



Furness Partnership
Consulting Structural/Civil Engineers

**37 & 37A GT CUMBERLAND PLACE PARTY WALL WORKS,
LONDON W1H**

Structural Design Statement:

No. 37 Gt Cumberland Place is a scheme to refurbish a listed mid-terrace Georgian property. The property is currently unoccupied and has been modified throughout its lifetime, but it is typical of buildings in the surrounding area. The building is to be sensitively restored and refurbished throughout, retaining the existing fabric and hierarchy of spaces as far as possible, with structural alterations and strengthening works carried out where necessary. At its southern side it adjoins no. 37A Gt Cumberland Place, with which it shares a party wall.

The Furness Partnership have carried out a visual survey on the existing building and found the party wall to be in a very poor condition at ground floor and basement level on the no. 37 side, including large cracks indicative of substantial movement which have also appeared on the front façade. A limited visual inspection has been undertaken of the no. 37A side, with some potential issues being apparent within the wall finishes, and it has been recommended to undertake intrusive works on this side to fully understand the wall condition.

The damage and movement of the wall is thought to have occurred due to the basement chimney breast on the no. 37A side being removed. It is unknown whether any supporting structures were installed to support the breasts which are present on the ground, first and second floors. This has potentially caused an eccentricity of load in the wall which has caused it to twist and move.

The damage and movement of the wall is too great for typical masonry repairs, and as such it is recommended to prop the wall just below first floor level (with the props extending down to the basement), take down the damaged length of wall and rebuild. The chimney breast on the no. 37A side should be reinstated to support the breasts above, and as part of the works a chimney breast is proposed to be constructed on the no. 37 side at basement level only. The wall should be built to a full thickness throughout, and the new chimney breasts should be built in. The no. 37A basement chimney breast should be built up to the underside of the ground floor breast.

The wall should be rebuilt with the existing brickwork as much as possible, with any cracked bricks discarded and replaced with matching brickwork. The existing bricks should be cleaned of mortar residue before being reused.

The front façade has a number of issues, likely in part due to the movement of the party wall that returns behind it. The windows of no. 37A have cracks in the masonry at their corners, and the two columns of window openings nearest to the party wall should be framed out in timber to prevent further movement. Additionally, the first floor stone balcony of no. 37A has a large crack and should be propped down to the basement lightwell to prevent any risk of collapse or further damage.