

Subject to detail examination main floor beams perpendicular to the party wall to be retained if possible.

Please note, that because project below the existing ground floor level the Party Wall Act may be relevant.

Approximate Position of wall. There appears to be a valley gutter which precluded a bearing of the existing timber beam

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Atkins Martin is a trading name of Atkins Martin Associates Ltd.
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General Notes:

Read with other drawings and specifications
All work subject to site conditions, opening up. Planning and Conservation Officer Approval, Statutory Authority Requirements and our terms and conditions.
Site dimensions to be taken.

Timber to EC5 - structural use of timber and National Application document.

Steel to EC3 - structural use of steel. Grade S275 for open sections. Tubular work to be S355 hot rolled to allow factory welding away from capping and base plates other wise S235.

Paint finishes - shot blasted and one coat of red oxide paint. All steelwork to be fire proofed to Building Inspector's requirements.

Because of the need to provide a support to the column inside the building a site investigation cannot be carried out and pile testing is essential.

In particular obstructions in the ground may be an issue. It is not possible without endangering the existing masonry walls to excavate to know whether there is an earlier brick wall or similar to cause an obstruction, or at what depth suitable bearing strata is to be found. Probing by the piling contractor at the earliest possible opportunity is recommended.

The probing may show that the Position 1 of the Pile is suitable, but it may also show that 2 piles are needed with a steel bridge beam encased in concrete is needed as shown. 2 No piles must be installed a minimum of 600mm apart centre to centre. This is shown on this drawing as Position 2, but the spacing and hence the spacing depends upon the probing.

Piling to be to Target Installations / Fixings design.

The maximum deflection under load to be 5mm.

The Target Heli Pile to be proof tested on site using a calibrated hydraulic jack reacting off spreaders placed on the surrounding ground at least 600mm away. If this is not possible then refusal should be achieved, if no measurable movement is observed for a period of over 20minutes using a 64 kG driver.

Adequate fire precautions to be taken.

Note
Indicative angles of
steel beams on
plan.

Direction of span of floor
joists over Floor in poor
condition and joists

Existing small section
floor joists cantilever to
"support" the first floor
gable

Steel channel column resin anchor
bolted to masonry column to restore
the inadequate bearing. Check on
condition of timber beams by others .
Please note that has not been possible
to see the hidden parts of the timber
beams e.g. where built into the
wall(s) and we are unable to report that
they are free from defect.

178 * 102 UB Over

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PFC channels at
approximately 1.0
m. to react torsional
loads from the
eccentrically loaded
existing 178 * 102 UB

Existing Block
Column.

Tie down steel
channel resin
anchored to
Block column.

Construction Design and Management Regulations 2015

Atkins Martin Associates Ltd. Are Designers under the Act, but not the Principal Designer.

Exceptional Hazards Only are:

Risk Assessments:

Ensure that the Temporary Works are not compromised or undermined by the piling works - if necessary the temporary works must be modified.

The plant and sectional lightweight aluminium piles are as light as possible, and reduce the hazards of carrying them. Nevertheless great care must be taken.

The noise from the plant is high and adequate ear protection must be used.

Attention is drawn to the need to prop the works to ensure the safety of personnel and the works at all times.
Attention is drawn to the need to have a safe method of installing the steel beam(s) and column.
The weight of the steelwork has been kept to a minimum.

Designers Envisaged Method of Construction:

- 1 Prop as necessary - support the roof and remove the weight of the tiles/slates.
2. Install piling / ground level steelwork as necessary.
3. Install steel column and lateral restraints resin anchor bolted to existing brickwork.
4. Prepare existing block wall for support to new steel beam, allowing for new joists to be installed safely by providing a shelf or similar. Provide tie down steel channel secured to the blockwork.
Install new steel beam.
- 5 Remove gable wall, and existing rotten timber beam.
6. Rebuild gable wall onto steel beam - with timber plate bolted to it.
7. Tie in new gable to first floor structure.

Plan of Proposed Part Ground Floor with Exposed Beams Over

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Architectural Structures - Restoration & Design

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Project: Structural Repairs 30 High Street, Marlborough,
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Surveyor: Knight Frank, Bristol

Drawing Title: Proposed Ground Floor and Beams Over

Date: July 2025

Scale: A3 1 to 25

Drawing Number: S2780 / 21 A

Revision: A Scale Bar Added

For Listed Building Consent & Building Regulations Approval
Further opening up has been carried out.