

METHOD STATEMENT FOR FAÇADE RETENTION AT 55-57 RIVER ROAD

1.0 Overview

This method statement outlines the structural strategy for the retention and stabilisation of the two-storey front elevation of 55-57 River Road during construction. The aim is to ensure the facade's integrity throughout construction, providing both immediate and long-term stability. It is essential to note that a specialist Temporary Works Contractor will be responsible for submitting the final design scheme, including calculations and specifications, for approval in accordance with planning conditions and relevant structural regulations.

2.0 Protection During Construction

In line with BS 5975:2019 Code of Practice for Temporary Works Procedures and the Permissible Stress Design of Falsework, the following protective measures will be implemented:

Installation of a Temporary Support Framework: Given the two-storey nature of the retained facade, a reinforced, braced steel scaffold system will be erected. This framework will extend over both storeys and will be designed to resist lateral forces caused by construction activities, wind loads, and any potential accidental impacts. The framework will include adjustable cross-bracing to prevent movement, specifically tailored to accommodate the height and load of the two-storey structure.

Regular Monitoring and Condition Assessment: A baseline condition survey of the facade to be retained will be conducted in compliance with relevant guidelines. Monitoring equipment, such as crack gauges and inclinometers, will be strategically positioned at critical points across both storeys of the facade to detect any deflections or stress-induced cracks. The monitoring program will be reviewed regularly, with data assessed to allow for timely intervention if movement beyond acceptable limits is detected.

3.0 Long-Term Stability Measures

To secure the long-term stability of the two-storey facade, permanent structural connections and anchoring systems will be implemented, with careful attention to the height and load-bearing requirements specific to a multi-level structure.

Permanent Structural Connections and Anchoring: Following Eurocode standards, particularly BS EN 1990:2002 +A1:2005 Eurocode - Basis of Structural Design, the retained facade will be anchored to the new internal structural frame replicating the existing condition. Horizontal and vertical connection points will be strategically placed to transfer lateral and vertical loads safely into the new structure. The design will ensure that the retained facade effectively integrates with the new framework, mitigating the risk of differential settlement or stress between the facade and the adjacent construction.

Incorporation of Movement Joints: Movement joints will be incorporated at strategic points to accommodate both structural and thermal movement between the new structure and the two-storey facade as may be specified by the structural engineer.

4.0 Compliance and Responsibility of Temporary Works Contractor

The specialist Temporary Works Contractor appointed for this project will be tasked with finalising, designing, and implementing the facade retention system. This contractor will submit a fully detailed scheme in compliance with BS 5975:2019, adhering to the health and safety standards outlined in the CDM 2015 Regulations (Construction Design and Management Regulations). Routine inspections and compliance checks will be conducted throughout construction to ensure the retention system remains effective and aligned with approved specifications.

5.0 Health and Safety Considerations

All temporary works and facade retention measures will be designed to protect both on-site personnel and the general public as per CDM 2015 Regulations. Safe access points for inspections and monitoring devices will be incorporated into the temporary framework design.



- NOTES
1. DO DIMENSIONS TO BE SCALED FROM THIS DRAWING.
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS & ENGINEERS DRAWINGS AND THE SPECIFICATIONS.
 3. TEMPORARY WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURES TO BE REMOVED

EXTENT OF FACADE TO BE RETAINED

EXTENT OF FACADE TO BE RETAINED

SITE PLAN

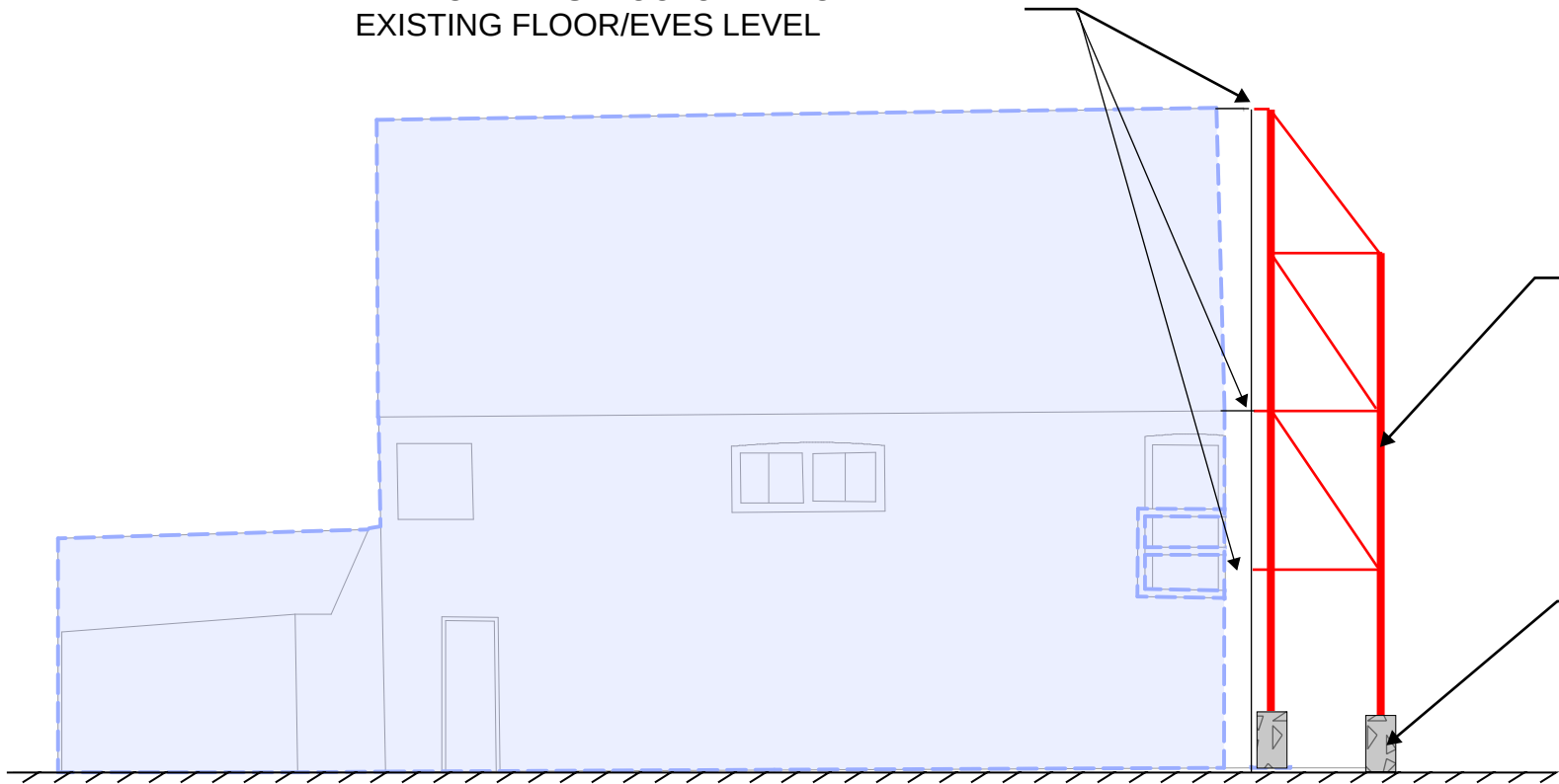
PROPOSED TEMPORARY WORKS
LOCATION (REF 3421-HSK-200-02)

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PROJECT 55-57 RIVER ROAD, LITTLEHAMPTON		TITLE PROPOSED FACADE RETENTION INTENT	
DATE 25/10/2024	SCALE 1:100 @ A3	STATUS CODE -	STATUS FOR INFORMATION
DRAWN MG	CHECKED MG	PROJECT No. 3421	DRAWING No. 3421-HSK-200 (SHEET 01/01)
			REV P1

REV	DATE	DESCRIPTION	BY	CHECKED
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CLAMP THE RETAINED FACADE TO
TEMPORARY STRUCTURE ABOVE THE
EXISTING FLOOR/EVES LEVEL



SOUTH WEST ELEVATION

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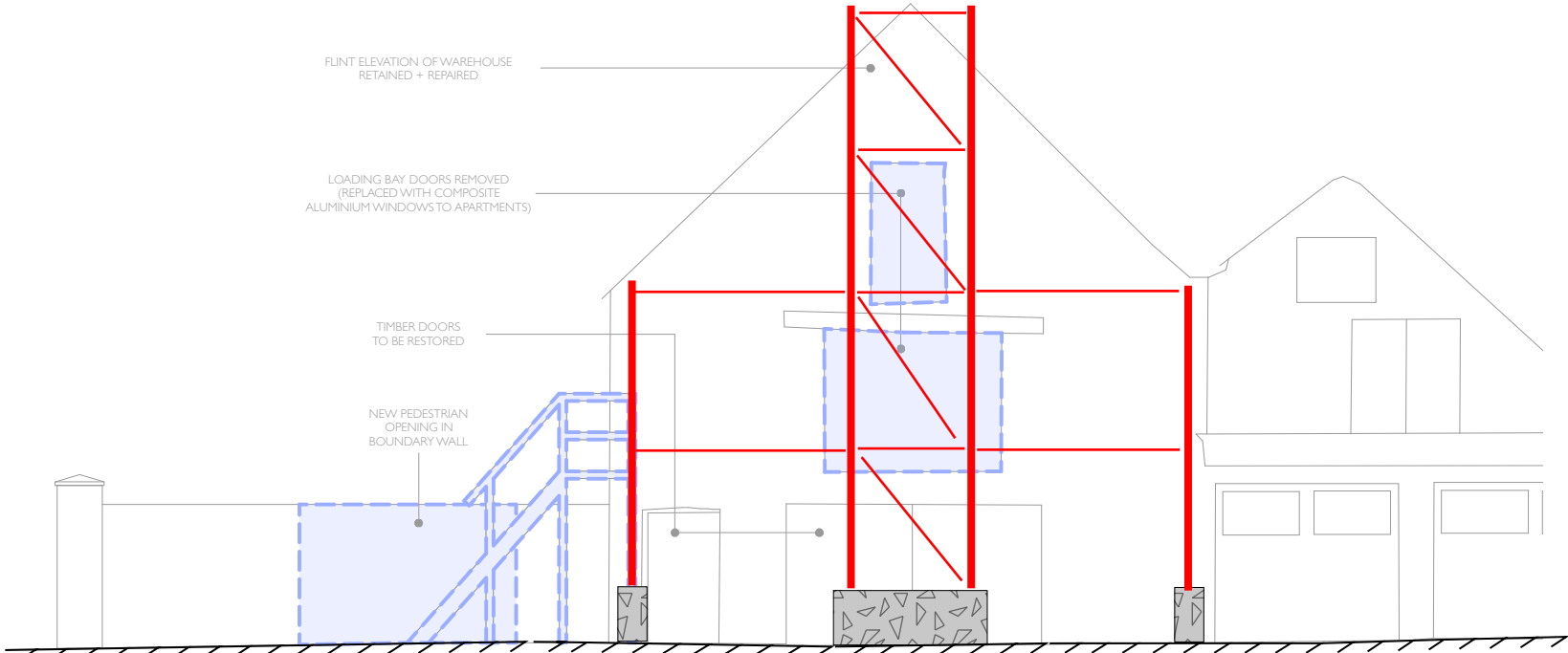
 STRUCTURES TO BE REMOVED

FLINT ELEVATION OF WAREHOUSE
RETAINED + REPAIRED

LOADING BAY DOORS REMOVED
(REPLACED WITH COMPOSITE
ALUMINIUM WINDOWS TO APARTMENTS)

TIMBER DOORS
TO BE RESTORED

NEW PEDESTRIAN
OPENING IN
BOUNDARY WALL



NORTH EAST ELEVATION

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