clive adams associates ltd
Consulting Engineers

Vicarage Close
Roxwell
Chelmsford
Essex CM1 4LR

Telephone 01708 344344
www.cliveaa.com
V.A.T. Reg No 938 3669 75
Registered in England 663 1333

Our ref:

Your ref:

DESIGN AND ACCESS STATEMENT

FOR

STEEL FRAME TO SUPORT THE EXISTING FIRST AND SECOND FLOOR BALCONIES TO THE REAR ELEVATION

AT

LAWRENCE COURT
120 MAIN ROAD, SIDCUP DA14 6NE

PREPARED FOR:
Lawrence Court (Sidcup)
Management Company
120 Main Road
Sidcup
Kent DA14 6NE

PREPARED BY:
Clive Adams Associates Ltd
Vicarage Close
Roxwell
Essex CM1 4LR

AUGUST 2021

Design and Access Statement
Support of the rear balconies

Contents

Appendix A

Photographs 01-05

1.0 Introduction

The detached three storey block of flats, Lawrence Court, was constructed some 12 years ago and since then the rear balconies have suffered downward rotational movement.

As noted in the original NHBC inspection report dated October 2020, the in-situ reinforced concrete balcony slabs were seen to be separated from the main floor slabs by a 90mm wide thermal expansion joint. Unfortunately the expansion joints appear to have failed, allowing the balcony slabs to suffer excessive rotational movement. This has then transferred load, via the three courses of face brickwork, on to the long span steel lintel below, which appeared to consist of a 250x100mm RHS box section with an unstiffened 200x200mm angle welded to the side.

The 200x200mm angle supports the outer skin of brickwork, which has then taken the additional load from the rotating balcony slab. The angles have then suffered excessive rotational deflection, which has resulted in significant cracking to the external face brickwork (refer to attached photos).

It has been decided that, to prevent further outward rotational movement, it would be best to install new columns to support the outer corners of the balcony slabs. These columns will need to be founded on new pad footings, and taken up to support the remaining second floor balcony slabs over. A downstand beam will need to be installed between the pairs of columns to support the outer edges of the balcony slabs.

2.0 Scale and appearance

To minimise their visual impact, the new columns will be 114mm diameter circular steel sections. The columns will be galvanised and then polyester powder coated to minimise long term maintenance. The steelwork will be coloured Anthracite Grey RAL 2016 to match the existing door and window frames.

An Aluminium cladding is to be installed to the soffits of the balconies, and to the facias. The cladding will be coloured Anthracite Grey RAL 2016 to match the existing door and window frames.

3.0 Landscaping

There is no landscaping works as part of these proposals.

4.0 Local context

The proposed steel frames are at the rear of the block of flats and therefore will not affect the street scene.

Appendix A

Photographs 01-05