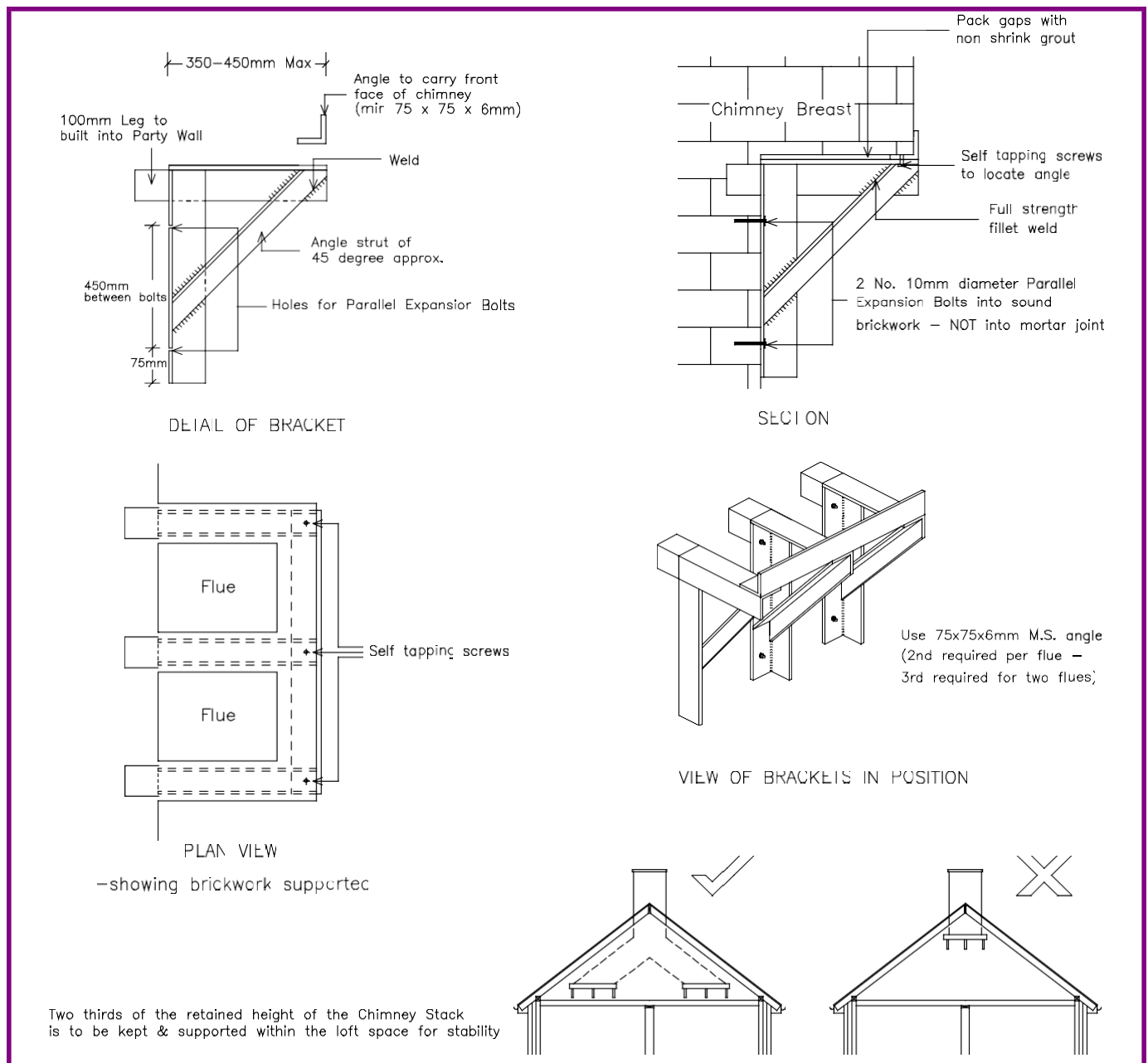


Harrow Building Control

Guidance Note – Removal of Chimney Breasts in Dwellinghouses

Supporting chimney breasts within the loft space of single or two storey dwelling houses with Gallows Brackets

The following drawings show what would normally be acceptable when removing chimney breasts and supporting the remainder of the chimney stack within the loft space. At least two thirds (67%) of the height of the retained chimney stack should be kept within the loft space below the lowest part of the roof where the chimney projects through.



The use of Gallows Brackets is **NOT** permitted on a Party Wall if the chimney on the other side of the wall has previously been removed and is supported on Gallows Brackets. See Beam Support Detail.



Harrow Building Control

Guidance Note – Removal of Chimney Breasts in Dwellinghouses

Supporting chimney breasts within the loft space of single or two storey dwelling houses with Structural Steel Beams

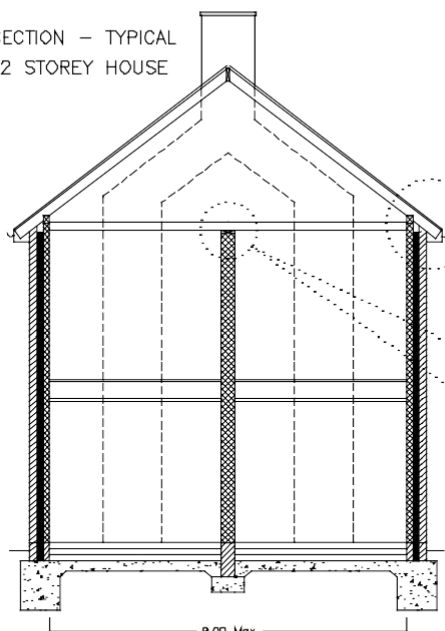
The following drawings show what would normally be acceptable when removing chimney breasts and supporting the remainder of the chimney stack within the loft space. At least two thirds (67%) of the height of the retained chimney stack should be kept within the loft space below the lowest part of the roof where the chimney projects through.

DETAIL A

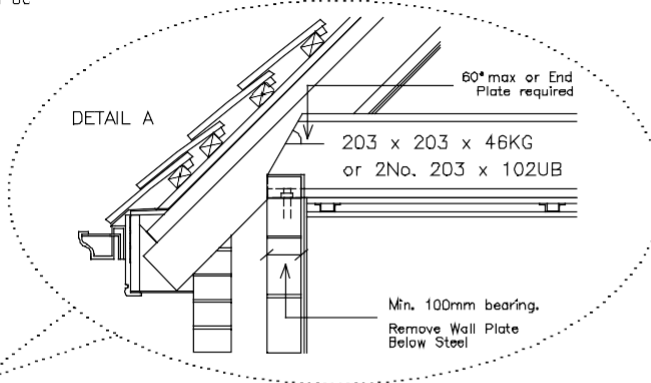
Remainder of stack supported on 203mm x 203mm x 46Kg/m UC or 2 No. 203 x 102 Steel Beams

Fix Steel plate to wall with 12mm diameter coach screw fixing from beam flange.
– Always remove timber wall plate

SECTION – TYPICAL 2 STOREY HOUSE



9.00 Max



60° max or End Plate required

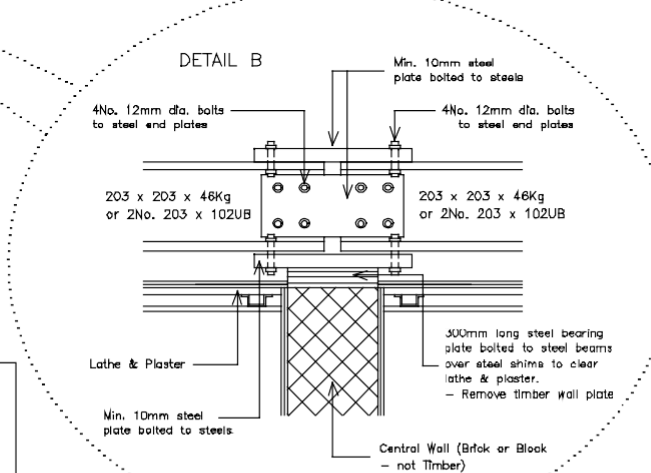
203 x 203 x 46KG or 2No. 203 x 102UB

Min. 100mm bearing.
Remove Wall Plate Below Steel

NOTES

- 1) This Guidance Sheet shows typical structural steel beam sizes to support remainder of chimney breast in loft for removal in 2 storey buildings provided:–
 - a) Distance between front and back walls does NOT exceed 9.0m and beam span is 5m maximum;
 - b) Maximum height of stack above beam is 5.0m;
 - c) Maximum projection of breast is 450mm from face of wall
 - d) Steel beam bearing details should be discussed with the Local Authority Building Control Surveyor;
 - e) The central wall is brick/block for both storeys.
- 2) The use of a Chartered Structural Engineer for the actual design is strongly recommended
- 3) Two thirds of the retained height of the Chimney Stack is to be kept & supported within the loft space for stability

DETAIL B



4No. 12mm dia. bolts to steel end plates

4No. 12mm dia. bolts to steel end plates

203 x 203 x 46Kg or 2No. 203 x 102UB

203 x 203 x 46Kg or 2No. 203 x 102UB

Min. 10mm steel plate bolted to steels

Min. 10mm steel plate bolted to steels

300mm long steel bearing plate bolted to steel beams over steel sills to clear lathe & plaster.
– Remove timber wall plate

Lathe & Plaster

Central Wall (Brick or Block – not Timber)

Oct 2024

Disclaimer

The information in this guidance note may not be applicable to all dwelling houses. The use of a Chartered Structural Engineer to design the proposed support is strongly recommended. Harrow Council cannot be held responsible for any errors made in producing this document. Reference should be made to the Approved Documents and the Building Regulations 2010 (as amended).

