

Schedule of Works – 1 Cumberland Place, London

Initial Structural Engineering Assessment – Conisbee Consulting Structural Engineers:

The landscaping proposals for the area directly to the south of 1 Cumberland Place as illustrated on Thomas Hoblyn's drawings, will not result in any major increase in loading overall. Localised areas will be affected however and further archive research is required to establish the exact capacity of the structure, which currently supports the existing garden and will support the new. If necessary, intrusive and/or non-destructive testing techniques will be used to clarify the structure, such as checking the reinforcement used in the concrete.

A visual inspection of the structure carried out recently and some limited archive information has confirmed the following. The structure was substantially rebuilt c.1990's and further, less significant work took place perhaps 7 years ago or so. The 90's rebuild appears to comprise a slab supported on rendered block work and columns that are located within the lounge and gym accommodation below. Whilst the internally spaces are generally well covered with internal finishes, some basic structure was visible within the small plant rooms.

Small dribbles of concrete have run down the face of the block work confirming that the slab is most probably cast in-situ reinforced concrete. The depth of finishes above are currently unknown but it is considered likely that the slab is 350 to 400mm thick. The layout of the supporting walls and columns gives a span of perhaps 4m or so. A span to depth ratio of around 12 to 15 indicates a generous structural capacity. The columns and walls are by inspection clearly capable of carrying the proposed loads.

In the unlikely event of further investigations highlighting localised loading issues on the existing structure, slight flexibility with proposed garden layout will be combined with the use of spreader beams beneath the landscaping but on top of the existing slab. Such an approach will ensure that neither the existing structural integrity nor the proposed landscaping vision are compromised.

Brief outline of works:

Lay waterproof membrane to roof slab

Lay 50mm depth of screed over waterproof membrane on roof slab

Water feature:

Install 200mm depth GRP lined water tank

Install 60mm deep steel tray on steel formwork, lined with 30mm depth of black basalt stone, forming shallow reflective pool

Install 50mm depth, 900mm width, custom cut 6 side sawn Perryfield Whitbred 120 grit Portland Stone supported above reflective pool by steel framework

Lawn:

Lay 60mm depth of crushed stone infill / filter sheet drainage layer on Cordek Filcor expanded polystyrene

Lay 175mm Green-tech GT4 lightweight roof garden topsoil

Lay 20mm depth premium quality turf

Install step treads 325 x 300 x 40mm 6 side sawn ½ bullnose mitre edge Perryfield Whitbred 120 grit Portland Stone laid stretcher bond including 25mm overhand, with 10mm joints

Steps:

Install reinforced concrete foundations to steps

Install step risers 154 – 184 x 300 x 40mm 6 side sawn Perryfield Whitbred 120 grit Portland Stone laid stretcher bond with 10mm joints

Hedging and herbaceous planting:

Construct 440 x 215 x 100mm breeze block retaining wall with 140 x 300 x 40mm coping, laid on 10mm mortar

Install steel box section planters with 140 x 300 x 40mm coping, laid on 10mm mortar

Install 1.8m height Italian Cupressus, various heights of evergreen hedging, and herbaceous plants in beds

Management Scheme:

- Grass cut as needed during growing season
- Beds kept weed-free as required
- Hedges trimmed annually
- Shrubs and trees pruned annually
- Water feature maintained bi-monthly
- Terrace kept clean and pressure washed annually

See also:

HIZ.6.0.04 Section A HIZ.6.0.05 Section B HIZ.6.0.06 Clearance Plan HIZ.6.0.07 Tree Protection Plan HIZ.6.0.16 Section A Overlay HIZ.6.0.17 Section B Overlay HIZ.6.0.18 Section C – Lower Garden HIZ.6.0.19 Section C Overlay