

2011/396

TITLE NUMBER

H.M. LAND REGISTRY

LA610588

ORDNANCE SURVEY
PLAN REFERENCE

SD 8817

SECTION C

Scale
1/1250

COUNTY LANCASHIRE

DISTRICT ROSSENDALE

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12 AUG 2011



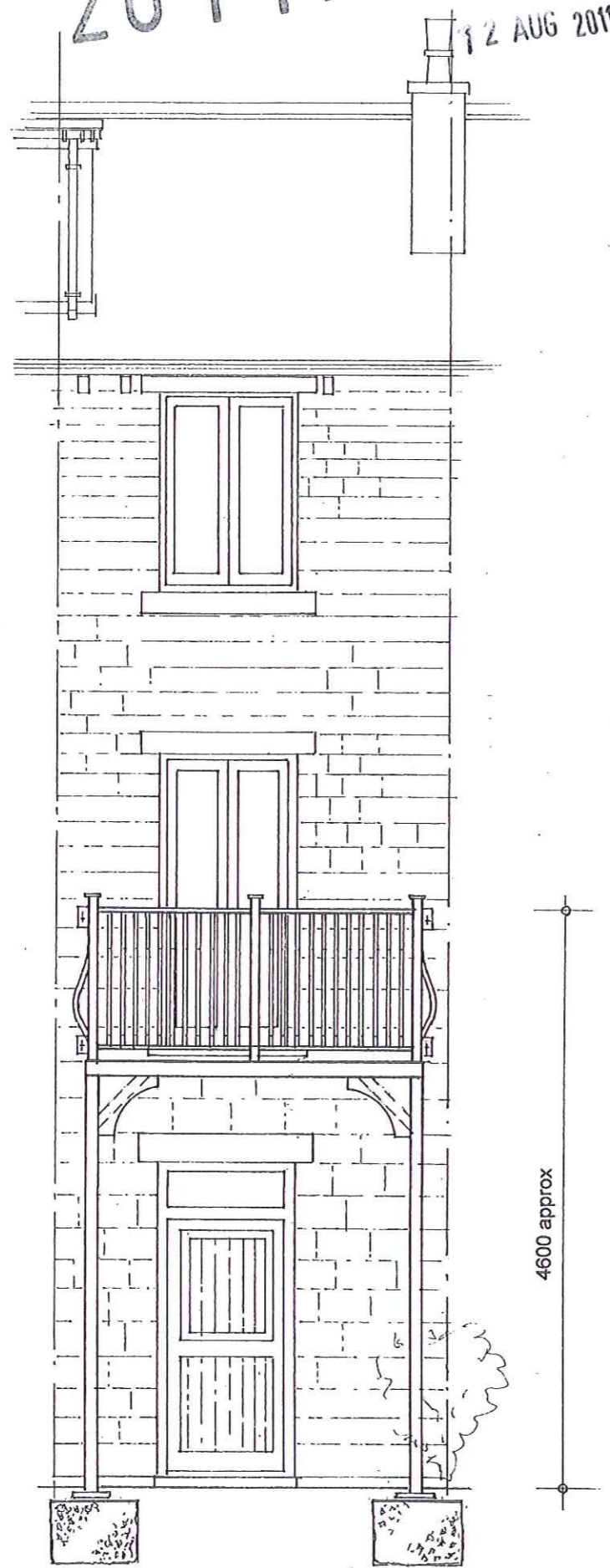
SD 8817 SW
SD 8816 NW



2011/396
12 AUG 2011

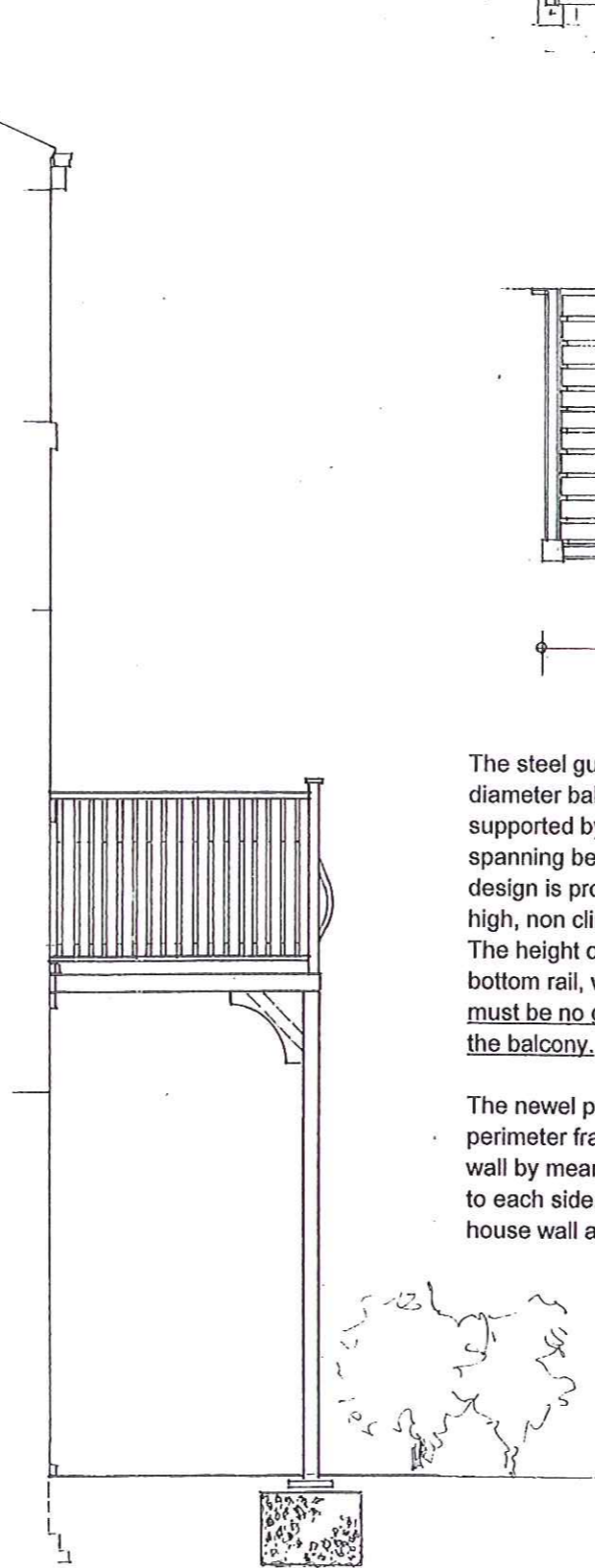
These plans must be read in conjunction with structural calculations and details from D W Palfrey Consulting Structural Engineer.

Advice only
The decking will require regular cleaning and moss removal. Ideally a proprietary non slip finish (or tape) should be applied to the decking which may become slippery over time, especially when wet.

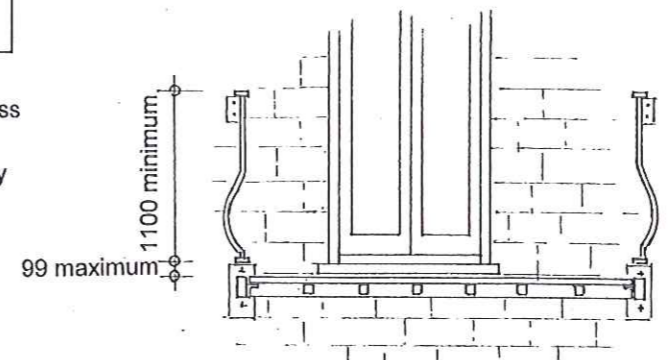


REAR ELEVATION

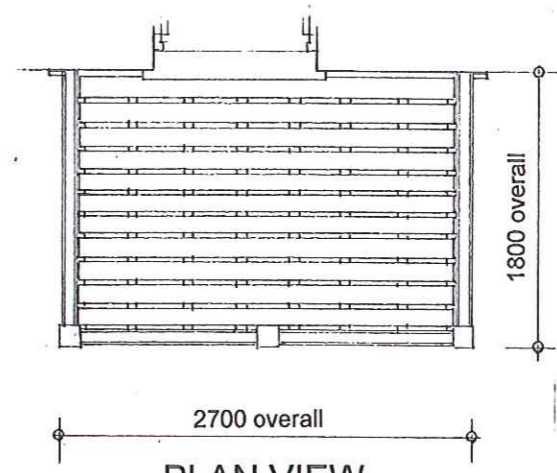
4600 approx



SIDE VIEW



SECTION



PLAN VIEW

The steel guarding is to comprise minimum 12mm diameter balusters at 100mm maximum centres supported by 40x8mm top and bottom rails spanning between 75x75x5 newel posts. Guarding design is provisional but it must be minimum 1100 high, non climbable with gaps not to exceed 99mm. The height of the guarding is measured from the bottom rail, which acts as a step. Note that there must be no gaps greater than 99mm anywhere on the balcony.

The newel posts are to be securely attached to the perimeter frame by bolted cleats and to the house wall by means of non ferrous M8 resin anchors, two to each side. Additional newel posts against the house wall are optional.

General notes
This plan has been prepared for the sole purpose of obtaining planning permission and building regulations approval. It is not intended to be a full building specification.

Anyone carrying out the work shown should be competent and experienced in this type of work.

All dimensions are subject to confirmation on site before manufacture.

The builder must verify the location and depth of any services at the outset of the work.

Although not part of this proposal, any new glazing in the property is to comply with building regulations in relation to thermal performance and safe breakage. Any low sills (below 800mm from floor or ground level) should be suitably guarded.

Balcony construction
All steelwork is to be hot dip galvanised and etch primed as necessary to receive black paint finish.

125x30 fully Tanalised decking planks suitable for severe exposure supported at ends by 50x50 heavy duty angle section bolted or welded to 100x60x6.3mm perimeter frame supported by 100x100x6.3mm square hollow section posts on 300x300x10 base plates securely bolted to 750mm square C24 concrete pad bases taken down to suitable bearing strata to requirements A1&2 to building regulations, avoiding any drains or other services.

The decking is to have intermediate support from 60x60x5mm square hollow section cross beams at maximum 400mm centres, spanning from front to rear as shown and welded to perimeter frame.

The perimeter frame is to be bolted to the wall at each side by 2 no. non ferrous M16 bolts, secured by epoxy resin, through a 10mm plate welded to the frame. Additional fixings are to be provided where a suitable fixing is available into the sandstone wall. Fixing under the door position should be avoided.

Knee bracing is required between the posts and perimeter frame to provide additional stiffness. The gusset plates shown are for cosmetic purposes only.

227 MARKET STREET WHITWORTH OL12 8TF
PROPOSED BALCONY TO REAR ELEVATION
PLANS ELEVATIONS & SECTION AS PROPOSED

Scale 1:50

July 2011