

## **STRUCTURAL WORKS**

### **GENERALLY**

All works to be undertaken as per Reid Jones Partnership Drawings 10139-02-P9 and 10139-03-P1.

Allow to isolate, remove or set aside and reinstate any services installed in the working areas and all other services including concealed electrical services and hot/cold water supplies and waste pipework throughout the working areas. Note that this includes for the concealed services within bathroom floor structure if required. Cabling, fittings and lighting installations are to be replaced on a like-for-like basis following completion of the works, with designs to be approved by CA. All new cabling, fittings and lighting is to be connected to the existing mains distribution.

**ITEM**

All steel is to be grade S275, fabricated to BS EN 1993. Steel to be painted with 1 coat zinc phosphate primer. All steel beams are to be coated with intumescent paint as per contractors specification and applied as per manufacturers recommendations.

**ITEM**

Tenant to vacate the premises during the structural works.

### **STRUCTURAL WORKS TO LIVING ROOM**

#### **BEAM 1**

Ensure all Acrow props are securely in place below the beam and provide support throughout.

**ITEM**

Allow to remove all bathroom fittings and the water tank to the bathroom and bedroom 3. Set aside safely and store for re-use.

**ITEM**

Allow for adjustment of timber airing cupboard door and surrounding timber to allow for insertion of 2 no. 152x75x18 parallel flange channels either side of beam 1.

**ITEM**

Allow for careful creation of holes in rear wall to enable for insertion of PFC's. Hole is to be of the minimum size required and all stonework disassembled is to be set aside for reinstatement upon completion, allowing for rebuilding. Allow for use of lime mortar for rebuilding as per the same specification in item 2.21.

**ITEM**

Carefully lift and set aside for re-use approx. 250mm wide strip of floor boards and battens/boards used to build up floor levels in bathroom adjacent to the bathroom/bedroom 3 wattle and daub partition.

**ITEM**

Carefully lift and set aside for re-use floor boards adjacent to the partition wall in bedroom 3.	ITEM
Carefully remove existing strips of plasterboard to the lounge ceiling either side of beam 1.	ITEM
Assess proposed position of PFC beams to ensure that the wattle and daub partition is not disturbed and ensure that there is sufficient clearance at the doorway into the bathroom.	ITEM
Assess positions of load bearing walls at proposed PFC bearings with structural engineer in attendance. Following structural engineer's guidance, allow for insertion of concrete padstones at beam bearings on masonry walls or provide steel post to support beam.	ITEM
If posts are required, 100x100x5.0 square hollow section posts should be used and anchored to the face of the existing walls using pairs of M10 studs at 600 centres.	
Contractor to refer to Reid Jones Partnership Drawing 10139-02-P9, section titled 'Elevation, Post Support to PFC'.	ITEM
Prior to inserting the PFC channels, the condition of the lintel above the rear lounge window and the central pier is to be assessed by the structural engineer. Allow to carefully remove plaster finishes to the cracked areas of plaster above the central pier.	
If strengthening is required, remove further plaster along the length of the window opening. Allow for insertion of Rolled Steel Angle (Size TBC) with ensuring that the RSA extends into the existing masonry at the bearings so full support is provided, with reference to be made to Reid Jones Partnership Drawing 10139-03-P1, Detail 3.	ITEM
Allow to rebuild any cracked masonry to the central pier using a local sandstone in a like for like colour matching the rest of the masonry, to be approved by contract administrator. Allow for use of lime mortar for rebuilding as per the same specification in item 2.21.	ITEM
Once plasterboard is removed, evaluate the position of the existing floor joists and timber trimmer beams within the existing floor structure and assess positions for new steel cradles. Cradles are to be at maximum 500mm centres. Cradle positions are to be confirmed on site by structural engineer.	ITEM
Cradles are to be fabricated bespoke to fit from 6mm steel plate, with the fabricator attending site to carefully check dimensions as per the structural engineers instructions and manufacture cradles/hangers. Following manufacture, cradles are to be decorated with an intumescent paint which is to be applied as per manufacturer's instructions. Finish colour is TBC by client.	ITEM

Allow for inserting 2 no. 152x75x18 parallel flange channels through openings to rear elevation wall and seat on padstones/supports. The PFC's are to be positioned adjacent to the wattle and daub partition and are not to disturb the finishes to the partition.

**ITEM**

Raise the manufactured hangers to the positions specified by the structural engineer and fix to 2 no. 157x75x18 parallel flange channels using adjustable tension rods as shown in Repair Detail 01 in Reid Jones Partnership Drawing 10139-03-P1.

**ITEM**

Following installation, replace all timber packs and floor boards to first floor level.

**ITEM**

Allow for renewal of plasterboard ceiling in lounge and allow for decoration on completion in colour white as existing.

**ITEM**

## **BEAM 2**

Allow for filling the larger shakes to beam 2 with oak packs/wedges made cut bespoke to fit in each shake. Structural engineer to confirm on site which shakes require oak packers/wedges.

Refer to Reid Jones Partnership Drawing 10139-03-P1, Detail 2, typical section through floor Beam 2.

**ITEM**

Allow for provision of M12 Stainless Steel Coach bolts which are to be fixed through beam 2 to provide further support from the underside of the beam. Allow to plug with bespoke cut pieces of oak.

Refer to Reid Jones Partnership Drawing 10139-03-P1, Detail 2, typical section through floor Beam 2.

**ITEM**

## **BEAM 3**

Allow for provision and installation of 152x152x23 Universal Column steel to solid partition wall. Existing timber beam is to remain and is to be packed tight to ensure further stability.

Refer to Reid Jones Partnership Drawing 10139-03-P1, Section F-F.

**ITEM**