

Summary of Demolition and Construction Methodology

6 UPPER WIMPOLE STREET - 6 DEVONSHIRE MEWS SOUTH

11 July 2025

The 'Main house' is the 5 storey (including basement) terraced house in 6 Upper Wimpole Street with associated vaults under the pavement; this is to be retained throughout, with internal refurbishments, and the vaults are to be underpinned to increase head height.

The 'Mews house' is the 2 storey (above ground) terraced mews house in 6 Devonshire Mews South; apart from the façade to Devonshire Mews, this is to be demolished and rebuilt, incorporating a new basement.

The 'Garden building' is the existing 2 storey building (including part-basement) between mews house and main house, as well as high level outrigger attached to the rear elevation of the main house- these to be demolished and rebuilt extending the existing basement to meet the mews.

A site Working Area is to include all of the above as well as a 2.4M section of Devonshire Mews South to be hoarded off. Deliveries and removals are generally to be carried out from Devonshire Mews South in accordance with the CTMP.

The general sequencing comprises:

- Frame out openings to all windows in the working area.
- Install new structural steelwork to the Mews House at level 2 (eaves level) and level 1 (above existing first floor level) to brace party walls to sides from mews façade back to grid D - existing basement lightwell in Garden Building
- Apart from mews façade, demolish all existing structure in the mews house back to grid D.
- Underpins to perimeter to grid D, down excavated shafts. Main basement excavation and main horizontal temporary works. Basement ground slab, columns and ground floor slab from mews façade back to grid D.

Following this, two sections of work simultaneously

- Complete rebuilding of Mews house
- Works to existing Garden building

Works to Mews house

- Add steel columns ground to first to support permanent first floor beams and prop chimney adjacent to No 5 (grid C)
- remove level 1 propping.
- Complete roof and remove level 2 propping

Works to Garden building

- Install propping to party wall at upper level 2 and lower level 1
- Demolish remainder of Garden Building to basement level
- Underpin perimeter walls to allow new floor build up
- Complete foundations and plunge pool, then cast new basement slab
- Cast columns and ground floor slab
- Remove level 1 props
- Cast columns and first floor/roof slab
- Remove level 2 props
- Complete construction of new outriggerWorks to the main house to proceed in parallel with all of the above
- replacement of basement hall slab
- underpinning to vaults
- internal alterations to openings
- remedial works to floors
- remedial works to roof

As the three sections of structural work are completed, there follows the internal non-structural building works in the Working Area, and fit out.