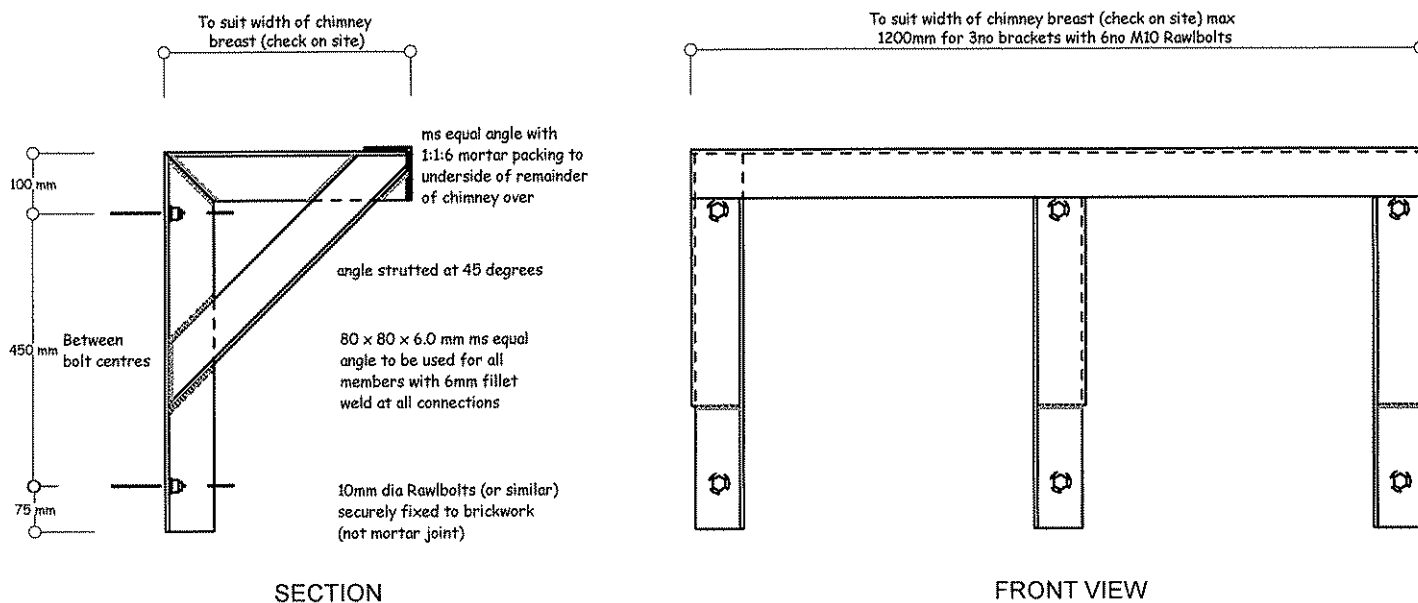


# HERTSMERE BUILDING CONTROL

## GALLOWS BRACKET DETAIL FOR CHIMNEY BREAST REMOVAL



### NOTES

1. The use of Gallows Brackets is **ONLY** permitted if
  - a) the stack is **NOT** completely vertical (ie a gathered flue to a central stack)
  - b) that the neighbour's chimney breast on the other side of the party wall has **NOT** been removed (if it has then the whole of the chimney above the roof to be removed and the roof made good)
  - c) the party wall supporting the gallows brackets is a minimum 215mm thick in brickwork, where the brickwork and mortar is in a sound condition
  - d) the maximum width of chimney breast for three brackets (and 6no M10 expanding bolts) to support is 1.20m. For wider chimney breasts a Structural Engineer should be consulted
  - e) the relevant notices required under the Party Wall Act have been served on the adjoining owner (where the chimney is on a party wall)
2. Where any of the conditions in item 1 above cannot be complied with then an engineered solution should be obtained from a Structural Engineer
3. All members forming the brackets to be 70 x 70 x 6mm mild steel equal angles with 6mm fillet shop welded joints. Angles to be pre-drilled to take min 2no M10 expanding bolts (e.g. Rawbolts)
4. Bolts to be drilled into sound brickwork (not mortar joints)
5. The chimney pot to be capped with a ventilated cowl to provide weather protection
6. Any concrete fireplace hearth at first floor level should be removed. Additional timber joists must be installed and adequately supported by the existing trimming joists
7. Gallows brackets can only be used in the roof space of up to two storey houses

NB The details on this sheet are for guidance only. Gallows brackets are not always suitable and another method of supporting the chimney may have to be used (e.g. the use of steel beams spanning between load bearing walls. Remember that the removal of a chimney breast is work that requires consent under the Building Regulations and an application must be made to the Council. Please contact Hertsmere Building Control on 020 8207 7456 for further advice