

66 PRIORY GARDENS LONDON, N6 5QS

STRUCTURAL METHOD STATEMENT
NOT FOR CONSTRUCTION

PROJECT NO. 878

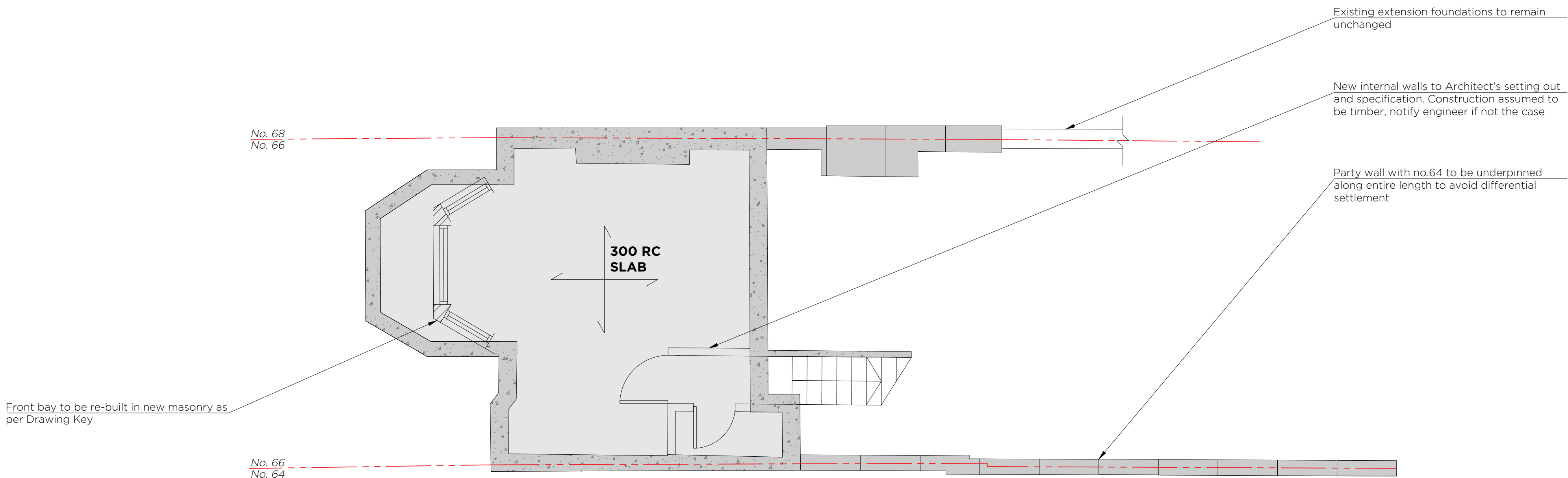
			Date of Issue
Drawing/ Document Title	Drawing/ Document No.	Scale	21.11.23
Basement Plans	0500	1:50 @ A1	
Ground Floor Plans	0510	1:50 @ A1	
Structural Sections 1	0600	1:20 @ A1	
Structural Sections 2	0610	1:50 @ A1	
Sequence of Works 1	0700	1:50 @ A3	
Sequence of Works 2	0710	1:50 @ A3	

ALL DIMENSIONS / LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK AND ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY. DO NOT SCALE FROM THE DRAWINGS

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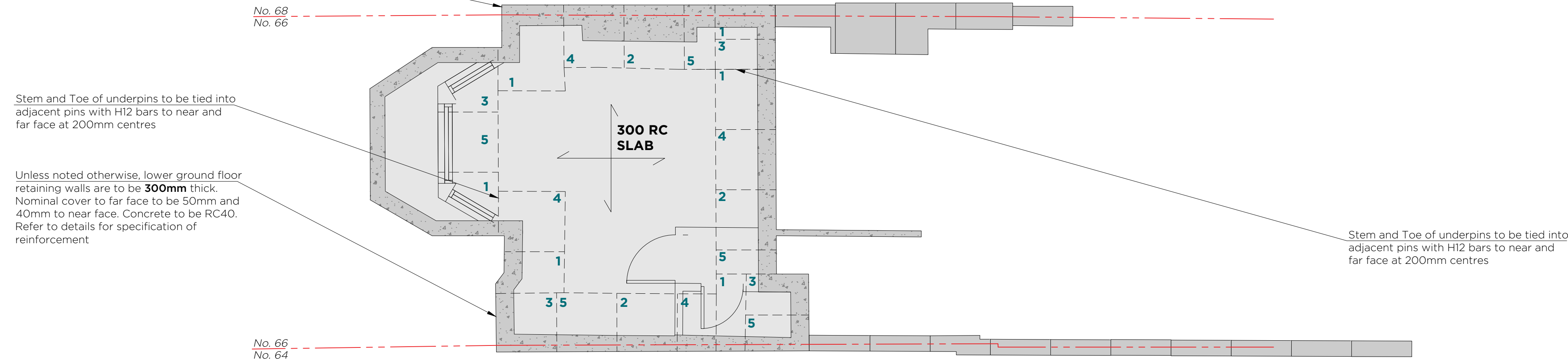
REVISION	DATE	NOTE
P.01	21.11.23	PRELIMINARY ISSUE



LOWER GROUND FLOOR PLAN
Scale 1:50

A possible sequence of excavation and underpinning is shown on the drawing. No underpin is to exceed 1000mm in length. Cement board is to be installed against excavated face of ground (subject to party wall award)

At corners of basement walls, H12 L-bars are to be installed to near and far face at 200mm centres. Length of each bend to be 400



LOWER GROUND FLOOR UNDERPINNING PLAN
Scale 1:50

DRAWING KEY

	Denotes 300mm thick Raft Slab. To be formed from RC40 concrete with 2no. layers of reinforcement installed.		Denotes span of proposed floor construction. Formed of: 155mm deep Beam and block, blocks to be 1900kg/m³ density with 75mm infill screed. INSTALLED: CONDITION A - Beams at 520mm centres
	X_TOP - H12 @ 200mm centres		Final design of proprietary suspended beam and block floor system to be confirmed by the Manufacturer
	Y_TOP - H12 @ 200mm centres		
	Y_BOT - H12 @ 200mm centres		
	Solid Wall -- As specified by Architect with class (iii) mortar. F2 designation, minimum grade 20N/mm² to be used		

UNDERPINNING

The underpinning has been designed so that the maximum bearing pressure is 200 kN/m² (SLS) based on guidance provided within LBHGEO Geological Assessment report.	The underpinning legs are to be constructed in the stages indicated on the drawing. Should the contractor wish to undertake the works in different stages this must be agreed with the engineer prior to undertaking the works	Concreting and pinning-up must be completed before starting to excavate the next section of underpinning in the sequence.
Underpinning concrete is not designed to water-resisting standards. Where it is reinforced it is designed to BS-EN 1992-1:2006, with a design maximum crack width of 0.3mm.	The excavation works are to be undertaken carefully so that the existing footings are not disturbed. Excavations are to be temporarily supported as necessary	Underpinning legs should preferably be concreted on the same day as they are excavated. If it is necessary to leave them open overnight temporary works and timbering are to be used to ensure that all is secure. On no account are underpinning legs to be left open over the weekend.
All construction joints below ground should be installed with proprietary hydrophilic water-bars	When excavating for an underpinning leg, if any deviation is found in the nature of the bearing strata, or if obstacles or obstructions are encountered, the facts are to be reported to the Engineer	Particular care is to be taken to clean off and, if necessary, hack or scabble side of previously cast legs to provide adequate bond before concreting subsequent legs.
The Contractor is to be responsible for the accurate construction of the works according to the true intent of the Engineer's drawings and this specification.	All underpinning legs should have keys formed in them for bonding into succeeding legs as indicated on the Engineer's drawing. A minimum of 48 hours after concreting a leg of underpinning, the footings above may be pinned up.	If water is encountered in excavation the Contractor is to provide sumps, grips and pumps as necessary to keep the excavations free from water at all times.
The Contractor is to consider the need for any temporary works required to ensure the stability of the walls underpinned and provide any needling, dead shoring, propping etc. as may be appropriate.	The pinning concrete is to be driven into place using hand held hammer and a 75 mm square hardwood drift against a substantial timber, secured on far side of footing.	

MATERIALS

The concrete used in mass concrete underpinning legs shall be FND2 in accordance with BS8500-2. Where RC it shall be RC40 in accordance with BS8500-2, with a minimum cement content of 260 kg/m³ or a 1:1.5:3 prescribed mix using 20 mm maximum aggregate, subject to proper ganging facilities being available on site.	Pinning concrete shall be approximately 75 mm thick pea-shingle concrete 1:1.5:3 mixing using 5 mm - 10 mm coarse aggregate and "Cebex 100" expanding admixture by Fosroc UK in accordance with their instructions.	The water content in the pinning concrete is to be the minimum necessary to ensure hydration of the cement and the consistency should be such that the wetted mix will just bind under strong hand pressure.
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ADDRESS: PRIORY GARDENS
LONDON
N6 5QS

JOB TITLE: STRUCTURAL METHOD STATEMENT

DRAWING TITLE: BASEMENT PLAN

CLIENT: RUSSIAN FOR FISH

SCALE: 1:50 @ A1

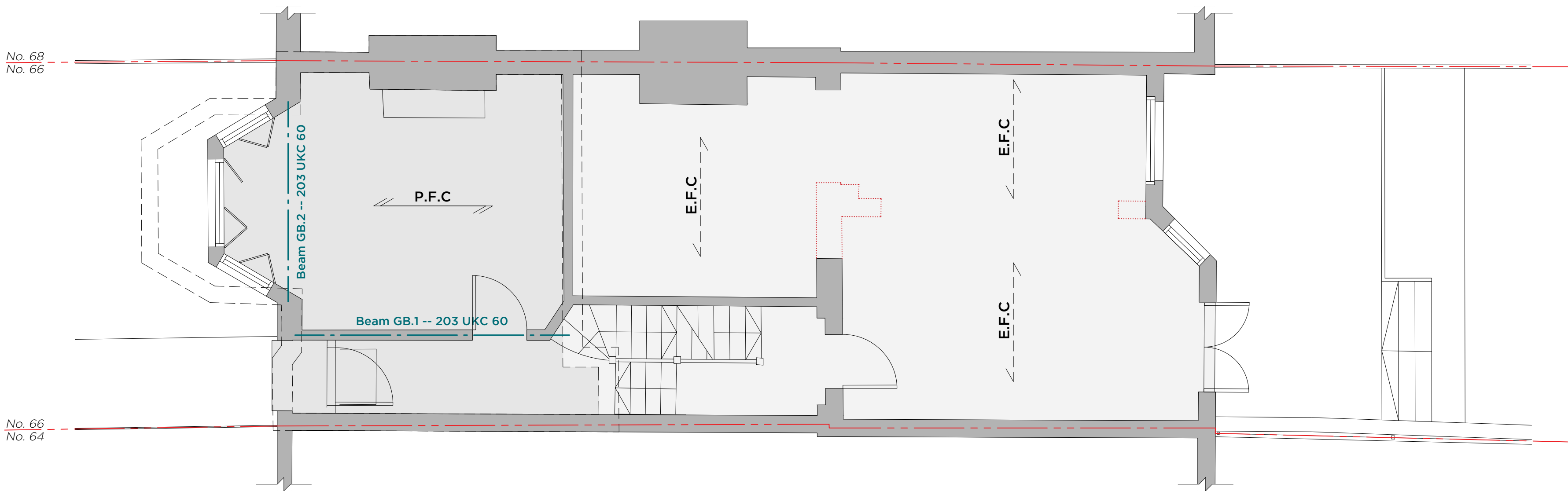
JOB REFERENCE: 843

DATE: NOVEMBER 2023

DRAWING REFERENCE: 0500

REV: P.01

REVISION	DATE	NOTE
P.01	21.11.23	PRELIMINARY ISSUE



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JOB TITLE:
STRUCTURAL METHOD STATEMENT

DRAWING TITLE:
GROUND FLOOR PLAN

CLIENT:
RUSSIAN FOR FISH

SCALE: 1:50 @ A1
DATE: NOVEMBER 2023

JOB REFERENCE: 843
DRAWING REFERENCE: 0510
REV: P.01

DRAWING KEY

 Solid Wall -- As specified by Architect with class (iii) mortar. F2 designation, minimum grade 20N/mm² to be used

 Masonry leaf = As specified by Architect with class (iii) mortar. F2 designation, grade 10.0 N/mm² to be used below DPC

 Blockwork leaf = 7.0 N/mm² blocks with class (iii) mortar. F2 designation, grade 10.0 N/mm² to be used below DPC

 Denotes junction between new and old masonry walls. Use Ancon Staifix Universal Wall Starter Kit

 Denotes new foundations to be mass concrete strip/pad footing formed from FND2 concrete.
- Foundations to be minimum 450mm thick unless noted otherwise on plan.
- Formation level of new footings to be minimum **1000mm** deep below existing ground level unless noted otherwise on plan, final depth to be confirmed with Building Control Officer
- Foundations to at minimum match formation level of existing adjacent footings
- Footings within the vicinity of the below ground drainage pipe to be founded at least 150mm below the invert level of the drainage run, subject to Thames water and Building Control review and approval
- If roots are encountered, foundations to extend a minimum 300mm past last root

 **P.F.C** Denotes span of proposed floor construction. Formed of: 150x50mm C24 timber joists at 400mm centres with 18mm T&G Marine plywood glued and screwed to top face. Fixings via No. 8 wood screws at a maximum, 150mm centres

 **E.R.C** Denotes assumed span of existing roof construction. Contractor to confirm span upon commencement of works and notify engineer if otherwise

 **E.F.C** Denotes assumed span of existing floor construction. Contractor to confirm span upon commencement of works and notify engineer if otherwise

Padstone Schedule:

1 -- 300 x 100 x 140mm deep pre-stressed concrete lintel
2 -- 450 x 100 x 140mm deep pre-stressed concrete lintel

Note: padstones and Beams are to be tightly dry packed into position

R Column to be tied back to wall with either 10mm thick tab plates tied to masonry via M12 resin anchors with Hilti HIT HY-270 resin, minimum embedment depth 100mm. Or 1200mm long, 30x5mm thick steel restraint strap positively fixed to column and back to masonry. Both solutions installed at 3rd positions vertically

 Denotes full strength moment connection

 Denotes approximate position of crank in beam

 Multiple C24 timbers bolted together using M12 bolts at 400 centres unless noted otherwise

All bolts into timber are to have 50 square x 3 thick steel washers below nut.

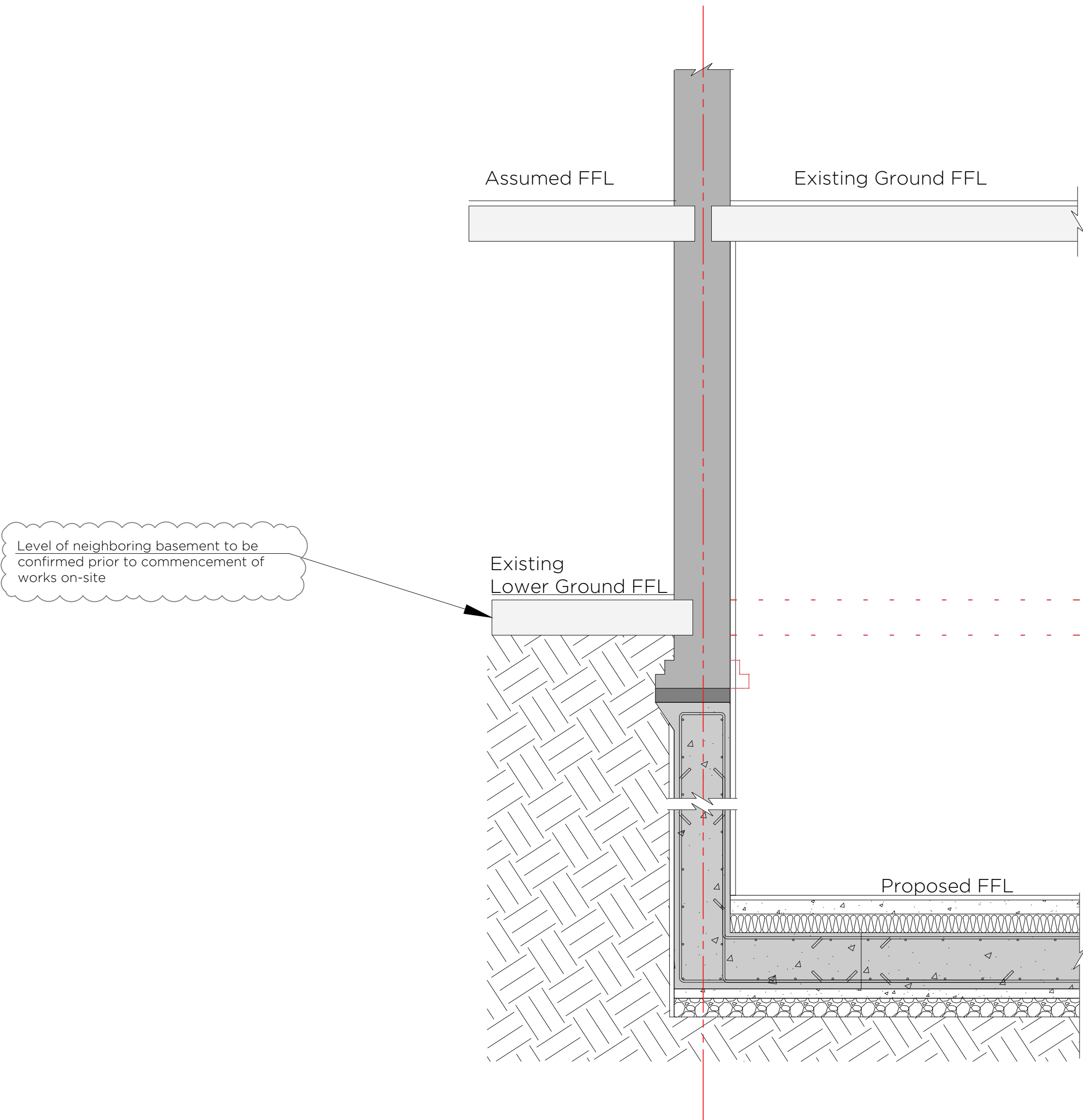
DJ -- Double Joists
TJ -- Triple Joists
QJ -- Quad Joists
DR -- Double Rafters
TR -- Triple Rafters
QR -- Quad Rafters

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Section A:
Typical Party Wall Underpinning

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JOB TITLE:
STRUCTURAL METHOD STATEMENT

DRAWING TITLE:
STRUCTURAL SECTIONS 1

CLIENT:
RUSSIAN FOR FISH

SCALE: 1:20 @ A1 DATE: NOVEMBER 2023

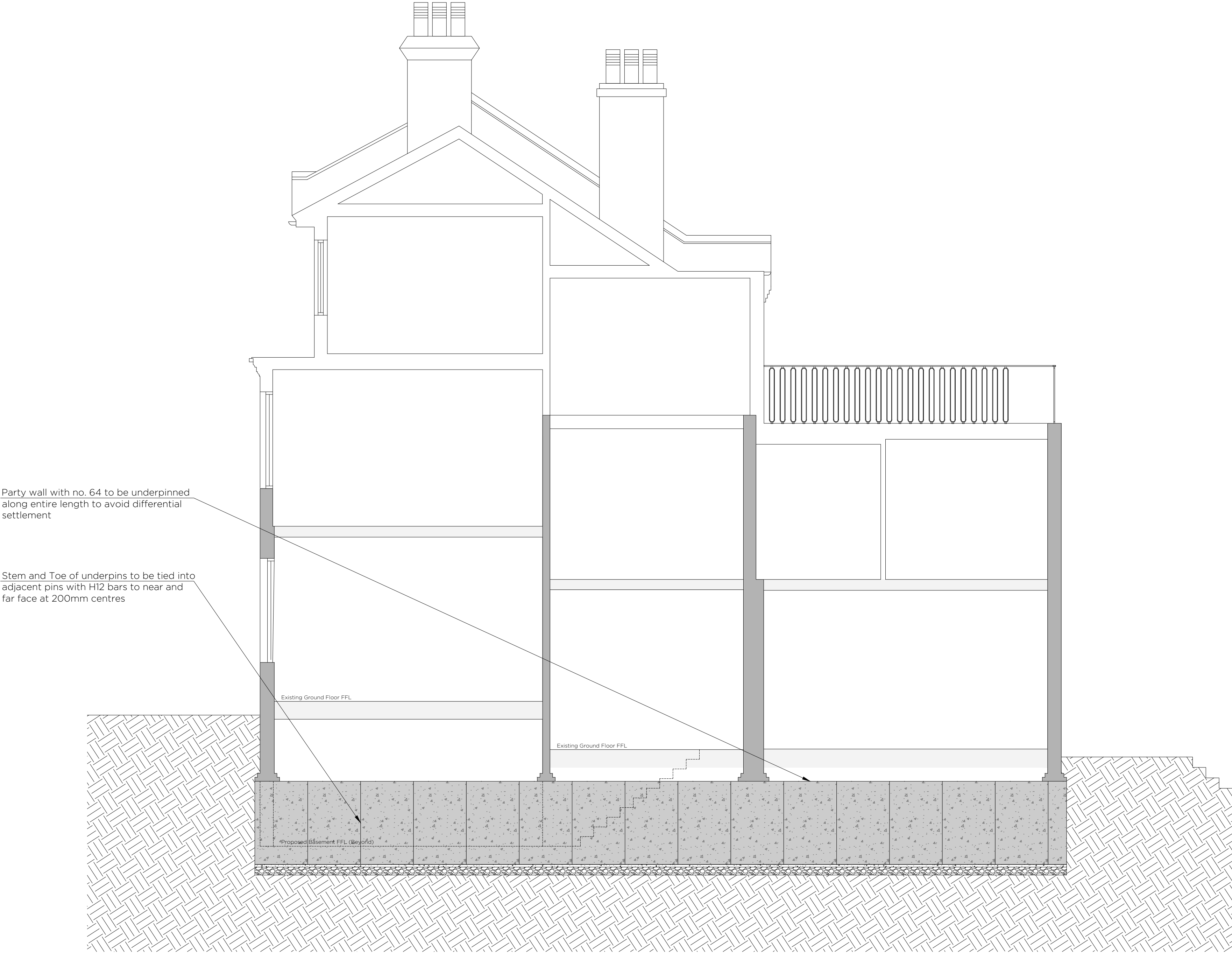
JOB REFERENCE: 843 DRAWING REFERENCE: 0600 REV: P.01

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SECTION B:
Long Section
Scale: 1:50

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STRUCTURAL METHOD STATEMENT

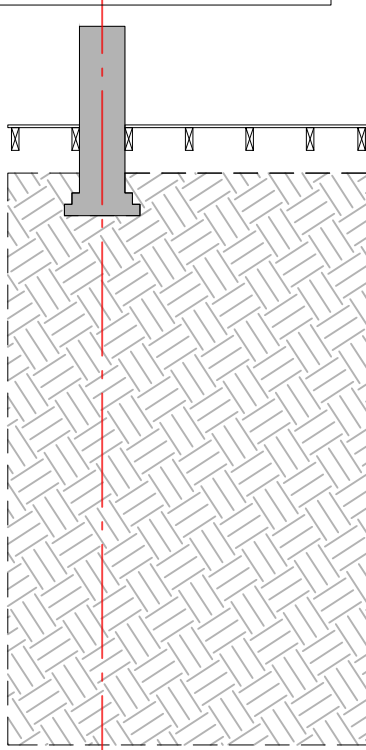
DRAWING TITLE:
STRUCTURAL SECTIONS 2

CLIENT:
RUSSIAN FOR FISH

SCALE: 1:50 @ A1
DATE: NOVEMBER 2023

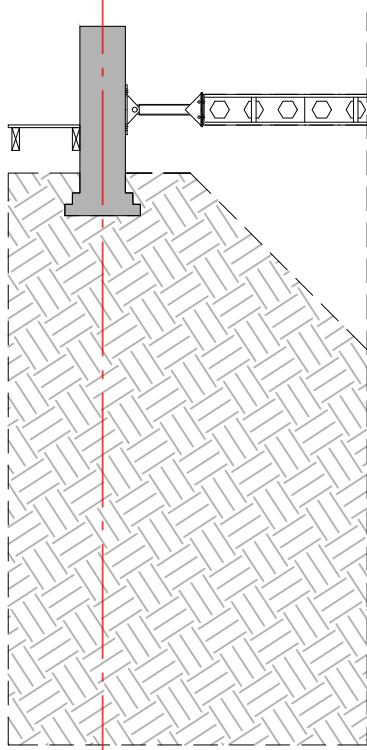
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DRAWING REFERENCE: 0610
REV: P.01

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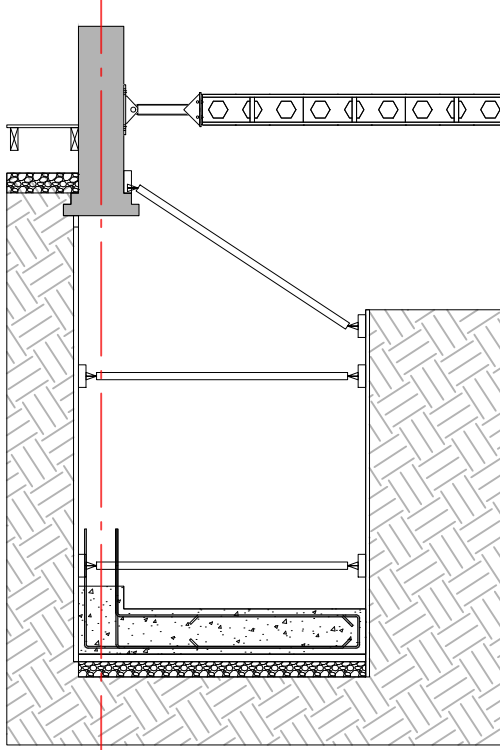
Existing Condition:

Before works commence
Technical design for permanent works to be completed
Temporary works and sequencing to have been designed by Contractor's Temporary works Engineer.
Site specific exploratory works to have been carried out to confirm Geotechnical and Hydrological conditions



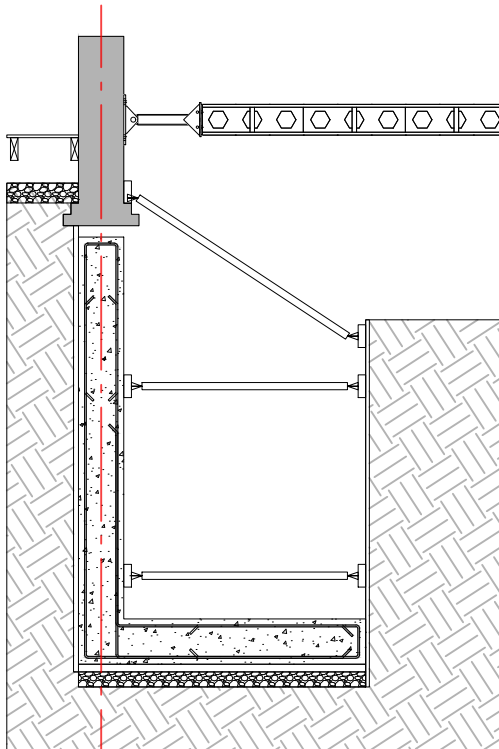
Stage 1:

Remove ground floor construction to enable work access
Install props at ground floor level spanning between party walls
Reduce ground levels across site battering back up to walls so that excavations does not exceed 45° line from foundations



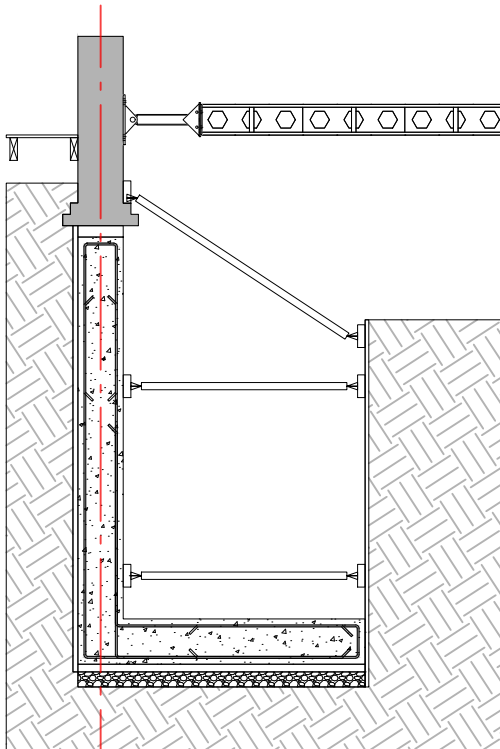
Stage 2:

Locally excavate for underpin down to formation level.
Install temporary props, strutting and blocking to retain loose ground.
Pour Blinding, install reinforcement and then pour toe and kicker of retaining wall.
Subject to party wall award, install cement board against excavated face to form clean finish to concrete. Central Bern to be left high to enable localised propping for underpinning excavations



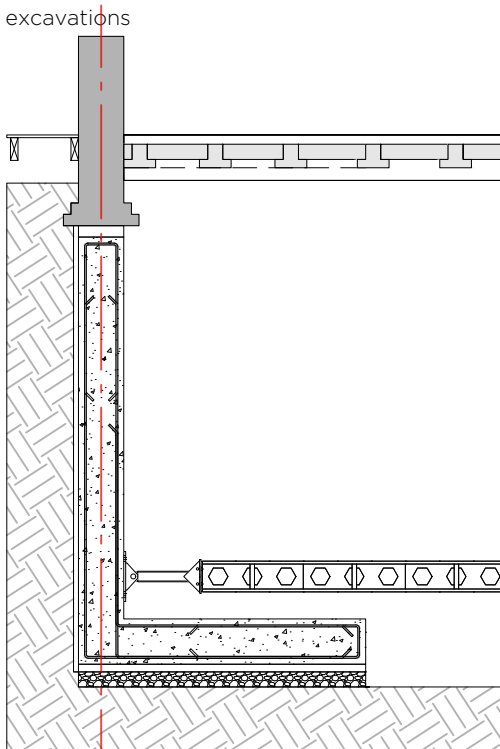
Stage 3:

Install reinforcement for stem
Utilise concrete spacers to brace cement board against reinforcement
Shuttering to be fixed to wall and underpinning section to be cast
Concrete to be poured in Letter box style and vibrated to enable packing



Stage 4:

Once concrete has reached required strength, strike shuttering.
Tightly dry pack between head of retaining wall and underside of masonry corbel
Re-prop or back fill to ensure stability in the temporary case
Repeat through stages until underpinning has been completed



Stage 5:

Install new Ground floor construction
If required wait for concrete to cure prior to removing high level props
Ground level across the site can be reduced in preparation of forming the basement slab.
Ensure stability throughout phase via the installation of low level props

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DRAWING TITLE:
SEQUENCE OF WORKS - 1 OF 2

CLIENT:
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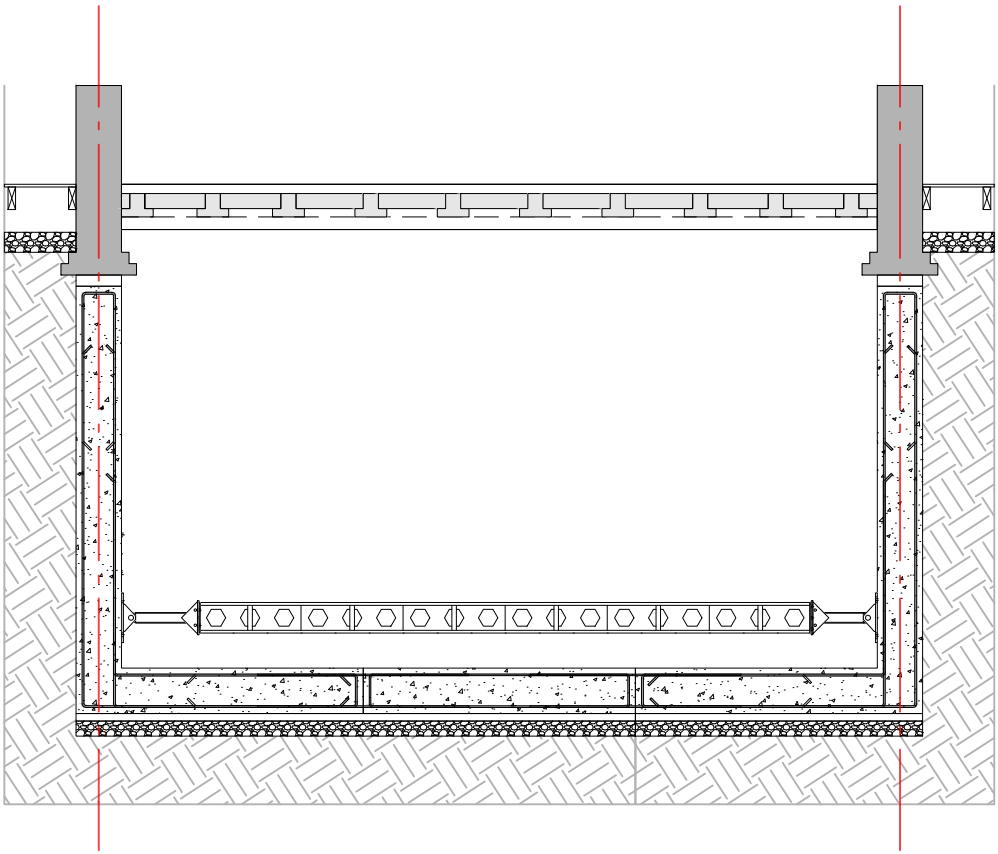
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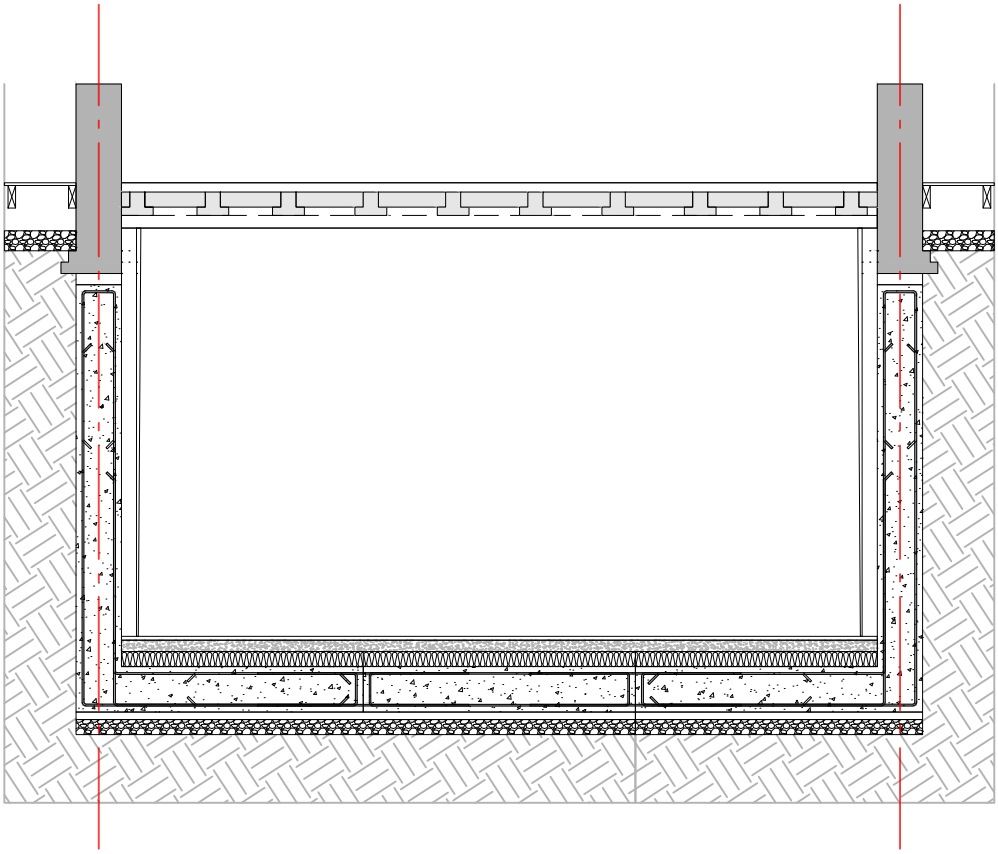
Stage 6:

Below ground drainage to be installed/finalised.
Cast blinding layer, reinforcement including tying bars (un-bend) between toe and slab and cast basement slab



Stage 7:

Once concrete has reached the required strength props can be removed.
Corbels can be cleanly disk cut back flush to wall above.
Waterproofing/Insulation to Architect's specification to be installed to finish basement box



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JOB TITLE:
STRUCTURAL METHOD STATEMENT

DRAWING TITLE:
SEQUENCE OF WORKS - 2 OF 2

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