



31a RIVERSIDE ROAD, LONDON

BASEMENT CONSTRUCTION METHOD STATEMENT

Date JUN 2020

Project No. 18.0282

**Revision /
Status FINAL**

**AMMRO CONSULTING LTD.
No.5
GOLDTOPS
NEWPORT
NP20 4PG**

BASEMENT CONSTRUCTION

Ammro Consulting Ltd (ACL), are appointed by Award Properties to provide the basement construction method statement to accompany the Planning application for 31a Riverside Road, N15.

The Project scheme is to provide a basement/retaining structure along the boundary with No. 31 and also along the boundary with the back of footpath/highway. Ammro drawing 18.0282/01 provide a construction method which when completed provides a reinforced retaining wall/foundation against both boundaries.

Due to the sensitive nature of both boundaries the method chosen is to maintain the structural integrity of both the Local Authority highway asset and the neighbouring property. The method chosen is similar to underpinning an existing sub-standard foundation where the structure needs to be protected from any further movement.

By excavating each pin in sequence as shown on the drawing, this enables a safe, tried and test method of installing a deeper foundation with the addition of reinforcement to provide sufficient strength for the completed basement to perform as a retaining element.

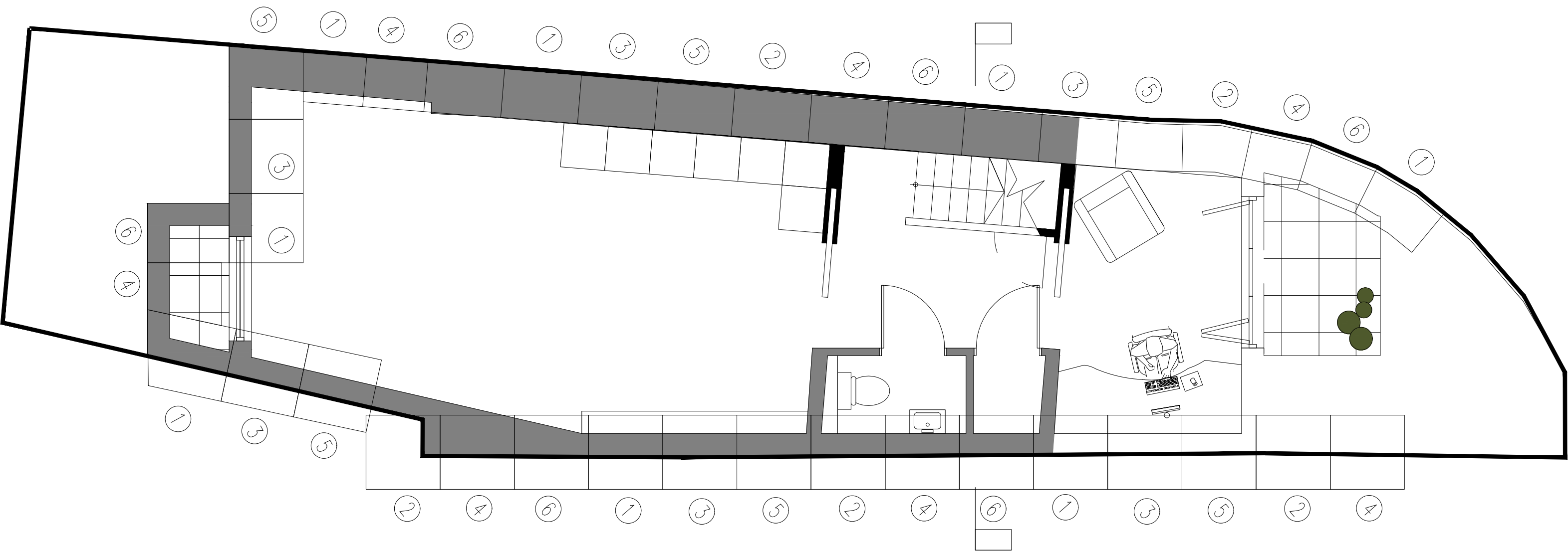
The reinforcement will be installed into each pin prior to pouring concrete as shown. Each pin will be linked to the adjacent pin by adding lapping reinforcement bars into the soil each side and below where they will be exposed during the excavation sequence providing continuity.

The sequence is to be completed to the first level and then repeated to the required depth where the basement slab will be tied in and cast to complete the basement construction.

This statement does not absolve the appointed contractor from his duty to submit their own detailed method statement for review and approval.

Mark Fouweather

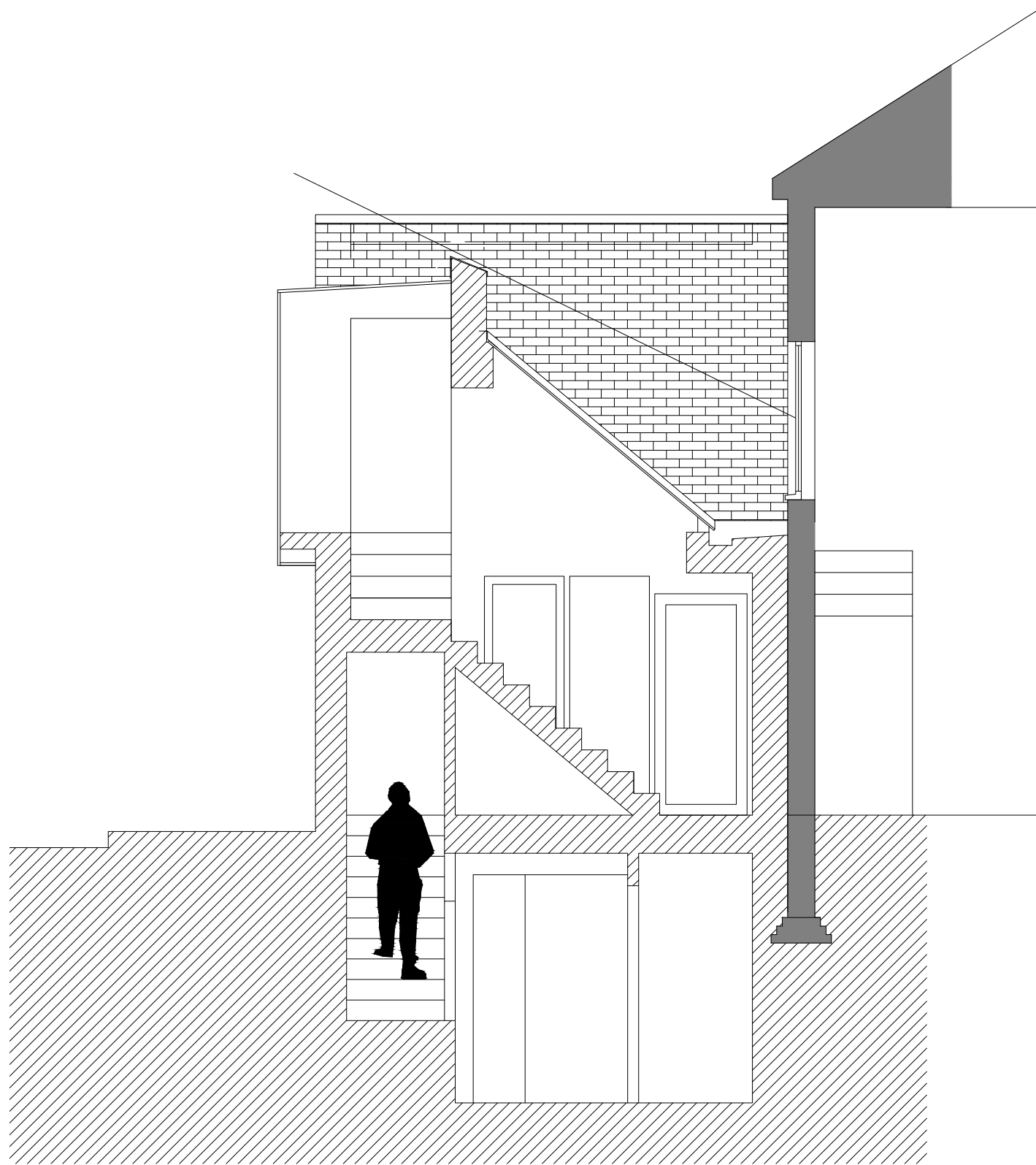
Director



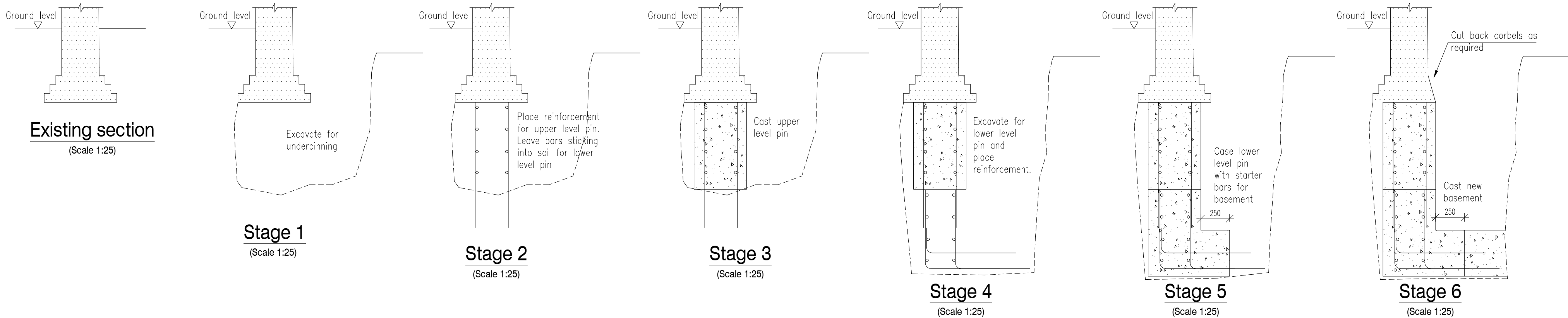
UNDERPINNING PLAN

- SEQUENCE OF UNDERPINNING
1. WORKING IN STRIPS NOT EXCEEDING 1M LONG EXCAVATE TO REQUIRED DEPTH BENEATH EXISTING FOOTING.
 2. HACK AWAY TO PROVIDE LEVEL SOFFIT TO EXISTING WALL FOOTING AND THOROUGHLY CLEAN BEFORE UNDERPINNING.
 3. CAST NEW CONCRETE TO WITHIN 75mm OF SOFFIT OF EXISTING FOOTING AND ALLOW 24HRS TO CURE.
 4. RAM IN DRY PACK MORTAR BETWEEN NEW AND EXISTING FOOTING.
 5. NEVER EXCAVATE ANY ADJACENT STRIPS WITHOUT ALLOWING 3 DAYS FROM TIME OF DRY PACKING.
 6. WHEN ADJACENT SECTIONS ARE OPENED UP THE EXPOSED CONCRETE SURFACES SHOULD BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL AND SCABBLED TO FORM A GOOD KEY.
 7. UNDERPINNING TO BE 1M WIDE UNLESS NOTED OTHERWISE
 8. ALL NEW CONCRETE BELOW GROUND TO BE SULPHATE RESISTING CEMENT, CONCRETE GRADE RC35.
 9. DRY PACK 3:1 SAND CEMENT.
 10. M16 DOWEL BARS ARE TO BE INSERTED INTO ADJACENT SOIL PRIOR TO CONCRETE POUR.
 11. CONTRACTOR TO CAREFULLY INSPECT ALL EXISTING MASONRY PRIOR TO UNDERPINNING EACH DAY IN SEQUENCE AND REPORT ANY ANOMALIES TO THE ENGINEER FOR ADVICE AND REASSESSMENT OF SCHEME.
 12. UNDERPINNING SECTIONS TO BE CAST IN NUMERICAL ORDER, SEE FOUNDATION PLAN FOR DETAILS.
 13. TANKING AND DRAINAGE REQUIRED TO ARCHITECTS AND/OR CONTRACTORS SPECIFICATIONS.

- NOTES:
1. All dimensions are in millimetres. All levels are in metres.
 2. This drawing is not to be scaled, use figured dimensions only.
 3. Prior to any concreting, formation level to be inspected and approved by the Engineer.
 4. Prior to excavation care must be taken to locate and clearly mark all existing services which may remain under the new building.
 5. All blocks below dpc. to have a minimum strength of 7N/mm² and a density of 1900kg/m³.
 6. All soft spots to be removed and replaced with lean mix concrete as directed by the Engineer.
 7. Blinding and infill concrete to be grade GEN1.
 8. Concrete to piles to be grade RC40.
 9. Mass concrete to foundations to be grade GEN3.
 10. Reinforced concrete to foundations to be grade RC35.
 11. Concrete to floor slab to be grade RC30.
 12. Visqueen DPM to be laid in accordance with the manufacturers instructions and lapped to dpc. where applicable.
 13. All compaction to be carried out in accordance with the DOT specification.



PROPOSED SECTION



TYPICAL ELEVATION
(Scale 1:25)

A	26.01.21	UPDATED TO SUIT ARCHITECTS DRAWINGS
Rev No.	Date	Revision
This drawing is copyright. All dimensions to be checked prior to construction or manufacture. Any discrepancy to be reported to the Engineers immediately. Do not scale this drawing, work to figured dimensions only.		

DRAWING ISSUE STATUS ☐ :- DESIGN DEVELOPMENT PRIOR TO TENDER ISSUE ☐ :- TENDER ISSUE ☐ :- DESIGN DEVELOPMENT PRIOR TO CONSTRUCTION ISSUE ☐ :- CONSTRUCTION ISSUE ☐ :- AS BUILT DRAWING	PROJECT : 31a RIVERSIDE ROAD, N15					 AMMRO CONSULTING LIMITED Civil & Structural Engineers No.5 Goldtops, Newport, NP20 4PG, Tel. 01633 255140 Email: mail@ammro.co.uk
	TITLE : PROPOSED BASEMENT CONSTRUCTION DETAILS					
	DATE : JUN 2020	DRAWN : RF	PROJECT No. :	DRG. No. :	Rev.	
	SCALE :1:100	CHECKED +	18.0282	01	A	