

By email 23.3.21

Dear Sue

Thanks for your email. I want to firstly apologise that you have raised this, because I thought that I had explained this. I see on revisiting documents that I have not and I want to assure you that this is an oversight on my part and not intentional.

### **Balcony 'kick-out'**

Unfortunately, prior to the demolition of the toilet block extension, it was calculated that the balcony would have run through in line (i.e. flat all the way along the rear elevation). However, due allowance for the staircase projection was not considered, possibly because it was disguised and incorporated into the old toilet block and was not shown on the L'Arche plans.

Once the old toilet block was removed and the original fixing of support brackets were exposed, it was clear that the balcony had previously stepped round the projecting staircase to provide sufficient depth to exit the doorways. In fact, until the old toilet block was removed to expose the dressed stone surround to the two doorways, it had been anticipated from evidence and to some extent professional inference, that only one doorway would have been part of the original structure.

With the benefit of the new found knowledge and clarity of the original structure, we have endeavoured to replicate what we now believe was originally there. To be effective, the balcony will have to step around the staircase projection, so we would welcome this being approved as a stepped balcony as now submitted. The only plan/illustration available for this at present is within the attached Structural Engineer's report. We can produce a new architect plan for your comfort if need be.

With regard the construction of the balcony, the original cast iron brackets are securely bolted through or into the stone work and. As you will see from the attached report, these are considered by our Structural Engineer to be adequate in their original position to be reused, undisturbed, which is positive news.

The original cast iron balustrading has been very carefully removed and sandblasted, moulds taken and additional copies made to provide matching balustrading to the full length of the proposed balcony. The originals had mild steel threaded bolts inset to provide upper and lower fixings and these are to be replicated to bolt them to the new balcony structure as indicated on the submitted details. The upper fixings will be bolted to a new mild steel core rail with a hardwood handrail, screwed from below to the core rail.

I trust that this additional information will enable you to progress the application, but please let me know if you require anything else.