



Brighton & Hove

**Information
Sheet No. 4**

INTERNAL ALTERATIONS: FORMING AN OPENING

If you propose to make an opening between two rooms of your dwelling, you will need to make a Building Regulations application if the wall being altered is loadbearing. A Full Plans application or a Building Notice can be given, both procedures are detailed in Information Sheet No. 2. The following items are factors that should be taken into consideration:-

BEAM

When an opening is made into a loadbearing wall, structural support is required which is capable of taking the loads from the structure above. Calculations should be prepared to determine the type and size of the beam to be used, these are usually prepared by a structural engineer.

FOUNDATIONS

As new increased loads are being placed on either end of the altered wall, it is important that the foundations below the wall are sufficient in size and depth to be able to carry the new loads imposed upon them. Therefore, you are advised that the existing foundations may need to be exposed and inspected by a structural engineer and their adequacy checked to carry the additional loading. It is best to do this before the work is commenced in order to safeguard yourself.

BEARING

It may be the case that padstones will have to be built into the remaining wall. The purpose of these is to spread the weight of the beam and the loads placed on the beam. The size of the padstones would be determined by structural calculations, usually prepared by a structural engineer.

FIRE RESISTANCE

According to the type of building, the installed beam will require a specified period of fire resistance, further information can be obtained from Building Control.

BUILDING WORKS

It is essential that when building works are undertaken, adequate temporary support is provided to the construction above **before** the wall is removed, and that the support is placed on a solid base.

WALLS ENCLOSING THE HALLS

If you propose to remove any part of a wall which adjoins or encloses a hall or stairway then you should seek advice from Building Control prior to submitting your application even if this wall is non-loadbearing.



The information contained in this leaflet is for guidance only, and clarification should be sought from Building Control regarding any Building Regulation matters. You are also advised to contact Development Control as planning permission may be required for your proposed building work.

