

**Proposed repairs to cracked section of first floor landing to rear staircase at Reddam House, Bearwood Road, Sindlesham, Wokingham RG41 5BG.**

**Appendix B: Outline listing of proposed remedial measures.**

**NB. Listing noted below to be cross referenced to attached Drawing Nos. 223/1816/01 to 03.**

**Repairs noted here relate to installation of two sets of gallows brackets to underside of first floor landing where cracking has developed through part of the stairwell slab.**

- B.1. Existing temporary propping to landing to remain in position, with careful cut back of plasterwork finishes either side of the 450mm wide walling separating the stairwell from the main section of the building. Cut back applies over the length and width of the proposed brackets to allow for brackets to be positioned tight against face of brickwork or underside of concrete slab respectively. Note that the gallows brackets are to finish above the line of the feature plasterwork forming the curved arch at the wall opening. Actual finished dimensions for the brackets to be confirmed on site.
- B.2. Following cut back, expose the background masonry or soffit of concrete slab elements respectively.
- B.3. Form profiled sections of 8mm mild steel plate, to the section profile noted on Drawing 02. Plate to have 100mm wide returns, as a continuously bent and cut to profile section of welded plate. The circular holes shown on elevation are only indicative and can be altered to suit fabrication preferences.
- B.4. Similar sections of 8mm thick plain spreader plates required on the rear face of the walling, using minimum 300mm wide sections of plate with minimum 250mm long return horizontal leg to be positioned tight to the soffit of the main floor slab construction.
- B.5. Steelwork to have minimum two coats of shop applied protective paint coating, with on site touch in as appropriate, and subsequent application of intumescent paint finish.
- B.6. Main gallows brackets to be lifted into place and secured with three sets of cut to length sections of 12mm diameter stainless steel threaded rod with the threaded rod, extending through the full thickness of the walling, to be secured against washer plates set against the brackets on each face of the wall. All fixings to be secured in position.
- B.7. Additionally, to the underside of the main floor slab, two sets of M12 resin anchors required with minimum 75mm embedment into soffit of slab. Anchors to be secured in position using Kemfix resin, or equivalent.
- B.8. To the soffit of the landing slab further three sets of M12 resin anchor fixings required from the gallows bracket into the concrete slab, again with minimum 75mm embedment into slab.
- B.9. With brackets and spreader plates in position, plasterwork and coving can then be reinstated to match original finishes.

- B.10 Along the line of the crack in the existing landing slab, allow to insert a series of 125mm long, 10mm diameter sections of cut to length stainless steel threaded rod, angle drilled across the crack line, and resin grouted in position. Bars to be centred on the crack line and set out at 200mm centres across the soffit of the landing slab. Top of bars to be recessed 10/15mm up from soffit of slab to then allow for pointing up and making good of drill holes.
- B.11 Crack line to slab to be raked clean and resin filler applied along the crack lines.
- B.12 With all repairs complete, temporary Acrow prop support can then be removed.