

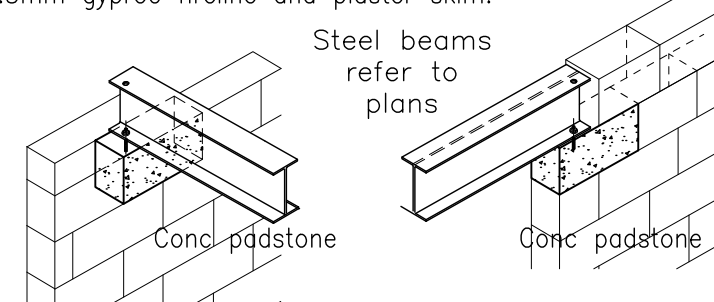
NOTES

Where any existing structure is assumed to be load bearing, it is the responsibility of the Client to instruct a Contractor to perform opening up works prior to ordering all specified structural elements.

Where the existing structure is to be altered the contractor is to ensure adequate propping is in place and fully secure prior to removing any of the existing load bearing structure. Propping specification to contractors design.

Site welding of any connections is not permitted unless agreed in writing with the Engineer. All connections are to have a min of 2No M16 Grade 8.8 bolts fitted.

Steel beams to be provided with fire protection, as a minimum encase steel with 12.5mm gyproc fireline and plaster skim.



Typical details of beam bearings on padstones

NOTE RE PADSTONE SIZES

Padstone sizes as shown are the minimum sizes as required by the Calculations to ensure satisfactory bearing of the steels onto the masonry without causing local crushing of the masonry. These sizes are not necessarily the sizes available from the Builders Yard/Stockist's. The builder should obtain padstones that are as close a match to the sizes as shown

IMPORTANT NOTES

TEMPORARY WORKS INCLUDING:

PROPPING, BACK PROPPING, NEEDLE STITCHING, SHORING OF EXCAVATIONS ETC
Any works that require the removal of existing structural elements such as load bearing walls, piers, steel beams etc will require temporary propping to be installed prior to the removal of the load bearing elements. It is the clients duty to ensure that a competent contractor is employed who is familiar and well versed in the use of this type of work. It may also be necessary for the contractor to employ a temporary works engineer for the design of the temporary works. Temporary works are the design of the building contractor or their appointed temporary works designer.

PARTY WALL ETC ACT 1996

Prior to carrying out any works to a party wall, the client must obtain written permission/agreement with the co-owner of the party wall. In this regard, should there be any requirement to work on or in close proximity to a party wall the client is advised to first seek professional advice from a party wall surveyor prior to any work being undertaken.

DUTY HOLDERS AS OF 2023

FOR RESPONSIBILITY OF DUTY HOLDERS REFER TO Association of
Building Control Approvers (ABCA) DOCUMENT.
COPY AVAILABLE ON REQUEST IF NOT ATTACHED.

[illegible]

ARCHITECT / CLIENT
SHAYAN ZAREPOUR

PROJECT
887/887A MANCHESTER ROAD
ROCHDALE
OL11 2ST

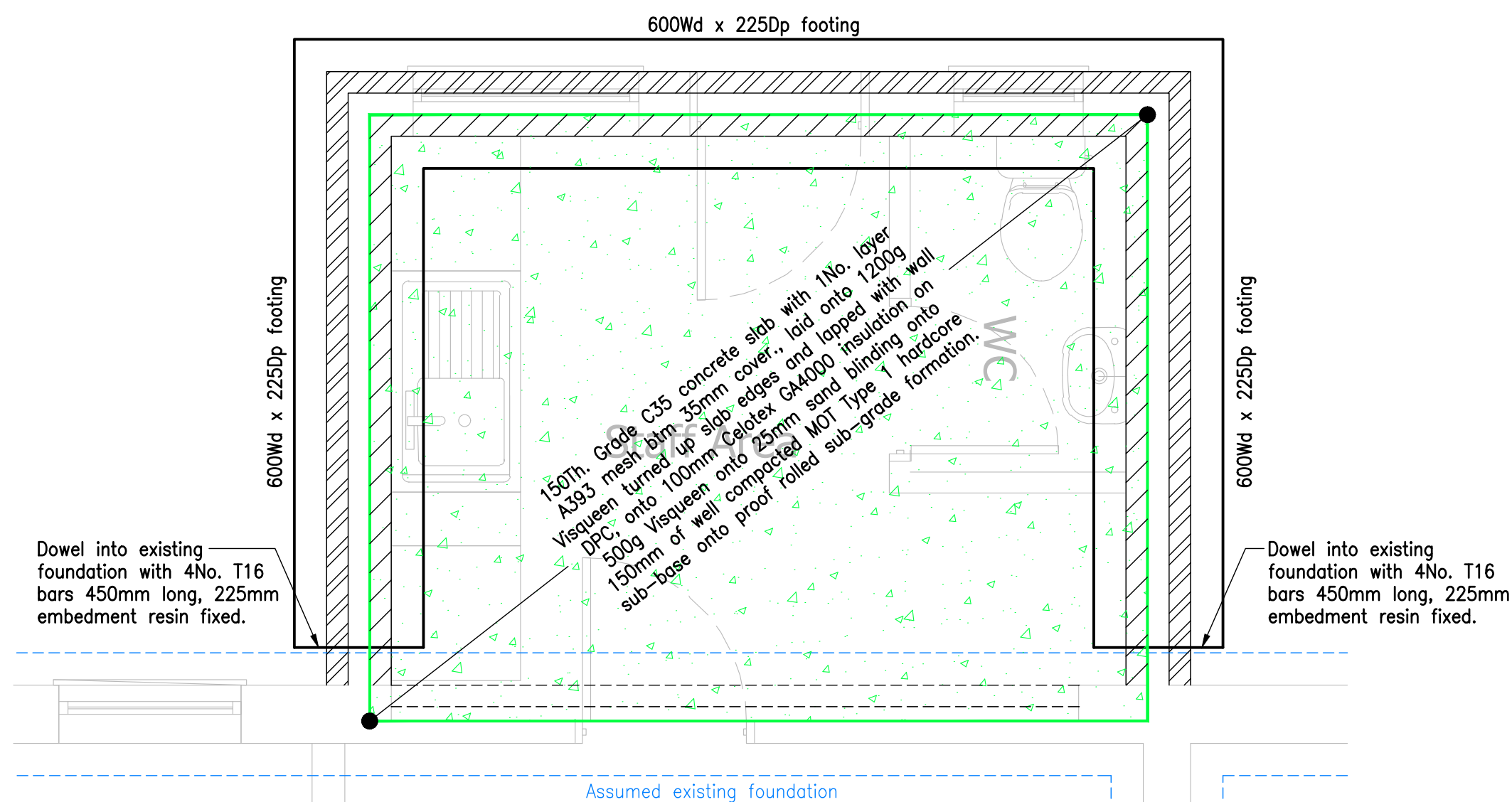
TITLE	DRAWN BY
REAR EXTENSION	JTB
PROPOSED FOUNDATION AND GROUND	DATE
FLOOR PLAN AND DETAILS	08.05.25
	SCALE
	SHOWN@A1

DRAWING NO. HC-25253-(60)-001	REVISION —
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HEALEY CONSULTING
Brunel House
63 Dale Street
Milnrow
Rochdale
OL16 3NJ
Tel: 01706 343961
Fax: 01706 343981
email: office@healeyconsulting.co.uk
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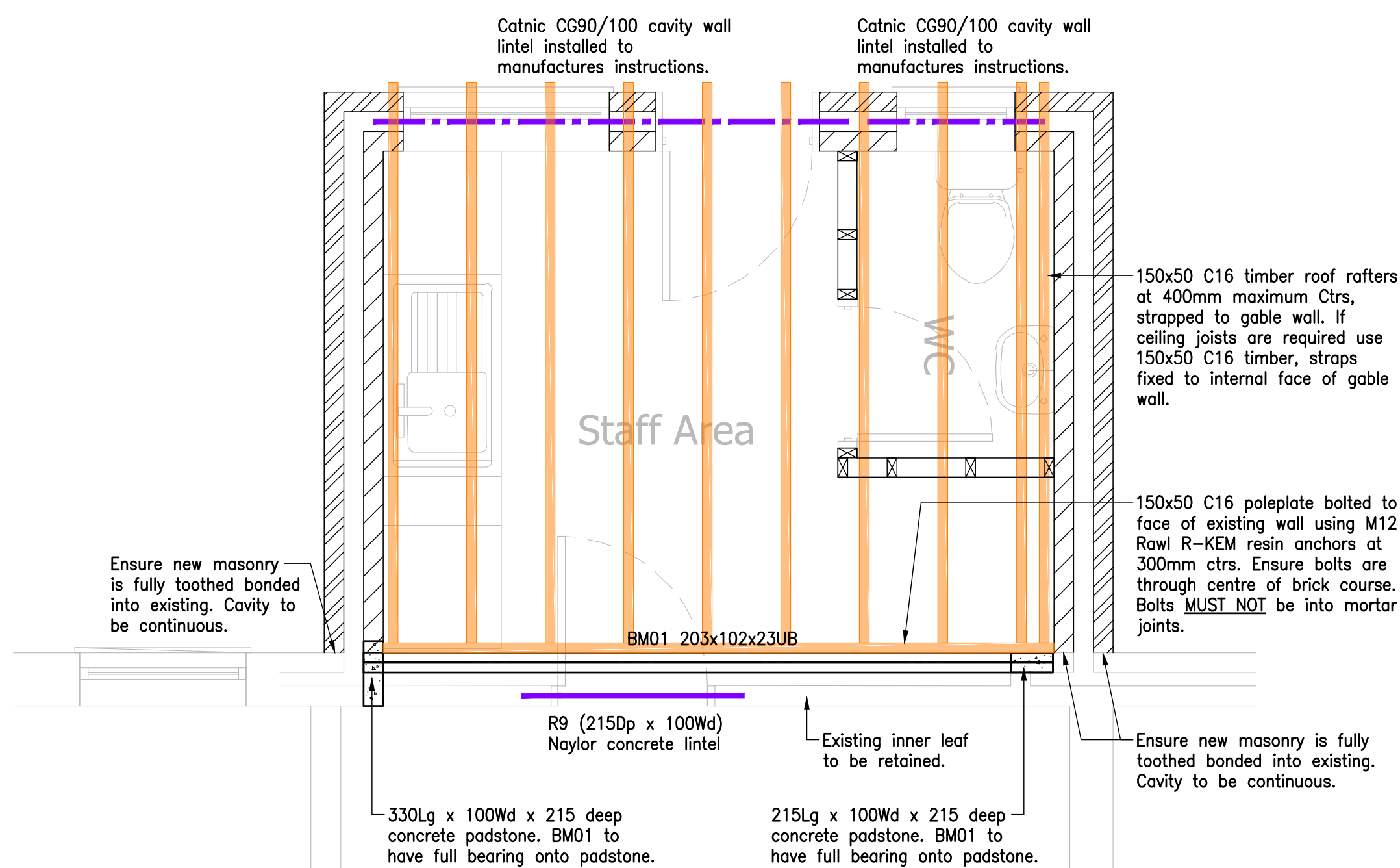


A1 size drawing sheet (841mm x 594mm) scale is approx. double at A3 size



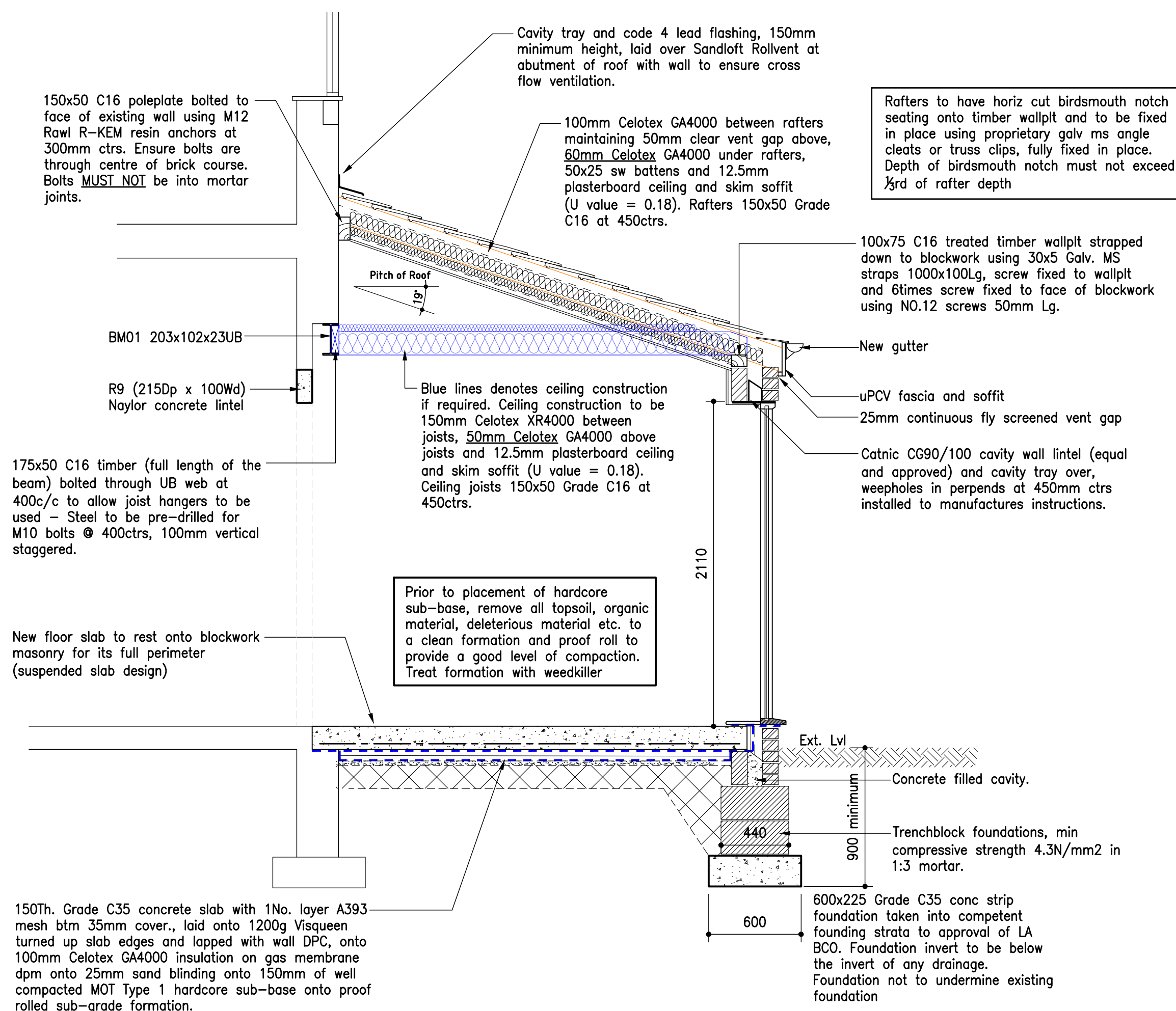
PART PLAN – FOUNDATION/SLAB

Scale 1:25 @ A1



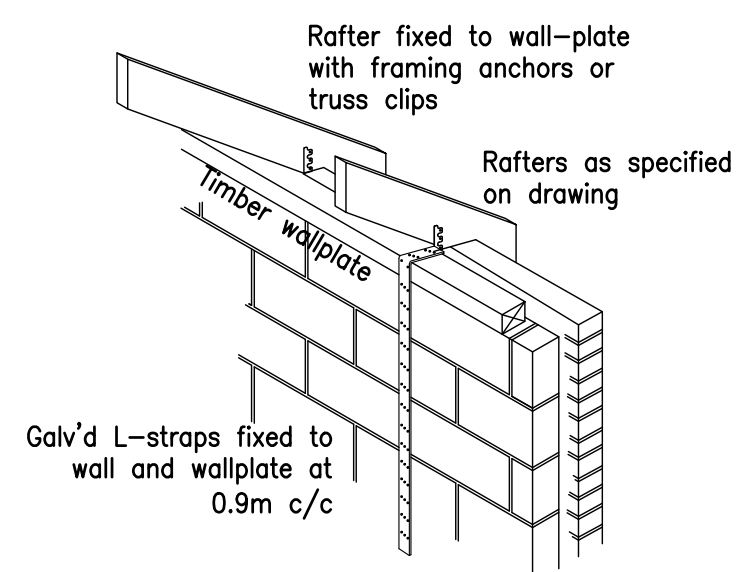
PART PLAN – PROPOSED GROUND FLOOR
SHOWING STRUCTURE OVER

Scale 1:25 @ A1

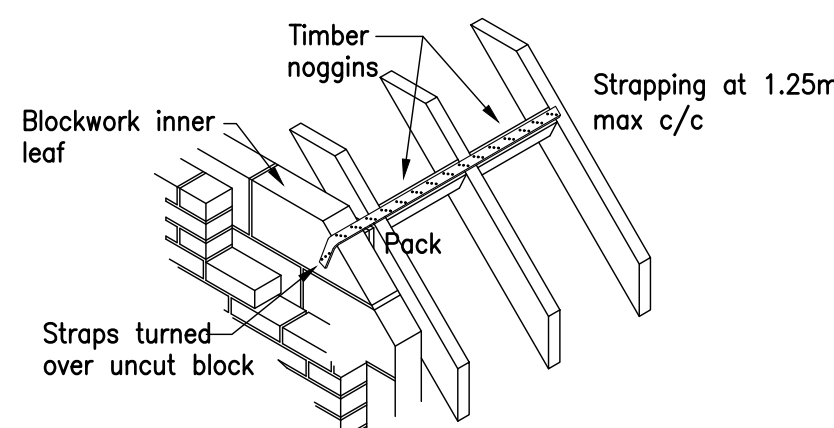


TYPICAL SECTION THROUGH REAR EXTENSION

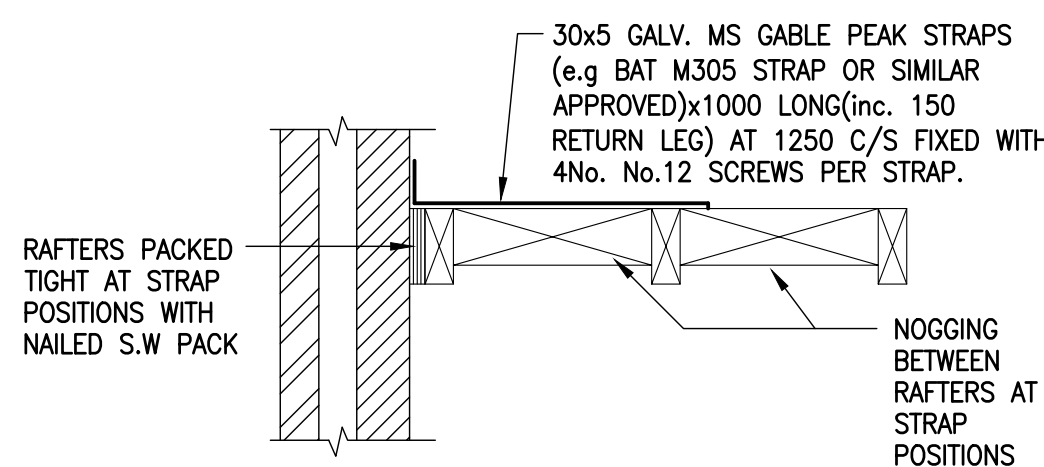
Scale 1:25 @ A1



Wallplate Strapping



Roof Gables Strapping



Ceiling Gables Strapping

CDM HIGH RISK ASSESSMENT		
ITEM	RISK	RECOMMENDATION
Removal of wall and installation of steel beams	Collapse of wall structure above	Contractor to install temporary propping prior to the removal of any of the load bearing masonry structure. The temp propping must be plumb and properly braced, and maintained until structural works are complete.
Removal of wall and installation of steel beams	Cracking to masonry and plaster finishes above	Contractor to inspect the masonry and plaster condition above ground floor for any pre-existing defects and existing condition and to agree in writing with client.
New steel beam	Superficial cracking of masonry and plaster finishes above	The steel beams have been designed to limit deflection under the loadings applied in accordance with British Standards and Codes of Practice. However, cracking to the finishes can still occur.

A Typical Sequence of Operations for Beam Install

1. Provide temporary propping at the level where the new beam is to be introduced. This propping is likely to involve Arcrows, Arcrows with Strongboys or 'Needle Stitching' Methods. Where the New proposed beam supports a wall above ensure the wall above is propped. Where the new steel beam supports floor or roof above ensure the floor or roof is propped on both sides of the proposed beam.
2. Along the top and bottom of the props ensure that spreaders are used to provide adequate spread of the prop loads. If the propping is on top of a suspended floor structure, then it may be necessary to install 'back propping' at the level below to ensure that the floor/s are not overloaded. The aim of the 'back-propping' is to effectively spread the prop loads over multiple floor levels.
3. If the proposed beams are intended to carry existing beams, then the existing beams will also need to be propped temporarily. If the existing beam/s need to be cut out locally to facilitate the installation of the new beams, then the existing beam/s will need to be propped at both sides of the proposed cut line.
4. When all the propping is in place and is secure and stable, carefully dismantle the structure which is required to be taken out.
5. Insert the proposed new structure and 'bed-in' as necessary. Any gaps between old and new to be packed with steel shims or slate pack with non-shrink grout.
6. Following the installation of the new structure, and once all packing/filling grout is properly set, remove the temporary props.