



Note: Check integrity of retained masonry piers prior to use. Ensure existing pier masonry is connected to external walls.

Existing Timber Beam B16 in dining area to rest on bottom flange and be located with 2No. angles fabricated from 6mm plate. Angles drilled for and fixed to PFCs with 2No. M16 bolts and drilled for and fixed to existing timber beam with 2No. M10 coach bolts each side.

Retain pier 400mm long. Locally rebuild top of pier with semi engineering bricks in area 215mm long x 215mm wide x 140mm deep to support end of new Steel Beam B18 to provide minimum 150mm bearing length.

New Steel Beam B18 from 2No. 180x90x24 PFCs fixed back to back. New beam on line of existing wall with west side lined up with wall position. Beam set below existing ceilings, positioned to allow existing Timber Beam B16 over dining area to be set into web of PFC for support. Web of PFCs to be drilled for and fastening together with M12 bolts at 600mm centres alternately 55mm above and below the centreline. Web to be also drilled for M10 bolts at 600mm centres (between M12 fixings) for fastening timbers into web to support finishes.

Extend existing Timber Beam B17 over kitchen with new timber attached with half lap joint min 300mm long fixed with 4No. M10 bolts in pairs 35mm above and below the centreline.

Existing extended Timber Beam B17 in kitchen area to rest on timber block on bottom flange of PFC B18 and be located with 2No. extended angles fabricated from 6mm plate. Short leg of angles drilled for and fixed to PFCs with 2No. M16 bolts. Long leg of angles to be minimum 750mm long and minimum 100mm deep to support timber beam and its lap joint. Extended leg drilled for and fixed to existing beam with 5No. M12 bolts evenly spaced and located alternately above and below the centreline.

Retain pier 400mm long. Locally rebuild top of pier with semi engineering bricks in area 215mm long x 215mm wide x 140mm deep to support end of new Steel Beam B18 to provide minimum 150mm bearing length.

Note carefully support existing timber floor Beams B16 & B17 prior to beginning to remove existing masonry wall in kitchen/dining area.

Ground Floor Plan Showing Structure in Floor Above

Scale 1:50

General Notes:

1. This drawing is to be read in conjunction with all relevant Architects and Engineers drawings and specifications.
2. Do not scale from this drawing. For all setting out dimensions refer to the Architects drawings and specifications. Any discrepancies to be reported immediately to Architect/Engineer.
3. Safety and stability of the works during construction is the responsibility of the contractor who should phase the works and provide temporary supports as necessary.
4. All proprietary items to be installed in accordance with the manufacturers recommendations.

RISK ASSESSMENT

RESIDUAL RISKS IDENTIFIED

1. None identified, 27/10/2021.



CONTRACTOR'S GENERAL RISK ITEMS

(List is not exhaustive but includes commonly raised issues)

1. Location of all buried/hidden services.
2. Foundation & drainage excavations: Stability of sides, undermining existing structures, diverting existing drainage or field drains, services etc.
3. Manual lifting of heavy objects: Steel beams, Columns, Lintels, etc.
4. Temporary stability of structure during the works.
5. Falls from height or into excavations.
6. Security: Keep site secure from members of the public. Maintain public safety when accessing site.

P2	Piers of retained masonry added below Beam B18	26/02/22
P1	First Issue	07/11/21
Rev	Description	Date



Consulting Structural Engineers
Unit 7, Bicester Business Park,
Telford Road, Bicester, OX26 4LN
Tel: 01869 226020

email: info@varndell.engineer | Web: www.varndell.engineer

PROJECT
Ivy Cottage
32 High Street
Bodicote
OX15 4BP

CLIENT
H Smart

TITLE
Ground Floor Plan Showing
Proposed Removal of Wall and
Modifications to
Structure of Floor Above

PURPOSE OF ISSUE
PRELIMINARY

DRAWN BY CT	CHECKED BY NV	DATE 27/10/2021
SCALES (@ A3) 1:50		PROJECT NUMBER VE21088
DRAWING NUMBER 21008/12		REV P2