

## 31-38 Cumberland Terrace NW1

Engineering statement for the proposed structural alterations.



Prepared by: Sophia McCracken MEng

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## 1 Introduction

Price and Myers have been appointed to provide structural design advice for the proposed alterations to two existing first floor flats 31 and 38 to be joined laterally, creating a single property.

The following report is based on the scheme proposals by Rodic Davidson Architects.

## 2 The site

Cumberland Terrace is a grade I listed building designed by John Nash in 1826 as a series of terrace houses fronted by a stucco elevation. Behind the front façade the construction of the houses would have been typical for the period with timber floors supported by loadbearing timber stud walls. The front, rear and party walls would have been solid brickwork.

Cumberland Terrace was severely damaged during the Second World War. Around 1959, as part of the restoration of the estates in Regent's Park, Cumberland Terrace was rebuilt.

Record drawings obtained from the Crown Estate and opening up works within the property show that the interior of the terrace houses was almost entirely rebuilt in reinforced concrete frame with a hollow-pot floor infill. Walls were found to be clay pot, stud and block work. The party walls look to be the original brick structure.



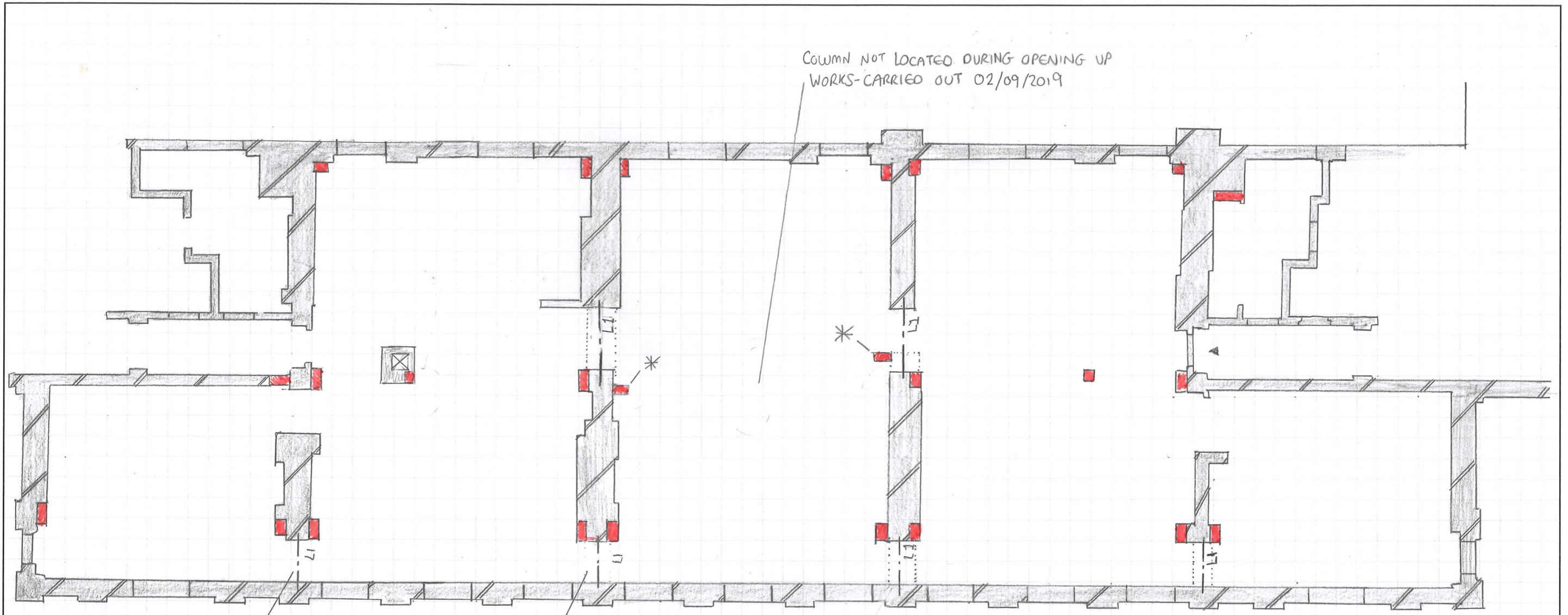
Figure 1: site photo from the Outer Circle.

### 3 Proposed Alterations

The aim of the proposed alterations is to allow the two flats 31 and 38 to be joined together laterally, creating one property. In order to achieve this the architect has proposed two main areas of the structure that will require structural intervention (see attached SK01):

- 1) Creating two new openings through the solid brick party walls where they join the front elevation. Opening up works have shown that these walls are 2 bricks thick, approximately 450mm. Four 100mm wide concrete lintels are proposed to form the opening which will bear directly into the adjacent brick.  
The existing two openings within this line are to increase in height. It is proposed to use similar lintels to that of the new openings.
- 2) Creating two new openings centrally through the building In order to join the spaces laterally between the historic party walls. Similar to the first alterations we have proposed four 100mm wide lintels be used to make these openings.

The existing concrete frame is to remain untouched. The proposed works, if properly carried out, are not going to affect the overall stability of the existing building.




EXISTING LINTEL  
LEVEL TO BE INCREASED

EXISTING LINTEL  
LEVEL TO BE INCREASED

COLUMN NOT LOCATED DURING OPENING UP  
WORKS - CARRIED OUT 02/09/2019

NOTES

- ∴ WALL TO BE DEMOLISHED
- \* COLUMN NOT FOUND, HOWEVER INDICATED ON HISTORICAL DRAWING, BUT MAY HAVE AN INFLUENCE ON THE DESIGN/ ARCHITECTURAL LAYOUT.
-  EXISTING COLUMNS AS PER HISTORICAL DRAWINGS.
- L1 NEW PRECAST LINTEL 215mm deep, number to match width of wall.
- ONLY LOAD BEARING WALLS ARE SHOWN.

FIRST FLOOR PLAN  
SCALE 1:100 @ A3

