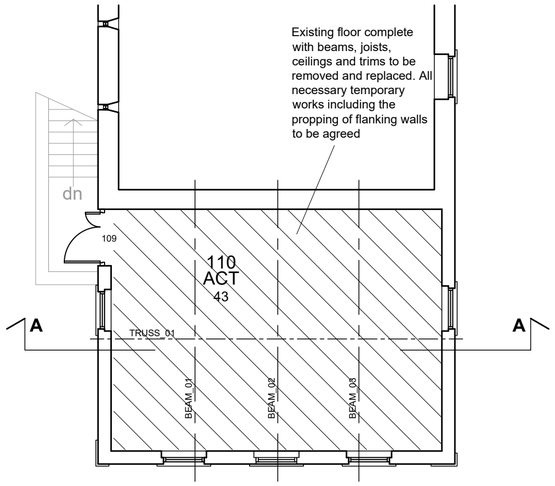
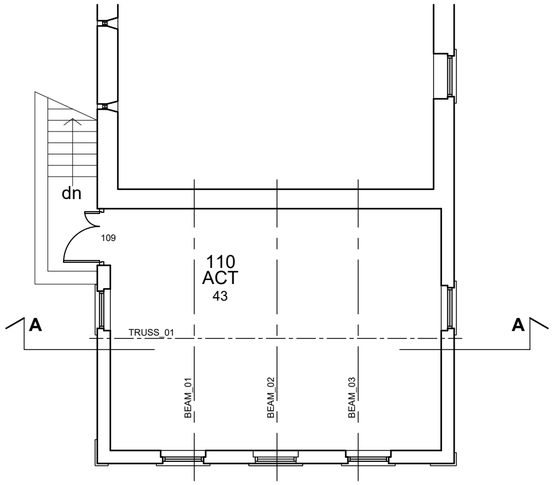
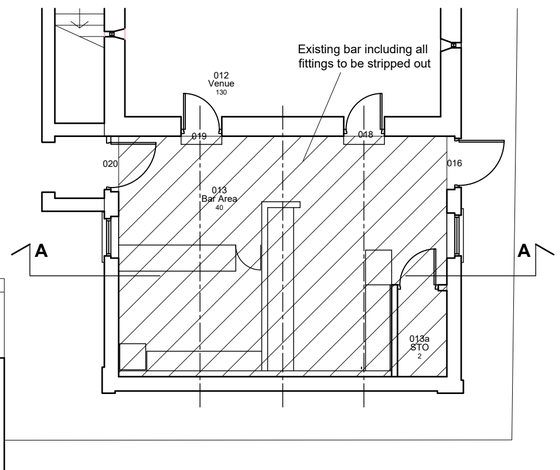


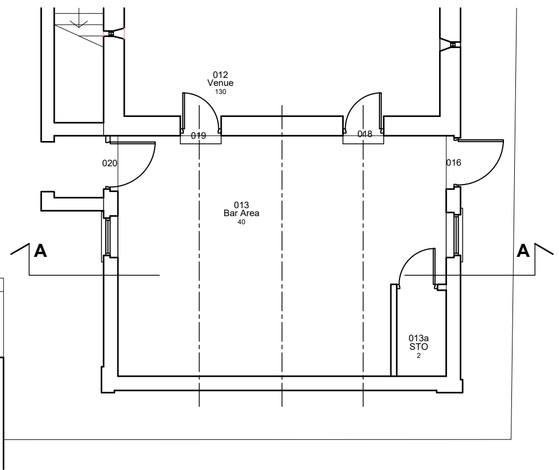
First Floor Plan as Existing



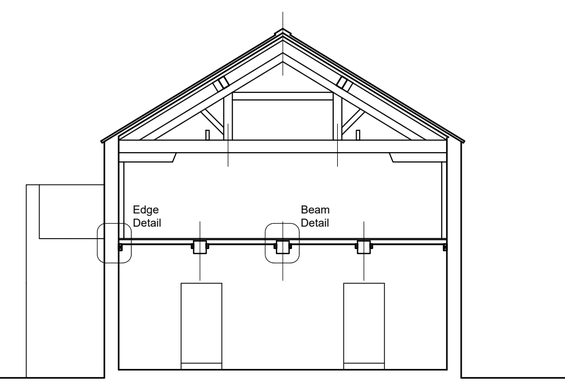
First Floor Plan as Proposed



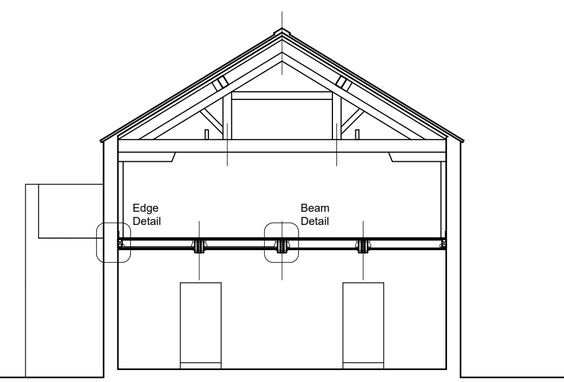
Ground Floor Plan as Existing



Ground Floor Plan as Proposed



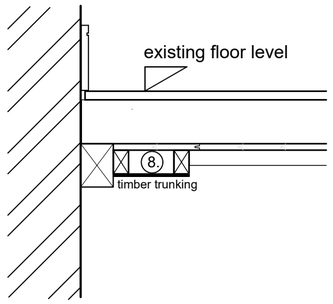
Section AA as Existing



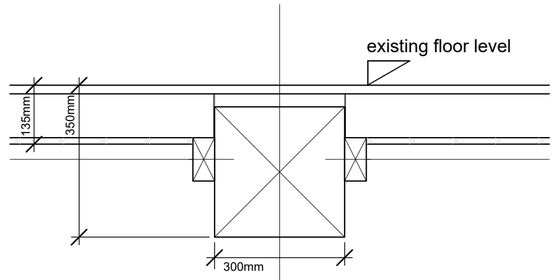
Section AA as Proposed

Plans and Section as Existing (1:100)

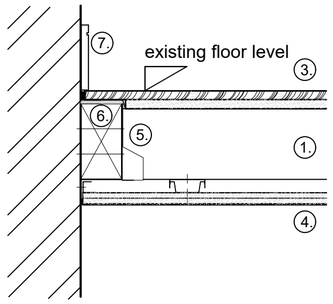
Plans and Section as Proposed (1:100)



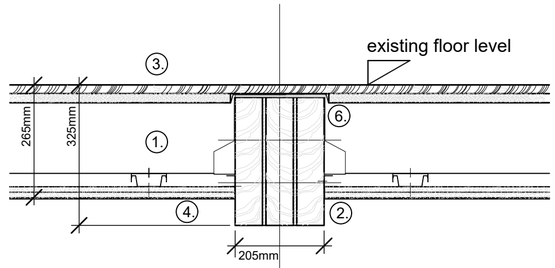
Edge Detail as Existing



Beam Detail as Existing



Edge Detail as Proposed



Beam Detail as Proposed

Beam Details (1:5)

Proposed New Beam Configuration
The need to prevent failure of the existing beams has been temporarily addressed by propping but it has meant that the Bar is no longer open to the public and therefore revenue is being lost. In exploring a permanent solution, it is noted that the lack of originality in the floor build up offers the opportunity to provide a cost effective solution that respects the historical context but also addresses ongoing concerns with regards to Fire Protection and Acoustics

The summary solution described on this drawing seeks to provide an outline of the works required to replace the floor and details of the new floor construction which will also include all temporary works, propping etc. All drawings are to read in conjunction with the associated Structural Engineer's drawings and calculations as outlined below:

A. The existing first floor structure within Upper End Barn requires to be demolished. The interim temporary stability of the two-storey masonry elevations affected by such must be considered and addressed as part of the contract
B. The existing floor beams are to be replaced with *flitch beams* comprising 3 no. 63x275 D30 joists and 2 no. 8thk x 275dp grade 165N/mm² grade mild steel plates sandwiched between, bolted together with 8mm Ø gr4.6 bolts. A minimum of three number bolts should be provided at each bearing, with in-span bolting provided at 450mm max. c/c staggered 70mm alternately above and below the joist centre line
C. The replacement first floor joists are to be 47x175 C16 softwood provided at 400mm c/c. We would suggest that bearing to masonry elevations and intermediate primary beams are provided by proprietary joist hangers subject to Conservation and Building Regulation approval
D. First floor finishes are assumed to be 22mm tongue and groove boarding. Underlying ceiling finish loading has assumed two number layers of 9.5mm standard gypsum board and skim to achieve a 60-minute fire rating. We have also assumed a 150mm thick sound insulation provision within the void

Proposed New Beam Configuration
The solution shown replaces the whole of the existing floor structure to create both an aesthetic solution as well as providing an hours Fire Resistance between the Bar and the accommodation above in a way that matches the finish to the ceiling in the Barn

The Outline Specification for the complete floor build up is as follows:

1. 47x175mm C16 joists at 400 centres, support onto new beams and flanking walls to be agreed following investigations
2. Flitch Beam formed from 3 No 63x295mm D30 European Oak with 2 No 8mm steel plates bolted at 450mm centres, connections onto flanking walls to be agreed
3. 20mm Oak wide-board flooring, substrate to form part of the one hour fire protection
4. New plasterboard and skim ceiling to achieve 30 minutes Fire Resistance, details to be confirmed by specialist
5. Perimeter timber fixed to existing masonry wall to support joist ends via joist hangers
6. Acoustic floor and ceiling system, rating to be agreed
7. New 18x150mm timber skirting to conceal irregular gap to existing stone wall
8. New service runs to be determined

Rev	Description	Date	Drn / Chk

Document Control

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Client

Kirklees Council

Project

Oakwell Hall;
Barn Ceiling Works
and Beam Replacement

Sheet Title

Existing and Proposed Plans, Sections and Beam Details

Drawn	Checked
APV 30oct2026	
Project Number	Issue Status
CLA1100174	INFORMATION
Drawing Number	Revision / Scale
P101	1:100, 1:5

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This drawing is to be read in conjunction with all other drawings and contract documents issued.
All dimensions must be checked and verified on site before commencing any works.
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Plotted by Andy Vaughan on 04/11/2026 at 1:1 plot scale