

Technical Note



Document Ref 2772 TN 002

Project Title Albert's Norden – Front Extension / Canopy and Balcony

Project No. 2772

Date 27th September 2024

Prepared By LM

Checked By

CB

Revision O

Page Number 1

1.0 Introduction

1.1 This technical note has been prepared to address Pre-Application comments Rachel Carney the Principle Planning Officer at Rochdale Borough Council in her email dated 9th July 2024, extract below: -

- *Front extension / canopy – This looks relatively lightweight and is more sympathetic to the building than the existing structure. It would however still be preferable if this could be located to the side elevation. In the meeting we requested that additional information structural information be submitted. It is recommended that this be provided at planning application stage.*
- *Front extension balcony – There are still concerns over the balcony as this would appear as a more substantial structure and would sit awkwardly with the canopy. It is recommended that this element be omitted from any future application. If you wish to proceed with the balcony, it is recommended that large scale details are submitted as part of the application so that we can ensure that this element is as lightweight as possible.*

1.2 This technical note aims to provide clarify the location and size of the primary structural elements which support the front canopy, balustrade and balcony.

2.0 Architects Design Proposals

2.1 As part of the structural review of the canopy and balcony proposals we have reviewed the following architectural drawings: -

366 PD 2404 P1	Proposed Ground Floor Plan
366 PD 2405 P1	Proposed First Floor Plan
366 PD 2407 P2	Proposed Roof Plan
366 PD 2408 P2	Proposed Elevations
366 PD 2410 P2	Proposed Sections
366 PD 2412 P1	Proposed Terrace Plan & Elevations
366 PD 2417 P1	Glazed Canopy Views – Open Sides

3.0 Structural Considerations

3.1 The lean too canopy structure will be designed by a specialist supplier however we have received technical details of the main glazing bar / profile confirming a depth of 150mm deep by 60mm wide. These are positioned at 1m centres and supported at the bottom by an eaves beam and the top off primary structure which will also support the balcony structure.

3.2 The balcony structure will consist of a series of steel beams supported on steel columns at regular centres, as indicated below. The columns indicated by red circles are will 114mm circular steel columns, and the beams which span between will be 250mm deep RHS beams which will be concealed with the balcony floor build up. These beams will preform the triple function of supporting the balcony structure, the balustrade and the proprietary canopy structure.

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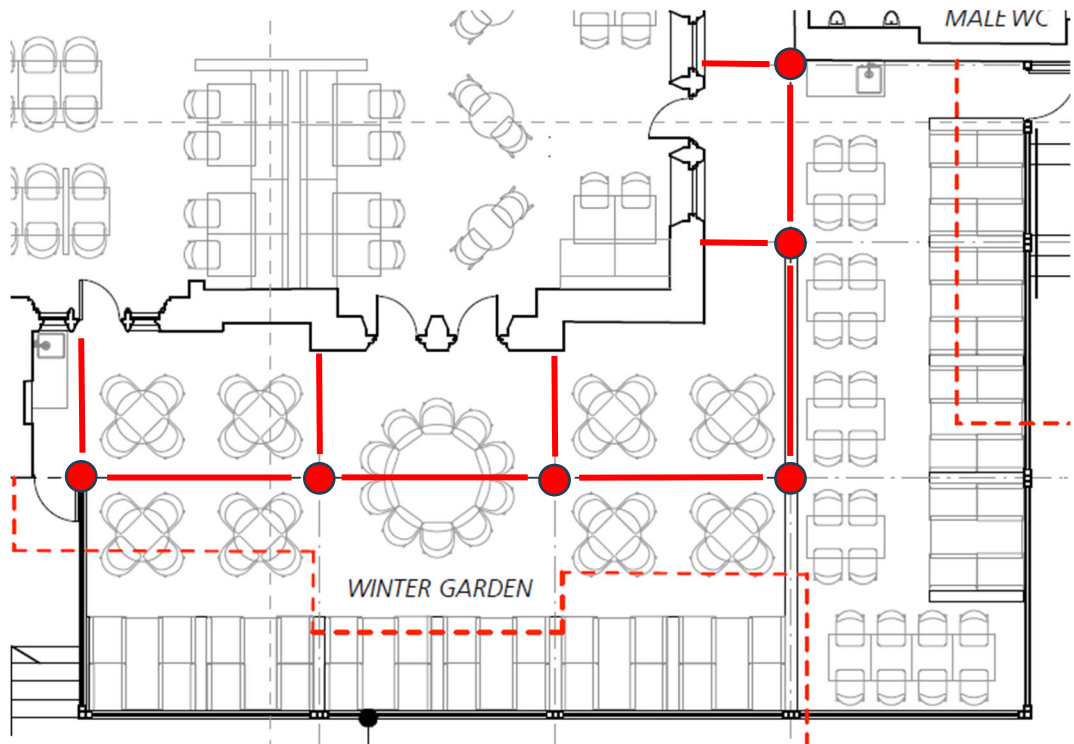


Image 1 Ground Floor Plan showing indicative structure over

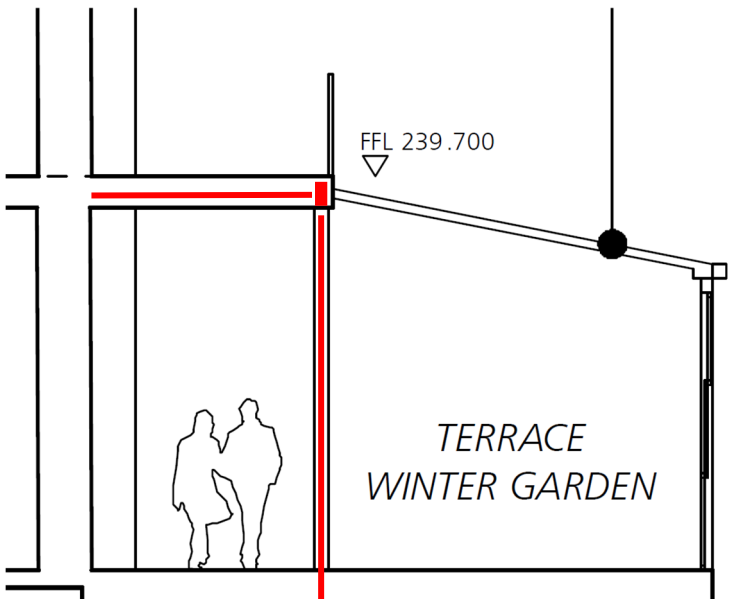


Image 2 Section through balcony and canopy interface

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3.3 The structural spans are relatively small and the loading from the balcony, balustrade and canopy are modest therefore structural beams with a maximum depth of 250mm will be appropriate for this structure. The architectural drawings indicated a floor depth of circa 350mm so there will be sufficient space to conceal structure within the floor zone without the need for any unsightly down stands.

4.0 Conclusion

4.1 We conclude that the structural solution for the balcony, balustrade and canopy structure is coherent with the intent indicated on the architectural planning drawings referenced in 2.1 of this Technical Note. We understand these architectural drawings form the basis of the planning application and we confirm our structural design for the canopy, balcony and balustrade support will coordinate accordingly.
