

CASE STUDY

Pavement Surfacing

COMO HOUSE ASPHALT COURT YARD, MELBOURNE – CIRCA 2000, 2017 EDITION



Client/Construction Team

Project: Pavement Solutions
Carparks/Driveways

Client: National Trust,
Como Historic House & Garden

Subcontractor: Ascott Paving

Location: Como House,
South Yarra, Victoria

Construction Team: Constructed by
Ascott Paving using Boral materials

Project Impact Statement

The National Trust of Australia sought to achieve a heritage surfacing consistent with the architecture and period represented by Como House, a building and estate classified for its historic significance. The surfacing had to be aesthetically pleasing as well as low maintenance. Treatments were to be expedient and durable to avoid disruption and time loss from maintenance closures.

Project Scope

Viable heritage treatments were considered in line with the maintenance of the gravel surface similar to the type used in the early 1900s. Alternatives such as concrete or brick paving, were not considered, as they were not consistent with the heritage ambience

The adopted treatment had to satisfy durability, amenity and aesthetics requirements of the National Trust of Australia (Victoria).

The treatment to best fit these criteria was thin asphalt surfacing. After due consultation, Boral Asphalt Victoria and Ascot Paving were engaged to undertake the works.

A thin asphalt layer provided a long term solution to cater for pedestrians and the café environment as well as the occasional garden or building maintenance vehicle.

Works were completed in December 2000.

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Existing Conditions

Como House is a historic estate in the heart of Melbourne consisting of a large mansion and gardens. It doubles as a tourist attraction, and operates as a function centre too.

The courtyards of Como House have had a loose gravel surfacing over many years but loose stone had increasingly become a safety and maintenance issue.

Design

The existing gravel base was rolled and compacted to prepare the pavement for an asphalt surfacing.

A 30mm thick layer of Size 7, Class 170, Type N asphalt was chosen to provide the required texture and meet the other functional requirements of the surfacing.

The flexibility and crack resistance of an asphalt surfacing and the ability to place it in a very thin layer that is also very durable, makes it an ideal surfacing for many court yards and footpaths.

The thickness of the asphalt surfacing is generally between 25mm and 40mm thick for thin asphalt surfaced unbound

granular pavements of this nature, but may be made thicker to match existing levels especially when loading is not a major design consideration.

Performance

A review of the pavement in December 2006 reveals that the surfacing is in excellent condition and performing under point loads of chairs and tables at the Como House café. This asphalt is expected to continue performing well and maintain the heritage appearance for many years to come.



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