

JOB NO: 1324
JOB: Rutland House, 30 Greencroft Gardens, London NW6 3LT
REF: DESIGN & ACCESS STATEMENT
DATE: 10/02/10

The existing balconies have been assessed by a structural engineer and require additional structural support.

A planning application was submitted in May 2009 for the addition of 4 heavy steel stanchions, supports and bearers to the existing balconies at the rear of the 5 storey residential block of flats with the stanchions positioned on the outside of the balustrading. The Council requested that the strengthening be modified and made less visually intrusive. The application was withdrawn and alternative structural solutions sought.

As requested, in conjunction with the structural engineer, the option of hanging the balconies from the building in order to eliminate the columns was investigated. However, on inspection of the existing building fabric, this was found to be impractical and we attach an email dated 4/2/10 from the structural engineer Ian Mackay relating to this.

A number of other solutions were then investigated and the least visually intrusive option was considered to be the addition of 3 reduced size circular columns 90mm in diameter. The size of the additional columns has been kept to a minimum and they have been placed behind the existing balustrading to reduce their visual impact.

We feel that the impact of the existing balconies on the Green will remain unaltered with the columns recessed and reduced in both size and number. We therefore do not feel that there will be any detrimental effect caused by the addition of the columns to the view of the balconies from the rear.

Diane Israel

Subject: FW: Rutland House balconies

From: mackay [mailto:ian.mackay@ntlworld.com]
Sent: 04 February 2010 15:49
To: Diane Israel
Subject: Re: Rutland House balconies

Diane

What I can say is that the problems arising from adopting any other method of improving the support to the balconies, other than providing the positive independent vertical means of support already recommended that carries loads down to the ground, is that the strength and stability of the existing structure is unknown and any anchoring for diagonal hangers or struts would rely on the integrity of the existing brickwork and inner structure (if it exists) for its success.

In our opinion searching out a viable scheme for casting in anchors could well involve breaking out and drilling brickwork that could be found to be weak unstable and difficult to stabilize. No guarantee can therefor be given about the limit of the extent to which the existing structure would be affected or the degree to which such a scheme would be mechanically successful.

Regards

Ian

-----Original Message-----