



Lara Ajlouny
Wendover Partners
7 Hatton Street,
London NW8 8PL

13 november 2023
finchley road
1841
letter
1841/1.0/RB

Dear Lara

Re : Finchley Road : Rear Terrace Landscaping

We confirm that milk structures have been appointed by the client as consulting structural engineers for the redevelopment of the ground, first and second floors at 125 Finchley Road.

We are writing to reconfirm the structural loading limitations which we have set for the landscaping planters located on the external roof terrace at first floor level. The limitation on the maximum allowable load which can be added to the existing structure of the external terrace has governed the landscape design of the planting areas.

The existing floor structure of the external terrace consists of reinforced concrete slab spanning front to back between existing reinforced concrete beams within the 1st floor structure. Rebar survey was carried out to establish the reinforcement within the slab. We also attended site to review the existing build up on terrace floor. Using this information, we were able to calculate the existing dead load applied to the terrace floor. This area had not been an accessible area, used only for minor elements of mechanical plant and the live load was assumed to be only for maintenance (0.75kN/m²).

The proposed works called for all the existing roof build up to the terrace slab to be stripped back to the top of the existing concrete slab. New, lighter roof build up & decking have been added. In the proposed condition, the newly created terrace is to be used by the building occupants. This means that a blanket live load of 2.50kN/m² would apply.

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We used the difference between the higher existing roof dead loads and lower proposed roof dead loads to derive the allowable loading for the proposed planting areas on the terrace and have covered this design calculations within our Building Control package.

The roof terrace has a maximum occupancy of 80 person, however in our design we must assume that they are located together applying a maximum load to a single structural bay.

Due to this load limitation, we have specified a minimum depth of 100mm planting zone within the proposed planters, assumed to be saturated planting medium to suit the landscapers needs. To allow for a wider variety of plants, a combination of shallower planting areas, deeper planting areas and no planting areas has been proposed which stays within the outlined loading allowance for each bay. This is in line with our detailed structural design contained within our Building Control submission.

We trust that this is clear however should you have specific queries regarding the structural design we would be happy to discuss further.

Yours Sincerely,

A handwritten signature in black ink that reads 'Robbie Belmore'. The script is fluid and cursive, with the first letters of 'Robbie' and 'Belmore' being capitalized and prominent.

Robbie Belmore CEng MICE
Structural Engineer / Director

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