

Proposed Sainsburys Hove, Method of Works.

Floor Replacement 100 – 104 Church Road, Hove, BN3 2EB

Purpose of Document:

This document outlines the proposed method of work for removing the existing clinker infill floor make up to the ground floor of the property and installation of replacement timber deck. The document also covers the removal of the existing concrete infill between the sections of timber joists and installation of replacement timber deck to the existing timber joists. There are two small sections of timber joisted floor that will also be removed and replaced to achieve the required retail loadings to suit the new tenant.

Scope of Works:

- Break out existing floor to basement area, remove and dispose of debris
- Reinststate basement floor with concrete on sand blinding layer as per engineer design
- Installation of new steel support columns in basement.
- Removal and disposal of existing clinker floor at ground floor level.
- Removal and disposal of existing concrete infill to timber joists.
- Installation of new timber deck to ground floor over existing timber joists and an steel beams.

Stage 1:

Phase 1: (see structural drawing S230725-SUB-XX-XX-DR-S-00100_P01)

Removal of existing basement floor.

Existing basement floor to be broken out by hand using mechanical breakers.

All arisings to removed from site via rear basement steps, use of a conveyor to transport arising from basement to ground level.

Arising to be disposed of using rubble skips.

Excavation of circa 50mm of substrate required to set correct depth for sand blinding layer, this process will be by hand and will follow the above steps for removal and disposal.

Phase 2: (to be reviewed in conjunction with drawing Phase 1 Mark Up and Structural Drawing S230725-SUB-XX-XX-DR-S-00101-S2- P03).

Installation of steel support for ground floor

This phase will cover the installation of new permanent support to the existing steel beams supporting the existing clinker floor.

The columns positions will be carefully set out within the basement area as per the engineers drawing (S230725-SUB-XX-XX-DR-S-00101-S2- P02 contained in Appendix 4).

The existing concrete floor will be saw cut to the required dimensions for the new concrete pads required for the steel column supports.

The pads will be broken out and excavated by hand to the required depth and C25 concrete will be poured to form the pad foundation for the new steel support. Concrete will be left to cure, cube tests will be sent for verification.

Once the concrete is sufficiently cured the new steel supports will be installed as per the engineers specification. (Refer to drawing S230725-SUB-XX-XX-DR-S-00101-S2- P02).

Phase 3:

Installation of concrete floor to basement

Existing substrate to be adequately compacted, using appropriate mechanical compactor.

Sand blinding layer to be installed across basement area.

DPM to architect specification to be installed across basement area.

Isolation joints to perimeter walls as required.

Mesh to be set up as per engineer drawing before concrete pour.

Concrete to be pumped into basement, concrete mix as per engineers drawing.

Concrete to be hand finished, and left to cure

Stage 2

Phase 1:

Initial enabling works.

All remaining fixtures and fittings will be removed from the basement soffit in preparation for the removal of the floor above.

Installation of all scaffold support will be installed to the basement as required for Phase 2.

Phase 2: (to be reviewed in conjunction with drawing Phase 2 Mark Up and Structural Drawing S230725-SUB-XX-XX-DR-S-00101-S2- P03)

Removal of existing flooring.

The first stage of the removal process will be to saw cut the floor around the areas of structure to remain – existing walls, chimney breast etc.

Carefully remove and set aside for reuse the left hand side entrance timber lobby.

The removal of the existing concrete infill to the existing timber joist will be the first area of flooring to be removed. Starting from the shopfront and working back towards the rear of the property.

The floor will first be saw cut between the joist to loosen the concrete ensuring not to damage any of the existing timber joists.

The concrete will then be broken out using mechanical hand held breaking equipment and removed from site for disposal.

Upon completion of the concrete infill removal the same process will followed for the removal of the clinker floor infill, again ensuring that the existing steel work is not damaged during the process.

There are two sections of floor where the existing joists will be completely removed and replaced to achieve the required loadings for the new tenant.

Phase 3: (to be reviewed in conjunction with drawing Phase 3 Mark Up and Structural Drawing S230725-SUB-XX-XX-DR-S-00101-S2- P03)

Reinstatement works.

The final stage of the works will be to install the new 38mm timber deck across both the existing timber joists and the existing steel frame.

Where required the joists will be packed using appropriate depth packers on both the steel and timber sections of flooring.

Timber deck to be fixed to the existing joists and steel work using appropriate fixings as specified by the engineer.

Existing timber joist and timber deck to be reinforced with the introduction of additional joists in between the existing.

Appended Documents

Structural Drawing S230725-SUB-XX-XX-DR-S-00100_P02

Structural Drawing S230725-SUB-XX-XX-DR-S-00101-S2- P03

Phase 1 mark up

Phase 2 mark up

Phase 3 mark up

- LEGEND:**
- EXISTING STEEL / TIMBER JOISTS RETAINED.
 - JOISTS AT 400mm CTRS RETAINED + ADDITIONAL 225x50 C16 PLACED CENTRALLY BETWEEN EXISTING.
 - 225x50 C16 JOISTS AT 200 CTRS.
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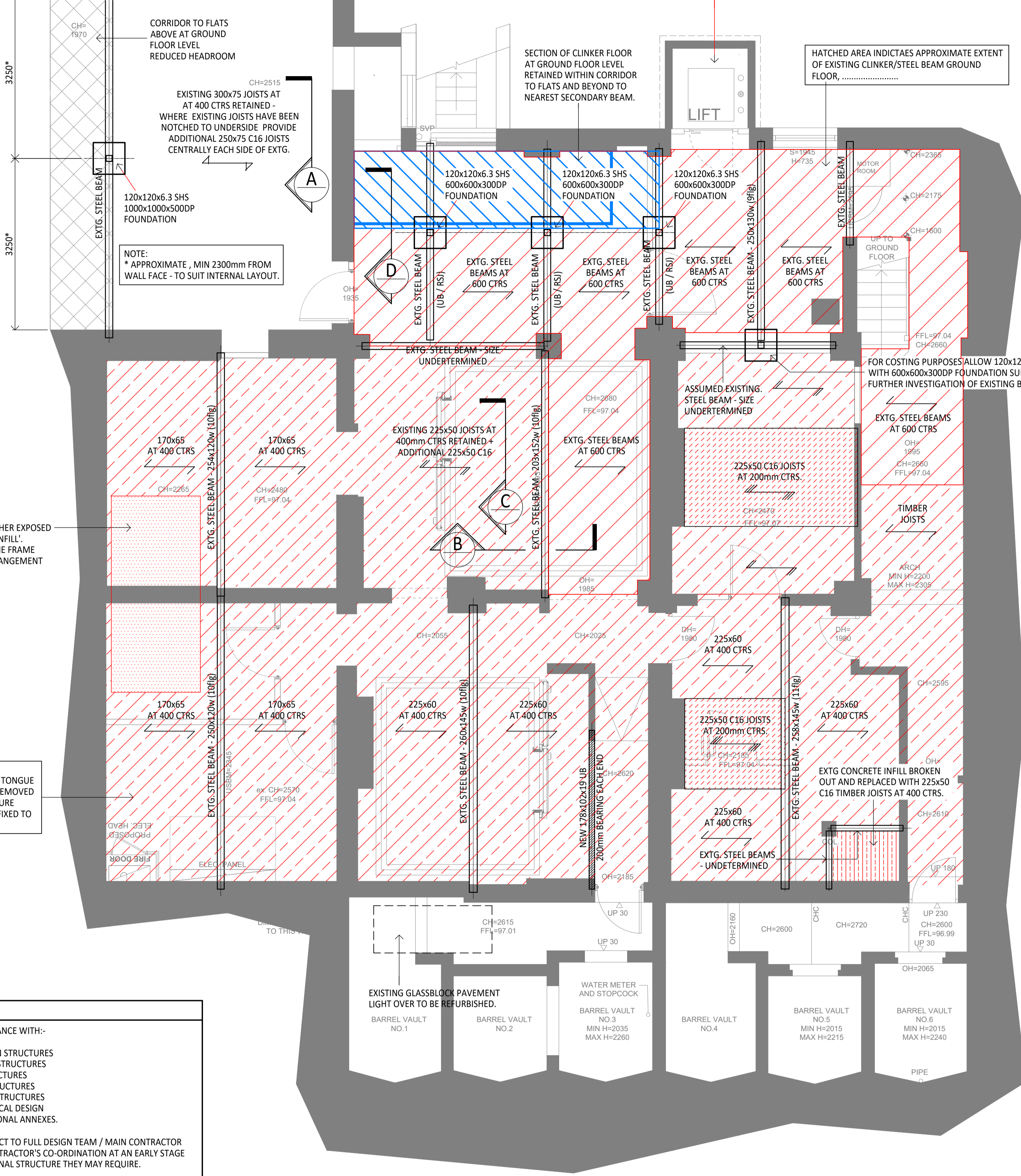
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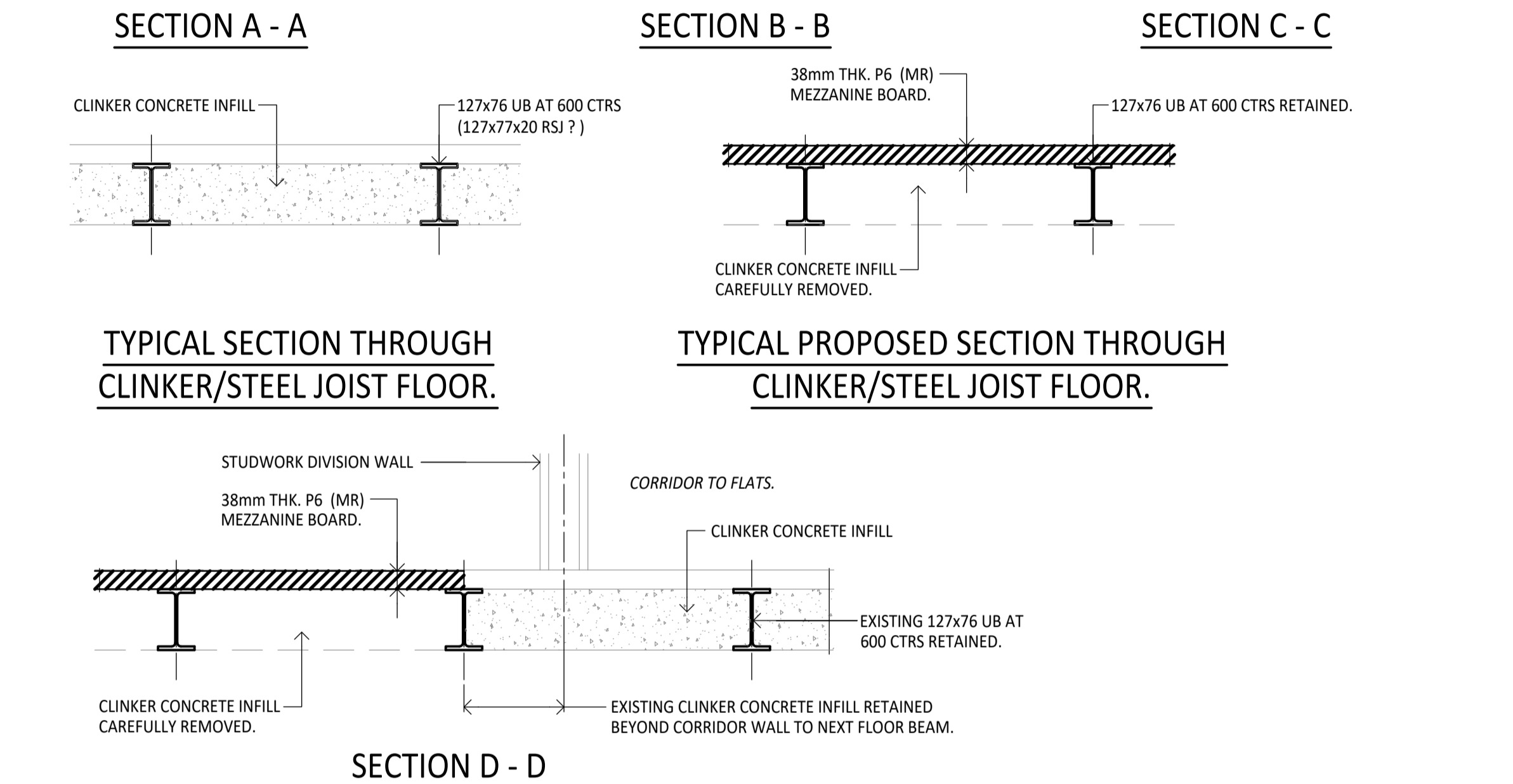
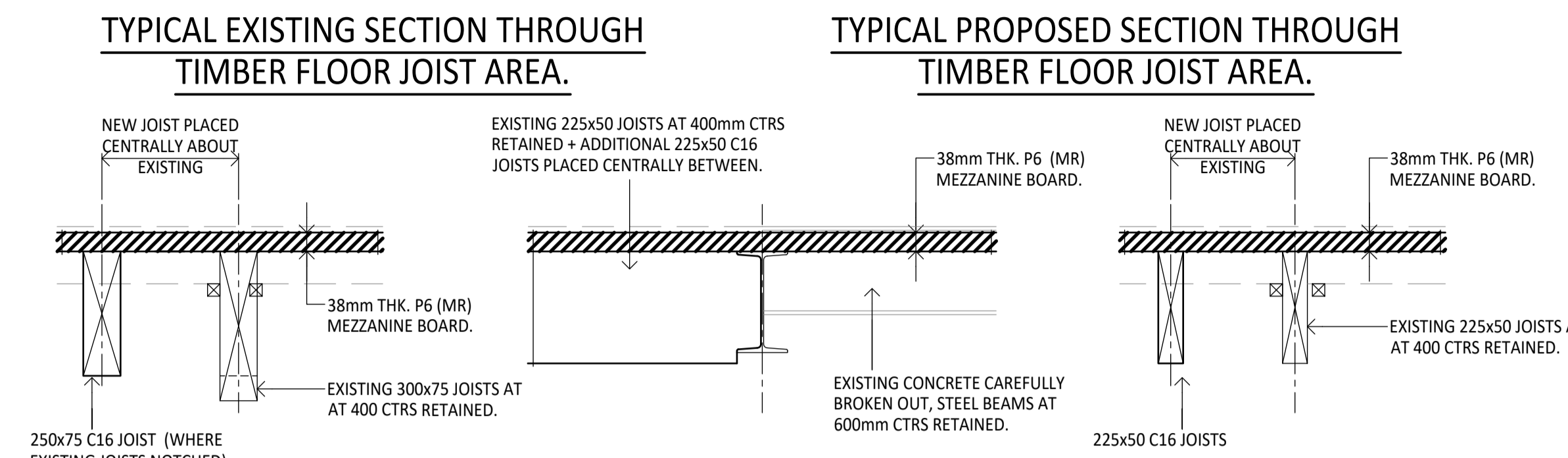
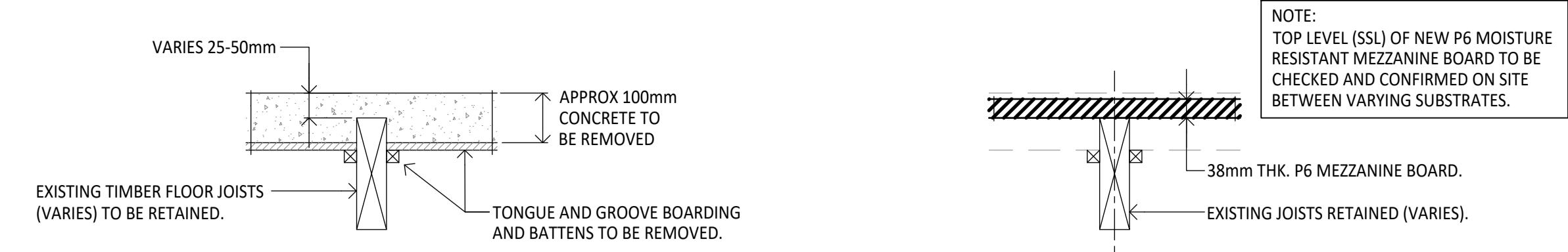
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NOTE
JOIST SIZES ARE BASED ON LIMITED SITE INVESTIGATION WORKS AND SUBJECT TO CONFIRMATION BY MORE THOROUGH INTRUSIVE INVESTIGATIONS

Possible underpinning of existing lift shaft.



BASEMENT PLAN INDICATING GROUND FLOOR CONSTRUCTION OVER



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P02	PRELIMINARY ISSUE - FOR COSTING PURPOSES	TJN	ZX	28.11.23
P01	PRELIMINARY ISSUE	TJN	ZX	27.11.23
REV	DESCRIPTION	BY	CKD	DATE

DRAWING STATUS

INFORMATION

CLIENT

WILLIAMS SOUTHERN LIMITED CONSTRUCTION

PROJECT

SAINSBURYS LOCAL HOVE, BN3 2EB

DRAWING TITLE

BASEMENT LAYOUT INDICATING GROUND FLOOR OVER

DRG No: **S230725-SUB-XX-XX-DR-S-00101-S2-P02** REV: P02

SCALE @ A1	DRAWN	CHECKED	DATE
1:50	A J DYE	ZX	NOV 23

CRAFTON HOUSE, ROSEBERRY BUSINESS PARK MENTMOR WAY, PORINGLAND, NORWICH NR14 7XP
EMAIL SOLUTIONS@SUBTENO.CO.UK

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Engineering Consultants
Supporting construction and the environment

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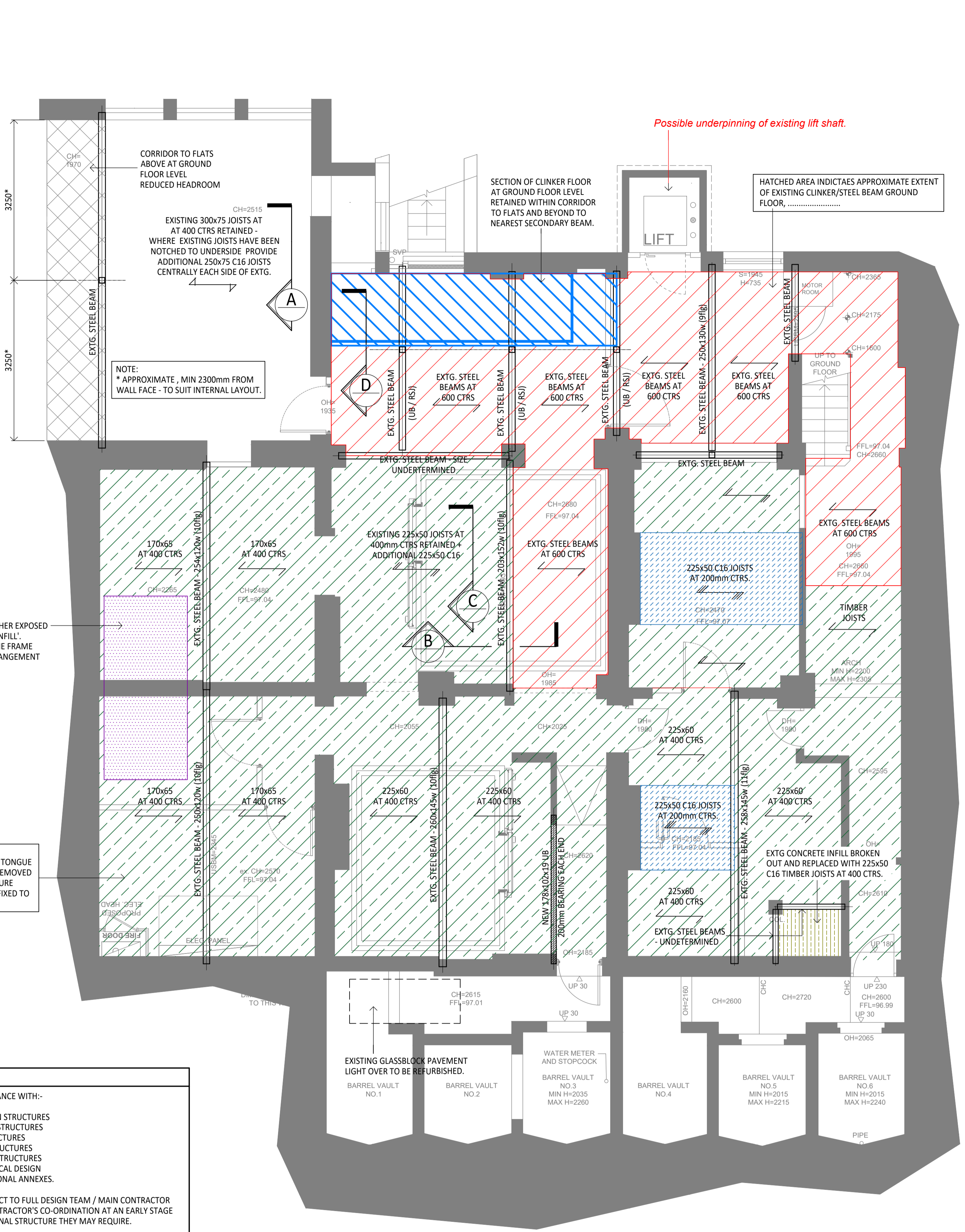
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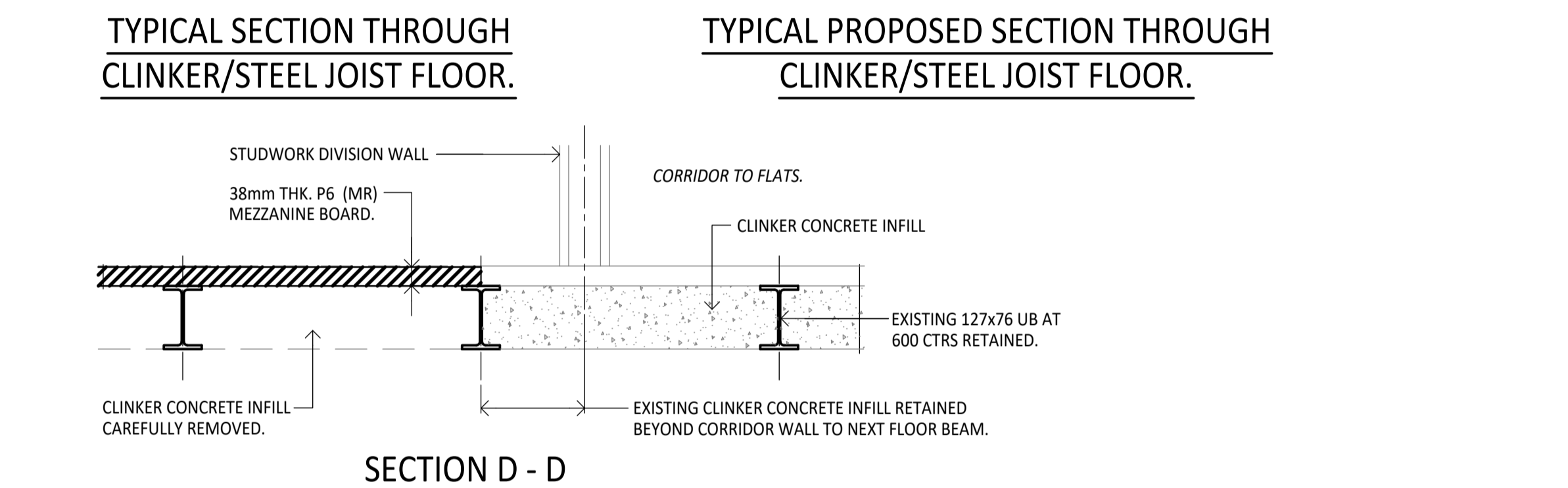
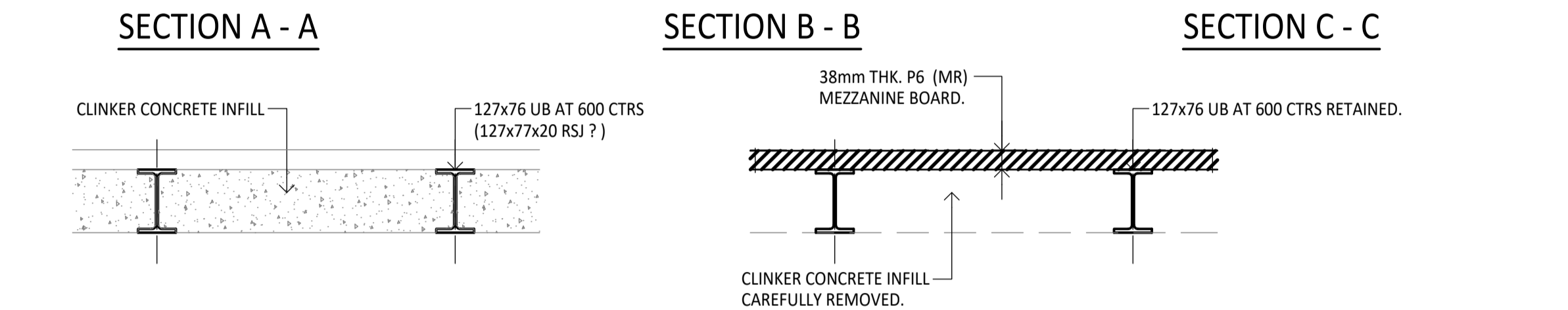
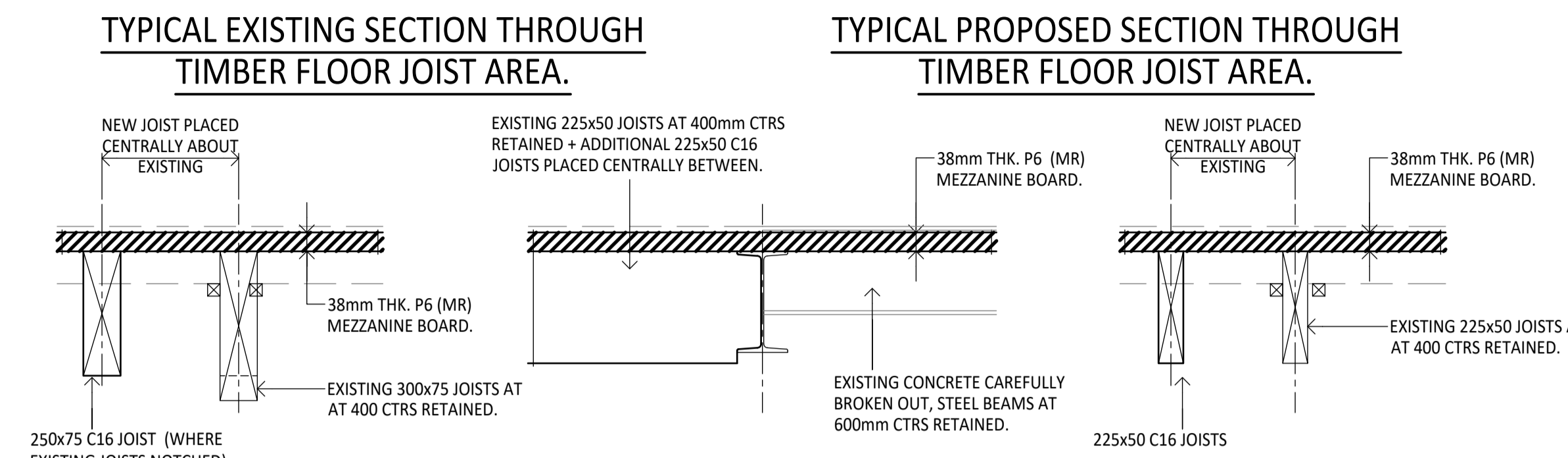
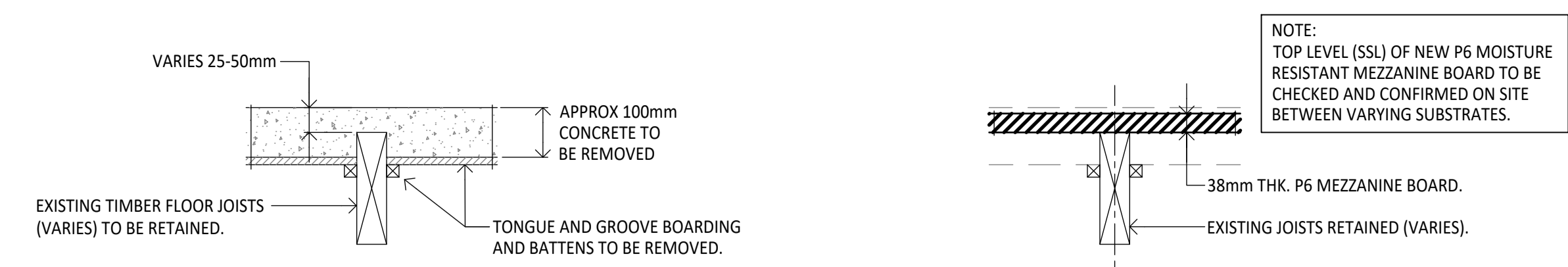
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P03	HATCH PATTERNS UPDATED	AJD	ZK	11.12.23
P02	PRELIMINARY ISSUE - FOR COSTING PURPOSES	TJN	ZK	28.11.23
P01	PRELIMINARY ISSUE	TJN	ZK	27.11.23
REV	DESCRIPTION	BY	CKD	DATE

INFORMATION

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WILLIAMS SOUTHERN LIMITED CONSTRUCTION

PROJECT
SAINSBURYS LOCAL HOVE, BN3 2EB

DRAWING TITLE
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DRG No. **S230725-SUB-XX-XX-DR-S-00101-S2- P03** REV.

SCALE @ A1	DRAWN	CHECKED	DATE
1:50	A J DYE	ZK	NOV 23

CRAFTON HOUSE, ROSEBERRY BUSINESS PARK MENTMOR WAY, PORINGLAND, NORWICH NR14 7XP
EMAIL SOLUTIONS@SUBTENO.CO.UK

Subteno
Engineering Consultants
Supporting construction and the environment

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- EXISTING STEEL / TIMBER JOISTS RETAINED.
 - JOISTS AT 400mm CTRS RETAINED + ADDITIONAL 225x50 C16 PLACED CENTRALLY BETWEEN EXISTING.
 - 225x50 C16 JOISTS AT 200 CTRS.
 - EXISTING 300x75mm JOISTS AT 400 CTRS RETAINED. WHERE EXISTING JOISTS HAVE BEEN NOTCHED TO UNDERSIDE PROVIDE ADDITIONAL 250x75 C16 JOISTS CENTRALLY EACH SIDE OF EXISTING.
 - EXISTING CLINKER INFILL FLOOR CAREFULLY REMOVED BETWEEN STEELWORK. INSTALL NEW 38mm THK. P6 (MR) MEZZANINE BOARD.
 - EXISTING CLINKER INFILL FLOOR RETAINED.
 - 100mm DP (APPROX) CONCRETE FLOOR + T&G BOARDING REMOVED. REPLACE WITH 38mm THICK P6 MOISTURE RESISTANT (MR) MEZZANINE BOARD SCREW FIXED TO EXTG/NEW JOISTS.
 - EXISTING FLOOR CONSTRUCTION REMOVED AND REPLACED WITH 38mm P6 (MR) MEZZANINE BOARD OVER 225x50 C16 JOISTS AT 200mm CTRS.
 - EXTG CONCRETE INFILL BROKEN OUT AND REPLACED WITH 38mm P6 (MR) MEZZANINE BOARD OVER 225x50 C16 JOISTS AT 400 CTRS.
 - EXISTING FLOOR CONSTRUCTION TO BE FURTHER EXPOSED FOR SUBTENO INSPECTION & REVIEW.

EXISTING FLOOR CONSTRUCTION TO BE FURTHER EXPOSED FOR SUBTENO REVIEW OF CURRENT 'FLOOR INFILL'. MAIN CONTRACTOR TO ALLOW SUITABLE TIME FRAME FOR DESIGN PROCESS SHOULD EXISTING ARRANGEMENT BE DEEMED INADEQUATE.

TYPICAL WORKS:-
100mm DP (APPROX) CONCRETE FLOOR PLUS TONGUE AND GROOVE BOARDING TO BE CAREFULLY REMOVED AND REPLACED WITH 38mm THICK P6 MOISTURE RESISTANT (MR) MEZZANINE BOARD SCREW FIXED TO TOP OF EXISTING / NEW JOISTS.

DESIGN ISSUE

SCHEME DESIGNED IN ACCORDANCE WITH:-

- BS EN 1991 - ACTIONS ON STRUCTURES
- BS EN 1992 - CONCRETE STRUCTURES
- BS EN 1993 - STEEL STRUCTURES
- BS EN 1995 - TIMBER STRUCTURES
- BS EN 1996 - MASONRY STRUCTURES
- BS EN 1997 - GEOTECHNICAL DESIGN AND RELEVANT UK NATIONAL ANNEXES.

ALL DETAILS SHOWN ARE SUBJECT TO FULL DESIGN TEAM / MAIN CONTRACTOR AND THEIR INTENDED SUB-CONTRACTOR'S CO-ORDINATION AT AN EARLY STAGE TO INCORPORATE ANY ADDITIONAL STRUCTURE THEY MAY REQUIRE.

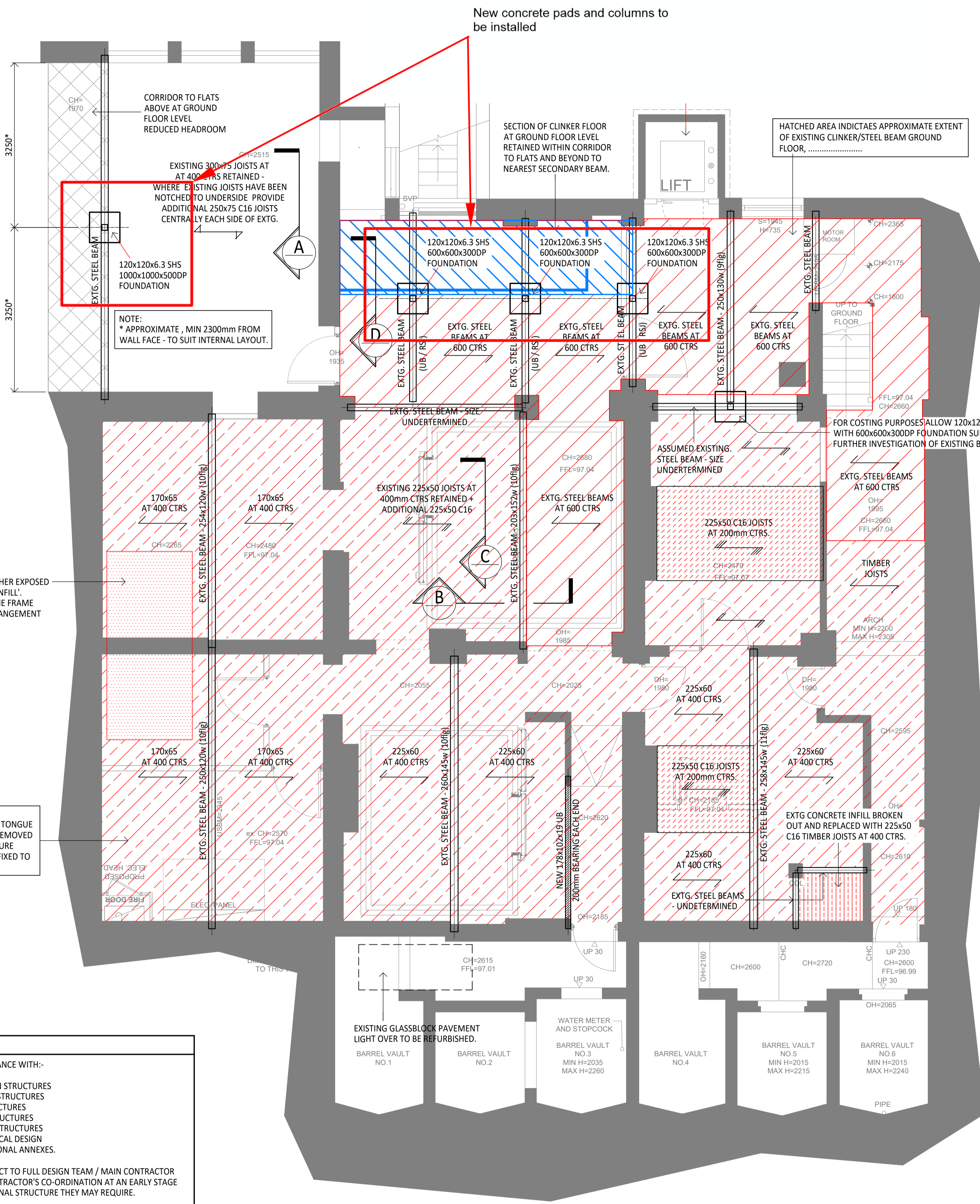
SUBTENO ENGINEERING CONSULTANTS ACCEPT NO RESPONSIBILITY FOR OMISSION OF ITEMS OF SECONDARY SUPPORT REQUIRED IF FULL CO-ORDINATION HAS NOT TAKEN PLACE BETWEEN RELEVANT SUB-CONTRACTORS AND ADVISED SUBTENO ENGINEERING CONSULTANTS ACCORDINGLY.

CDM NOTE

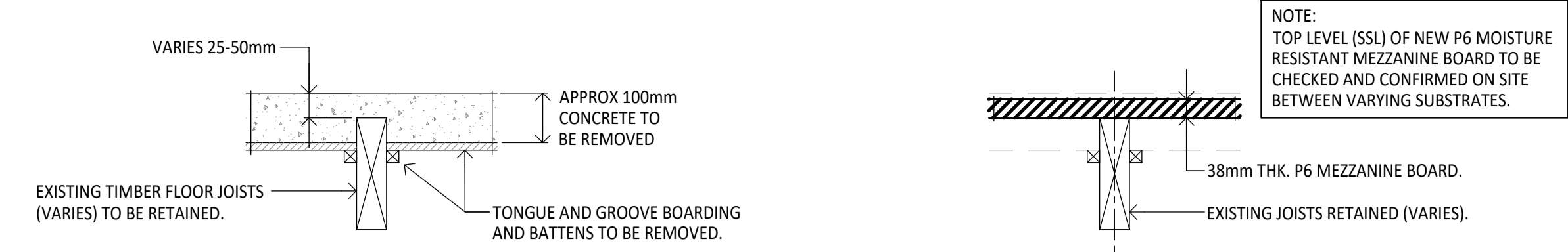
MAIN CONTRACTOR TO CONFIRM LOCATION OF ALL BELOW GROUND SERVICES PRIOR TO COMMENCING GROUND WORKS. NO BUILD OVER WORKS ARE TO BE UNDERTAKEN WITHOUT RELEVANT PERMITS / STATUTORY AGREEMENTS.

HOLDING DOWN BOLTS TO BE FULLY TIGHTENED AND BASEPLATES FULLY GROUTED PRIOR TO IMPOSING CONSTRUCTION OR PERMANENT LOADS TO AVOID INSTABILITY OF THE STEEL FRAME.

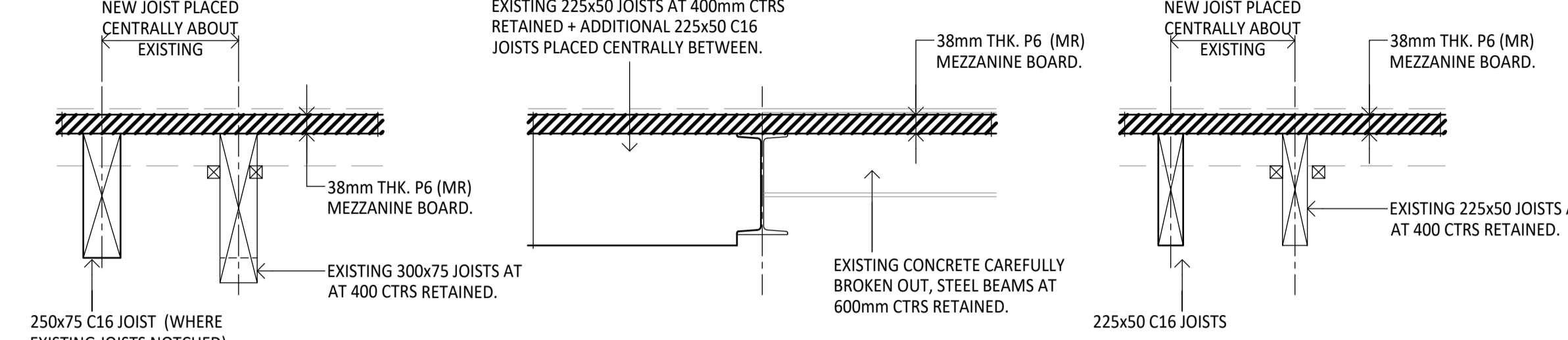
PHASE 1 - Enabling Works



BASEMENT PLAN INDICATING GROUND FLOOR CONSTRUCTION OVER



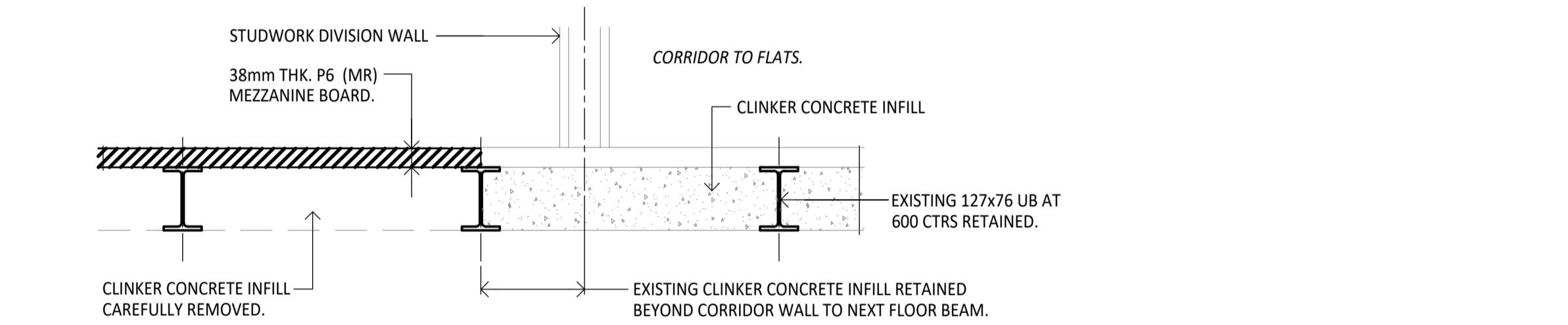
TYPICAL EXISTING SECTION THROUGH TIMBER FLOOR JOIST AREA. / TYPICAL PROPOSED SECTION THROUGH TIMBER FLOOR JOIST AREA.



SECTION A - A / SECTION B - B / SECTION C - C



TYPICAL SECTION THROUGH CLINKER/STEEL JOIST FLOOR. / TYPICAL PROPOSED SECTION THROUGH CLINKER/STEEL JOIST FLOOR.



SECTION D - D

- GENERAL NOTES:**
- THIS DRAWING IS TO BE READ WITH ALL OTHER CIVIL AND STRUCTURAL DRAWINGS, ARCHITECT'S DRAWINGS AND NBS SPECIFICATION. PRELIMINARIES AND GENERAL CONDITIONS. THIS DRAWING SHOULD BE REGARDED AS THE STRUCTURAL ENGINEERING SPECIFICATION.
 - WORKS NOT CONSTRUCTED IN ACCORDANCE TO THE SPECIFICATION AND DRAWINGS, OR WHERE DIMENSIONS AND OTHER INFORMATION CONFLICT, MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR AT THE EARLIEST OPPORTUNITY.
- NON-CONFORMANCE - WHERE NOT CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS OR SPECIFICATION PROVIDE ALL TESTING AND REMEDIAL WORKS TO SATISFACTION OF CONTRACT ADMINISTRATOR.
- LOADING / DESIGN CRITERIA**
- STEEL / TIMBER JOISTS WITH PARTICLE BOARD ZONES.
- GROUND FLOOR - (DEAD) = 0.9kN/m²
GROUND FLOOR - (LIVE) = 5.0kN/m²
- STEEL JOIST WITH CONCRETE INFILL ZONES.
- GROUND FLOOR - (DEAD) = 4.1kN/m²
GROUND FLOOR - (LIVE) = 5.0kN/m²
- FOUNDATIONS AND GROUND WORKS**
- ALL CONCRETE WORKS, REINFORCEMENT, WORKMANSHIP, PROPPING ETC. TO BE IN ACCORDANCE WITH EUROCODE 2 AND RELEVANT SUBTENO SPECIFICATIONS
 - FOUNDATION CONCRETE TO BE GRADE GEN3.
 - NOTING MINIMUM DEPTH REQUIREMENTS ON THE DRAWING ALL FOUNDATIONS SHALL BE TAKEN DOWN TO THE NATURAL GROUND STRUCTURE OR WELL COMPACTED FILL FOUNDING STRATUM CAPABLE OF PROVIDING A SAFE BEARING PRESSURE OF AT LEAST 150kN/m² NET INCREASE (ASSUMED). SHOULD 150kN/m² BE UNACHIEVABLE, SUBTENO ENGINEERING CONSULTANTS ARE TO BE INFORMED IMMEDIATELY PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS SO THAT ANY ADJUSTMENTS TO THE SCHEME MAY BE UNDERTAKEN AS NECESSARY.
 - UNLESS SPECIFICALLY NOTED OTHERWISE, ALL INDIVIDUAL FOUNDATIONS ARE TO BE OF MASS CONCRETE, SET OUT SYMMETRICALLY ABOUT WALL / COLUMN CENTRE LINES. FOR STANCHION AND HOLDING DOWN BOLT SETTING OUT DETAILS, REFER TO THE FRAME SUB-CONTRACTORS LAYOUT DRAWINGS.
 - ANY OBSTRUCTIONS ENCOUNTERED (REDUNDANT FOUNDATIONS / DISUSED SEWERS ETC) IN THE GROUND ARE TO BE REMOVED FOR THE EXTENT OF THE FOUNDATIONS AND BACKFILLED TO THE APPROVAL OF THE ENGINEER.
 - ANY SOFT SPOTS FOUND ARE TO BE REMOVED AND REPLACED WITH LEAN MIX CONCRETE.
- STRUCTURAL STEELWORK (BS EN 1993-1-1: 2005)**
- STRUCTURAL STEELWORK IS TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL STRUCTURAL SPECIFICATION (NSSS).
 - ALL STEELWORK HAS BEEN DESIGNED IN ACCORDANCE WITH BS EN 1993-1-1: 2005. THE CONTRACTOR IS TO DETAIL/DESIGN ALL CONNECTIONS (UNO) CONNECTIONS IN ACCORDANCE WITH EC3 AND BCSA RECOMMENDATIONS TO SAFELY TRANSMIT THE FORCES SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO PRODUCE AND MAKE AVAILABLE ALL SHOP DRAWINGS TO FABRICATE AND ERECT THE STEELWORKS.
 - ALL STEELWORK TO BE GRADE S355 J2 TO BS EN 10210 AS NOTED IN THE MEMBER SIZES TABLE OR AGREED WITH THE ENGINEER.
 - ALL BOLTS TO BE GRADE 8.8 TO BS3692:1967, MINIMUM 20mm DIA UNLESS NOTED OTHERWISE, AND SHERADISED OR SPUN GALVANISED. HD BOLTS TO BE 4N20 GALVANISED BOLTS WITH 100x100 SQ. WASHER PLATES.
 - PLATES TO BE MIN 10mm THICK, UNLESS NOTED OTHERWISE- CONNECTION DESIGN TO STEEL FABRICATOR. WELDS TO BE MIN 6mm PFPW UNLESS NOTED OTHERWISE- CONNECTION DESIGN TO STEEL FABRICATOR.
 - ALL PLAN DIMENSIONS ARE SHOWN TO CENTRELINES OF BEAMS/COLUMNS UNLESS NOTED OTHERWISE.
 - FOR DETAILS OF WORKSHOP/SITE APPLIED PAINTING REFER TO THE CLIENTS SPECIFICATION. SHOT BLAST STEEL TO SA 2.5 AND PAINT WITH MIN 75 MICRONS DFT OF EPOXY ZINC PRIMER.
 - ALL FIRE PROTECTION TO STEELWORK SHALL BE IN ACCORDANCE WITH THE ARCHITECTS SPECIFICATION
 - ALL CHEMICAL ANCHORS TO BE M20 HIT-RE-500 WITH HAS ADHESIVE ANCHOR U.N.O
 - TEMPORARY STABILITY OF THE STRUCTURE DURING ERECTION / CONSTRUCTION IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR AND STEELWORK CONTRACTOR. ANY TEMPORARY WORKS REQUIRED T ASSIST WITH CONSTRUCTION TO BE DESIGNED BY THEMSELVES UNLESS SPECIFICALLY NOTED OTHERWISE.
 - STEELWORK DETAILS HAVE BEEN PREPARED ON THE BASIS OF LIMITED SITE INVESTIGATION AND EXISTING DRAWINGS. STEELWORK SUB-CONTRACTOR MUST ALLOW FOR SITE SURVEYING AND MEASURING TO ENSURE CORRECT ALIGNMENT BETWEEN NEW AND EXISTING STRUCTURES.
 - THE KNOWN ARRANGEMENT OF WIND BRACING IN THE EXISTING STRUCTURE IS LIMITED. IT IS POSSIBLE THAT EXISTING VERTICAL BRACING WILL BE FOUND WHEN TAKING DOWN EXISTING INTERNAL / EXTERNAL CAVITY WALLS, THESE BRACING MEMBERS MUST NOT BE REMOVED UNTIL THE NEW ALTERNATIVE BRACING HAS BEEN INSTALLED AND NOT REMOVED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
 - WHEREVER FEASIBLY POSSIBLE, CONNECTIONS TO EXISTING STEELWORK TO BE BY BOLTED CONNECTIONS INTO DRILLED (NOT FLAME CUT) HOLES IN EXISTING STEEL MEMBERS. WHERE SITE WELDING TO EXISTING STEELWORK CANNOT BE AVOIDED, PUBLISHED GUIDELINES ON 'HOT WORKING' SHALL BE STRICTLY ADHERED TO AND AS SUCH METHODS SHALL NOT BE COMMENCED UNTIL A DETAILED RISK ASSESSMENT COUNTERSIGNED BY THE MAIN CONTRACTORS HEALTH AND SAFETY REPRESENTATIVE.

P02	PRELIMINARY ISSUE - FOR COSTING PURPOSES	TJN	ZX	28.11.23
P01	PRELIMINARY ISSUE	TJN	ZX	27.11.23
REV	DESCRIPTION	BY	CKD	DATE

DRAWING STATUS

INFORMATION

CLIENT

WILLIAMS SOUTHERN LIMITED CONSTRUCTION

PROJECT

SAINSBURYS LOCAL HOVE, BN3 2EB

DRAWING TITLE

BASEMENT LAYOUT INDICATING GROUND FLOOR OVER

DRG No: **S230725-SUB-XX-XX-DR-S-00101-S2-P02** REV: P02

SCALE @ A1	DRAWN	CHECKED	DATE
1:50	A J DYE	ZX	NOV 23

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Engineering Consultants
Supporting construction and the environment



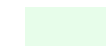
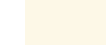

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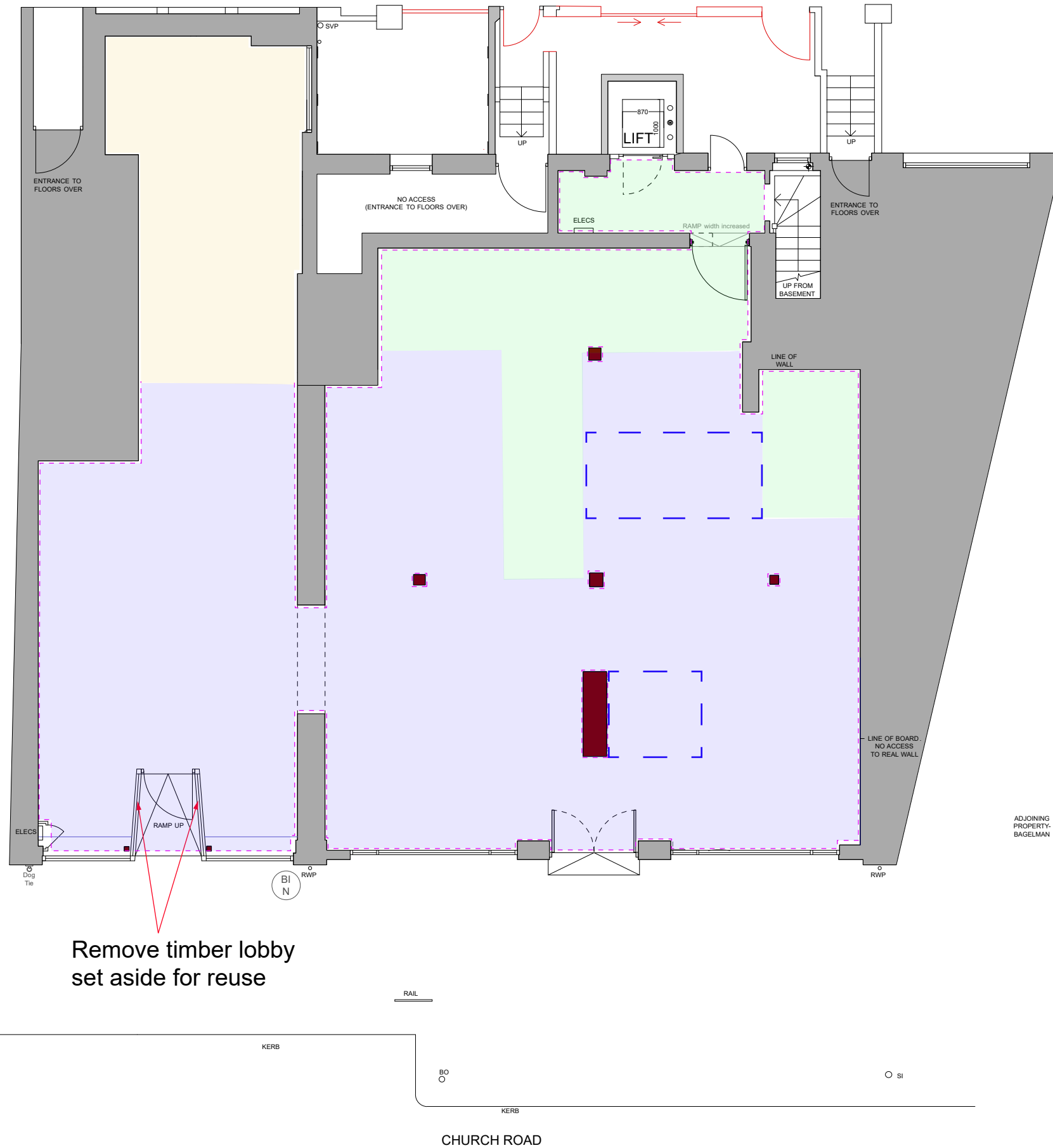
PHASE 2 - Mark Up

NOTE:

EXISTING SURVEY CARRIED OUT PRIOR TO CURRENT STORE FIT-OUT - ADDITIONAL INFORMATION ADDED FOLLOWING SCOPE FOR INFORMATION ONLY

UPDATED SURVEY WILL BE REQUIRED TO CONFIRM SCOPE OF WORKS REQUIRED TO REAR ELEVATION AND UPDATE DRAWING

-  Saw Cut
-  Extents of concrete infill to existing timber joists
-  Extents of clinker infill floor over steel beams
-  Extents of existing timber joisted floor with timber deck (to remain)
-  Existing timber joists to removed and replaced to achieve loadings



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REVISION	BY	CHK'D	DATE
A	MW	SWN	14.07.23
B	MW	SWN	01.09.23

THIS DRAWING WAS AMENDED TO SUIT (and should be read in conjunction with) **SSL DRAWING NO.**

PROJECT	DRAWING	PROJECT No.	DRAWING No.
SAINSBURY'S LOCAL HOVE 100-104 CHURCH ROAD EAST SUSSEX BN3 2EB	PROPOSED GROUND FLOOR STORE LAYOUT	S23/10	E/22
	REVISION	B	SCALE 1:100 @ A3
	DRAWN BY	KR	DATE JUN 2023

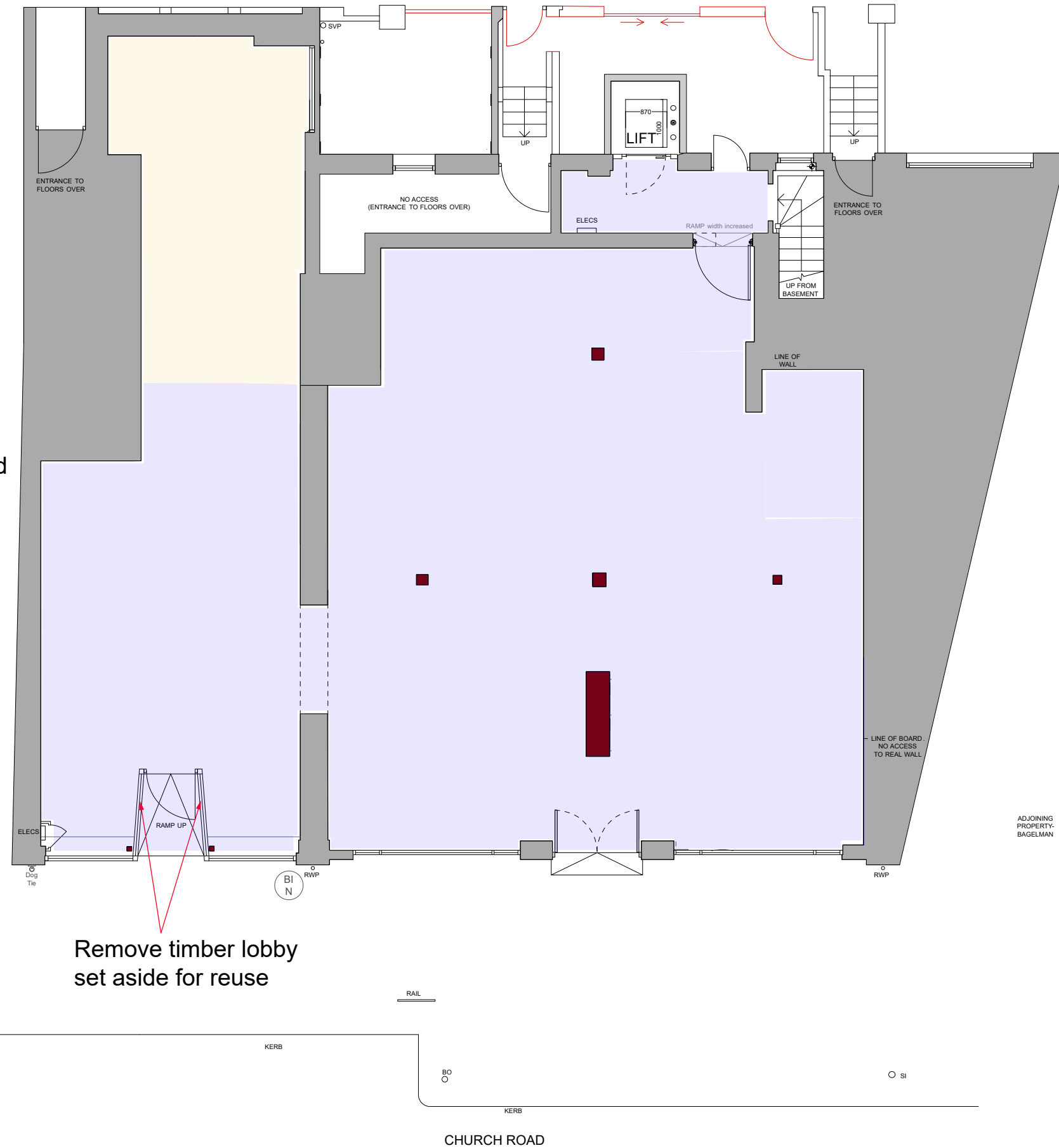
PHASE 3 - Mark Up

NOTE:

EXISTING SURVEY CARRIED OUT PRIOR TO CURRENT STORE FIT-OUT - ADDITIONAL INFORMATION ADDED FOLLOWING SCOPE FOR INFORMATION ONLY

UPDATED SURVEY WILL BE REQUIRED TO CONFIRM SCOPE OF WORKS REQUIRED TO REAR ELEVATION AND UPDATE DRAWING

- Extents of new 38mm timber deck
- Extents of existing timber joisted floor with timber deck additional floor joist to be added to existing to strengthen, existing deck to be replaced with 38mm deck to match.



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