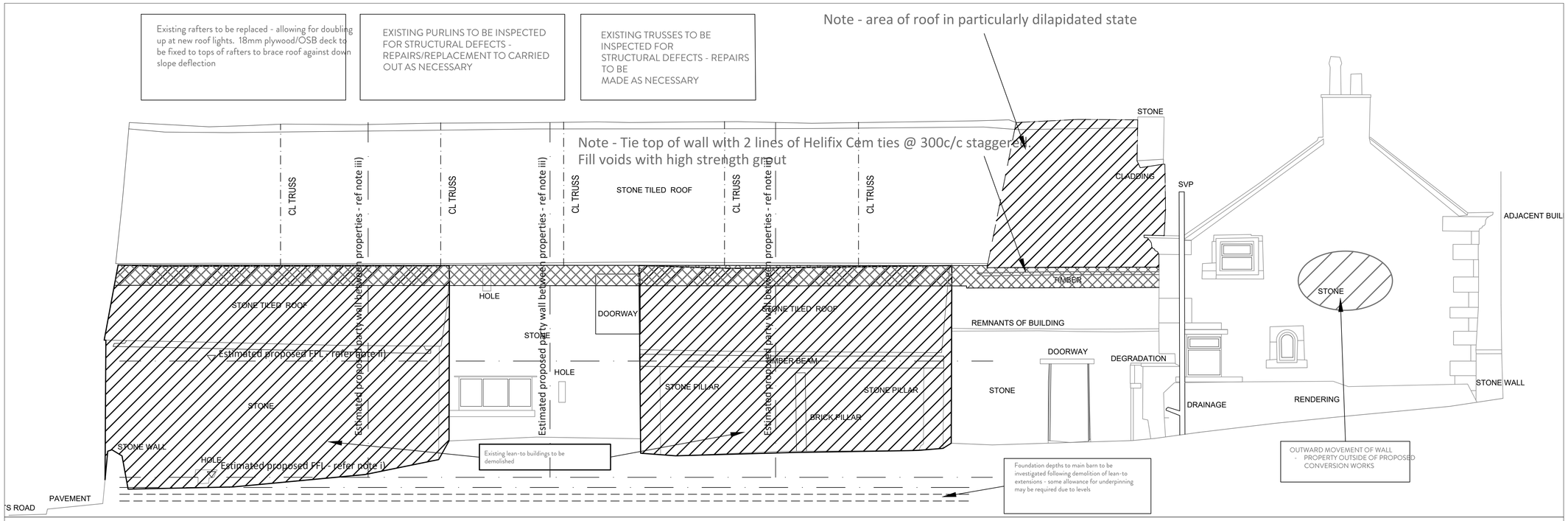
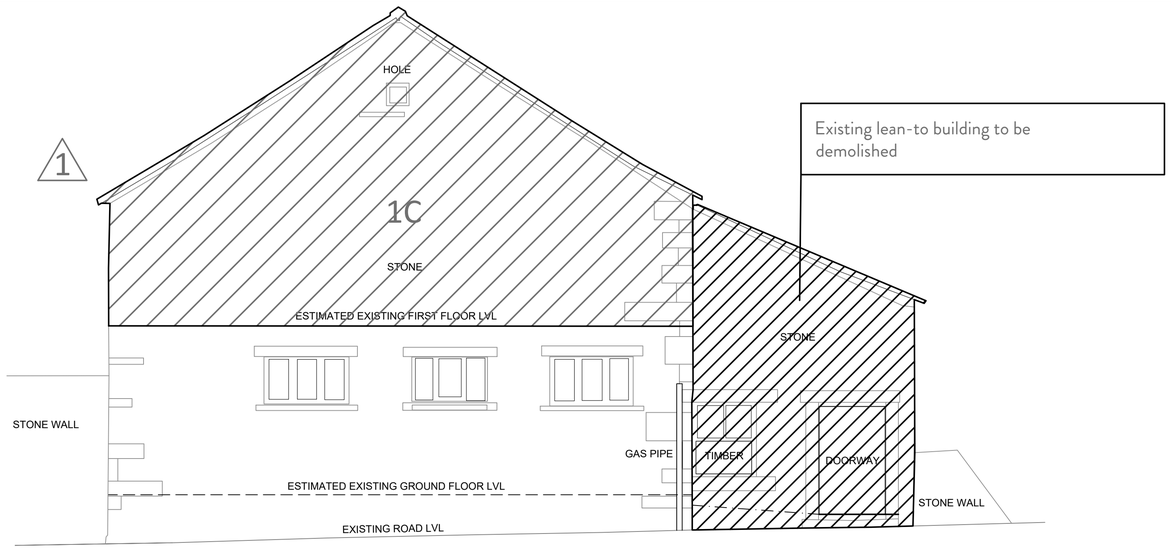




Note i) - Ground floor construction (concrete raft detail) required to be placed above existing levels to mitigate against the need for underpinning

Note ii) - First floor construction crucial in providing restraints to external walls- allow for beam and block construction with screed

Note iii) - New party wall construction between properties crucial in providing restraints to external walls- allow dense aggregate cavity wall with positive tie to externals walls

ALL WORKS TO LISTED BUILDINGS TO BE IN ACCORDANCE WITH AGREEMENTS WITH HERITAGE ENGLAND

PRELIMINARY HAZARD ASSESSMENT

HAZARD REF	DESCRIPTION	ANTICIPATED CAUSE	POTENTIAL SOLUTIONS	SEQUENCING AND TEMPORARY WORKS REQUIREMENTS
1	Structural movement in external walls and boundary retaining wall with rotation of gable wall towards road and significant local bulging of external wall - as illustrated above	Foundation settlement, loss of lateral support from roof and first floor with deterioration of timbers, potential water pressure on retaining wall and water penetration into rubble filled external walls	The following remedial works will be essential as a minimum to ensure the satisfactory future structural integrity of the works - rebuilding of areas 1A (drg 201), & 1C (drg 202) including new foundation to area 1A, replacement of first floor structure with new restraint system between first floor and external wall, replacement/insitu strengthening of roof structure with new restraint system between roof and external wall and restraint of boundary retaining wall by tying to new concrete ground slab construction. Allow for sock anchors to stabilise areas 1B (DRG 201)	Careful consideration of the sequencing of works will be needed to ensure the structural integrity of the building during the course of the works. This will include the installation and sequenced removal of specialist designed propping systems along with a temporary footpath closure and traffic management.

NOTES

1 STRUCTURAL REQUIREMENTS ONLY ARE INDICATED.

2 ARCHITECT'S DRAWINGS MUST BE USED FOR SETTING OUT.

3 TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS & SPECIFICATIONS FOR DPMs, DPCs, INSULATION DETAILS ETC.

4 TO BE READ IN CONJUNCTION WITH LITHOS REPORTS IN RELATION GEOENVIRONMENTAL ISSUES INCLUDING REQUIREMENTS FOR REMEDIATION WORKS (INCLUDING CLEAN COVER TO LANDSCAPED AREAS) AND LANDGAS PROTECTION MEASURES.

5 TO BE READ IN CONJUNCTION WITH BRICK-TIE PRESERVATIONS REPORTS FOR TIMBER, DAMP AND STRUCTURAL REPAIR ISSUES

6 WORKS INDICATED ARE BASED ON GROUND LEVEL CURSORY INSPECTIONS ONLY AND WILL NEED TO BE REVIEWED ONCE BUILDINGS ARE SCAFFOLDED AND AVAIALBLE FOR HIGH LEVEL INSPECTIONS. ALLOW FOR OPENING UP WORKS DURING THE COURSE OF THE WORKS AS DIRECTED BY THE ARCHITECT AND ENGINEER AND CONTIGENCIES FOR ADDITIONAL STRUCTURAL RESTORATION WORKS.

7 ALLOW FOR APPROPRIATE MEASURES INCLUDING APPROPRIATE TIME FOR DRYING OUT OF THE BUILDING FABRIC FOLLOWING SEALING OF THE BUILDING ENVELOPE.

8 STRUCTURAL MASONRY WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF EUROCODE 6 (BS EN 1996).

9 STRUCTURAL STEELWORK TO BE DESIGNED, FABRICATED AND INSTALLED STRICTLY IN ACCORDANCE WITH THE ENGINEER'S PROJECT SPECIFICATION & THE GENERAL REQUIREMENTS OF EUROCODE 3 (BS EN 1993). SITE WELDING WILL NOT BE PERMITTED.

10 IN SITU CONCRETE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE ENGINEER'S CONCRETE SPECIFICATION AND THE GENERAL REQUIREMENTS OF EUROCODE 2 (BS EN 1992)

11 ENGINEERED FLOOR JOISTS TO BE DESIGNED, MANUFACTURED AND INSTALLED IN SUBJECT TO THE FOLLOWING APPLIED LOADS:

- IMPOSED FLOOR LOADS = 1.50 kN/sq.m
- TOTAL DEAD LOAD ALLOWANCE = 0.75 kN/sq.m

12 ALL EXPOSED FEATURE STRUCTURAL TIMBERS INCLUDING ROOF TRUSSES, PURLINS AND RAFTERS ARE TO BE SUBJECT TO A DETAILED CONDITION INSPECTION. ALLOWANCE SHOULD BE MADE FOR REPLACEMENT OR RESTORATION AS NECESSARY.

13. ALL EXISTING LOAD-BEARING WALLS ARE OF SOLID CONSTRUCTION WITH RUBBLE FILL - ALLOW FOR OPENING UP WALLS LOCALLY FOR INSPECTION AND MAKE AN ALLOWANCE FOR THE INTRODUCTION OF CONSOLIDATION TIES AS NECESSARY.

14 ALLOW FOR THE REPLACEMENT OF DEFECTIVE STONE LINTELS. ALLOW FOR THE INTRODUCTION OF NEW STEEL AND PRECAST CONCRETE LINTELS AS NECESSARY.

15 ALLOW FOR REPLACEMENT OF DEFECTIVE, DISPLACED AND POROUS EXPOSED STONEWORK.

16 ALL REPLACEMENT MORTAR TO BE LIME BASED STRICTLY IN ACCORDANCE WITH HERITAGE ENGLAND SPECIFICATION REQUIREMENTS

Checked	Rev #	Description	Date
	2	ISSUED FOR INFORMATION	02/08/21
	1	ISSUED FOR INFORMATION	28/07/21

JOHN RADCLIFFE & SONS

Job Title

YEW TREE FARM
FARNLEY TYAS

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Drawing Title

PLOT 1 - 4 - LISTED BARN

PRELIMINARY STRUCTURAL REMEDIAL WORKS PROPOSALS

Scale	Date	Drawn	Checked
AS SHOWN			

Drg No. 4011/202 Rev 2