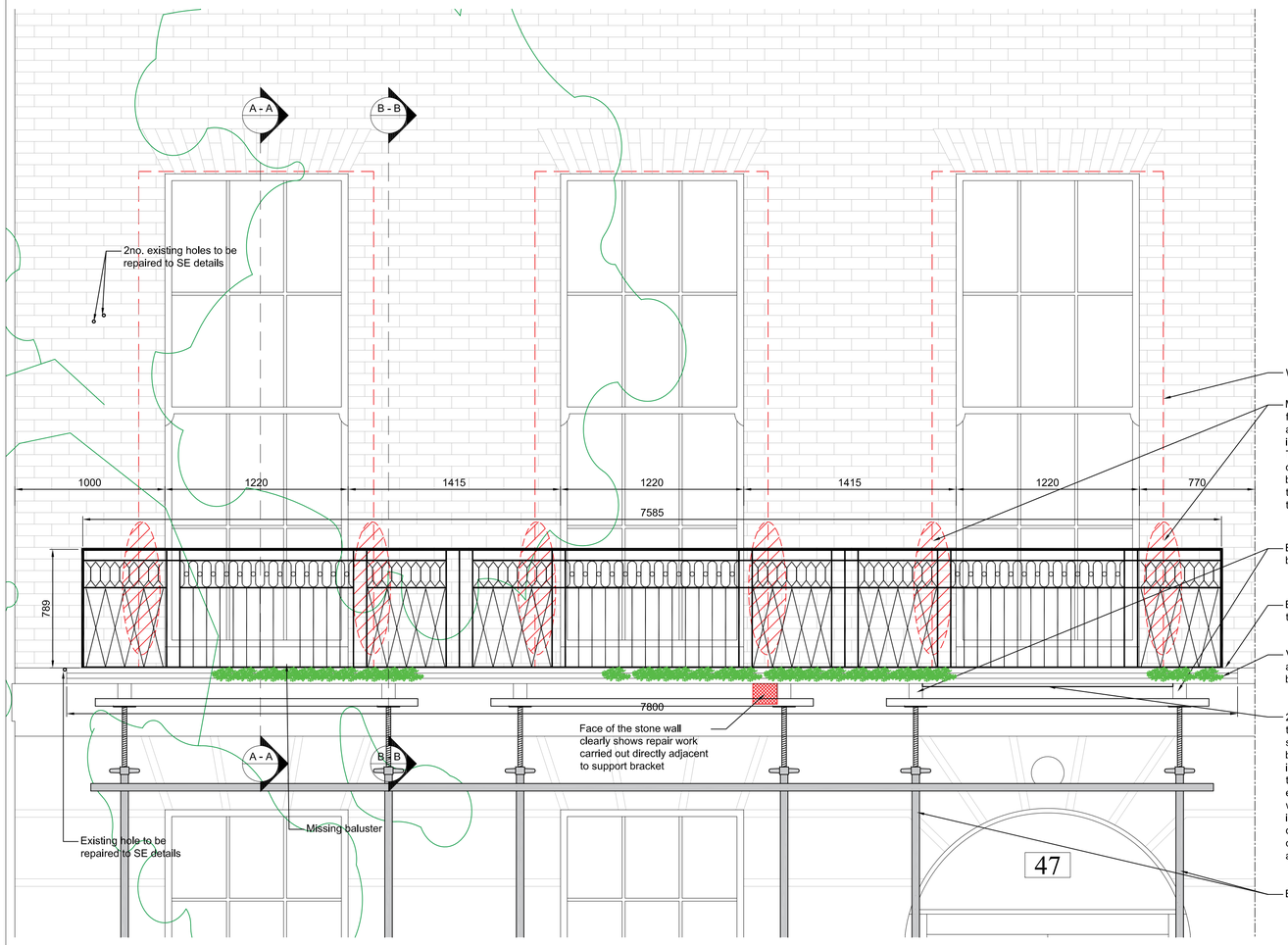
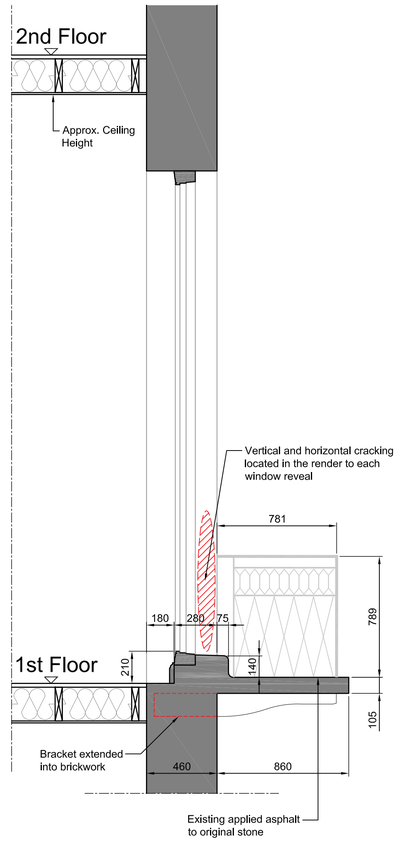


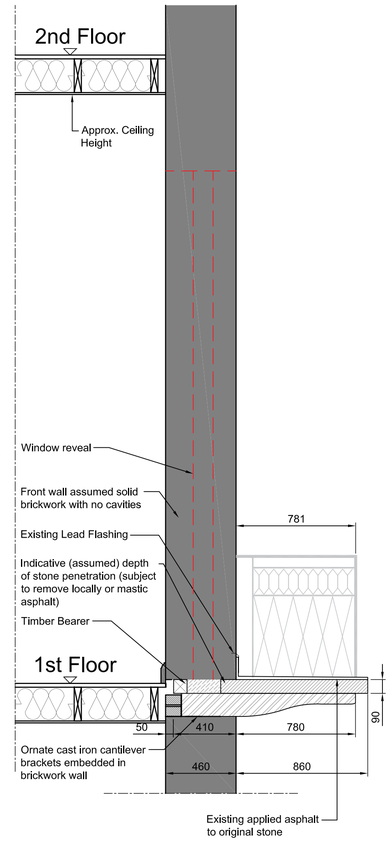
Exinting Balcony Front Elevation

Scale 1:20 @ A1



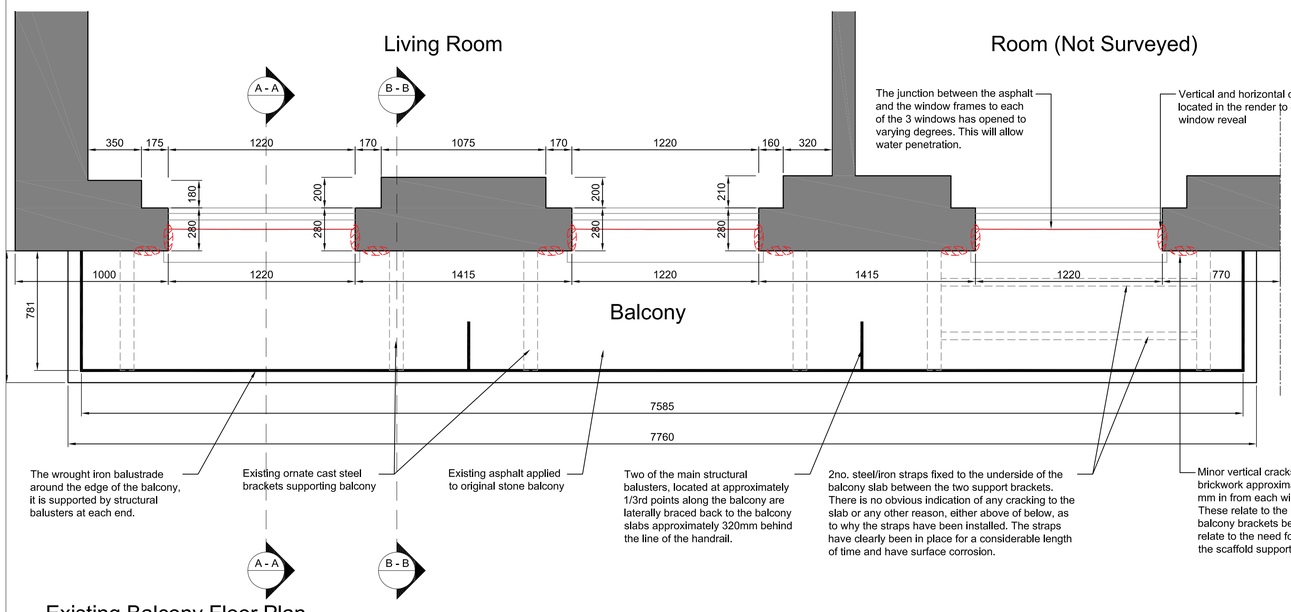
Existing Balcony Section A

Scale 1:20 @ A1



Existing Balcony Section B

Scale 1:20 @ A1



Existing Balcony Floor Plan

Scale 1:20 @ A1

EXISTING BALCONY DESCRIPTION

Cast Iron Brackets

6no. ornate cast iron cantilever brackets solidly built into the front wall. The brackets projects approximately 780mm out from the wall and are built up to 50-60 mm back from the inner face of the brick wall. The inner face and outer face of the brackets have surface corrosion and sitting directly above the cast iron brackets internally is a timber bearer.

Stone Slab

The brackets are arranged so that two brackets support a stone slab which spans between them and cantilever 385 - 440mm at each end, giving three stone slabs with two butt joints along the length of the balcony. The slabs are 90mm (approx.) thick. It is not clear how far they are embedded into the front wall of the property, but it could be up to 225mm.

Balcony Finish

The slabs are currently finished with mastic asphalt although this is considered to be a later addition and not original. It presents minor cracking which may be allowing water penetration. Vegetation is growing around the edge of the stone slabs and the underside of the stone slabs have flaking and missing paintwork.

Balustrade

The cast iron balustrade around the edge of the balcony is formed from small section balusters with infill decoration and top and bottom rails. These are supported by structural balusters at each end which in turn are embedded in the stone balcony slabs and also support the curved wrought iron handrail. Two of the main structural balusters, located at approximately 1/3rd points along the balcony are laterally braced back to the balcony slabs approximately 320mm behind the line of the handrail.
The mastic asphalt prevents water run off at the edges.

Handrail

The handrail is 790mm height therefore it does not comply with the current Building Regulations in terms of height (Building Regulations requires 1100mm for balconies). It is fixed into the top of the stone slabs with a little outward deflection when pressure is applied to the handrail.

Front Wall

Is constructed using London common brick from first floor upwards, it is assumed to be formed by solid brickwork with no cavities, with ashlar stone facings at basement and ground floor levels. A prominent stone string course is located just below 3rd floor window level. There are existing historic windows repairs above the lintel head to the brickwork panel.

Windows

Tall sash windows have an outer reveal in the facing brickwork which 280mm deep and an inner reveal that is approximately 200mm deep and set 160-175mm inside the outer reveal. The junction between the asphalt and the window frames presents a gap which will allow water penetration. Also the render to each window reveal has horizontal and vertical cracking.

First Floor

The floor is formed by floor joists which span parallel to the external wall.

NOTES

1. THIS IS AN A1 DRAWING, IF REPRODUCED IN ANY OTHER FORMAT THE SCALE SHOWN WILL BE INCORRECT.
2. DO NOT SCALE OFF THIS DRAWING.
3. ANY AMBIGUITIES, OMISSIONS AND ERRORS, OR INCONSISTENCIES WITH OTHER DOCUMENTS, ON THIS DRAWING SHOULD BE NOTIFIED IMMEDIATELY TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORKS ON SITE.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
5. ALL DIMENSIONS, UNLESS OTHERWISE STATED, ARE TO THE FACE OF UNFINISHED MASONRY WALLS OR TO THE FINISHED PLASTER FACE OF STUD PARTITIONS.
6. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORKS ON SITE.
7. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED.
8. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT AND APPARENT INCONSISTENCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION UNUSUAL SIGNIFICANT HAZARDS
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement. In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:
Construction: 1. 2. 3.
Cleaning/Maintenance : 1. 2. 3.
Residual: 1. 2. 3.

Rev.	Date	Content	By	Ckd
P04	16.05.17	SECTION B ADDED, MINOR AMENDMENTS	EB	CP
P03	11.05.17	NOTES UPDATED ACCORDING TO SE REPORT	EB	CP
P02	27.04.17	NOTES ADDED	EB	CP
P01	27.04.17	FIRST ISSUE	EB	CP

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Drawing Title
Existing Balcony Details

Scale	1:20	Date	27.04.17
Drawn	EB	Checked	CP

Drawing number 17023-CBP-XX-XX-DR-A-0002 Revision P04

0 1 2 3 4 5 10 15 20 30 do not scale from this drawing