

Perforated panelled metal screens between balconies at close proximity

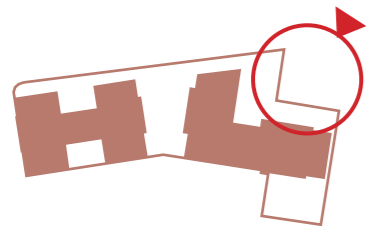
Removal of 1 window bay to Block A, bringing residential elevation away from building edge

PROPOSED VIEW OF PLAY AREA ON BLOCK A



Perforated panelled metal screens between balconies at close proximity

PROPOSED VIEW OF ENTRANCE TO BLOCK A

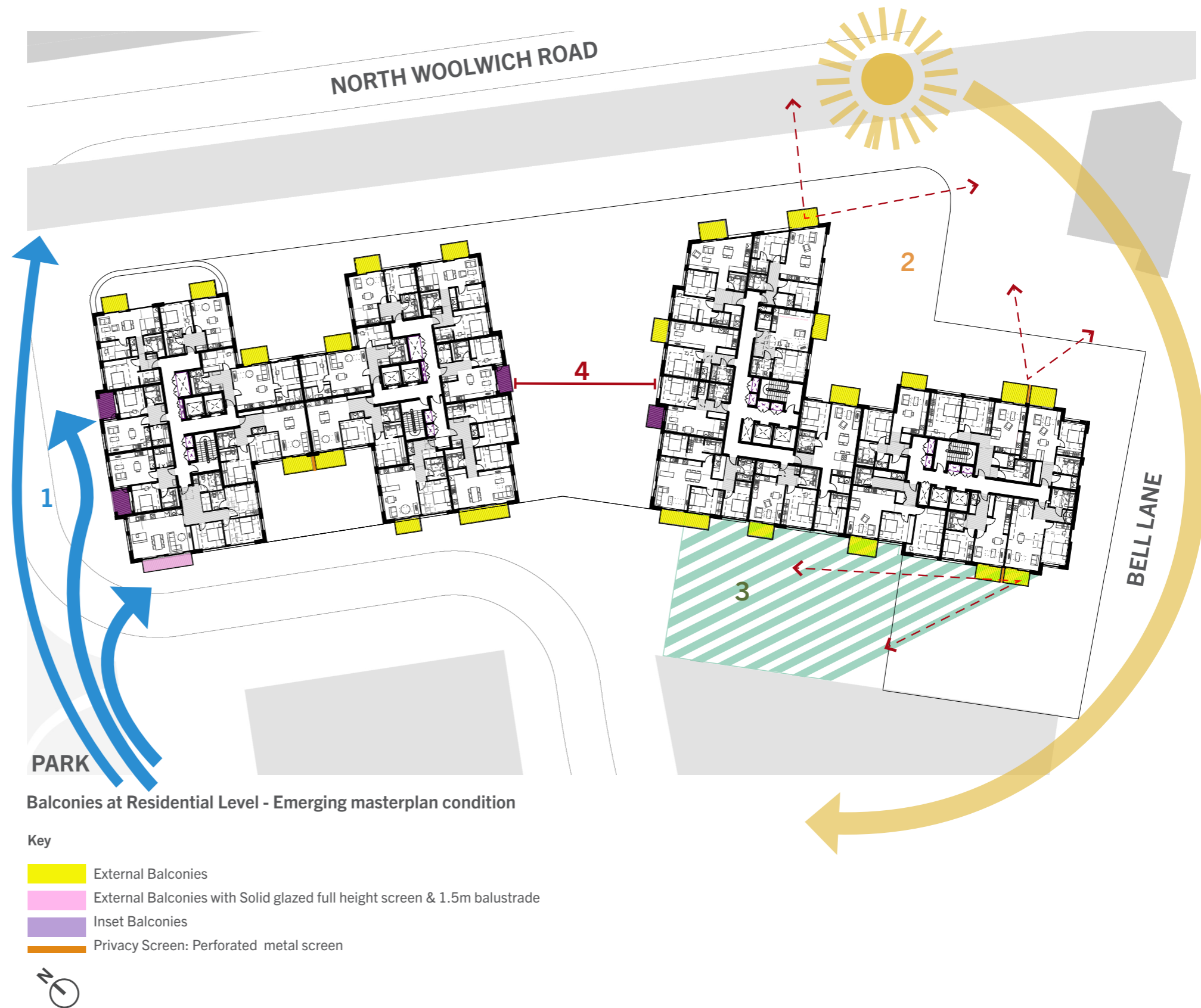


2.4 Balconies

The balcony strategy has been greatly simplified from the previous scheme. Balcony typologies have been reduced from 4 types to 2 types: External balconies and inset balconies. Additional metalwork in the form of glazed and perforated metal panels are additionally required in key locations to mitigate wind conditions and protect privacy to private amenity. Location of balconies have also been re-arranged and generally improved to minimise the amount of additional metalwork in façades. The diagram adjacent shows how balcony locations respond to environmental and masterplan conditions of the site.

Site Conditions:

1. Inset Balconies for strong south-westernly winds
2. External balconies offer long-projection views, sunniest condition
3. External balconies allows most daylight into habitable rooms, most overshadowed elevation
4. Inset balconies adds a level of privacy, with 18m minimum between habitable rooms



BALCONIES AT HEIGHT

Following concern regarding external bolt on balconies at the upper levels of the scheme, the applicant is committed to ensure that balconies are structurally safe and offer a sense of safety beyond those mitigation measure as required for wind conditions.

Bolt-on balconies: Structural integrity

All balconies will be designed by the structural engineers to be stable and rigid, and to achieve a natural frequency of 8Hz, meaning minimal vibration. Designing a structural stable balcony that does not wobble can be achieved even at balconies above 8 floors. In particularly large balconies, one way to improve the stability of bolt-on balconies is by using diagonal cable ties to minimise their dynamic performance. These have been implemented throughout the scheme.

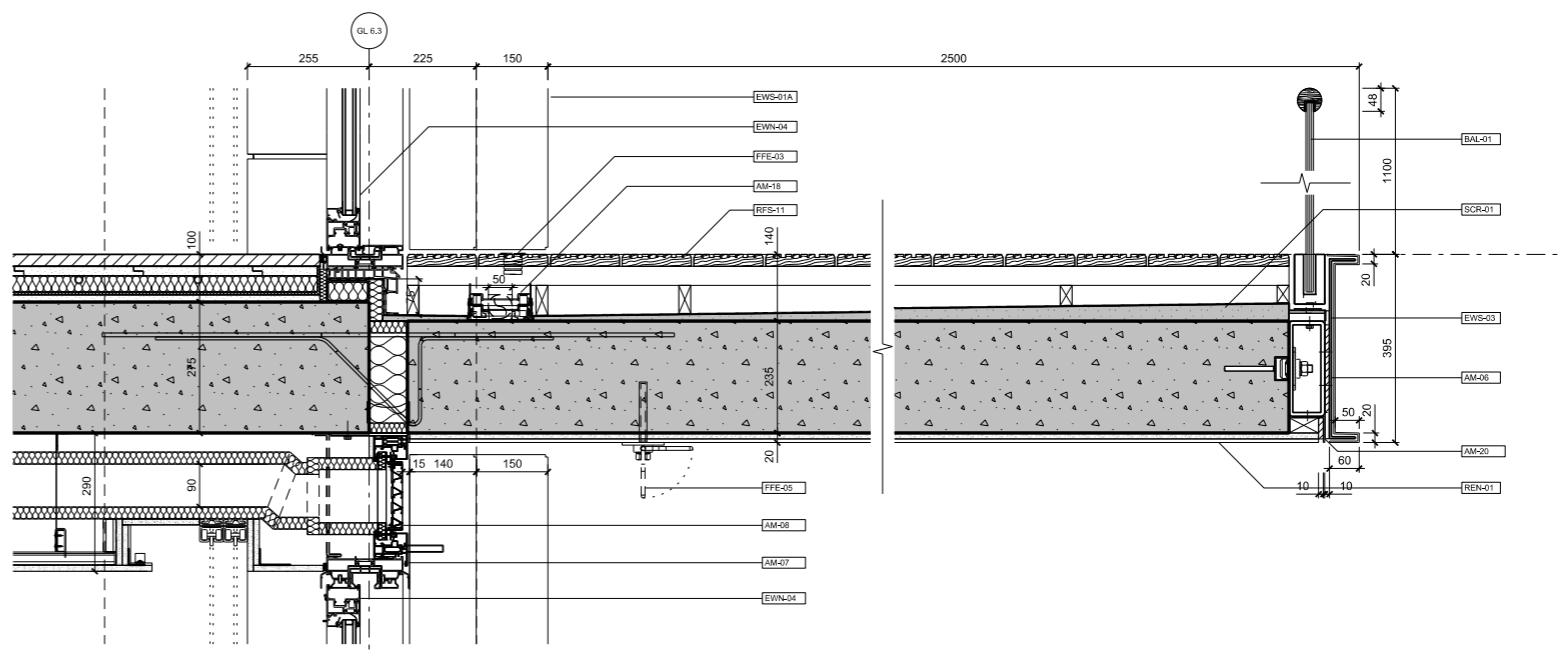
JMP has successfully built large balconies that are structurally secure in a number of projects. Most notably, bolt-on balconies at Holland Park Villas are 2.5m deep x 6.6m to 11.5m wide.

Meinhardt have successfully built bolt-on balconies to the 29th level at Stratford Edge. Solid glass balustrades and side panels have been used so that there is a full rigid barrier around the balcony, giving a better sense of comfort.

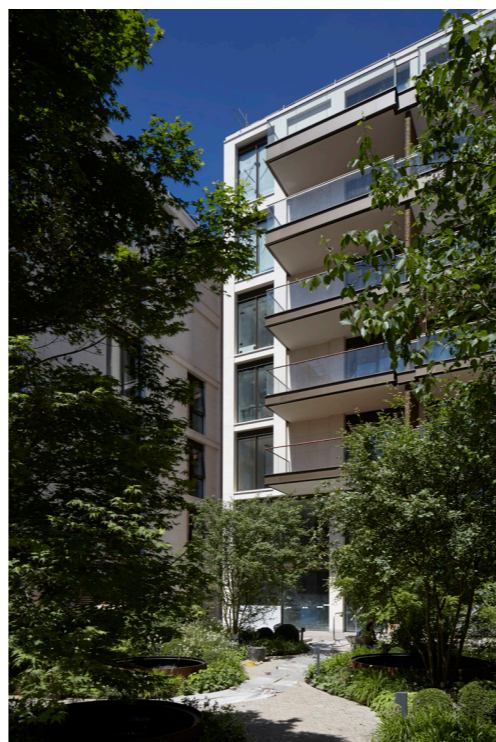
Bolt-on balconies: Sense of Safety

Another concern that the DRP has raised is the perception of safety in a balcony above the 8th floor. This is not a structural issue, but one of sensation of movement due to the fact that you are very high above the ground. It is important to note that the proposed scheme has undergone wind comfort studies, and balcony locations have been chosen to suit comfort levels.

The scheme proposes to raising the balustrades to 1.3m above the 10th level to increase the perceived sense of safety. As already noted, diagonal cable ties have also been added to all balconies, which will also give the perception of a more stable and safe balcony.



Holland Park Villas, Kensington
Bolt-on large-format balcony detail with concrete structure and thermal bridge



Holland Park Villas, Kensington
Bolt-on large-format balconies to level 6



Holland Park Villas, Kensington
Bolt-on large-format balcony detail



Stratford Edge
Bolt-on balconies with non-structural side panels to level 29

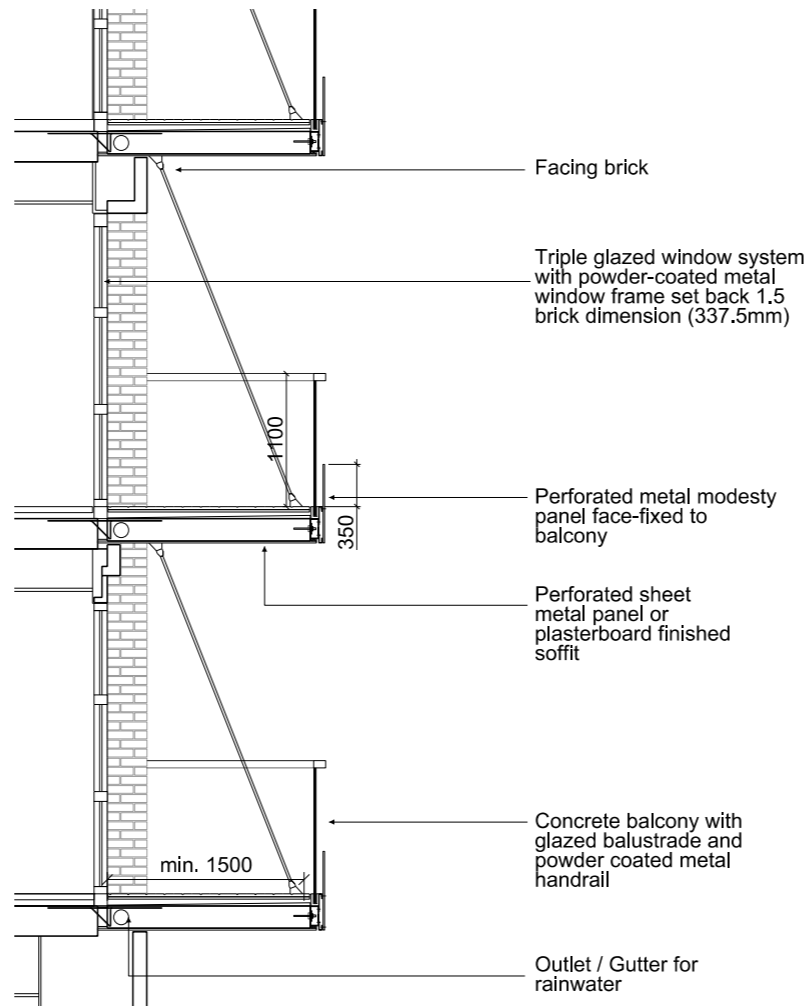
EXTERNAL BALCONIES

External balconies largely follow the same design intent as previously proposed with some new amendments. In order to ensure a positive outlook onto balconies from the public realm, a modesty panel has been added to the lower section of all glazed balconies. This will conceal residents from street level views as well as unsightly items left on balconies. Balustrades from the 10th level up will be raised to 1.3m to increase the feeling of safety at higher levels.

- Location: All balconies
- Material: Perforated metal panel and glass balustrades
- Dimensions: from underside of balcony to min.350mm above decking



Lillie Square glazed balconies by JMP



02 TYPICAL BAY 01 - SECTION
1:50



Blocks A and B - Balconies with perforated modesty panel