

### 3.4 Sequence of construction assumed in the design of the proposed works

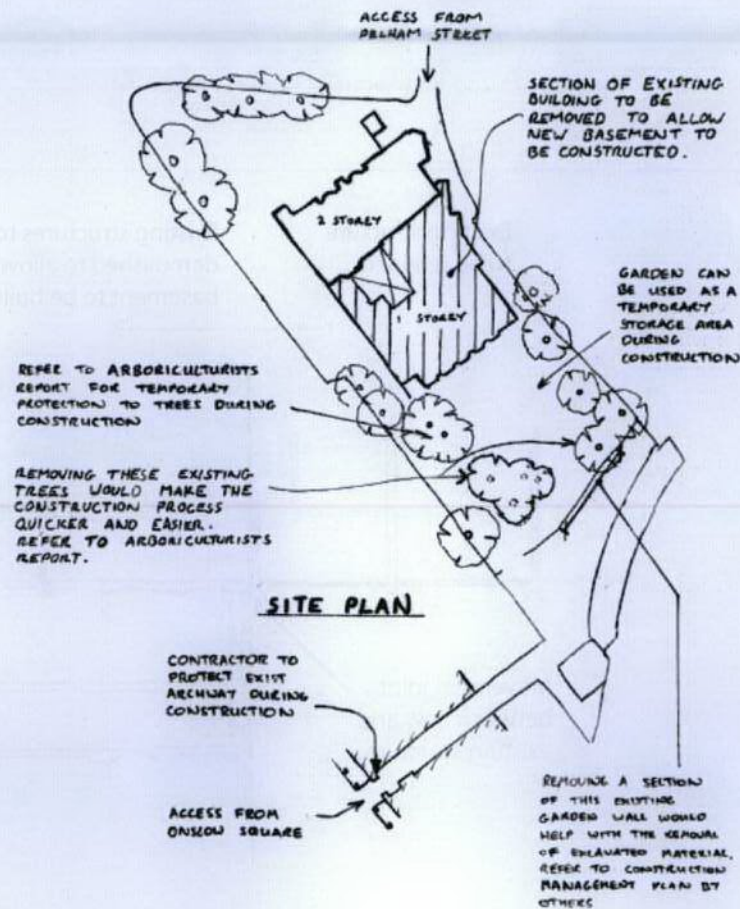
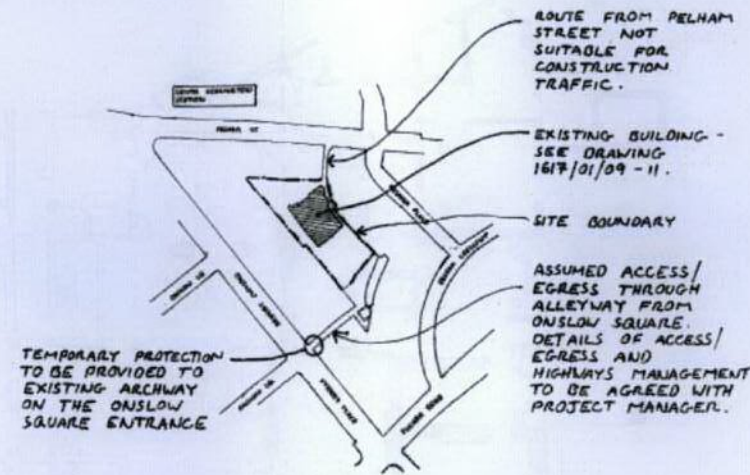
3.4.1 The sequence of construction assumed in the design of the proposed extension is shown on drawings 1617/01/040-41 in appendix E. It has been designed to accommodate the following key considerations

1. Ground movements
2. Limiting the amount of excavated material to be removed from site.
3. Site access and egress, this is particularly key when considering the removal of excavated material. Access to the site is through a narrow archway which forms part of the Grade II listed terrace to Onslow Square

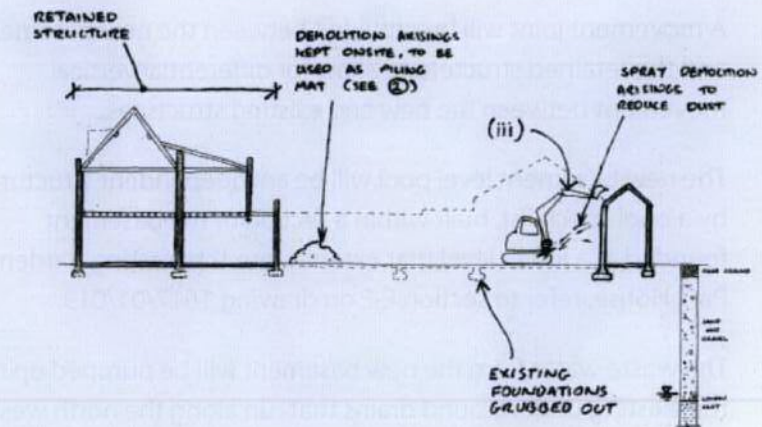
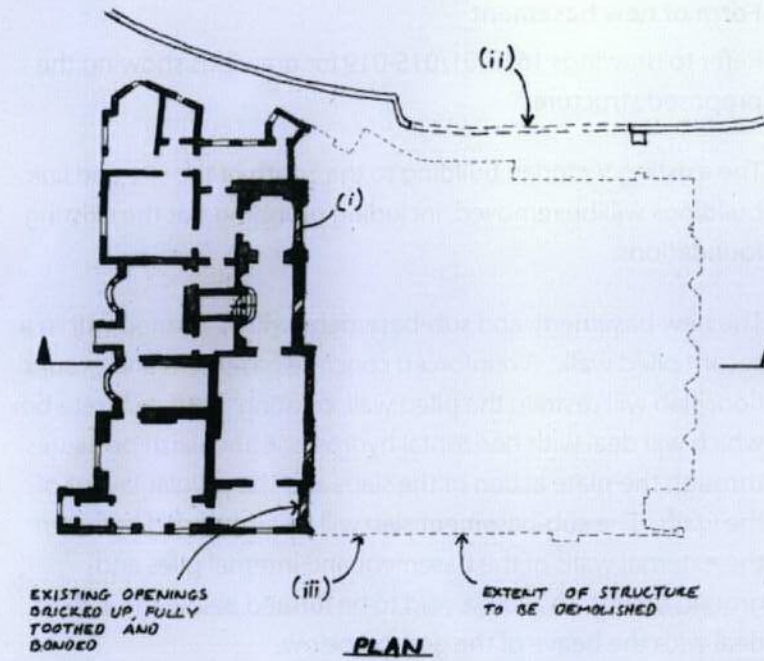
The proposed sequence of construction can be summarised as follows:

- Demolish the existing sections of the building to be removed. Carefully remove the existing leaning garden wall to the north east of the site.
- Infill all the existing openings in the retained Victorian cottages.
- Form the new secant piled wall
- Install temporary props, then excavate down to basement level
- Install 2nd level of props, then excavate down to sub-basement level.
- Form piles, ground beams, sub-basement slab and walls
- Install basement slab, then remove temporary props
- Install ground floor slab, then remove props
- Rebuild garden wall, studio and link buildings.

#### Site Constraints

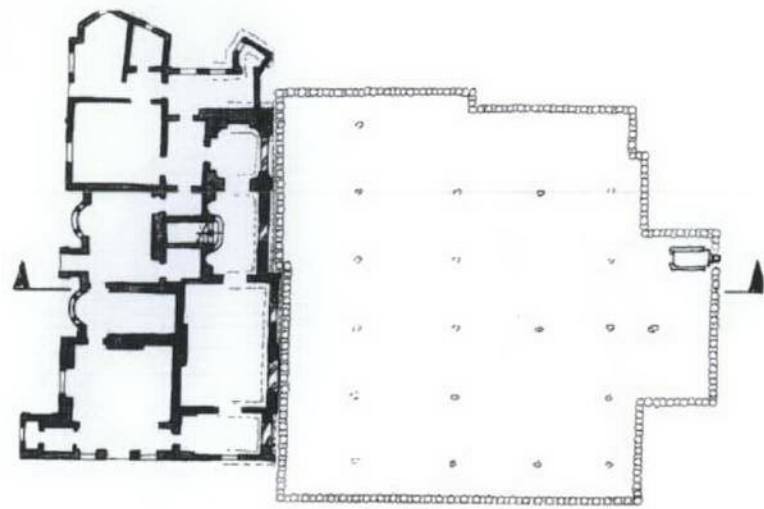


#### 1. Demolition



- (i) BRICK UP EXISTING OPENINGS IN STRUCTURE TO REMAIN ALONG PROPOSED LINE OF DEMOLITION.
- (ii) REMOVE SECTION OF EXISTING GARDEN WALL THAT IS LEANING AND PROVIDE TEMPORARY PROTECTIVE FENCING.
- (iii) CAREFULLY DEMOLISH EXISTING STRUCTURE AS SHOWN, KEEPING ANY MATERIALS THAT CAN BE REUSED.

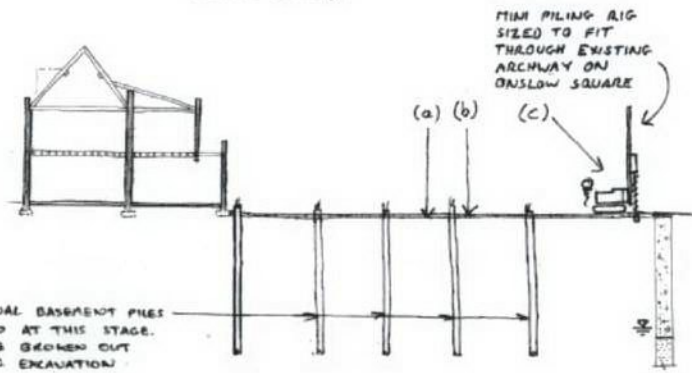
2. Construct secant piled wall



PLAN

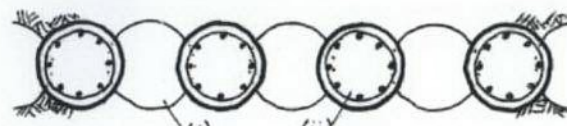
FORM SECANT PILE WALL BY:

- (a) LOWER GROUND LEVEL TO PILING LEVEL.
- (b) FORM PILING MAT, (POSSIBLY USING DEMOLITION ARISINGS)
- (c) CARRY OUT PILING (SEE DETAIL BELOW).



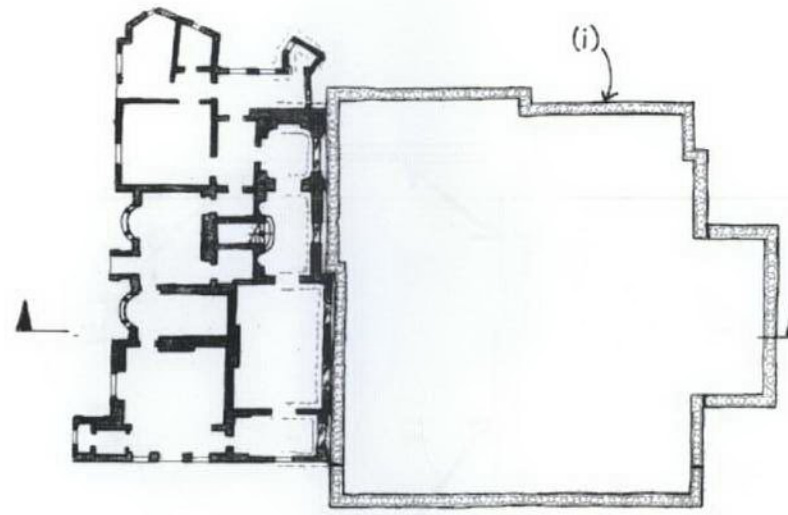
SECTION

- (i) CONSTRUCT UNREINFORCED 'FEMALE' PILES.
- (ii) CONSTRUCT REINFORCED 'MALE' PILES THROUGH 'FEMALE' PILES TO FORM SECANT PILED WALL.

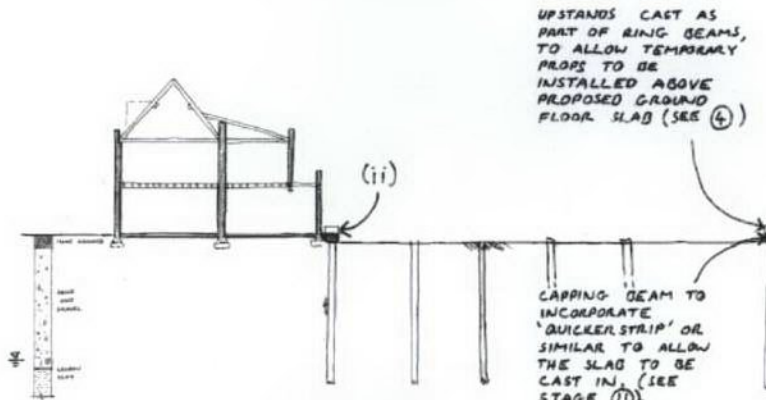


DETAIL

3. Cast R.C. capping beam



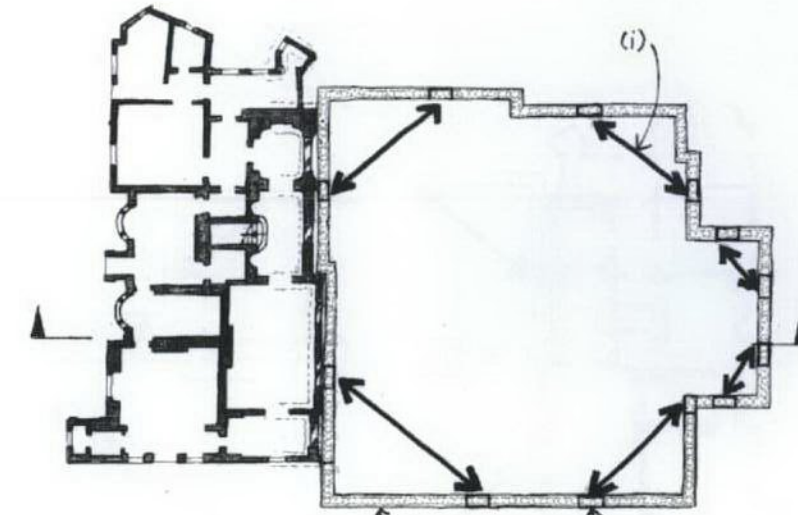
PLAN



SECTION

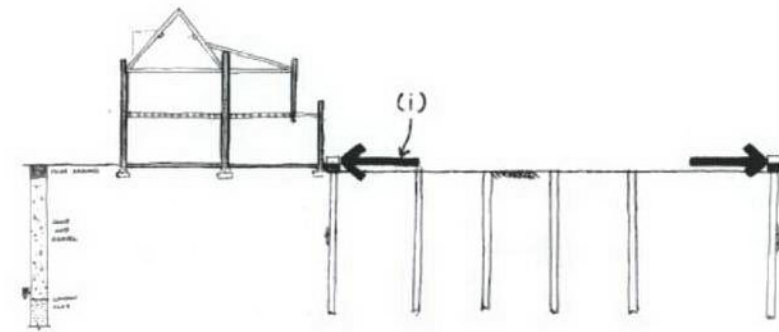
- (i) CONSTRUCT PROPOSED CAPPING BEAM.
- (ii) INCLUDE UPSTANDS ABOVE PROPOSED GROUND LEVEL TO ALLOW TEMPORARY PROPS TO BE INSTALLED.

4. Install temporary props



PLAN

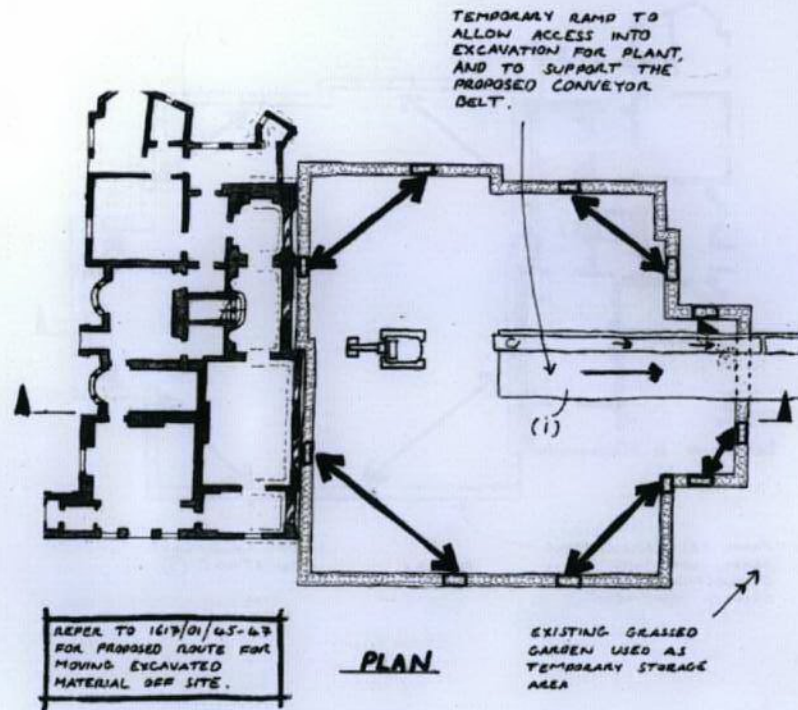
PROPS RESTRAIN CAPPING BEAM, LIMITING DEFLECTIONS AND GROUND MOVEMENT. UPSTANDS CAST IN STAGE 3



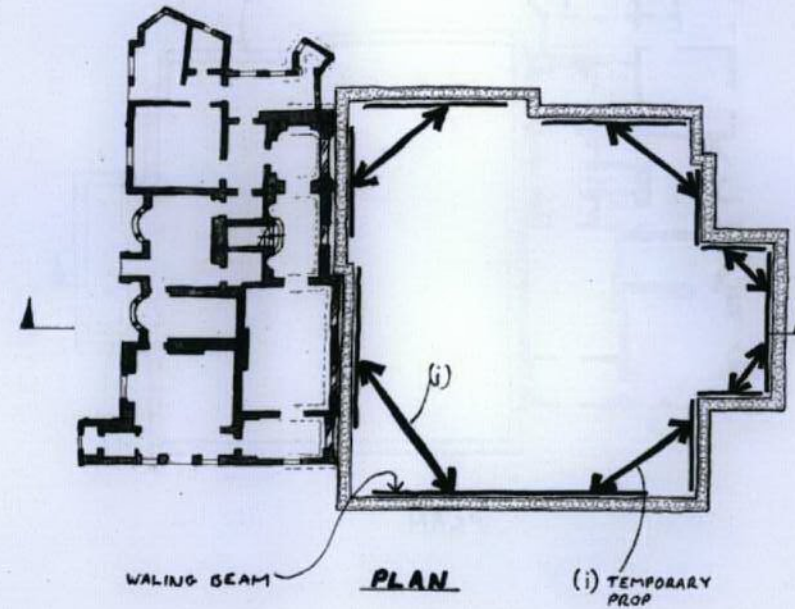
SECTION

- (i) INSTALL TEMPORARY PROPS AT CAPPING BEAM UPSTAND LEVEL (ABOVE PROPOSED GROUND LEVEL) TO RESTRAIN PILED WALL.

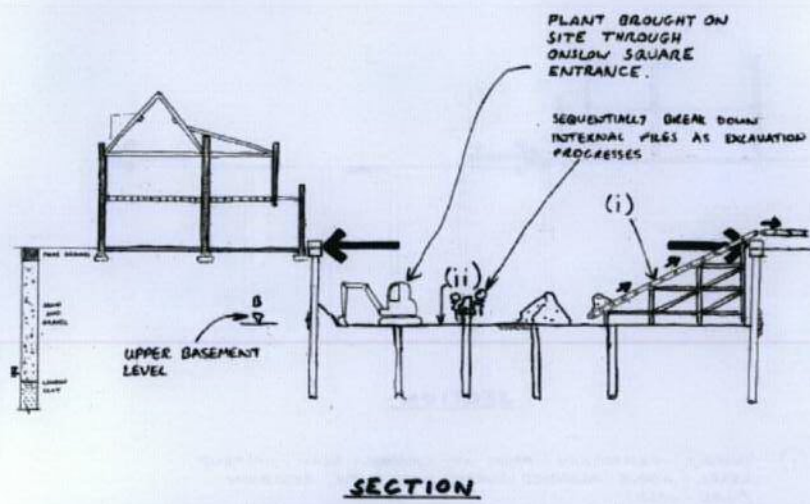
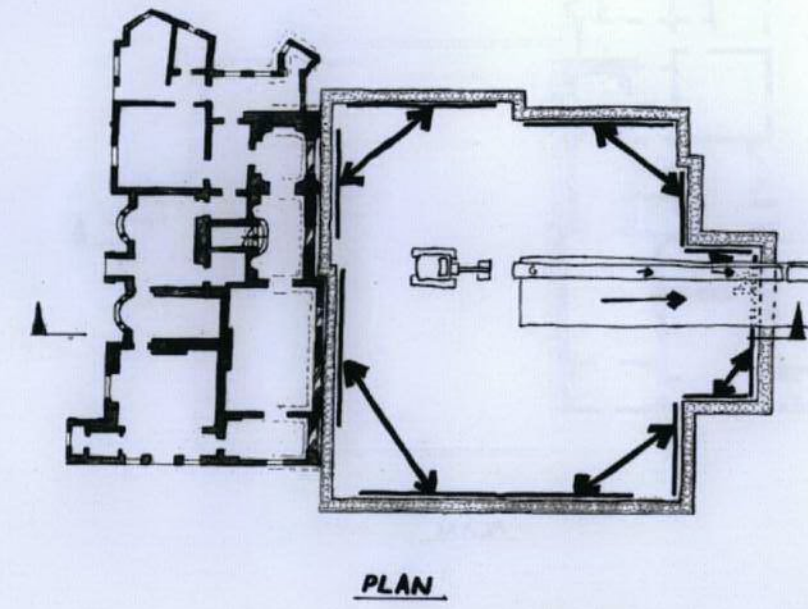
5. Excavate down to lower-ground floor level



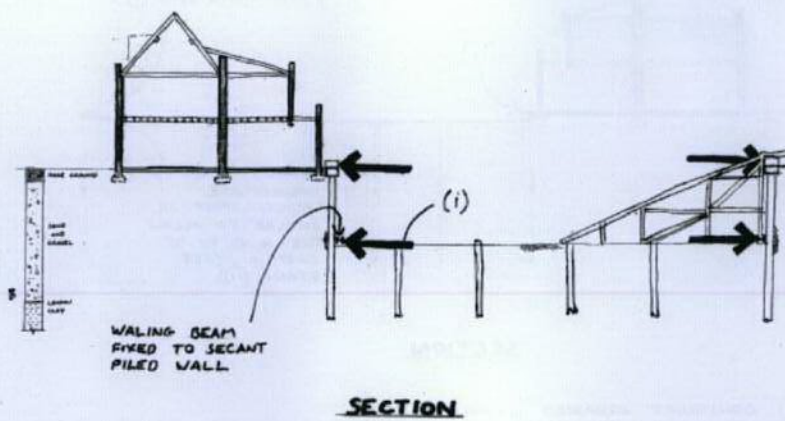
6. Install temporary works above lower-ground floor level



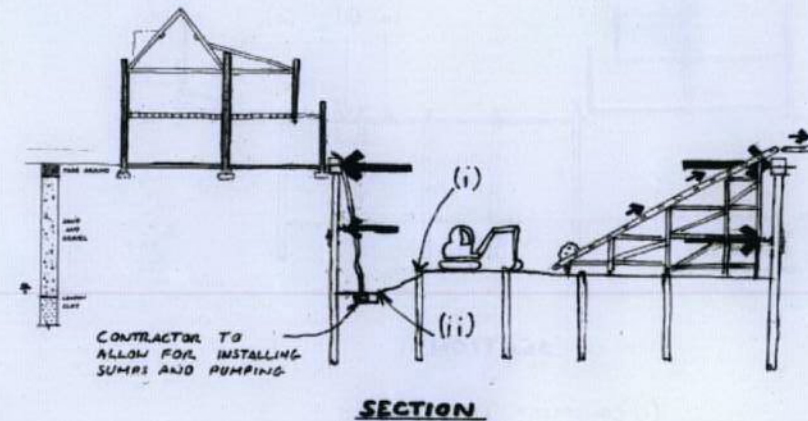
7. Excavate to basement level



- (i) PROVIDE RAMP AND CONVEYOR BELT TO ALLOW ACCESS TO EXCAVATION AND REMOVE SPOIL.
- (ii) INCREMENTALLY EXCAVATE TO UPPER BASEMENT LEVEL.

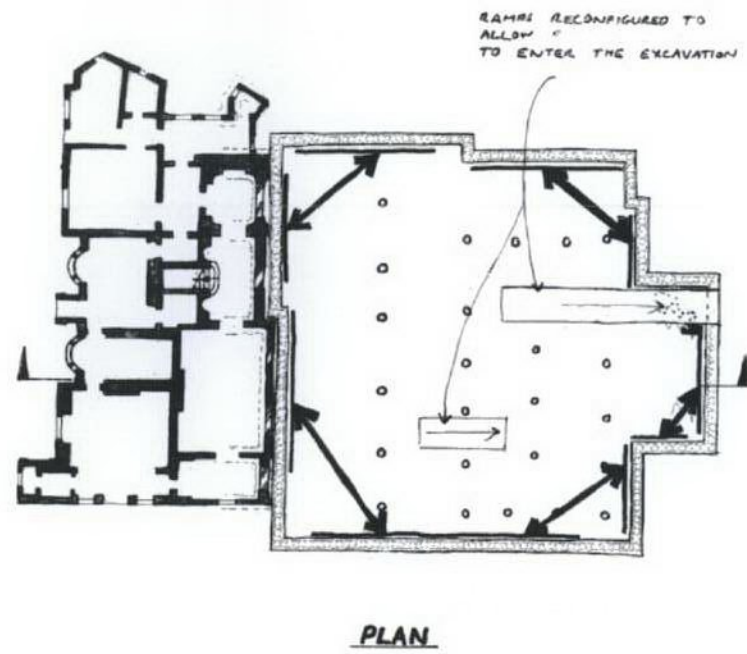


- (i) PROVIDE TEMPORARY RESTRAINT TO PILED WALL ABOVE UPPER BASEMENT SLAB LEVEL

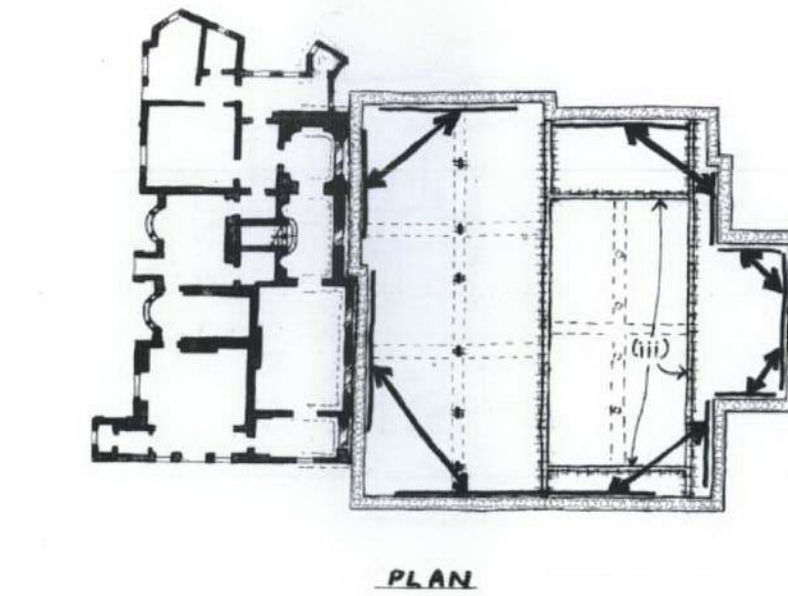


- (i) INCREMENTALLY EXCAVATE TO LOWER BASEMENT LEVEL.
- (ii) INSTALL PUMP AND SUMP TO REMOVE WATER FROM WITHIN THE EXCAVATION.

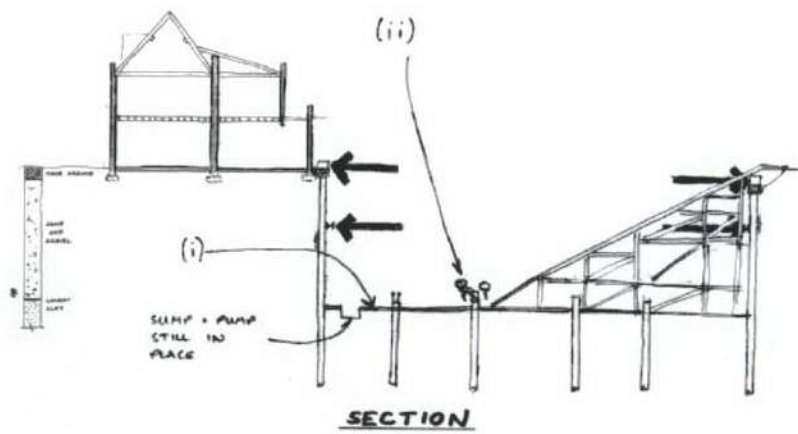
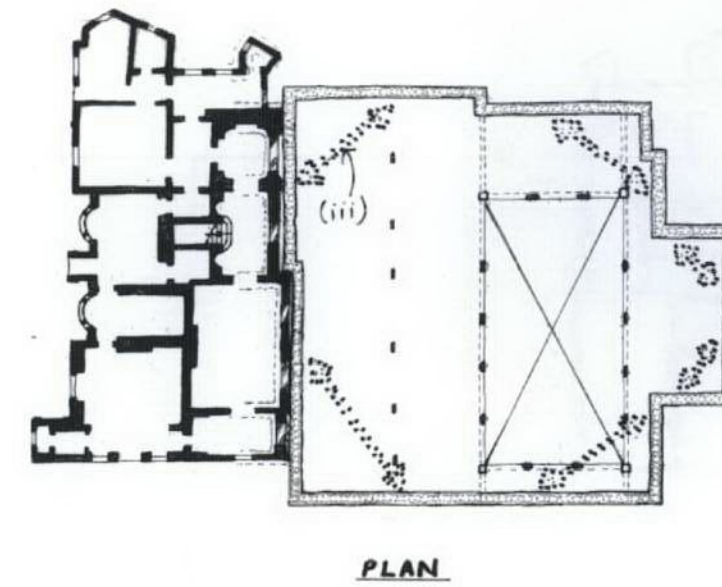
8. Pile at basement level



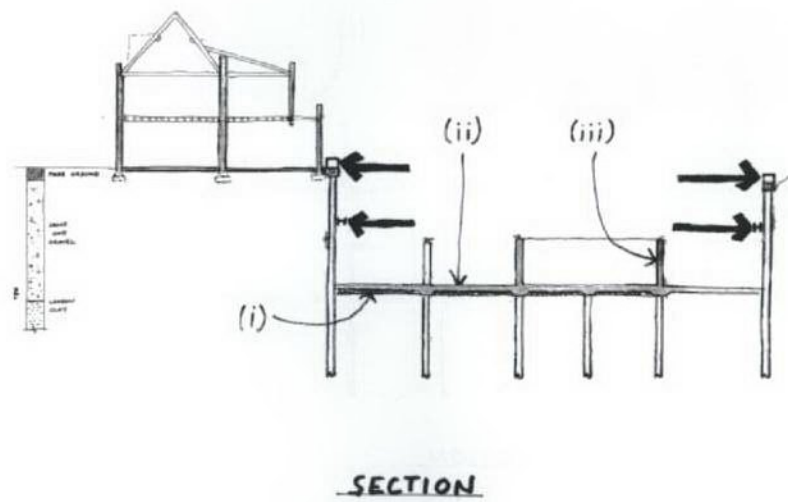
9. Cast lower basement slab



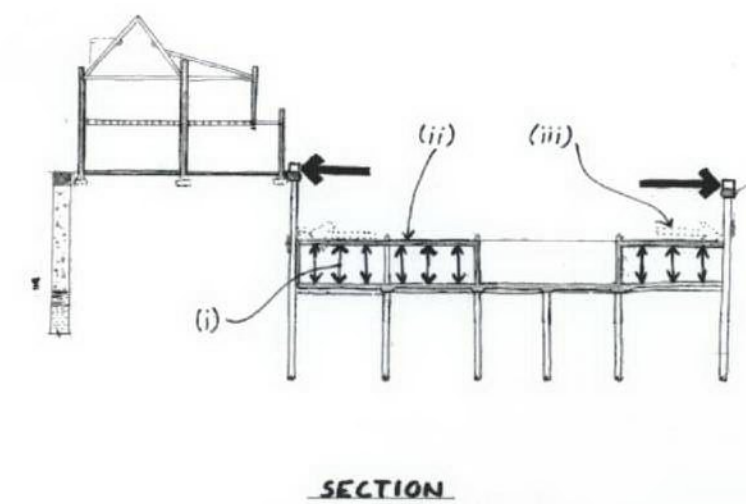
10. Cast upper basement slab



- (i) CAST CONCRETE BLINDING
- (ii) CUT DOWN INTERNAL PILES USING THE ELLIOT METHOD OR SIMILAR

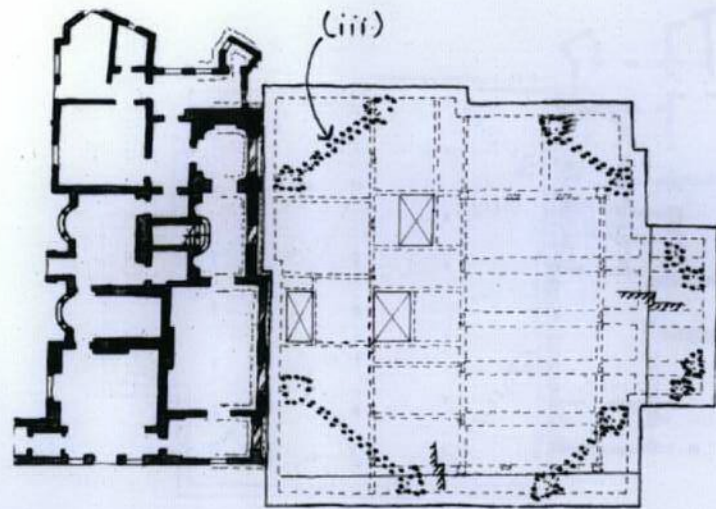


- (i) INSTALL NEW VOID FORMER BELOW PROPOSED SLAB
- (ii) CAST NEW SLAB AND GROUND BEAMS
- (iii) CAST RETAINING WALLS



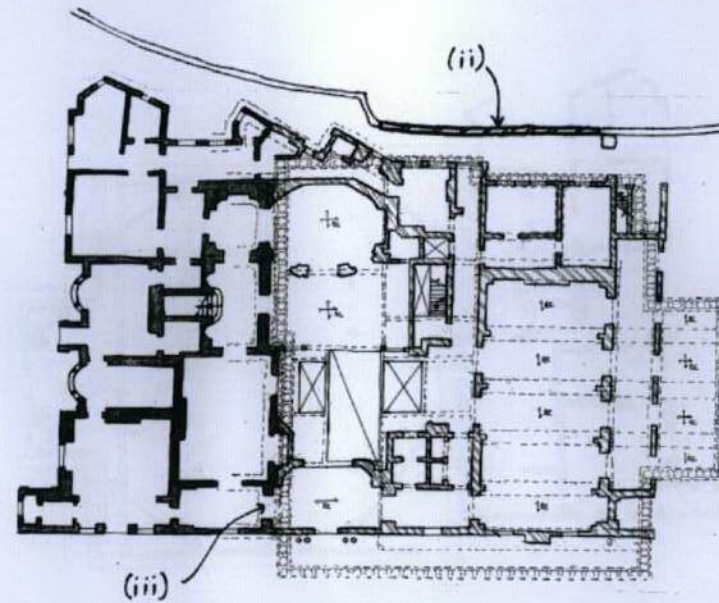
- (i) INSTALL TEMPORARY PROPS AND FORMWORK TO UPPER BASEMENT LEVEL SLAB.
- (ii) CAST UPPER BASEMENT SLAB.
- (iii) REMOVE TEMPORARY PROPS AT UPPER BASEMENT LEVEL.

11. Cast ground level slab

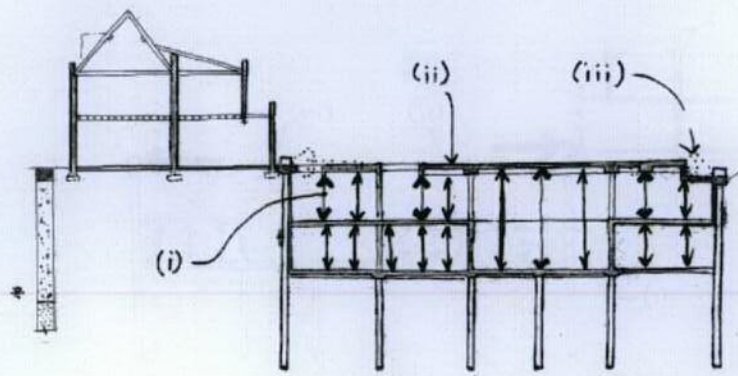


**PLAN**

12. Rebuild house over ground level slab

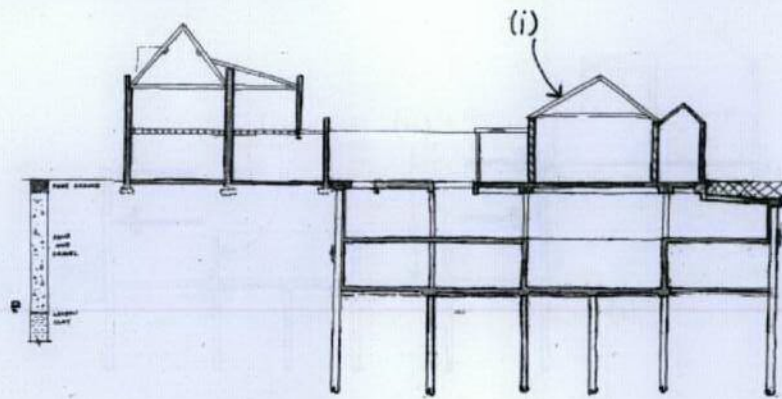


**PLAN**



**SECTION**

- (i) INSTALL TEMPORARY PROPS AND FORMWORK TO GROUND LEVEL SLAB.
- (ii) CAST GROUND LEVEL SLAB.
- (iii) REMOVE TEMPORARY PROPS AT GROUND LEVEL.



**SECTION**

- (i) REBUILD HOUSE OVER GROUND FLOOR SLAB.
- (ii) REBUILD GARDEN WALL.
- (iii) REFORM OPENINGS IN RETAINED STRUCTURE.

# 4.0 Conclusion

- 4.1 Park House comprises a range of buildings developed from a pair of cottages combined to form a single dwelling and then extended on a number of occasions over the past 170 years.
- 4.2 It occupies an unusual site surrounded by gardens to terraced housing on all sides with fairly restricted access via archways in the terraces.
- 4.3 The original quality of the structures generally appears to be of a little above average for their age and type although some of the extensions, in particular the structure to link buildings, is of a lesser quality.
- 4.4 The buildings have been much altered as the original two cottages were combined and then extended, but generally they seem to have been reasonably well maintained. The site investigation works carried out to date show the buildings to be founded in sands and gravels.
- 4.5 Overall it seems the existing structures to this range of buildings are generally in a reasonable condition for their age and type.
- 4.6 The Architect's proposal involves the construction of a new basement which extends out into the garden and incorporates a swimming pool.
- 4.7 The site investigation shows the site is underlain by around a metre of made ground over 8 metres of sand/gravel over London Clay, with ground water encountered 0.5m above the clay, during the time of the investigation works.
- 4.8 The overall layout and location of the new basement extension has been determined by guidance from an arboriculturist to avoid affecting the existing trees, except where noted by the arboriculturist in relation to the assumed sequence of construction. It is also informed by the current arrangement of the structure to Park House to avoid any significant effect on the retained buildings.

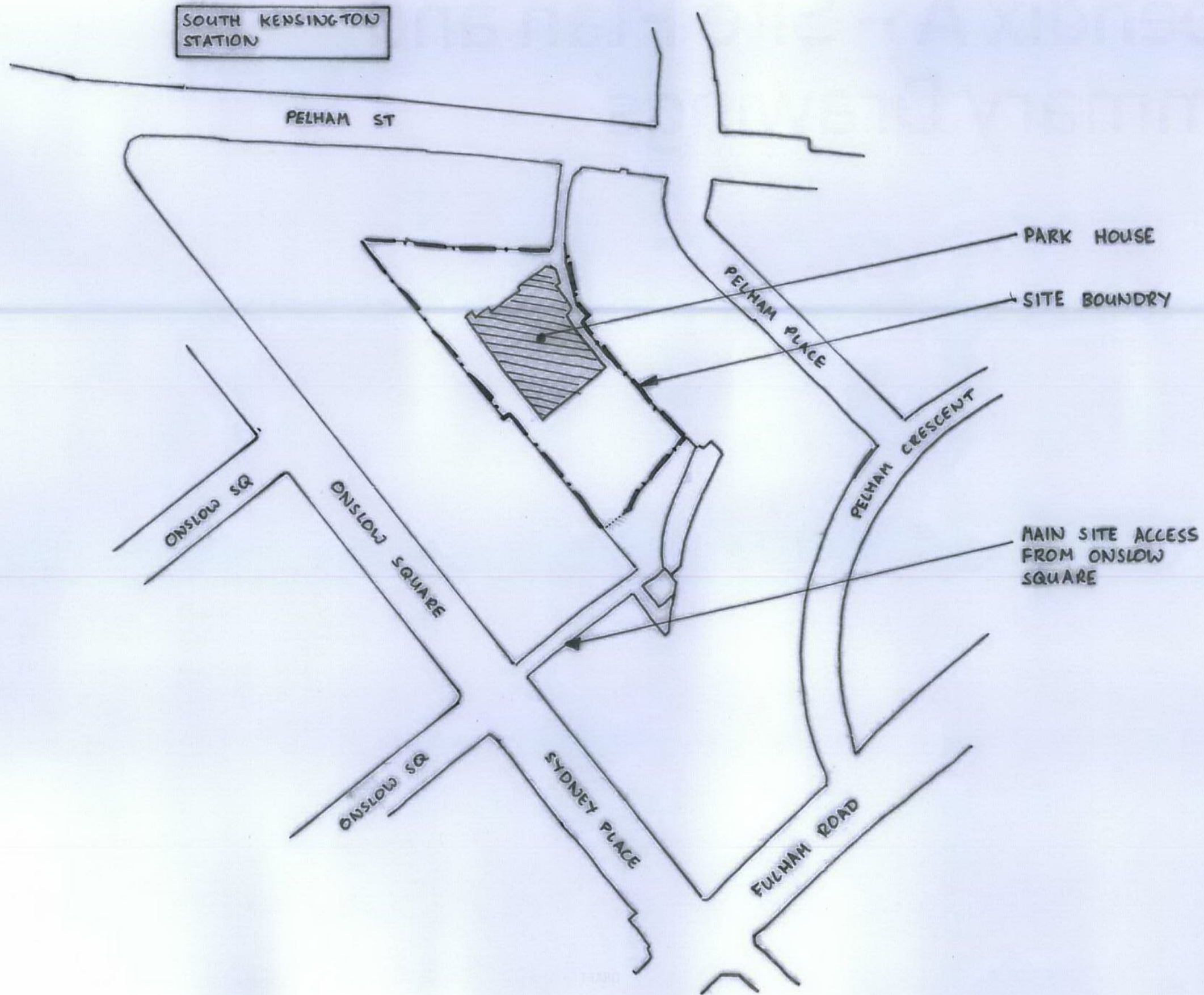
- 4.9 To form the new basement a secant piled wall is proposed around the perimeter of the basement where it extends into the garden to act as the temporary support to the ground during the works and permanent support to the ground and structure over.
- 4.10 The basement structure has been designed so as not to have any significant effect on ground water, allowing future flow of groundwater on top of the London Clay, around the new structure. Similarly the new structure has been designed to accommodate some hydrostatic loads from possible rises in ground water levels in the future.
- 4.11 Access and egress to the site, in particular the removal of the excavated soil is a site constraint. There are two locations

through the terraces in Onslow Gardens and Pelham Place where materials can be brought in/taken out and we anticipate that some form of conveyor belt system may be required for the excavated soils. Alternatively small vehicles that can fit through the arch will be required to transport the materials.



View towards the existing studio building showing the area of the garden where the new basement is going

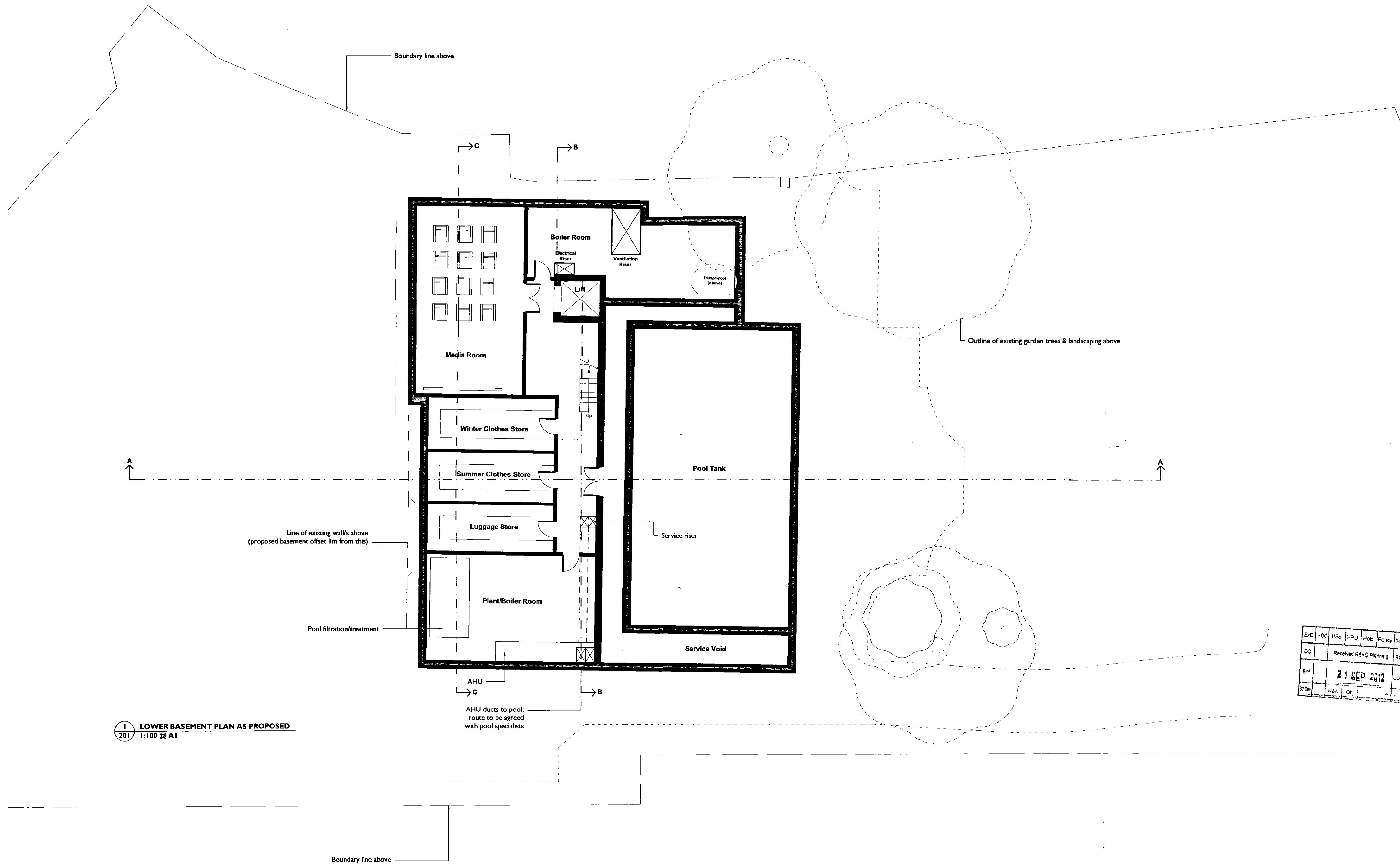
# Appendix A – Site Plan and Summary Drawings



notes  
 1) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS

22.6.11 ISSUED AS PART OF REFRACT TR	
job <b>PARK HOUSE ONSLOW SQUARE</b>	
title SITE LOCATION PLAN	
drawn TR	checked DJ
date MAY '11	scale (original - A3) 1:1250
<h1>Alan Baxter</h1>	
75 Cowcross Street London EC1M 6EL tel 020 7250 1555 email aba@alanbaxter.co.uk  www.alanbaxter.co.uk	
drg. no. <b>1617/01/001</b>	rev. .

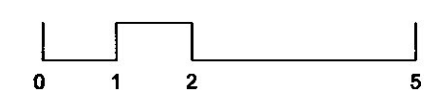
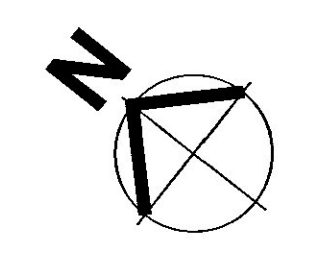




1 LOWER BASEMENT PLAN AS PROPOSED  
201 1:100 @ A1

ED	HDC	HSS	HPD	HQE	Policy	Design	Text
DC	Received RAGC Planning			Reg	PIO		
Ent	21 SEP 2012			LLC	WAVE		
DR	AGN	Obj					

**Notes:**  
 Drawings are based on survey data and may not accurately represent what is physically present.  
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.  
 All dimensions are in millimeters unless noted otherwise.  
 Purcell shall be notified in writing of any discrepancies.



**Key**

	Proposed walls / structure
	Existing walls / building fabric
	Existing fabric to be removed
	Beam over

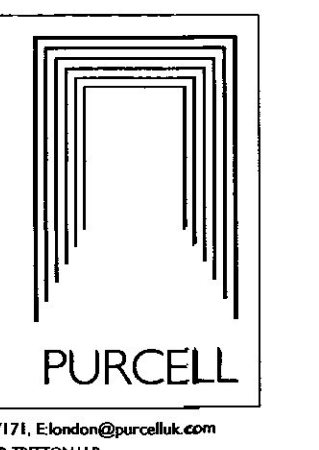
NOTE: Prior to 28/08/12, drawing 201 was numbered as 207

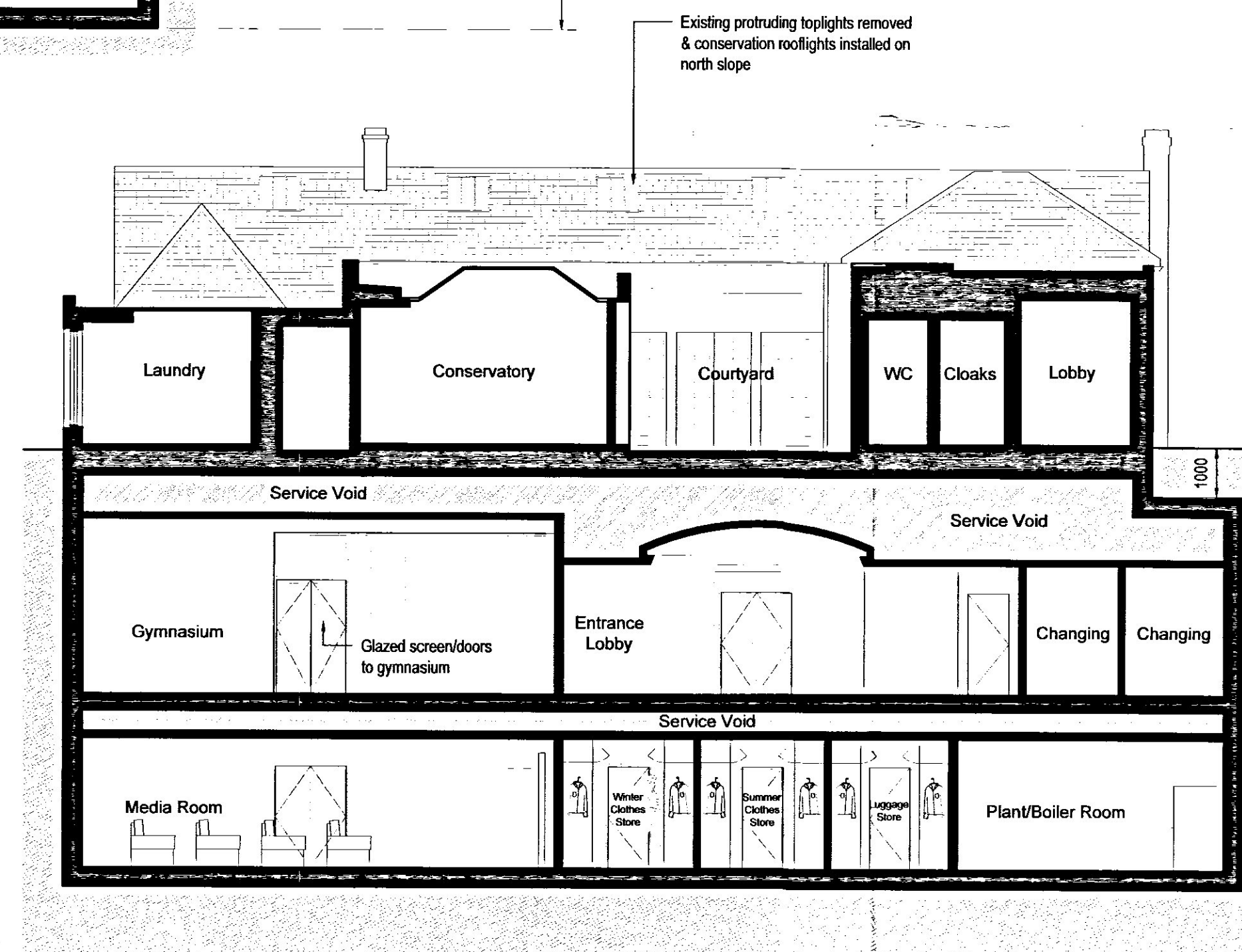
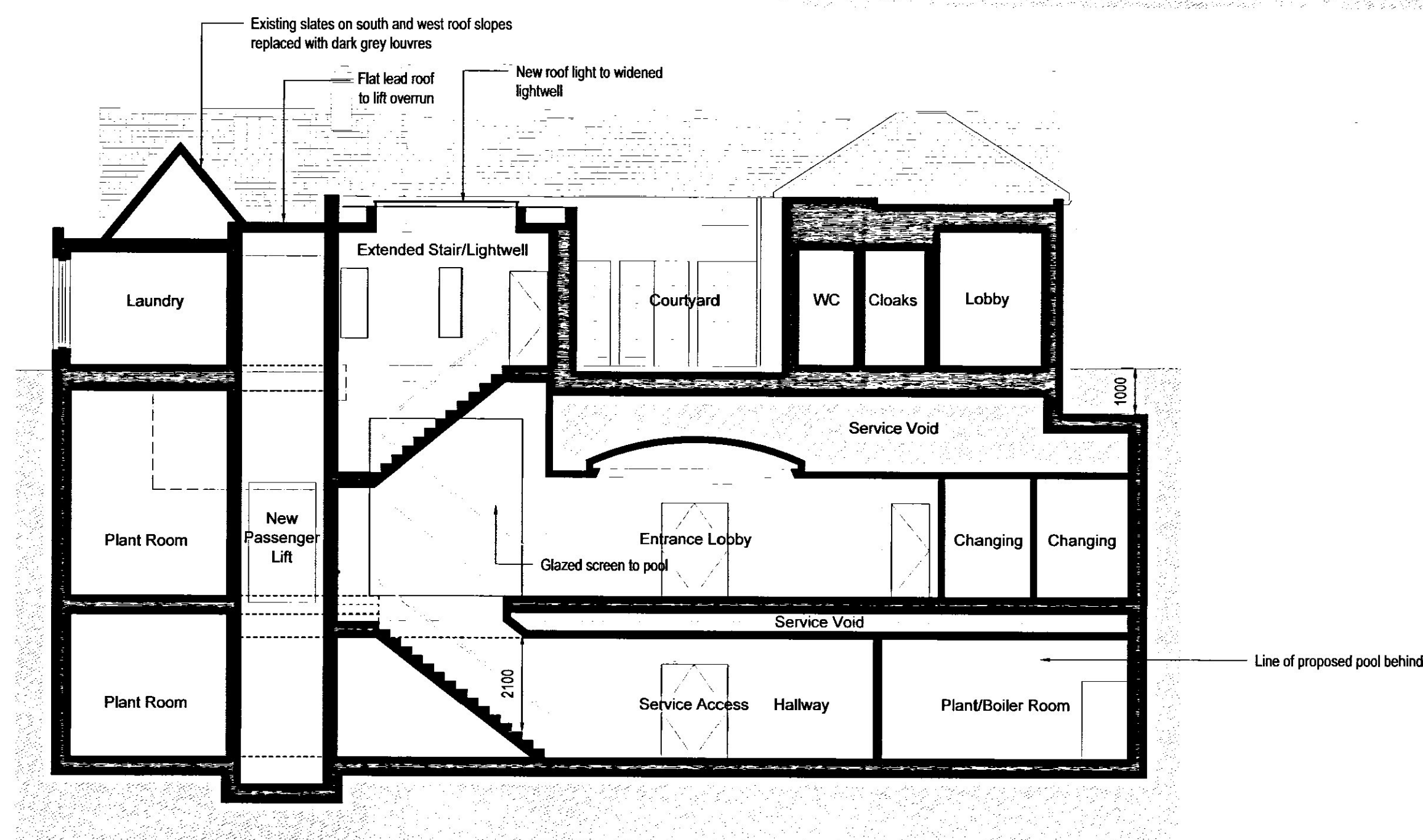
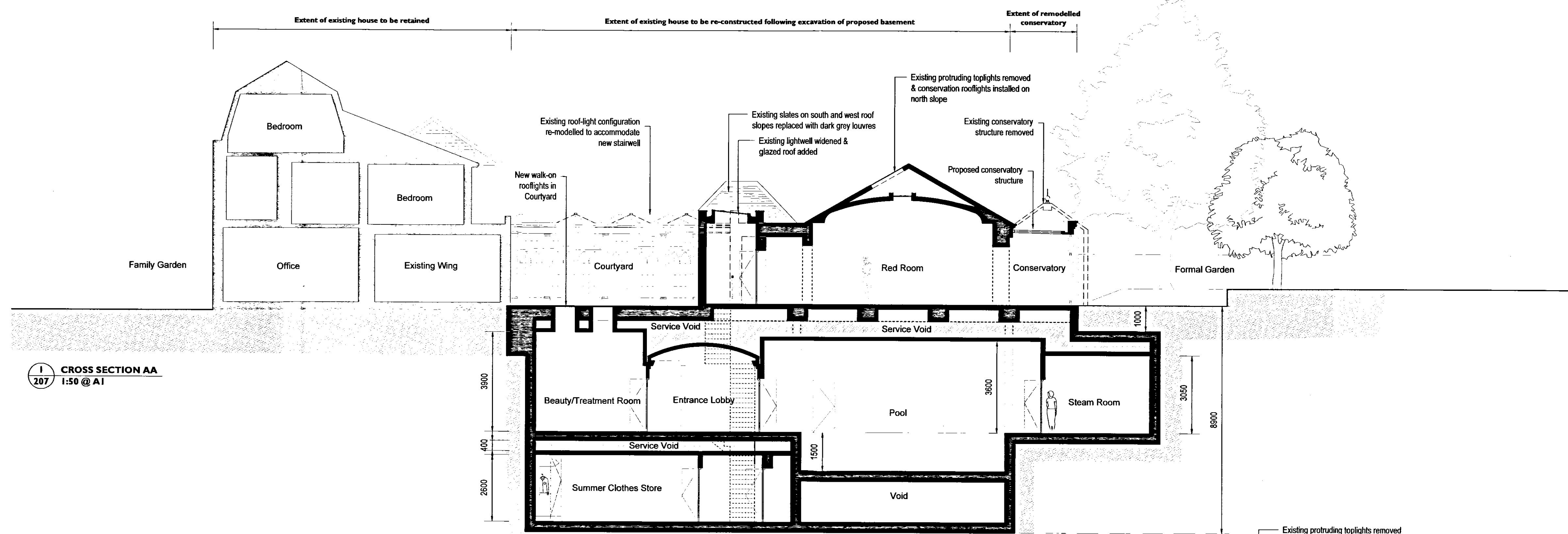
First Issue	07 Sep 2012	MW	APL
ISSUE	DATE	DRAWN	CHECKED
			DESCRIPTION

<b>CLIENT</b>	Professor G R Flick
<b>PROJECT</b>	Park House, 7-11 Onslow Square

<b>DRAWING TITLE</b>	Lower Basement Plan as Proposed
<b>SIZE &amp; SCALE</b>	A1L 1:100 @ A1
<b>DRAWING STATUS</b>	ISSUED FOR PLANNING

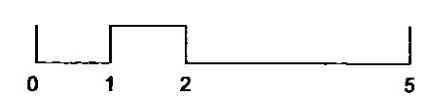
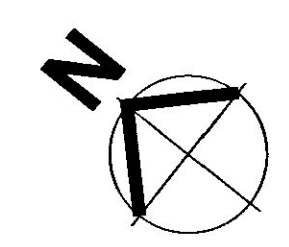
<b>JOB NUMBER</b>	232260
<b>DRAWING NO.</b>	201
<b>REVISION</b>	-





ExD	HDC	HSS	HPD	HoE	Folioy	Desig	Team
DC		Received	RBC	Planning	Reg	PIG	
Ent		21 SEP 2012	LLC	F2011			
StrOn	N&N	Dig	Supp	Inc	OM	Ref	Cont

**Notes:**  
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Purcell shall be notified in writing of any discrepancies.



**Key**

	Proposed walls / structure
	Existing walls / building fabric
	Existing fabric to be removed
	Beam over

NOTE: Prior to 28/08/12, drawing 207 was numbered as 204

A	16 Jul 2012	MW	Revised scheme for pre-planning application	
	First Issue	18 July 2011	MW	APL
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION

**CLIENT** Professor G R Flick  
**PROJECT** Park House, 7-11 Onslow Square

**DRAWING TITLE** Section AA, BB and CC As Proposed  
**SIZE & SCALE** 1:100 @ A1  
**DRAWING STATUS** ISSUED FOR PLANNING

**JOB NUMBER** 232260  
**DRAWING NO.** 207  
**REVISION** A

