

Versi Associates Ltd

Consulting Engineers

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Peter Elliot
Bracknell Gate Properties Ltd
Bracknell Gate
Frogna Lane
London
NW3 7EA

10th October 2018

Dear Peter,

7864048 – Block C, Bracknell Gate, Frogna Lane, London NW3

I refer to your email regarding the balcony for Block C at Bracknell Gate. The existing planning permission is for the replacement of the existing balcony with the new one as the old one is in need of replacing.

The existing balcony beam rests over the windows at ground, first and second floors. We do not know the capacity of the existing lintels over the windows, which are likely to be reinforced concrete lintels. As can be seen from the appended report, two of the lintels have already failed due to the existing arrangement.

As we are replacing the balconies, and as we are not able to determine what reinforcement is in the reinforced concrete lintels, I cannot be satisfied that the reinforced concrete lintel is capable of supporting the load from the balcony and therefore may fail in the near future. I would strongly suggest that the size of the balcony is increased so that the beam supporting the balcony sits on the pier between the windows.

If you need any further assistance please let me know.

Yours sincerely,

Riyaz Versi BSc CEng MStructE.



Figure 1 – Failure of the Lintel