

CHIMNEY BREAST REMOVAL

The following information sheet has been produced where the removal of a chimney breast(s) within a property is desired.

There are two general methods of support available when carrying out such works;

GALLOWS BRACKETS

You are advised that if the neighbouring property has had their adjacent chimney breast(s) removed previously or partially removed and gallows brackets used, then gallows brackets will not be acceptable for removal of the chimney breast(s). Steel beam(s) will be required. Steel beams would also be required where chimney breasts are located on a flank wall, where no external projection exists.

The use of gallows brackets is dependant upon a number of factors which are detailed in the following sheets and are **NOT** always allowable. Full details of the walling and loading will be required, with sketches provided from which an assessment will be made.

STEEL BEAMS

Where Gallows Brackets are not being used, then a steel beam(s) will be required. If there are loadbearing walls either side of the chimney breast, then the Building Control Surveyor may be able to provide you with guidance on the type of beam and bearing which should be provided.

In other cases a Structural Engineer should be employed to design a solution.

BUILDING CONTROL

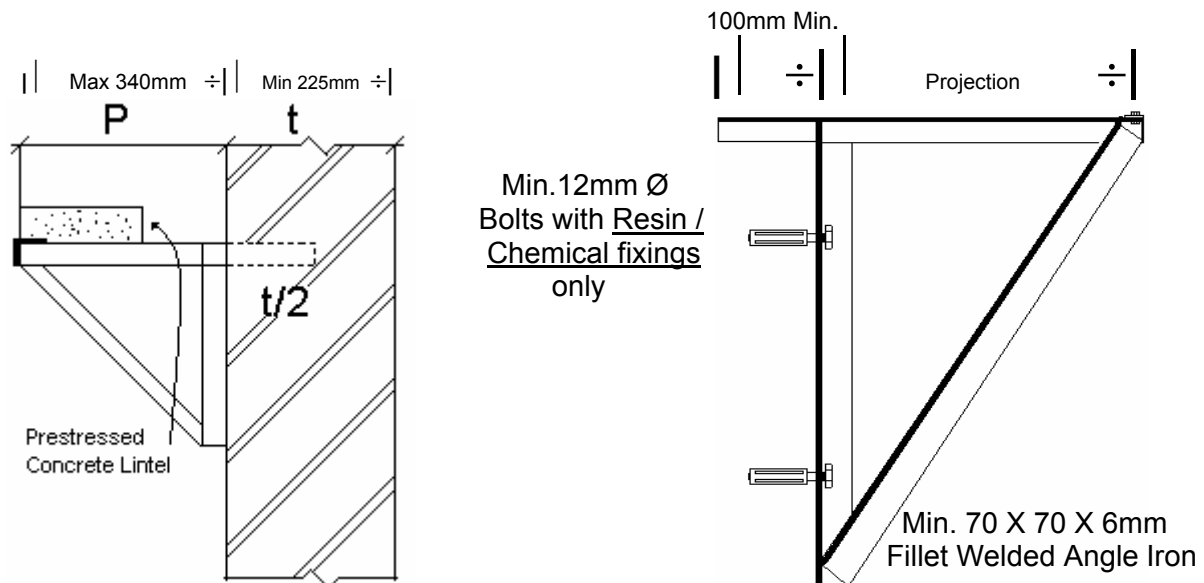
An Application for these works should be submitted as early as possible to the Building Control Department and an inspection requested before the works commence works on site.

Gallows Bracket Design Guide

The following information is required in order that the suitability of the use of a Gallows Bracket can be assessed.

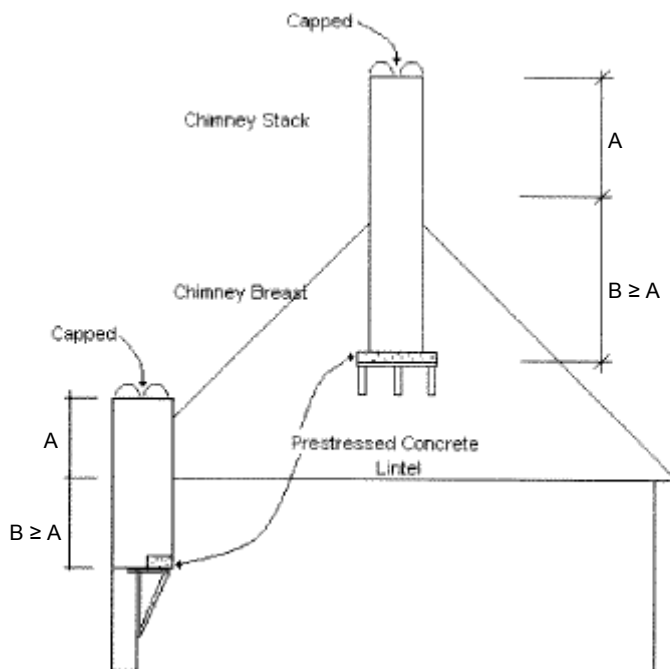
Please Note that Gallows brackets cannot be used if;

1. The Wall to which they are to be fixed is less than 225mm thick, or
2. The projection of the breast is more than 340mm (more than 150% of the thickness of the supporting wall), or
3. The adjacent neighbours chimney breasts have already been removed or partially removed and gallows brackets installed, or
4. The Brickwork or Mortar beds of the supporting walling are in poor condition.
5. The chimney breast is located on an external flank wall and no external projection exists



Above; Chimney Breast cannot exceed 340mm
The minimum thickness of the wall is 225mm

Above; Gallows bracket design
Height to be Min. 1½ times projection
The tail of the bracket is to be a minimum 100mm



Note: B must be equal to or greater than A
Above; Minimum height of the chimney breast remaining in the house is the height of brickwork in the stack above.

If Gallows Brackets cannot be installed then a steel beam design will have to be considered.

Consult with your Structural Engineer to determine the design of the Steel Beam(s) to be installed.

