

CASE STUDY

Balconies, Walkways & Stairwells

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PROJECT

Cecil Road, Hertford

STRUCTURE

Low-Rise Social Housing

CLIENT

Network Housing Group

CONTRACT VALUE

£350,000 circa

CONTRACT



This project comprised the transformation of external public access balcony walkways and internal stairwell refurbishments within four no. low-rise residential blocks of maisonettes.

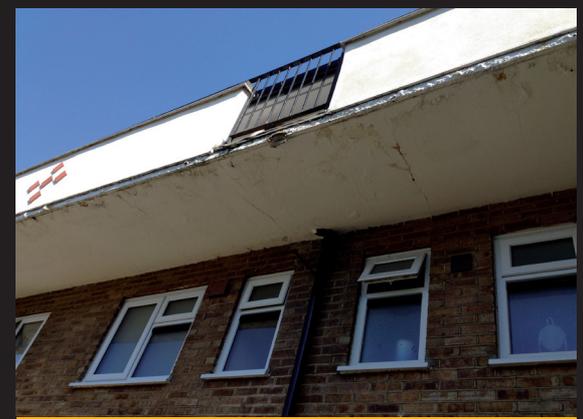
The cantilevered reinforced concrete balconies at first floor of these three and four-storey buildings - built in the 1970's – comprised existing exposed brickwork walls with panel inserts which had been damaged over the years through constant weathering.

The top wearing surface of the balcony walkways was laid in asphalt which had cracked and split in a variety of areas including around drainage inlets and at the vertical cove upstand at the base of the balcony walls and was letting water in between the asphalt layer and concrete surface of the balconies underneath. The top surface of the asphalt had also become uneven and was allowing puddles to form on the surface whenever it rained.

The painted soffits and vertical front faces of the concrete balconies had also badly spalled as a result of general concrete degradation and made significantly worse by the continuous ingress of water from above.



Before



Before

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Decaying Balcony Walls



Balcony Walls Removed



Stairwells in Bad Condition

With access scaffold erected to enable the works to be carried out safely, all of the brickwork walls were taken down with temporary protection in place to ensure residents could get to and from their properties safely whilst the works were ongoing. Concrete repair works to the soffits of the walkways were also carried out using the Sika Monotop concrete repair system incorporating the use of Margel corrosion inhibitor capsules.

As part of the modernisation and transformation of the walkways, the previously demolished brickwork walls were replaced with a new galvanised steel and powder-coated handrail system incorporating 'Trespa' infill panels in a contrasting colour. The new fixing details of the handrail posts were designed and fabricated so that they could be mechanically fixed to the top side and front face of the concrete balconies. With the steel elements of the handrail system painted in black, the protective concrete anti-carbonation coatings to the soffits in a contrasting, contemporary colour.

The buildings occupants had ponding water on the balconies whenever it rained. Following removal of the existing failed asphalt surface of the balconies, all external areas were re-waterproofed with a new mastic asphalt laid to the correct falls towards the back of the balconies to ensure that any rainwater now goes directly down into the drainage gullies. It was important too that the asphalt was replaced to the same thickness as before to ensure that the threshold step height into the properties was the same as before. The residents now enjoy walkways free of ponding water and puddling!

The internal stairwells have also been transformed through the application of a new coloured, fast-curing floor finish to the staircases with the additional safety feature of non-slip nosings to all steps.



New Ballustrading



Trespa Panels Installed



Stairwells Transformed

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