

PRINCESS PIER, TORQUAY

REPORT INTO CONDITION OF DECKING AND SUPPORT JOIST

Executive Summary

Introduction

A survey was carried out on the decking and joist which form the promenade structure of Princess Pier on the 8th and 13th January 2015 at the request of the Council. The attached report outlines the findings, however, the below statement summarises the outcome and options.

Summary of survey

The survey found that a significant number of decking planks require replacement as they are either rotten and at risk of failure or provide a trip hazard.

In one area the joist below the planks have deteriorated and the loss of area would mean that they are at immediate risk of failure should they be subject to crowd loading. In other areas the joists are showing signs of similar deterioration but are currently in a condition to service the area.

Conclusion

The pier does not need to be closed but immediate action is required to overcome the issues of defective planks and the risk of crowd loading occurring. Crowd loading can be defined as 5 people per m². In order to ensure the pier remains as safe as possible this season the defective planks must be either replaced or covered with plywood and inspected regularly. To remove the risk of crowd loading the numbers accessing the site during events might be restricted and the area marshalled. Alternatively an area of 150m² must have some form of barrier to restrict numbers.

However the most cost effective solution would be to carry out the repairs to the joists now as this will prevent further deterioration. The estimated cost for the works is £250k. The minimum cost to ensure the pier remains open with an acceptable risk for the next year is £20k.

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Enc: Report