

Existing basement: The location and setting out of the existing basement must be confirmed on site.

Where new columns are above the existing basement, columns should be extended to pad foundations within the basement.

Where columns do not extend to basement level, foundations must found at a depth that does not influence the existing basement walls. This may require pads to extend to basement level. This should be discussed and agreed on site prior to pouring concrete.

Phase 2 works
Not included in this package of works

HEALTH AND SAFETYIn addition to the hazards/ risks normally associated with the types of work detailed on this drawings, note the following:

CONSTRUCTION1. All normal precautions for lateral stability, temporary works, trench supports etc. are to be designed and coordinated by the Contractor, seeking advice from GCA if required.

- General Key
- P1** Existing broken purlin
 - B1** Existing beam
 - B1** Proposed steel beam - 254 x 102 x 25 UB
 - Span of existing floor joists
 - C1** Proposed new column - 254 x 146 x 31 UB or 203 UC 52
 - PF1** Proposed new pad foundation - 850 x 850 mm on plan. Min 450 mm deep. Depth to match adjacent basement where pad is within 1.5 metre of basement wall.
 - PF2** Proposed new pad foundation - 1200 x 1200 mm on plan. Min 750 mm deep. Depth to match adjacent basement where pad is within 1.5 metre of basement wall.
 - WP1** Windpost - 100 x 100 x 8 SHS post to provide lateral stability in place of existing timber corner post. Subject to further investigation of the timber frame.

DO NOT SCALE FROM DRAWINGS.

All dimensions to be checked on site by Contractor prior to fabrication and construction.

The Contractor is responsible for ensuring the temporary stability of the structure at all times, including temporary works design, installation and maintenance.

Construction from these drawings must not start until a Principal Designer has been appointed and completed their relevant duties.

Notes

- The works have been split into two phases. The works indicated on these drawings relate to Phase 1:
 - Replacement/repair of broken purlin
 - Remediation of elevation in the vicinity of the broken purlin
- The proposed repairs are based on Timberwise report LM20853 -CJ-CR dated 4th February 2026.
- All timber members to be structural oak graded D30 in accordance with BS EN 14081 unless noted otherwise. All fixings in oak sections to be stainless steel.
- The Contractor is responsible for ensuring the temporary stability of the structure at all times, including temporary works design, installation and maintenance.
- Steelwork to be grade S355, execution class 2 and CE marked, unless otherwise noted.
- To minimise deflections of existing structure, new beams must be pinned up tight to existing construction prior to de-propping.
- All works to be undertaken in accordance with the current Building Regulations Part A, British Standards and good building practice.
- Due to significant structural works, minor post-construction deflection of brittle finishes may be expected in the existing building.
- No changes should be made to the design without verification by the designer.
- All proprietary materials/products are to be installed in accordance with manufacturers instructions.
- All temporary works including shoring to contractor's design.
- Do not scale from this drawing. If in doubt ask.
- Any discrepancies found on these drawings are to be referred to the Engineer for clarification.

Rev	Description	Date	Drawn	Chk'd	App'd
P01	For information - first issue	02.04.26	FW	FW	FW
P02	For information - update to frame	29.04.26	FW	FW	FW

GCA

CONSULTING CIVIL, STRUCTURAL, HIGHWAY AND TRANSPORTATION ENGINEERS

OFFICES AT DERBY, LEICESTER & WARWICK

GCA (UK) Ltd, LEATHERLINE HOUSE, AYLESTONE, LEICESTER LE2 8NA.
TEL 01162 621769. E-MAIL leicester@gca-consulting.com

Client
SODA Group

Project
The Cock Inn, Sibson

Title
Phase 1 - Ground floor - Proposed structural repairs

Document Reference
K04172 - GCA - XX - XX - DR - S - 0004 - S01 - P02

Project No	Origin	Zone	Level	Type	Role	Dwg No	Status	Rev
GCA Project No	K04172					Scale	NTS	

Purpose FOR INFORMATION