General Notes

The works have been split into two phases. The works indicated on these drawings relate to Phase 1:

- o Replacement/repair of broken purlin
- o 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 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.

All works to be undertaken in accordance with the current Building Regulations Part A, British Standards and good building practice.

DO NOT SCALE FROM DRAWINGS.

If in doubt - ask.

This drawing set is to be printed in colour.

The design is based upon the drawings and information provided by SODA Group. Where additional information has been requested, GCA have assumed the information provided is accurate.

The design has been prepared based on limited opening up works, and further work will be required to confirm the assumptions made.

It is the Contractor's responsibility to report any deviations from the assumptions indicated on the drawings to the Engineer prior to construction, or as soon as practically possible.

This drawing set must be read in conjunction with all Architect's and other specialists' drawings.

All works to be carried out in a good and workmanlike manner and with due care and skill, in accordance with the current Building Regulations Part A, British Standards, NHBC standards and good building practice.

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

All proprietary products and supplier designed items to be installed in strict accordance with manufacturer's instructions.

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

All works to be inspected by the Building Control Officer.

The Contractor should allow 10 working days for the Engineer to review any fabrication drawings.

The Contractor shall not form any holes/ chases/ notches in any structure other than those for connections without the written approval of the Engineer.

Fire protection and finishes to all structural elements to be in accordance with the Architect's specification, unless noted otherwise.

Existing Structure

All beams/ lintels supporting existing structure to be fully wedged and packed with shims (steel/ slate) @ 600mm c/c, fully grouted with non-shrinking grout or lime mortar to ensure adequate transfer of loads to new structure. Grout to be allowed to fully cure prior to removal of any temporary works.

Due to significant structural works, minor post-construction deflection of brittle finishes should be expected in the existing building.

Existing masonry assumed to be minimum 20N/mm2 brick unless noted otherwise. Mortar assumed to be lime mortar with an equivalent strength to NHL 3.5 unless noted otherwise.

Foundations

Foundations to be set out centrally underneath columns unless noted otherwise.

Trench and pad bottoms should be horizontal with all loose material removed and free from water.

Where trench and pad bottoms become excessively dried or softened due to rain or ground water, the excavation should be re-bottomed prior to concreting.

Foundation design assumes non shrinkable bearing strata or cohesive soils NOT within the influence of trees.

Simple mass concrete strip footing to be minimum 450mm thick.

Allowable bearing capacity assumed to be 100 kN/m2. Ground conditions to be confirmed on site by the Building Control Officer.

The Structural Engineer is to be consulted if ground conditions are found to vary across the site. Any soft spots must be reported to the Engineer and Building Control Officer prior to casting foundations.

Contractor to verify/divert all below ground services prior to commencing excavation. Contractor/ Client to liaise with local authorities to obtain permission to build over (or near) services where required.

Mass concrete foundations to be GEN 3 unless noted otherwise.

Ground Bearing Slabs

Sub-base to be minimum 150mm (maximum 600mm) well compacted MOT Type 1 unless noted otherwise. Compact in layers not exceeding 150mm.

Min. 50mm sand or cement blinding to be laid on top of sub-base.

Provide minimum 50mm cover to reinforcement (75mm when cast against the ground).

Unless stated otherwise the joint layout shall be determined by the Contractor following consultation with the Engineer.

Concrete to be grade RC25/30.

Slabs to be laid in accordance with NHBC tolerances.

Concrete

Concrete to be RC25/30 unless noted otherwise.

Reinforcement to be 500MPa high yield (H) B500B to BS 4449.

Reinforcement bars to be cut and bent to BS 8666.

Lap lengths and anchorage to be in accordance with BS EN 1992.

Provide minimum 50mm cover to reinforcement (75mm when cast against the ground) unless noted otherwise.

It is assumed concrete shall be mixed from cement, fine and coarse aggregate and water only unless noted otherwise.

Spacers and chairs to be used in accordance with BS 7973.

Steelwork

All hot rolled steelwork to be minimum Grade S355 execution class 2 and CE marked unless noted otherwise.

Steel plates to be S275 execution class 2 unless noted otherwise.

Steelwork subgrade to be JR for internal elements and J0 for external elements unless noted otherwise.

Steel corrosion protection system (e.g. paint, galvanising) to be applied to meet BS EN ISO 12944-2 Category C2 internally, C4 externally above the splash zone, and C5 externally below the splash zone. During construction any damage to paint treatment is to be locally re-applied after installation. Refer to NHBC standards for further details.

Steelwork in contact with the ground to be suitably protected e.g. encase in minimum 100mm thick RC30 concrete with D49 wrapping fabric. Protection should be provided at the steel/ concrete junction e.g. by means of an alkali resistant paint/ mastic at the joint.

Steelwork connections to fabricator's design unless noted otherwise.

Bolts in steelwork to be minimum Grade 8.8 unless noted otherwise.

Bolts shall be zinc electroplated for internal use and spun hot dipped galvanized for external use.

Where dissimilar steels or other metals are to be connected a suitable isolating material shall be incorporated to prevent bi-metallic corrosion.

For plates welded to beams, use 6mm leg length fillet weld both sides of beam. Weld to be 100mm hit, 150mm miss pattern.

All welds to be continuous fillet weld, min. 6mm leg length unless noted otherwise.

The requirement and locations of thermal break connections are to be determined by others. All thermal break connections to be designed by others based on forces provided by GCA.

Masonry

Beams and lintels to have min. bearing length 100mm when perpendicular to the wall or 150mm when parallel to the wall unless noted otherwise.

Precast concrete padstones, min. strength 50N/mm2, under all steel beam ends unless noted otherwise.

The Contractor is to use an appropriate mortar mix for repairs to existing masonry, (e.g. lime mortar). If in doubt, ask.

Walls to be strapped to floors and roofs in accordance with NHBC standards.

Timber

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.

Structural plywood to be in accordance with BS EN 13986.

Floor ply diaphragm to comply with EN314-1 and EN636-1.

All floor and roof joists shall have securely fixed solid blocking or strutting in accordance with NHBC standards.

Floor joists to be doubled up under stud partitions where parallel and noggins under partitions where perpendicular.

All floor and roof joists shall have a minimum bearing of 90mm and be adequately secured to wall plates in accordance with NHBC standards.

Where members are doubled or tripled up, members should be fixed together using M12 Gr 8.8 bolts with toothed plate connectors at maximum 600mm centres staggered h/4 above and below the centreline (h= height of joist).

All fixings in oak to be stainless steel grade A2-70.

To minimise deflections of existing structure, new beams must be pinned up tight to existing construction prior to de-propping.

Rev	Description	Date	Drawn	Chk'd	Appv'd
P01	First issue - for information	29.04.26	FW	FW	FW

GCA

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Client: SODA Group

Project: The Cock Inn, Sibson

Title: General Notes

Document Reference: K04172 - GCA - XX - XX - SK - S - 0009 - S01 - P01

Project No	Origin	Zone	Level	Type	Role	Dwg No	Status	Rev
K04172	GCA	XX	XX	SK	S	0009	S01	P01

GCA Project No: K04172

Scale: NTS

Purpose: FOR INFORMATION