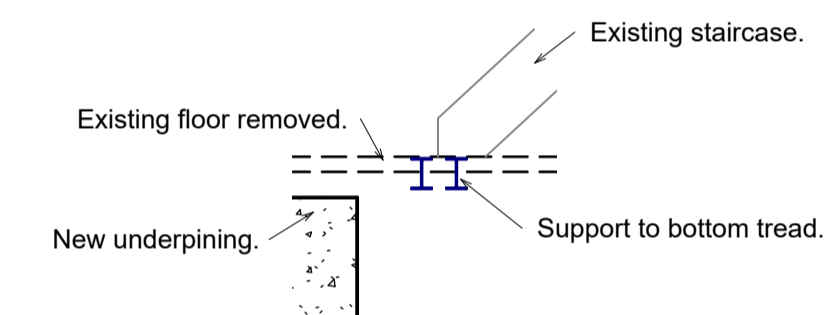
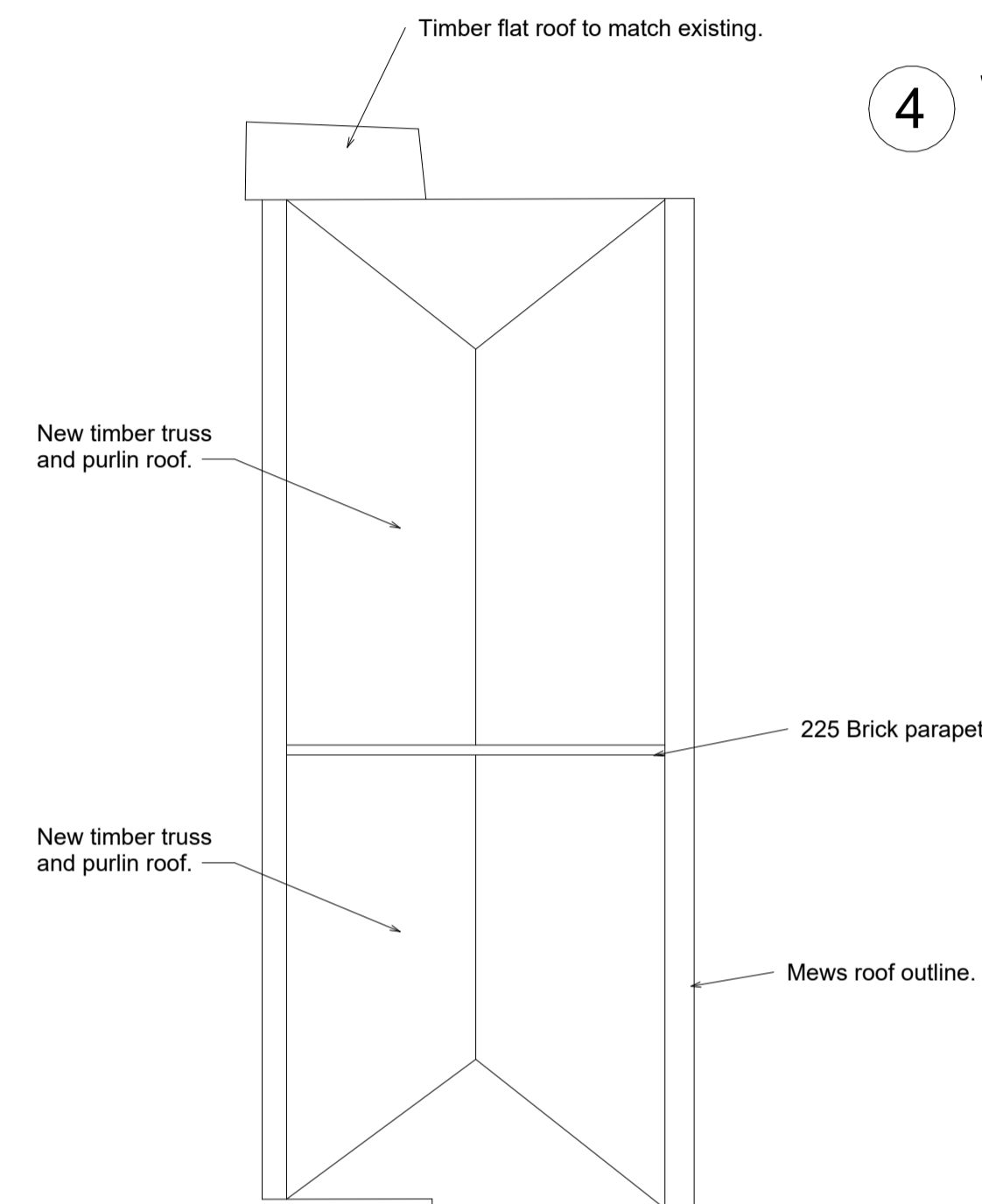
0 1 2 3 4 5 6 7 8 9 10cm  
FULL SIZE ON ORIGINAL



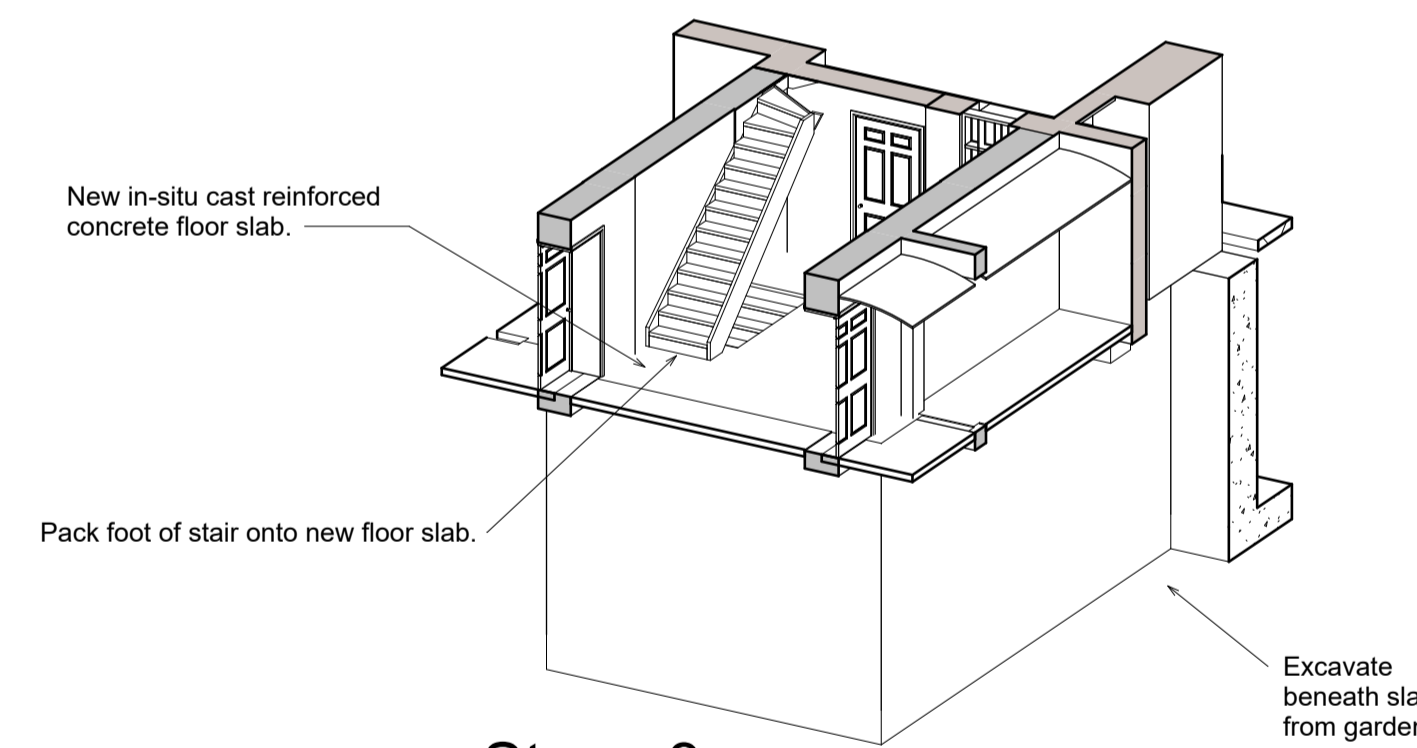
4 Stage 1



5 Stage 2



7 Detail Section  
1 : 50



6 Stage 3

**Main Staircase Underpinning Construction Method Statement**

The central staircase at Gloucester Lodge is a stone 'cantilever staircase'. The lowest section comprises a straight flight and upper winders between lower ground floor and ground floor levels. The existing stair and stairwell are to be extended downwards by one storey to connect with a new basement.

It is essential that the new works are carried out with no disturbance or change in the support conditions of the existing stair.

- The lower flight of the existing staircase is carefully supported on temporary staging spanning into the existing stairwell walls.
- Movement monitoring is installed in the existing stairwell.
- A bracing frame is added in the stairwell just above existing floor level.
- Sequential underpins in three lifts with temporary foundation strips are placed beneath the existing loadbearing walls. Due to the narrowness of the existing stairwell, the pins are placed from outside of the stairwell space. Pins are generally 600mm or less in width (stage 1 above). All pins are dry packed tight.
- On completion of the underpinning the lowest tread of the stair is picked up on needles bearing on temporary cross beams between the new foundations (stage 2).
- The existing lower ground floor in the stairwell is removed.
- A new in-situ cast reinforced concrete floor is added in place of the existing.
- The lowest stair tread is pinned up from the new slab (stage 3).
- Temporary works are removed.
- The excavation for the new stairwell is made sideways from the new basement in the garden area.
- The new basement floor slab is formed in the new stairwell, waterproofed and lined.
- A new lower flight of stairs is constructed.
- Movement monitoring is maintained for the duration of the works.

No	DATE	DRAWN	REV'D ENG.	AMENDMENT
P1	08/10/2021	MJ	MW	ISSUED FOR PLANNING

**TCHNKR ENGINEERS**  
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CLIENT	Iconic Properties
PROJECT	Gloucester Lodge
DRAFTER	MJ
ENGINEER	
CHECKED BY	MW

TITLE  
Proposed Floor Plans Sheet 3/3

SCALE	PROJECT No	DATE	AMDT
As indicated at A1	2104287	05/10/2021	P1

DRAWING NUMBER	GA-S-1004
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