

**Appendix B – Proposed Construction Sequence**

**For**

**28, Charlotte Street**

**Fitzrovia**

**London W1T**

**rodriguesassociates**

1 Amwell Street

London

EC1R 1UL

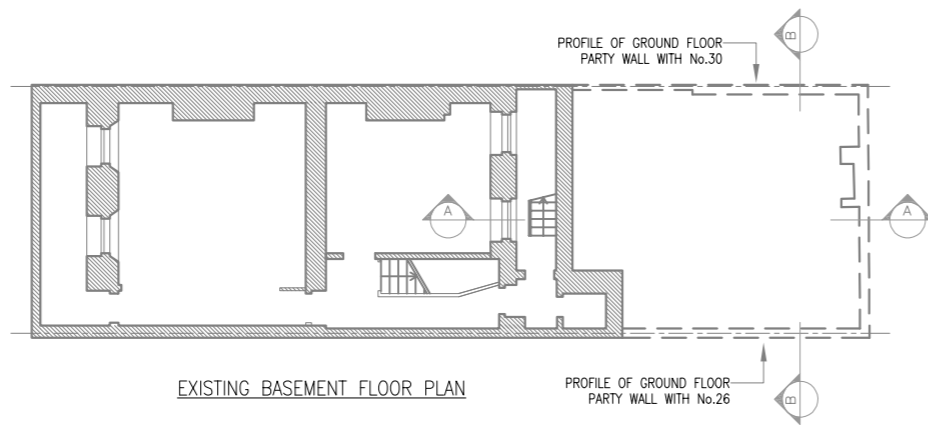
tel: (+44) 020 7837 1133

[www.rodriguesassociates.com](http://www.rodriguesassociates.com)

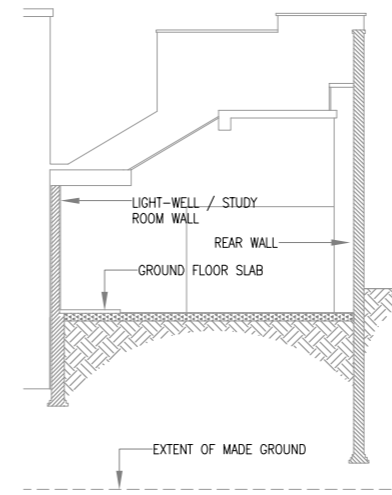
October 2022

**PRE-SITE START & STAGE 0**

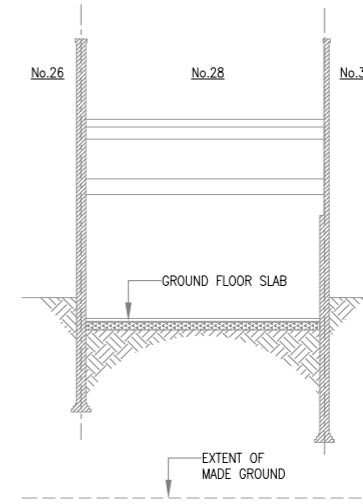
- INSTALL MONITORING POSITIONS ON WALLS AND DO BASELINE SURVEY.
- SAW CUT ANY EXISTING LOWER GROUND FLOOR SCREED, WHERE IT IS PRESENT, TO ITS FULL DEPTH PARALLEL TO THE PARTY WALLS AS CLOSE TO IT AS FEASIBLE AND REMOVE THE PORTION AGAINST THE PARTY WALL TO LIMIT VIBRATION BORN NOISE THROUGH THE PARTY WALL DURING DEMOLITION.
- THE EXISTING BUILDING IS TO BE STRIPPED OUT AS REQUIRED TO REVEAL THE EXISTING STRUCTURES.
- A CONVEYOR BELT WILL BE SET UP THROUGH THE EXISTING BASEMENT TO CONVEY THE SPOIL FROM THE EXCAVATION TO A SKIP PLACED ON THE ROAD FOR DISPOSAL.



EXISTING BASEMENT FLOOR PLAN



SECTION A-A



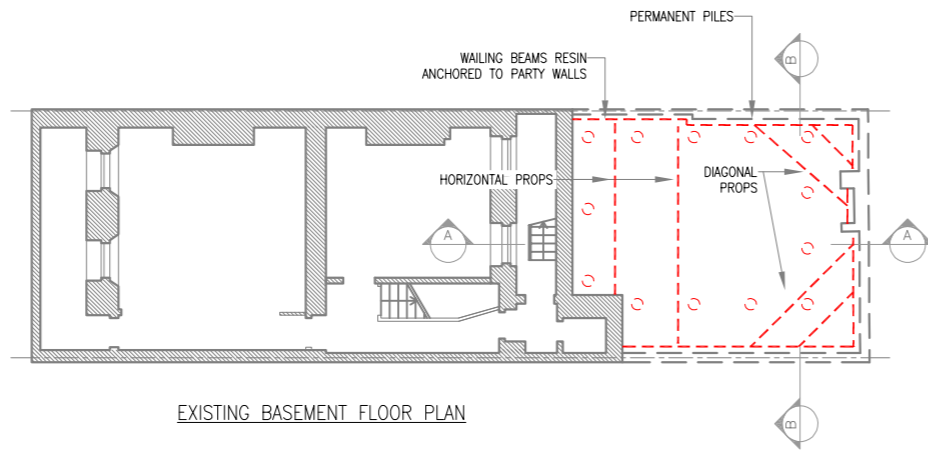
SECTION B-B

**NOTES**

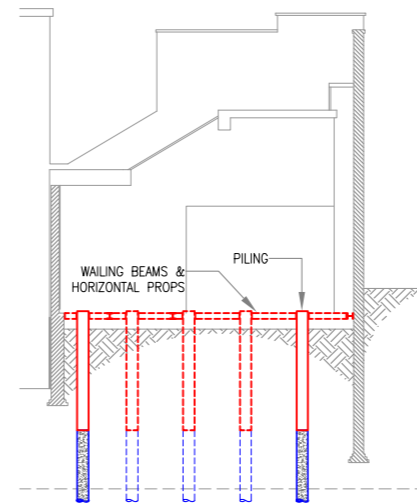
1. FOR GENERAL NOTES SEE DRAWING 1964 - 01
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
3. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY. TO CHECK THAT THE DRAWING HAS BEEN PRINTED TO THE INTENDED SCALE USE THE SCALE BAR IN THE ABSENCE OF WRITTEN DIMENSIONS.
4. ALL TEMPORARY WORKS TO BE DESIGNED BY THE CONTRACTOR AND METHODS STATEMENTS TO BE SUBMITTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORKS.

**STAGE 1 - PILING AND HIGH LEVEL PROPPING**

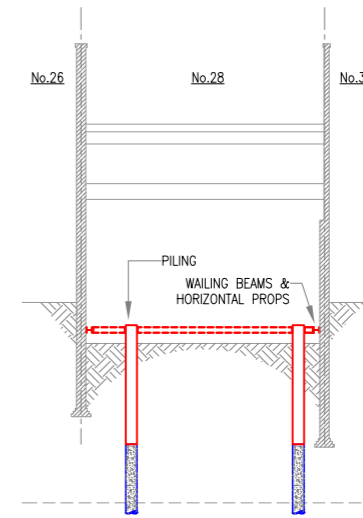
- REMOVE EXISTING GROUND FLOOR SLAB.
- INSTALL PILES AS SHOWN ON PLAN AND UP TO EXISTING GROUND FLOOR LEVEL USING SLEEVED TOP.
- RESIN ANCHOR WAILING BEAMS TO PARTY WALLS AND INSTALL PROPRIETARY HEAVY DUTY PROPS BY MAYBE OR SIMILAR APPROVED.



EXISTING BASEMENT FLOOR PLAN



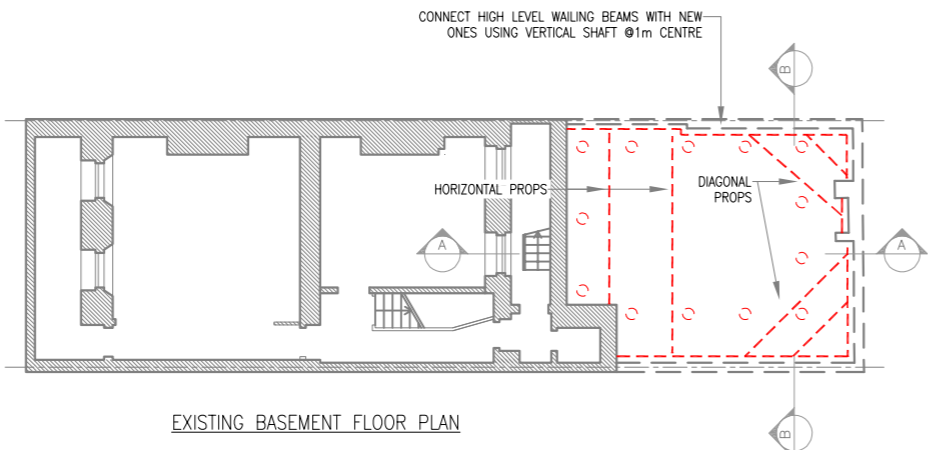
SECTION A-A



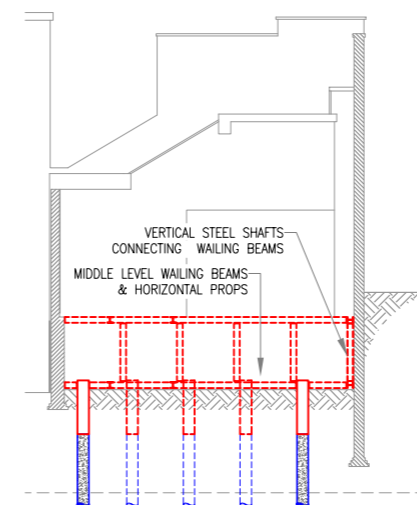
SECTION B-B

**STAGE 2 - EXCAVATION & MIDDLE LEVEL PROPPING**

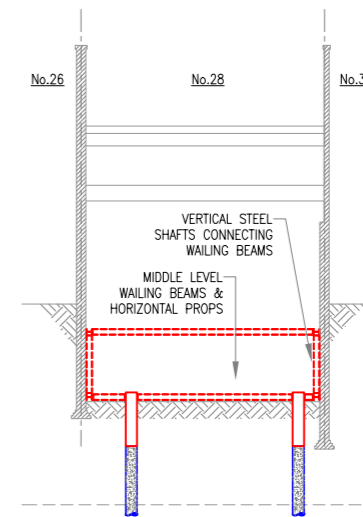
- EXCAVATE DOWN TO 1.5m.
- REMOVE PORTION OF PILING SLEEVES ABOVE EXCAVATION LEVEL.
- RESIN ANCHOR WAILING BEAMS TO PARTY WALLS AND INSTALL PROPRIETARY HEAVY DUTY PROPS BY MAYBE OR SIMILAR APPROVED LIKE HIGH LEVEL ONES.
- CONNECT HIGH LEVEL WAILING BEAMS WITH LOWER ONES USING BOLTED VERTICAL STEEL SHAFTS @1.5m CENTRE.



EXISTING BASEMENT FLOOR PLAN



SECTION A-A



SECTION B-B

Rev	Date	By	Rev
A	26.10.22	AB	REVISION
-	24.03.20	AB	SCHEME

**CDM STATEMENT**  
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**DRAWING STATUS** SCHEME  
**CLIENT** MR MATTEO CARACCIA  
 28 CHARLOTTE STREET  
 LONDON W1T

**DRAWING TITLE** SUGGESTED CONSTRUCTION SEQUENCE - SHEET 1

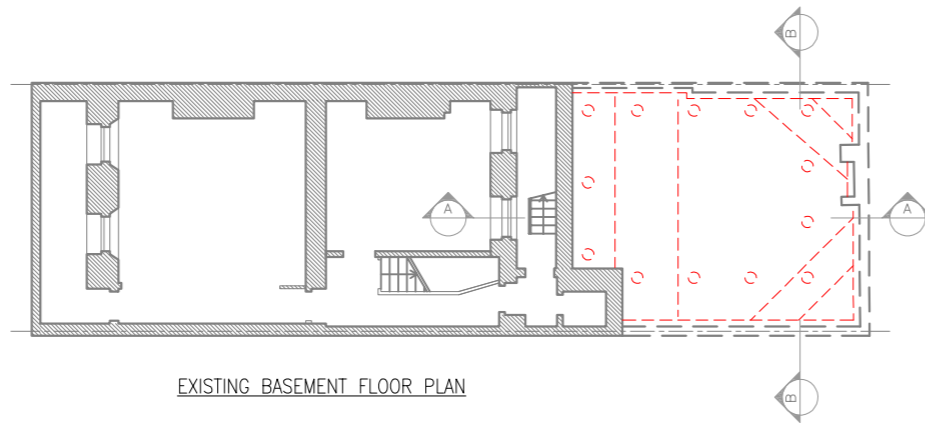
**JOB TITLE** 28 CHARLOTTE STREET  
 FITZROVIA, LONDON W1T 2NF

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 London EC1R 1UL  
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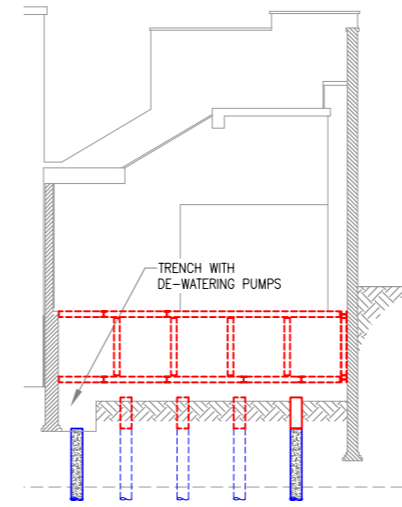
**DATE** 24-03-2020  
**JOB No.** 1964  
**SCALE** A1 - 1:100  
 A3 - 1:200  
**DRG No.** SCS-01  
**DRAWN** AB  
**CHECKED** -  
**REVISION** A

**STAGE 3 – EXCAVATION & MIDDLE LEVEL PROPPING**

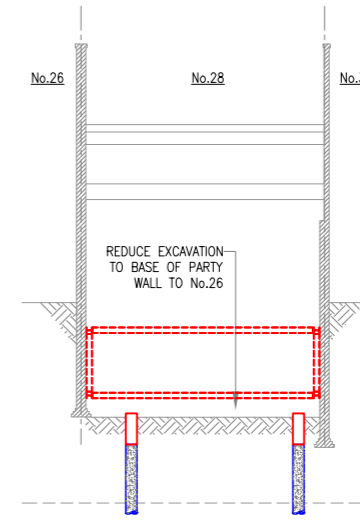
- EXCAVATE DOWN TO FORMATION LEVEL OF PARTY WALL WITH No.26.
- REMOVE PORTION OF PILING SLEEVES ABOVE EXCAVATION LEVEL.
- INGRESS OF GROUNDWATER INTO BASEMENT EXCAVATION IS TO BE PREVENTED AT ALL TIME AND A DE-WATERING SYSTEM COMPOSED BY SLUMP PUMPS IN THE FLOOR OF THE EXCAVATION MUST BE PUT IN PLACE.



EXISTING BASEMENT FLOOR PLAN



SECTION A-A



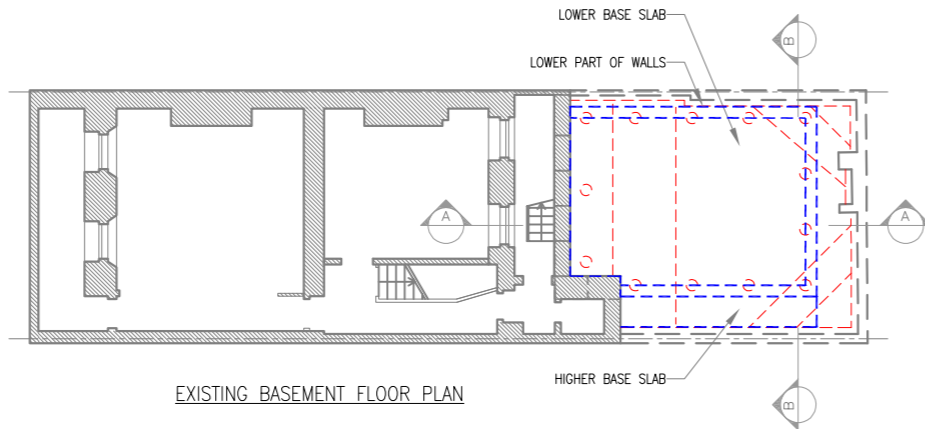
SECTION B-B

**NOTES**

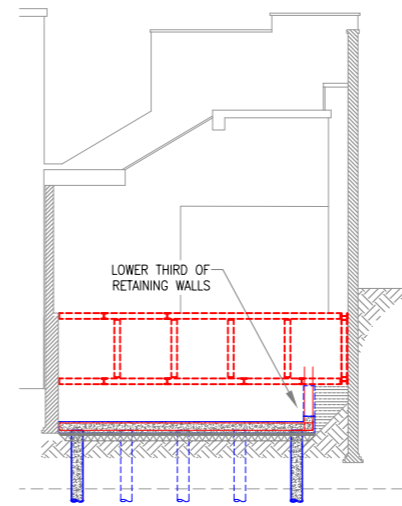
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**STAGE 4 – BASEMENT SLAB AND LOWER LEVEL OF RETAINING WALLS**

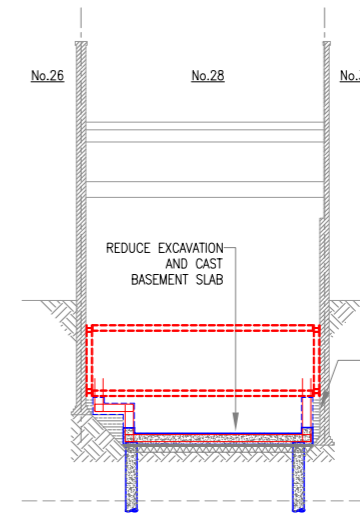
- REDUCE EXCAVATION, BLIND FORMATION LEVEL AND CAST BASEMENT SLAB CONNECTING TO PILING REINFORCEMENT.
- PROVIDE WELL COMPACTED SOIL BETWEEN EXISTING BRICK WALL AND NEW BASEMENT SLAB UP-STANDS/KICKERS.
- WHEN CONCRETE HAS GAINED SUFFICIENT STRENGTH, CAST SIDE WALL TO No.26 UP TO U/S OF HIGHER LEVEL SLAB AND PROVIDE WELL COMPACTED SOIL BEHIND AFTERWARDS.
- WHEN CONCRETE HAS GAINED SUFFICIENT STRENGTH, CAST HIGHER LEVEL SLAB, LOWER THIRD OF BACK WALL AND LOWER THIRD OF SIDE RETAINING WALL TO No.30 UP TO LOWER LEVEL PROPS. PROVIDE WELL COMPACTED SOIL BEHIND AFTERWARDS.



EXISTING BASEMENT FLOOR PLAN



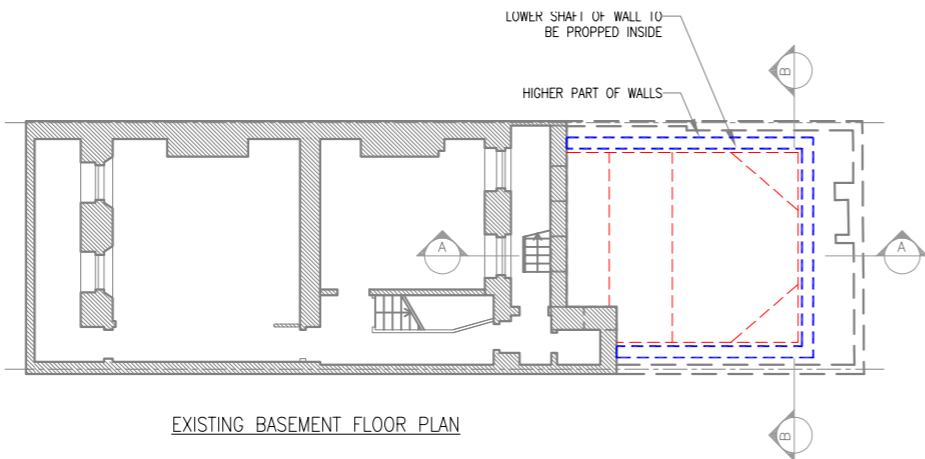
SECTION A-A



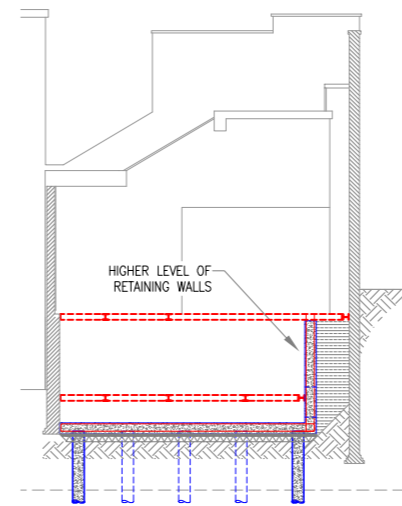
SECTION B-B

**STAGE 5 – HIGHER LEVEL OF RETAINING WALLS**

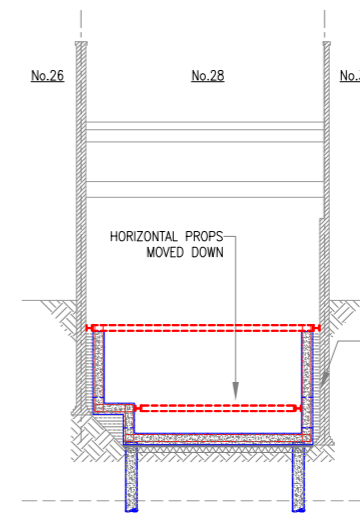
- MOVE DOWN LOWER LEVEL OF HORIZONTAL PROPPING AND AGAINST CONCRETE WALLS.
- REMOVE VERTICAL WALING BEAMS AGAINST PARTY WALLS AND CAST HIGHER LEVEL OF RETAINING WALLS UP TO U/S OF NEW GROUND FLOOR.
- WHEN CONCRETE HAS GAINED SUFFICIENT STRENGTH PROVIDE WELL COMPACTED SOIL BEHIND.



EXISTING BASEMENT FLOOR PLAN



SECTION A-A



SECTION B-B

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**CLIENT** MR MATTEO CARACCIA  
 28 CHARLOTTE STREET  
 LONDON W1T

**DRAWING TITLE** SUGGESTED CONSTRUCTION SEQUENCE – SHEET 2

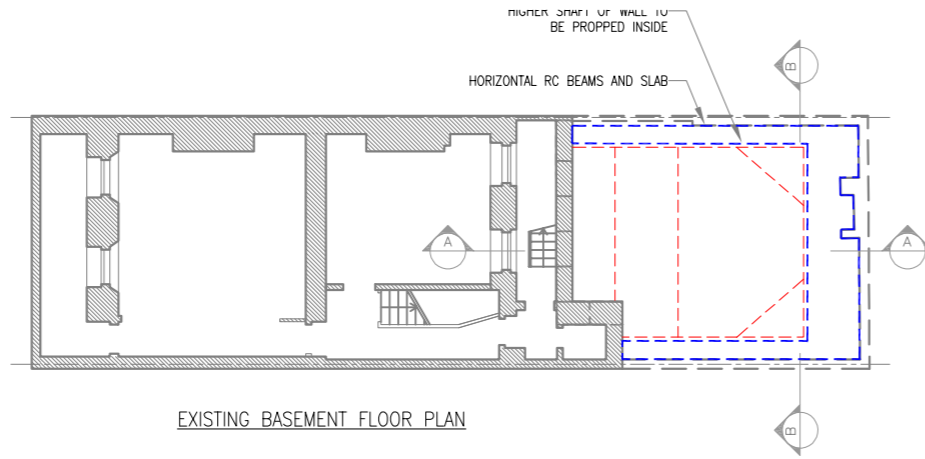
**JOB TITLE** 28 CHARLOTTE STREET  
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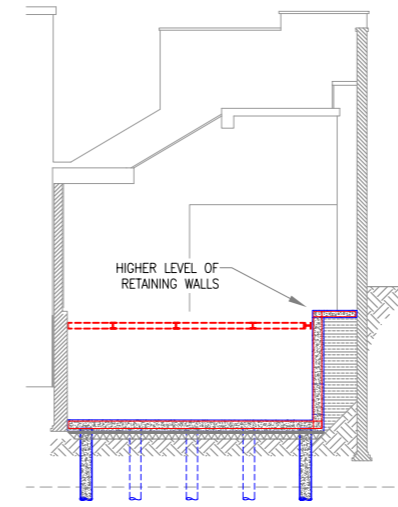
<b>DATE</b> 24-03-2020	<b>SCALE</b> A1 – 1:100 A3 – 1:200	<b>DRAWN</b> AB	<b>AB</b> CHECKED –
<b>JOB No.</b> 1964	<b>DRG No.</b> SCS-02	<b>REVISION</b>	<b>A</b>

**STAGE 6 – GROUND FLOOR RC STRUCTURE**

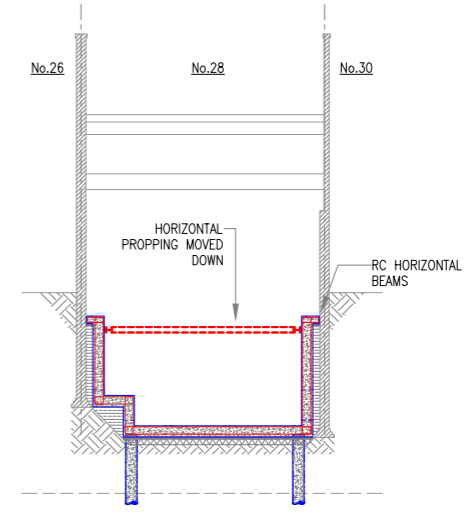
- MOVE DOWN HIGHER LEVEL OF HORIZONTAL PROPPING AND AGAINST CONCRETE WALLS.
- REMOVE LOWER LEVEL OF PROPPING.
- CAST HORIZONTAL REINFORCED CONCRETE BEAMS AND SLAB AT GROUND FLOOR LEVEL.



EXISTING BASEMENT FLOOR PLAN



SECTION A-A



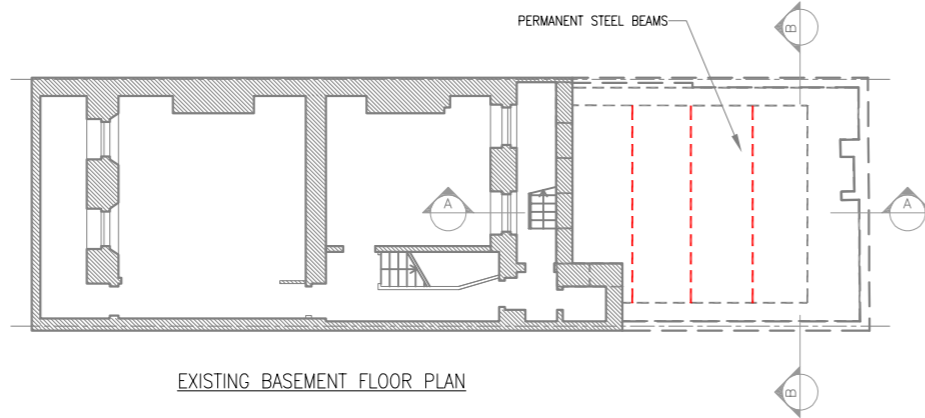
SECTION B-B

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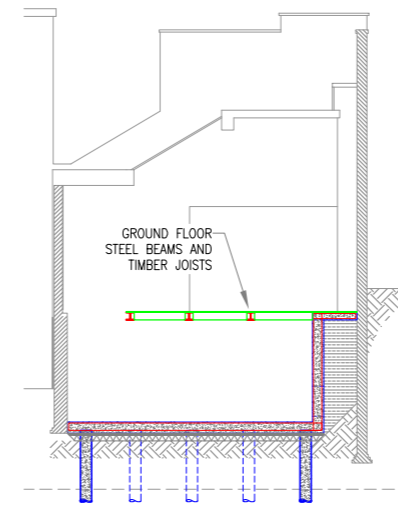
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**STAGE 7 – GROUND FLOOR STEEL/TIMBER STRUCTURE**

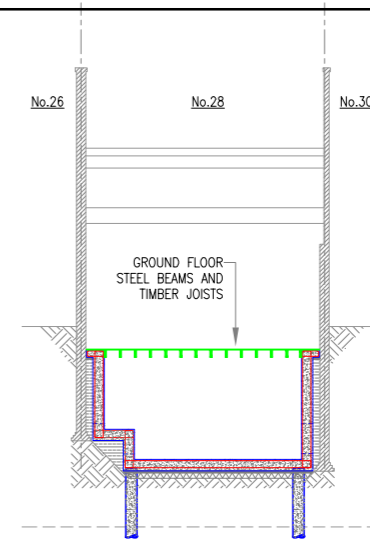
- WHEN CONCRETE HAS GAINED SUFFICIENT STRENGTH, INSTALL PERMANENT STEEL BEAMS.
- REMOVE TEMPORARY PROPPING.
- INSTALL TIMBER JOISTS AND BOARDING TO COMPLETE FLOOR STRUCTURE.
- COMPLETE CONSTRUCTION AND FINISHES AS PER ARCH'S SPECIFICATION.



EXISTING BASEMENT FLOOR PLAN



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 28 CHARLOTTE STREET  
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**DRAWING TITLE**  
 SUGGESTED CONSTRUCTION  
 SEQUENCE – SHEET 3

**JOB TITLE**  
 28 CHARLOTTE STREET  
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<b>JOB No.</b> 1964	<b>DRG No.</b> SCS-03	<b>REVISION</b>	<b>A</b>