

# CASE STUDY

## Balconies & Walkways 15 Housing Blocks

# MAKERS

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### PROJECT

Hewitt Avenue, Coventry

### STRUCTURE

Housing

### CLIENT

Whitefriars Housing Group

### CONTRACT

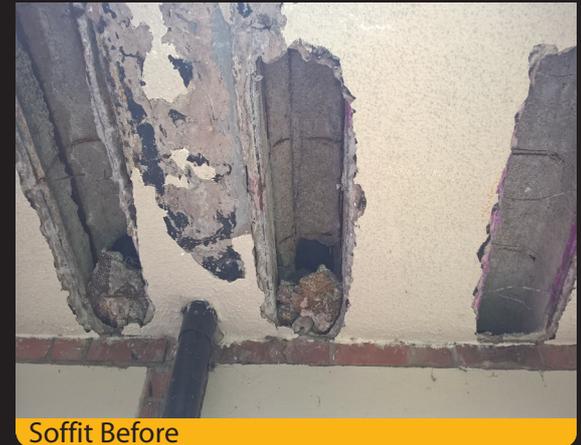


This project comprised of the transformation of external public access balcony walkways and the internal stairwell refurbishments, to 15 blocks of Maisonette buildings, including installation of new external lighting along balconies and throughout stairwells.

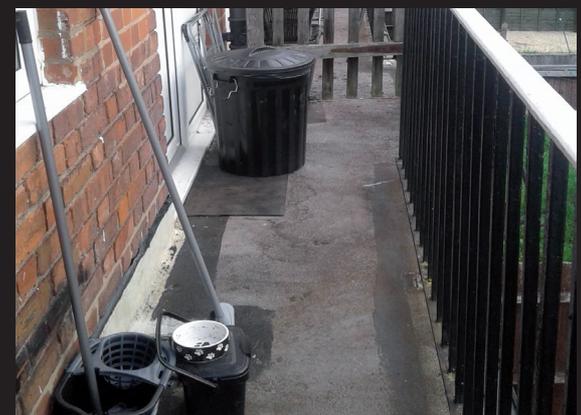
The cantilevered balconies comprised of reinforced concrete, using a ribbed slab profile (Beam and Pot Floor) which had been damaged over the years through constant weathering and had badly spalled. The balcony handrails had deteriorating supports which had corroded over time and were at the end of their self-life, providing little support to the railings.

The top wearing surface of the balcony walkway decks were originally laid in asphalt which had cracked and split in various areas including around drainage inlet and outlet pipes which were located on the outside of the façade wall. The balconies were designed with a run off towards the upstand and was assisting in providing a pathway for the ingress of water to the flats below through the cracked asphalt.

The balconies were experiencing heavily corroded reinforcing steel in the soffit of the concrete beams and structural steel elements which required structural support.



Soffit Before



Balcony Deck Before

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In order to improve the structural integrity of the balconies, structural support beams were replaced at either end of the balconies as the existing beams had varying states of corrosion. New column supports were required to assist with the balcony support system, and foundations needed to be prepped in readiness. This involved mapping other services i.e. electrics, water, drainage etc... to ensure the foundations were safely placed for the column supports.

The balcony deck areas were made good, with reinforce detailed areas around inlet/outlet drains and upstand, all being made watertight with Triflex (BFS). New handrail supports were installed and the handrails were all sanded down and received an undercoat and top coat finish of Manor ZINFOS 340WS.

The concrete repair to the soffit of the balconies were carried out and a corrosion inhibitor was used on repaired and none repaired concrete. A Mapei Fibre-re-inforced system and an elastomeric, crack-bridging, permanently flexible protect was applied.



Structural Beams



Reinforced Detail



Column Supports and Handrail



Internal Stairways



External Lighting



Complete Refurbishment

At either end of the blocks were communal external stairwells which lead to the balcony areas, these were prepared with jet washing and received the Triflex BFS System. There were also internal entrance stairways which were prepped to ensure they were smooth, flat and dry and then fitted with Polyflor, Polysafe Standard PUR to the treads and risers, with Quantum Stair Nosing SF1.

The external lighting outside each of the dwellings was an old lighting system and was operated by each individual dwelling with their own switch. It was replaced with vandal resistant LED lighting system now connected to the main operating system which provided a low light when not in use or 100% light when movement was detected. This provided a more economical use of electric and a brighter environment along the balconies and throughout the stairwells and communal areas.

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