

CONSTANT

Thursday, 14 July 2022

**13 Kemplay Road, NW3**  
Outline programme of works

**Constant Structural Design**

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**Outline programme**

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What follows is an outline programme for the basement construction.

This will be superseded by the information submitted by the contractor prior to construction.

Stage	Description	Duration
1	Erect site hoarding and demolish the existing house back to party wall.	4 weeks
2	Carry out a reduced level dig over the proposed building footprint down to the formation level of the party wall.	2 weeks
3	Construct a piling mat and carry out the piling. Tension piles cast up to basement raft level only.	2 weeks
4	Cast a reinforced concrete capping beam.	2 weeks
5	1st phase of underpinning to the party wall.	3 weeks
6	2nd phase of underpinning to the party wall.	3 weeks
7	Excavate the remaining spoil down to basement formation level.	2 weeks
8	Install below ground drainage and raft heave protection.	1 weeks
9	Break down the tension piles to cut-off level and cast the new reinforced concrete basement raft.	2 weeks
10	Cast the retaining walls.	3 weeks
11	Cast the ground floor slab and remove temporary propping.	2 weeks
<b>Total</b>		<b>26 weeks</b>