



Project number

M-0544

Client

PAD Ltd

Project Title

Installation of New Balcony Support Frames

Project Address

Pinfold Court, Whitefield, Manchester,
M45 7NZ

*To be read in conjunction with CK Architectural drawings

- M-0544-PLN-A-001
- M-0544-PLN-A-002
- M-0544-PLN-A-003
- M-0544-PLN-A-004
- M-0544-PLN-A-005

Introduction

Pinfold Court is a six-storey residential block of flats constructed in the 1960's. A number of the properties have individual cantilevered balconies, which are located to the west and south elevations.

Last year one of the balconies of the west elevation suddenly collapsed. Fortunately nobody was using the balcony at the time.

The collapsed balcony was located along the west elevation of the property, facing Higher Lane and belonged to a second floor flat.

Following a review from the structural engineer it was concluded that there were a couple of structural issues with the balcony which need to be addressed i.e. inadequate reinforcement with the concrete balcony. As the fault on the balcony is shared with all the balconies it then means what ever is required to fix the collapsed balcony needs to be addressed to all of the balconies.



Photo of collapsed balcony

Design

The design which has been concluded from the structural engineer is a new steel frame consisting of steel posts to the outer edges / corner of the balconies (approximate 120 x 120mm) with steel channel beams located under the balcony to support them. (approximately 150mm deep x 90mm wide)

This installation will need to be applied to all 3 sets of balconies (5 balconies in total)

The beam / channels will be set back from the front edge of the existing balcony to reduce the visual impact of the new steels. Also the colour will be selected to also reduce this impact.



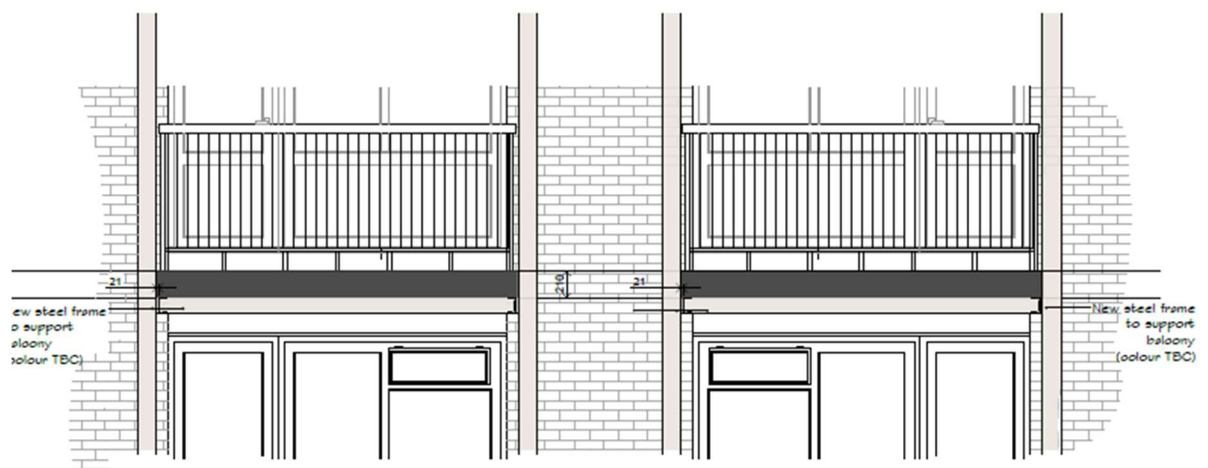
Aerial photo of flats



Photo of south elevation



Photo of west elevation



Elevation of Balcony B1 as Proposed

Conclusion

The collapsed balcony has highlighted a substantial health and safety issue with the flat balconies. As a result the retro solution is required to fix this issue. The structural engineer has produce a design that is required to fix the problem.

The design has been considered essential but sizes and impact of the new steel frame have also been considered and kept to a minimum and will be painted to colours to reduce the visual impact of the frame.

It is hoped that the council will support this essential works to the flat balconies so the residents can use their balconies in the knowledge they are safe again for use.

n can be met with the full support of the council.