



FORDINGTON ROAD

PROJECT No. 9198

STRUCTURAL METHOD STATEMENT FOR 10
FORDINGTON ROAD, LONDON N6 4TJ

PREPARED FOR MR & MRS FOX

Fordington Road

Project No. 9198

Report No. 9198-GDC-00-XX-RP-S-0001

Structural Method Statement For 10 Fordington Road, London
N6 4TJ

Prepared by David S. Mole BEng CEng MICE

Date: 26/01/2024

Prepared by	Approved by	Date	Status	Revision
DSM	WN	26/01/2024	Approval	P01

1.0 Introduction

GDC Partnership Ltd has been instructed by Mr & Mrs Fox as structural engineers for the new development at 10 Fordington Road which includes a full basement. This method statement for the construction of the basement has been prepared in support of the discharge of condition 6 of planning approval HGY/2022/4039 *'Basement method statement – notwithstanding the information submitted with the application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority. The Method Statement shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence. The development thereafter shall be carried out in accordance with this approved methodology and detail. Reason: to ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings in accordance with Policy DM18 of the Haringey Development Management DPD2017'.*

A Basement Impact Assessment has been carried out and found no significant risks to the proposal.

A Site Investigation has been carried out along with ground modelling to demonstrate the degree of damage is no greater than 1 on the Burland Scale.

2.0 Existing Site

The site location is 10 Fordington Road, London N6 4TJ. The current site arrangement comprises a double garage with a lean-to wooden shed on the southern side and there is tarmac providing car parking on the north western side of the garages extending to Fordington Road. To the rear of the garages there is a private garden with a number of sheds and greenhouses which are generally in poor condition.

3.0 Proposed Development

The proposed development comprises a single detached three storey residential dwelling with a basement. Car parking is proposed at the front of the property and a private garden to the rear accessed via a terrace which extends across the whole of the rear elevation. The proposed basement will extend under the footprint of the property including the terrace at the rear with stair access from the basement to the garden. There is a garden room and a cycle store proposed at the south eastern end of the garden. The left hand side of the building is located approximately 200mm from the site boundary whilst the right hand side is around 1m from the boundary.

The basement has been designed to be constructed using a contiguous piled wall on three sides of the basement where access is possible for a piling rig with the fourth side constructed of a 250mm thick reinforced concrete wall built in a hit and miss underpinning sequence as the proximity to the boundary precludes the use of a piling rig on this side.

The basement slab and walls are all to be waterproof concrete with waterbars at all construction joints and a cavity drain system will be installed also to provide a Grade 3 level of protection against ground water ingress.

4.0 Sequence of Construction

The proposed sequence of construction is shown on sketches 9198-GDC-00-XX-SK-S-0001 and 0002 in Appendix A and is described as follows.

Stage 1

- The existing buildings are demolished along with the side wall of the garage to No. 12 which is astride the site boundary.
- Contiguous piles installed on three side of the proposed basement.
- The retaining walls to the fourth side of the basement are constructed in a hit and miss sequence with each segment being up to 1.2m long and no more than one sixth of the wall segment being constructed at one time. The excavation for each segment is temporarily propped as the excavation proceeds with a lost shutter formed of a cementitious board used on the outer face of the excavation. The base of the segment is constructed followed by the wall stem. The excavation is then backfilled in compacted layers with the temporary props removed as the backfilling proceeds. The sequence is then repeated for the next set of segments until the wall is completed.
- The ground is excavated approximately 1m deep and a temporary propping system is installed to prop across the basement.

Stage 2

- The excavation is continued to around 2.5m depth and a second lower set of props is installed.

Stage 3

- The excavation is continued to the formation level and the below ground drainage is installed.

Stage 4

- Cast the basement slab.

- Remove the lower set of props after the basement slab has reached its 28 day cube strength to provide a prop between the retaining elements.

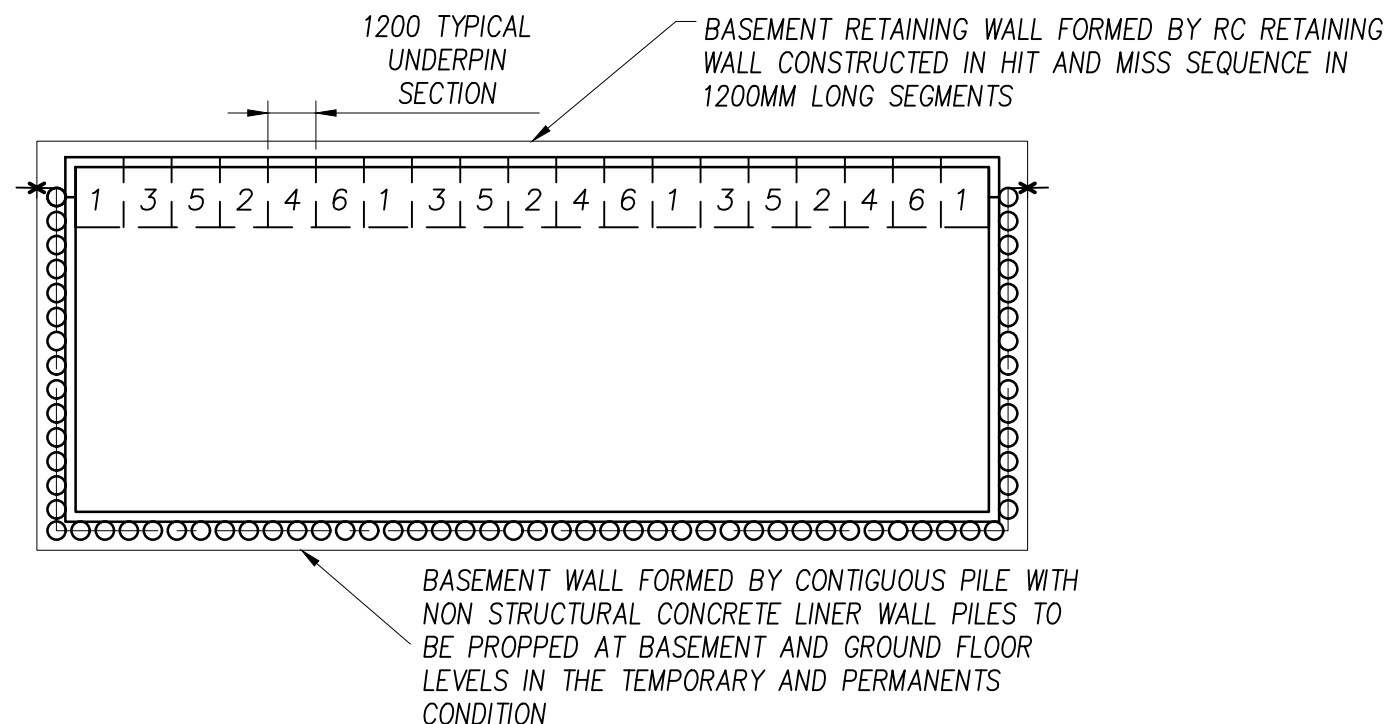
Stage 5

- Construct the columns and liner walls to the contiguous piled wall.
- Construct the ground floor slab.
- Remove the upper set of props after the ground floor slab has reached its 28 day cube strength to provide a prop between the retaining elements.

This sequence ensures that the retaining elements are always propped at the top and base during construction to replicate the final condition. This sequence of construction is expected to restrict the ground movements to no greater than 1 on the Burland Scale.

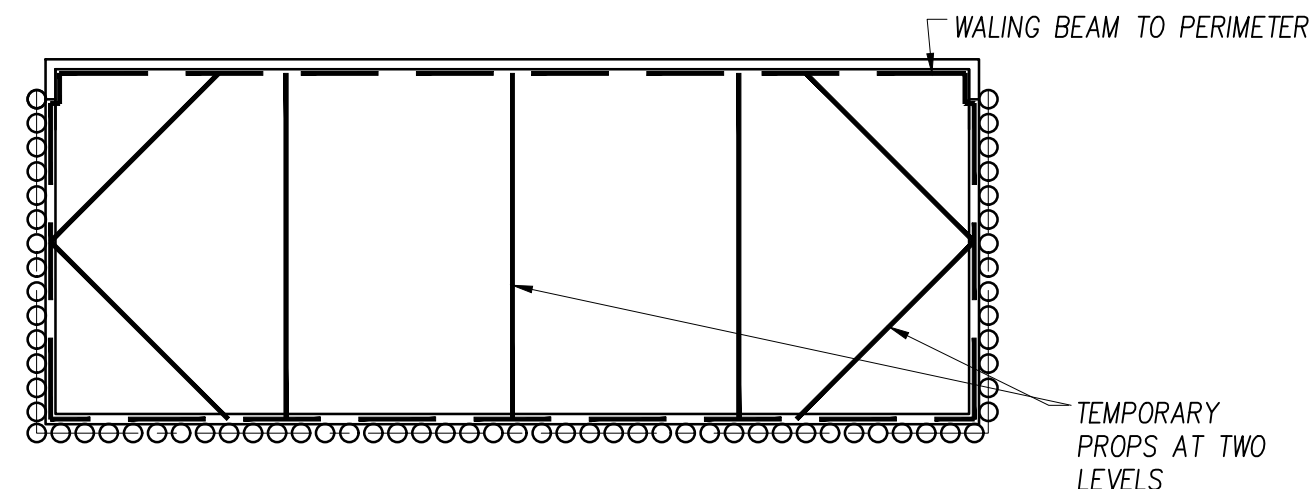
APPENDIX A

DRAWINGS



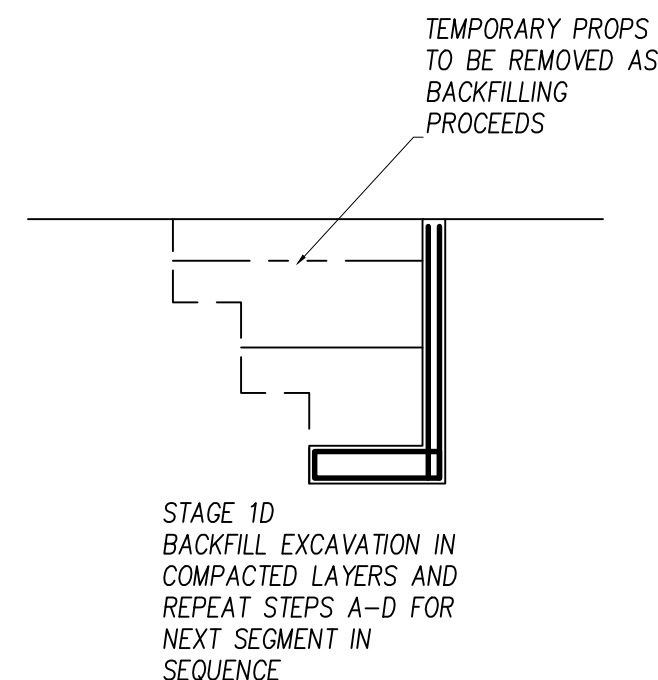
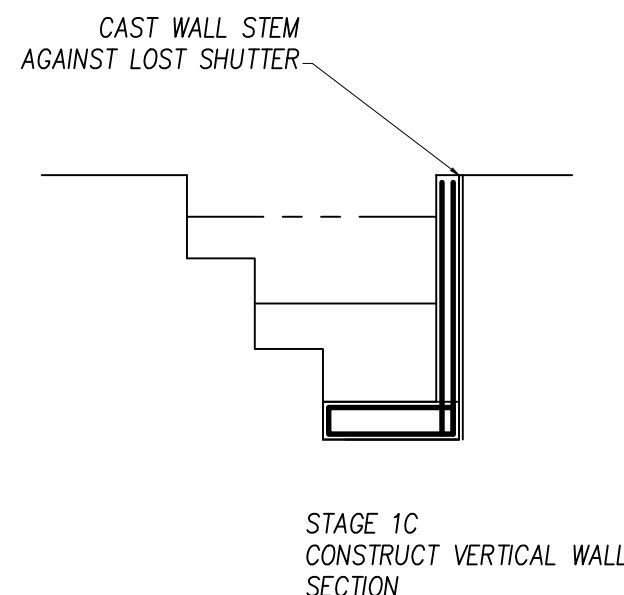
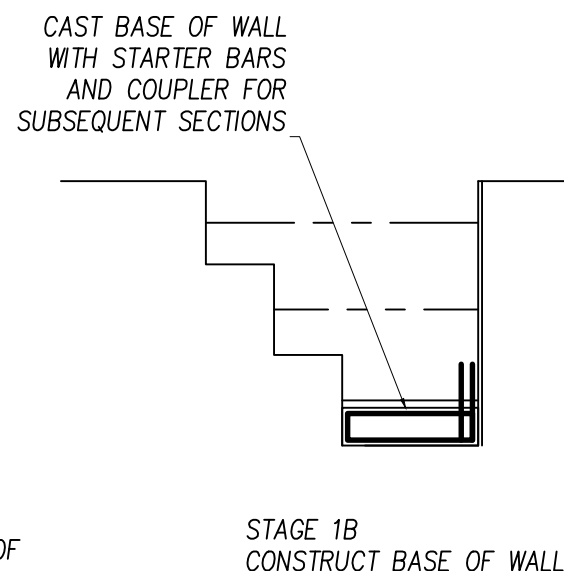
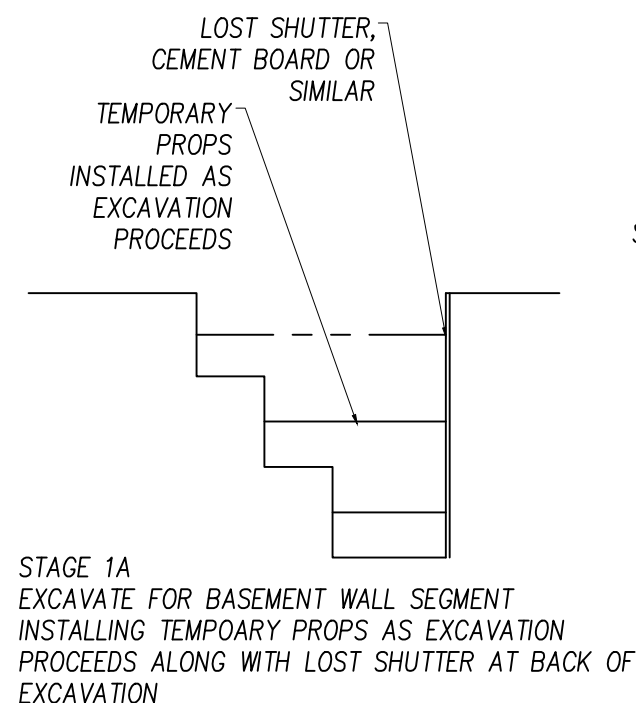
BASEMENT PLAN SHOWING FORM OF CONSTRUCTION

SCALE NTS



BASEMENT PLAN SHOWING LAYOUT OF TEMPORARY PROPS

SCALE NTS



CONSTRUCTION SEQUENCE FOR RETAINING WALL SEGMENTS

NOTES
1. DO NOT SCALE FROM THIS DRAWING

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Project FORDINGTON ROAD
Title BASEMENT CONSTRUCTION SEQUENCE SHT 1

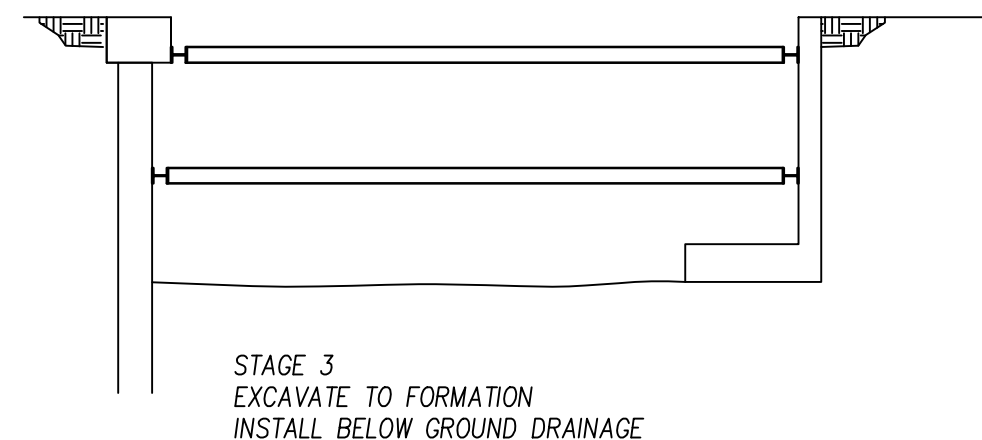
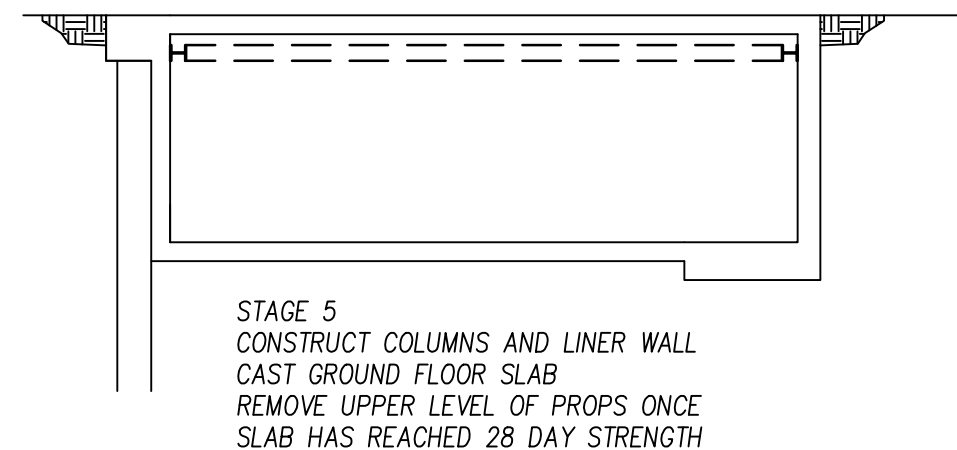
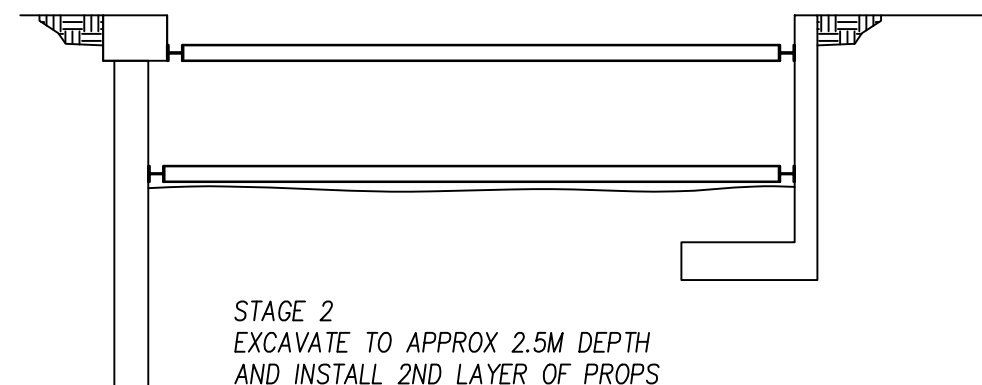
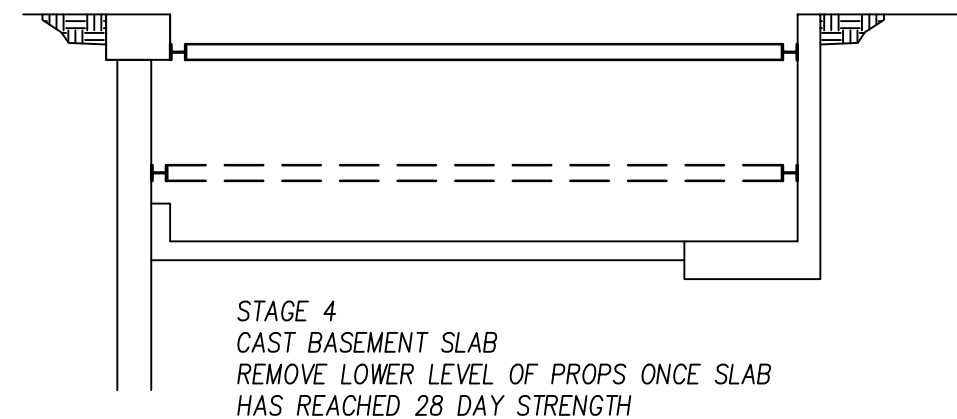
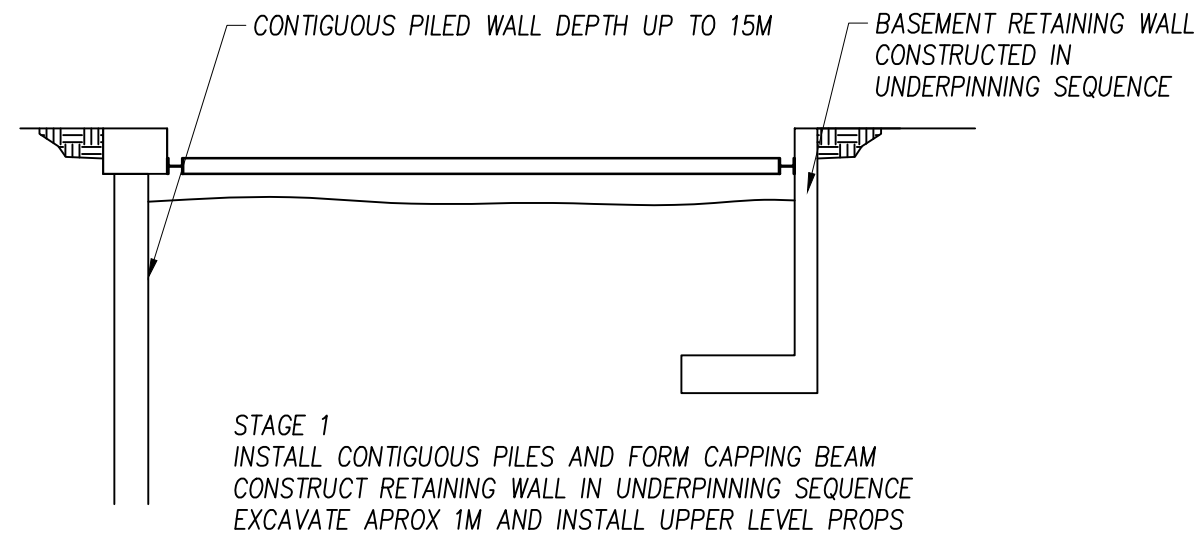
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Date 01.24 Chkd. WN 9198-GDC-00-XX-SK-S-0001

Appd.

Rev.

P01

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Project	FORDINGTON ROAD				Appd.
Title	BASEMENT CONSTRUCTION SEQUENCE SHT 2				
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