

Forest Road, Chingford

Load bearing masonry with composite slab

This building will consist of four storeys, with eight flats. The design will make the best of the golf course in front of the property with large glazed cantilevering balconies. To allow for such big areas of glazing, a portal frame steel structure will be provided at the front and rear to provide stability to the building.

The front and back elevations will have large cantilevering balconies, provided by steel beams and insulated connections to the internal frame behind.

The ground is very poor and site investigation show a deep, poor layer of gravel. While piling with reinforced concrete ground beams is the most common solution, we worked with the groundwork subcontractor to provide a stone column ground improvement solution. Although a simple superstructure, the bigger risk to the project was the foundations.

RISE worked alongside the contractor to de-risk the project, by producing a cost effective solution, which we know will work.

Client: Private

Project cost: £1M

Architect: Dransfield Architects



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