

Garden Renovation Proposal

Materials schedule

40 Coolhurst Road, Crouch End, London N8 8EU

Prepared for submission to **London Borough of Haringey**

Property located within the **Crouch End Conservation Area**

Architect: Behnaz Berengi, Demian LTD

Structure engineer: David Rose, Rose Associates

We attach a copy of the following drawings and calculations, which were prepared by the above-mentioned structure engineer:

- Structural calculations
- Specifications of structural calculations (DWG 01)
- Site plan (DWG 02)
- Section details – boundary wall (DWG 03)
- Section details – retaining wall (DWG 04)

1. RETAINING WALL TO TERRACE (Drawing 04 – Section 2.2)

1.1 Wall Construction

- **Facing brick:** “*105 FACE BRICK*” — 105 mm external facing brickwork to match existing house brick. Final brick sample to be submitted for approval.
- **Backing blockwork:** “*100 TRENCH BLOCK OR BRICK*” — 100 mm trench block or engineering brick backing.
- **Cavity fill:** “*C25 CONCRETE FILL TO CAVITY*” — cavity filled with C25 structural concrete.
- **Reinforcement:** “*A252 FABRIC REINFORCEMENT 40mm COVER*” — A252 mesh reinforcement with 40 mm concrete cover.

1.2 Foundations

- **Mass concrete trench fill:** “*MASS CONCRETE TRENCH FILL 700 FOUNDATION*” — 700 mm deep mass-concrete foundation.
- **Concrete grade:** C25/30.

1.3 Drainage & Backfill

- **Backfill:** “*FREE DRAINING GRANULAR BACKFILL TYPE II MOT OR 6F2 CRUSHED CONCRETE*” — free-draining granular backfill.
- **Weepholes:** “*WEEPHOLE AT 1200 c/c*” — weepholes at 1200 mm centres.
- **Retained height:** “*1300 MAX RETAINED HEIGHT*” — maximum retained height 1.3 m.

1.4 Terrace Surface

- **Paving:** External limestone paving (large-format)
- **Finish:** Anti-slip, frost-resistant, external grade.

2. BOUNDARY WALL BETWEEN NO. 38 & NO. 40 (Drawing 03 – Section 1-1)

2.1 Wall Construction

- **Facing brick:** “*SOLID 220 BRICK... FACE BRICKS*” — 220 mm solid brick wall using facing bricks matching existing boundary walls on Coolhurst Road.
- **Backing blockwork (where retaining):** “*100 TRENCH BLOCKS OR BRICKS*” — 100 mm trench blocks or engineering bricks.

2.2 Height

- “*HEIGHT VARIES CIRCA 2–3m*” — top of wall set level; height varies with ground slope.
- Retained height: “*retained height... does not exceed 600mm above neighbouring garden level*”.

2.3 Foundations

- **Stepped mass-concrete foundations:** *“Mass concrete foundations... shall be stepped to follow the land”.*
- **Depth:** *“set a minimum of 300mm below the neighbouring ground level”.*

2.4 Backfill

- **Granular backfill:** *“MOT TYPE II OR 6F2 BACKFILL”.*
- **Compaction note:** *“DO NOT OVER COMPACT BACKFILL AGAINST RETAINING WALL”.*

3. GENERAL MATERIALS (Applicable to Both Walls)

3.1 Concrete

- C25/30 structural concrete for wall cores and foundations.

3.2 Reinforcement

- A252 mesh reinforcement with 40 mm cover.

3.3 Drainage

- Weepholes at 1200 mm centres.
- Free-draining granular backfill (Type II MOT or 6F2).

3.4 Brickwork

- Facing bricks to match existing house and boundary walls.
- Mortar: natural hydraulic lime (NHL 3.5) or sand/cement mortar (subject to conservation officer preference).

3.5 Blockwork

- 100 mm trench blocks or engineering bricks.

4. DECK / TERRACE STRUCTURE

4.1 Substructure

- **Material:** steel frame
- **Support:** Concrete pad or footing base

4.2 Deck Surface Finish

- **Material:** External limestone paving slabs
- **Size:** Approx. 600 × 600 mm.
- **Thickness:** 20 mm external grade.
- **Finish:** R11 anti-slip, matte.

4.3 Tile Colour

- Neutral tones: light grey / mid-grey / natural stone effect.

4.4 Edge Finishing

- **Material:** Aluminium trim or tile return edge.
- **Colour:** Powder-coated dark grey or black.

5. STAIRCASES (FULL TILE FINISH)

5.1 Primary Staircase (Right Side – Deck Access)

Structure

- Reinforced concrete base.
- Cement board

Finish

- External limestone paving tiles (matching deck).
- Size: 600 × 600 mm or cut to suit.
- Thickness: 20 mm.
- Slip resistance: R11.

Edges & Nosing

- Aluminium anti-slip stair trim OR bullnose tile edge.
- Colour: dark grey / black.

Risers

- Option A: matching tile.
- Option B: contrasting darker tile (recommended for safety).

5.2 Secondary Staircase

- reinforced concrete base.
- Prepared screed layer.
- Fully tiled treads and risers.
- Anti-slip R11 finish.
- Outdoor-rated adhesive and grout.
- Aluminium edging or tile return.

6. BBQ AREA

6.1 Structure

- Built-in unit integrated into deck area.

6.2 Materials

- **Base:** brick.
- **Worktop:** quartz, granite, or outdoor concrete.

6.3 Finish

- External finish: brick
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7. PATHWAYS (LEFT & RIGHT SIDE)

7.1 Surface Material

- External limestone paving slabs.
- Anti-slip finish.

7.2 Colour

- Grey / natural stone tones matching deck.

7.3 Edging

- Brick edging OR metal trim.

8. DRAINAGE

- Falls built into terrace at 1:60 minimum.
- Linear slot drain at deck edge (if required).
- Discharge to existing garden drainage system.

9. GENERAL LANDSCAPING

- **Soil:** topsoil suitable for planting.
- **Planting:** low-maintenance shrubs, climbers, ornamental planting.
- **Mulch:** bark or gravel.

10. COMPLIANCE STATEMENT

The proposed materials:

- Are appropriate to the residential and conservation context.
- Reflect the local character and architectural palette of Coolhurst Road.
- Provide durable, high-quality finishes.
- Enhance the visual quality of the site.

Fully aligned with:

- **Haringey Development Management Policy DM1 (Design Quality)**
- **Haringey Strategic Policy SP11 (High Quality Design)**