DESIGN AND HERITAGE STATEMENT

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. The building is within the All Saints Whitefield Conservation Area. Its is on the peripheral of the conservation area and is classed as a building of not having a positive contribution. (see extract from conservation area report)

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

Conservation Area Appraisal

The All Saints, Whitefield Conservation Area is designated for its historic village character, centred around All Saints Church and its associated historic buildings, open spaces, and traditional street patterns. Key elements of significance include:

- The historic church and churchyard
- Traditional stone and brick buildings
- Mature landscaping and historic boundary treatments
- The historic village layout and its visual coherence

Pinfold Court is located on the periphery of the Conservation Area and is not a historic building. It forms part of later 20th-century residential development that does not contribute to the area's architectural or historic significance. The area has several mature trees which are protected under the TPO. As the works is minor around to the balconies there will be no effect on these trees as a result. (refer to CKA drawing 001)

Existing building

Pinfold Court is a mid- to late-20th-century residential block with a functional modern design. Characteristics include:

- Brick and large fascia elevations
- Repetitive balcony modules
- Simple, utilitarian architectural detailing
- No historic or architectural features of heritage value

While the building sits within the Conservation Area boundary, it is classified as neutral in terms of contribution: it neither enhances nor detracts significantly from the area's character.

Proposed works

The proposal involves installing **new structural supports** to the existing balconies to address structural integrity and safety. Works include:

- Addition of new steel or equivalent support posts/beams
- Strengthening of balcony bases
- Finishes to match existing colours and materials

The works are minimal, localised, and designed to blend with the existing façade. All sizes of support steelwork are to a minimum so not to distract from the existing elevations.

Assessment of Significance

The significance of the Conservation Area lies in its historic village core, traditional architecture, and landscape setting. Pinfold Court:

- Is not a heritage asset
- Does not contribute to the historic architectural character
- Is visually separated from the key heritage focal points
- Does not form part of any important views or sightline.

Its contribution to the Conservation Area is therefore neutral.

Impact Assessment

The proposed works will have no adverse impact on the character or appearance of the Conservation Area because:

- The changes are small-scale and visually unobtrusive
- Materials and finishes will match the existing building i.e. balconies.
- The works do not alter the building's massing, height, or architectural form
- No historic fabric is affected
- The building's neutral contribution remains unchanged

The proposal preserves the character and appearance of the Conservation Area, meeting the statutory requirement under Section 72 of the 1990 Act.

Summary of the contextual appraisal to the conservation area.

The installation of new balcony supports at Pinfold Court is a minor, sympathetic intervention that will not harm the character or appearance of the All Saints, Whitefield Conservation Area. The works are necessary for structural safety, visually discreet, and fully compliant with national and local heritage policy. The proposal is therefore designed to be acceptable in heritage terms.

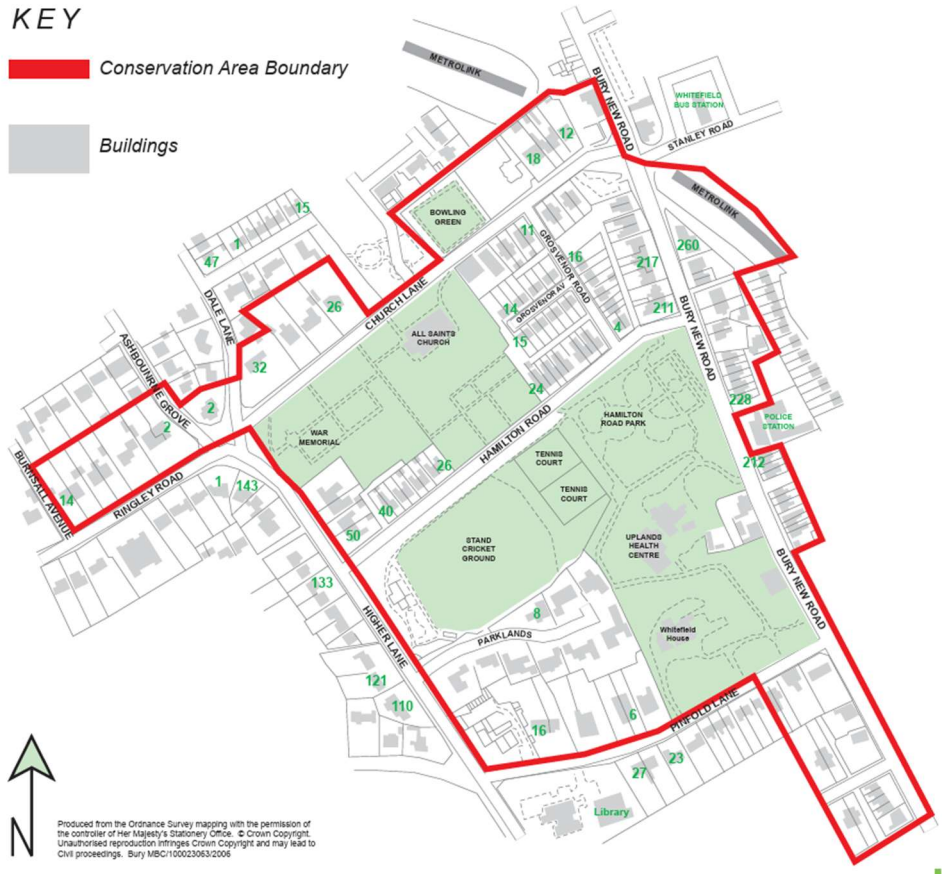


Fig. 3: Conservation Area Map

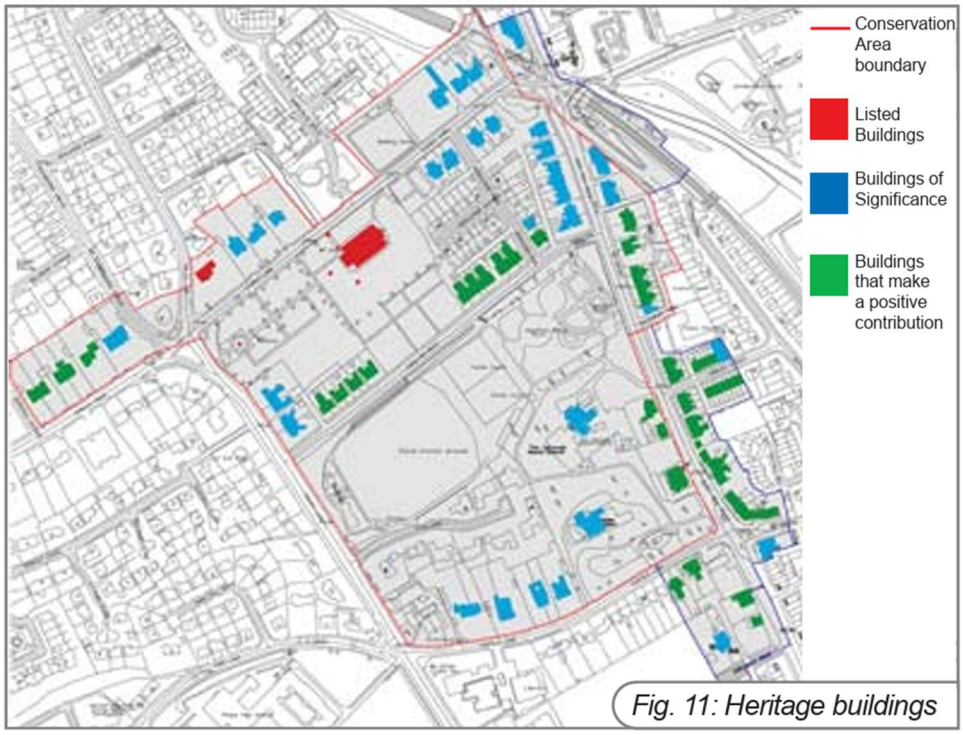


Fig. 11: Heritage buildings

General 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)

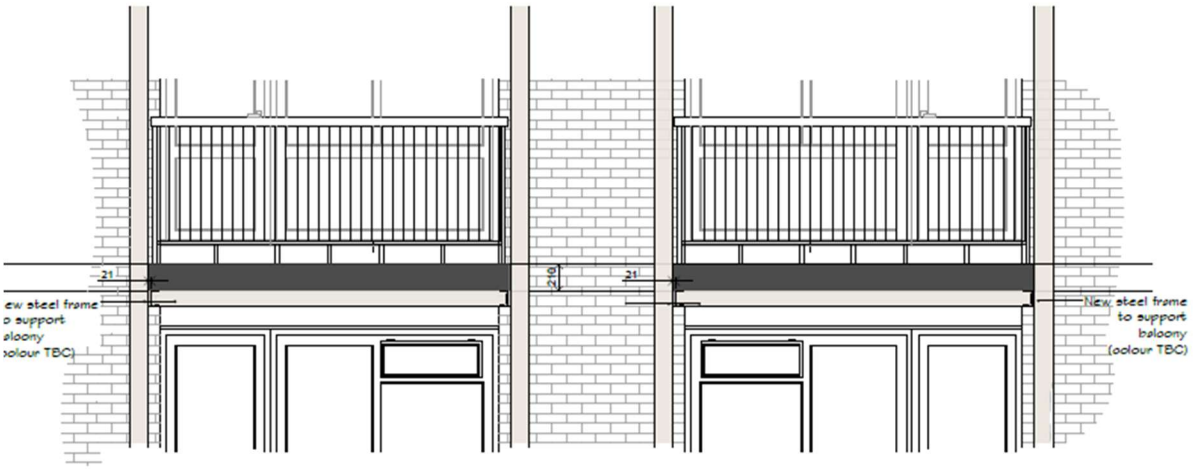
This installation will need to be applied to all 3 sets of balconies (5 balconies in total)

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.

The works are minor, sympathetic intervention that will not harm the character or appearance of the All Saints, Whitefield Conservation Area.

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.