Method Statement MS02

Gable and exterior wall stabilisation, including necessary internal strengthening works

96 Ladybarn Lane, Fallowfield, Manchester — listed semi-detached house

Planning reference: PLA-2026-000941

Purpose: submission in support of the discharge of Condition 9, setting out the sequence of internal strengthening and subsequent gable and exterior brickwork stabilisation works.

1. Planning condition and scope

- a) Within one month of the removal of the render from the gable wall, confirmation of the scope and detail of any repairs, structural works, stabilisation measures and replacement brickwork shall be submitted/approved by LPA.
- b) The works shall then be carried out in full accordance with the approved details within 6 months of the approval of part a) of this condition.

2. Existing condition

The interior of the listed semi-detached house has already been stripped back to brick. The exterior render remains in place. External render removal and subsequent brickwork repairs remain future work stages, subject to completion of the internal strengthening and the structural safeguards set out below.

The building has suffered significant structural movement and is generally in a dilapidated condition. Its structural elements have suffered considerable loss of strength with age, exacerbated by a lack of regular repairs and maintenance. The external gable wall is the principal area of concern: its lateral movement and deflection are described as well beyond acceptable limits, and previous attempts to arrest the movement were unsuccessful.

3. Preparations and structural safeguards

Before any external wall work, including render removal and the trial panel, complete the internal floor strengthening, buttress walls and basement strengthening walls identified in the work sequence. Obtain confirmation from the structural engineer that the wall is sufficiently stable for the proposed work and that the required temporary support is in place.

Carry out the works strictly in the numbered sequence below. Restore strength and stability to the building before undertaking any further work that could weaken it.

Work to be carried out strictly in accordance with the structural engineers details and close supervision.

4. Phase 1 — internal strengthening and restraint

4.1 Site access, protection and temporary works

Scaffolding must not be assumed to provide structural support unless specifically designed to do so; provide the specialist scaffold and temporary-support design before starting on site. Provide safe scaffold access and protect windows, doors, rainwater goods, adjoining surfaces and neighbouring property from impact, dust and debris. Keep access routes clear. The contractor shall prepare site-specific risk assessments and safety arrangements, brief the operatives and use appropriate protective equipment and dust controls. Check materials to be disturbed for hazardous substances before work begins.

4.2 Replacement basement slab

Remove and replace the required basement slab within the engineer's excavation and support limits. Do not deepen the basement or undermine adjoining foundations. Install the specified insulated slab and waterproofing, completing its junctions with the wall system before covering. Allow suitable curing and drying before the floor finish.

4.3 Basement loadbearing wall and gable buttresses

Provide the required temporary support and rebuild the basement loadbearing wall and gable buttresses in compatible reclaimed brickwork. Follow the engineer's foundation, connection and load-transfer details. Do not undermine existing foundations or remove support before the new work is ready to carry the load.

4.4 Gable connections and additional buttressing

Tie or tooth the gable wall into the existing internal walls and install a strapping arrangement between the gable wall and roof structure. Construct additional buttress walls or piers in the basement to provide lateral support, and on the upper floors where possible, for example by relocating doors away from the side of the gable.

4.5 Internal steel beams and tie-rod arrangements

The existing gable brickwork is in poor condition. The proposed rod ties may therefore require local rebuilding of the gable masonry, together with additional internal steel beams and tie-rod arrangements. These works may cause more extensive disturbance and intrusion into the existing building fabric.

Support the affected structure before forming bearing pockets. Install the specified steel beams, bearings and connections to the engineer's details. Make good adjoining masonry and provide the specified corrosion protection and complete fire-resisting enclosure before finishing.

4.6 Reinstatement of internal loadbearing masonry

Provide temporary support where required. Reinstate the required loadbearing walls in matching reclaimed brickwork, using the engineer's foundation, bearing and connection details. Make good the adjoining walls and allow the mortar to gain adequate strength before transferring loads.

Locally rebuild the most dilapidated sections of internal masonry, including the internal corridor and landing walls at ground- and first-floor levels, and displaced masonry at lintel and beam bearings. Repoint the retained sections of existing brickwork throughout.

4.7 Existing floor beams and joists
Support the floor where required and repair defective beams, joists and bearings to the engineer's details. Retain sound existing timbers and fit matching splices or supplementary members where specified. Reinstate lifted floorboards where practicable and keep existing ventilation paths clear.

4.8 Structural sheathing over existing floors
Retain existing floorboards where practicable and fit the specified structural sheathing, edge supports, fixings and gable connections to the engineer's details. Keep any protective layer compatible with the required structural connection. Install the floating floor finish above; the floating finish is not itself the structural diaphragm.

4.9 Main-house ceiling sheathing and fire lining
Retain any sound significant ceiling finishes that remain. Install underside structural sheathing and its connections to the engineer's details, followed by the specified fire-resisting plasterboard assembly. Complete joints, perimeter seals and service penetrations as required by that assembly.

4.10 New stud walls and gable-restraint partitions
Set out the approved lightweight, insulated timber stud partitions and fix them to suitable supports. For partitions adjoining the gable, fit the proposed 12mm plywood lining and restraint fixings as confirmed by the structural engineer. Fit plasterboard and complete the required fire and acoustic junctions; do not rely on the lining alone as gable restraint.

4.11 Purlin bearings, rafter restraint and outrigger roof
Support affected roof loads before disturbing purlins or bearings. Correct defective purlin supports and rafter restraint to the engineer's details. Replace outrigger purlins where specified with the required timber sections and connections. Retain sound members and reinstate disturbed roof finishes weather-tight.

4.12 Steel tie rods and end plates
Provide the proposed lateral restraint system using steel tie rods with end plates, fixed through from the exterior of the gable to the internal face of the party wall at first- and second-floor levels. The existing specification describes 25 mm galvanised steel rods with threaded ends, located between the first- and second-floor joists in three locations, with plates at the exterior face of the gable and the internal face of the party wall.

Confirm the rod locations, levels, bearings and connections with the structural engineer before installation.

5. Phase 2 — exterior render removal, brickwork and structural crack repairs

Only the interior has already been stripped back to brick. The exterior render remains in place. Following completion of Phase 1 and confirmation of the structural safeguards, remove the exterior render strictly in accordance with the detailed Method Statement MS01 and only after the structural engineer has confirmed that the gable has been sufficiently stabilised.

Carry out exterior brickwork repairs and structural crack repairs strictly in accordance with the detailed Method Statement MS01 and the approved details under Condition 9 and only after the structural engineer has confirmed that the gable has been sufficiently stabilised.

APPENDIX 01

STRUCTURAL ENGINEERS DETAILS.

Foundation Details

F1 - 450mm Wide x 200mm Deep C30 Concrete Footings

F2 - 600mm Wide x 200mm Deep C30 Concrete Footings

Brickwork

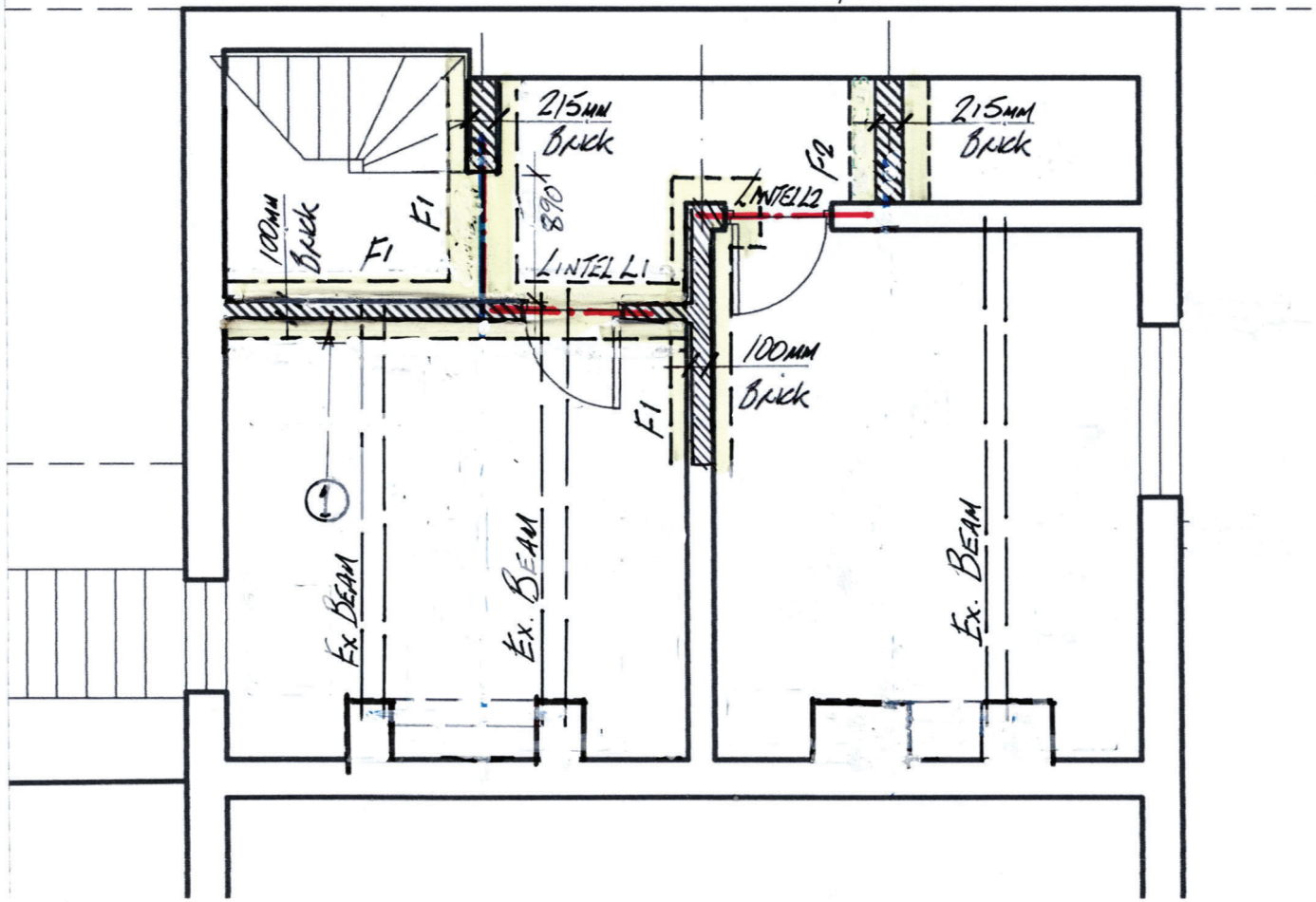
New Brickwork to be Min. 7.2N/mm² Comp. Strength

New Brickwork Tied to Existing Masonry (30mm x 3mm Stainless Steel)

Note

1. Existing Ground Floor Timber Floor and Masonry Wall over to be Temporarily Propped/Supported. New Brick Wall to be Built on Line of Existing Wall over

Adequacy of Existing Timber Floors and Beams to be Fully Assessed on Site.



Project: 96 LADYBARN LANE - FALLOWFIELD	Title: PROPOSED BASEMENT PLAN (Not To Scale)	Drg. No. AOL-0481-SK 01 C	Date May '25

BEAM DETAILS

MK G1 – 203 x 102 x 23kg UKB - Galvanised
MK G2 - 203 x 102 x 23kg UKB – Galvanised
MK G3 - OMITTED
MK G4 - OMITTED
MK G5 & MK G6 – 150mm x 225mm C24 Timber (to replace existing beams)

PADSTONE DETAILS

PS1 – Ends of beams bolted to 440mm x 100mm x 215mm deep C30 Concrete Padstones using 2/12 HD Bolts

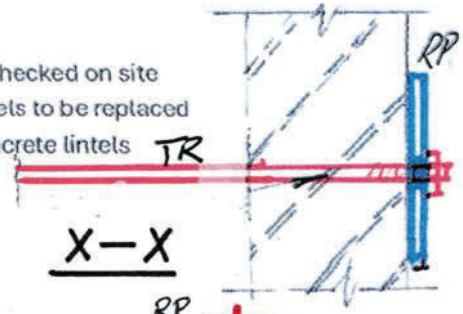
WALL RESTRAINT PLATES

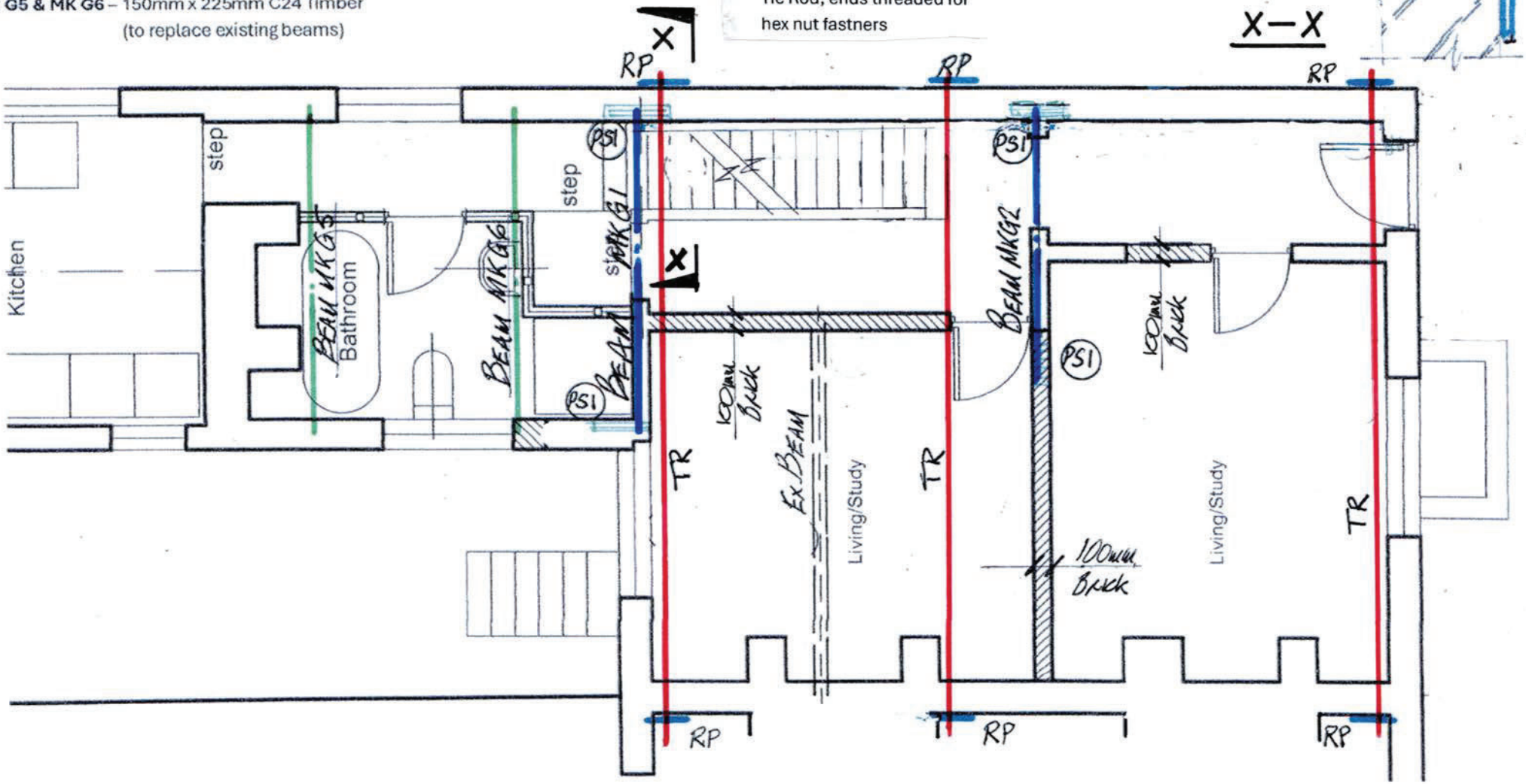
RP – 250mm Dia. x 10mm Tk. Galvanised Steel Restraint Plates

TR - 25mm Galvanised Steel Tie Rod, ends threaded for hex nut fastners

EXISTING LINTELS

Existing lintels to be checked on site and any defective lintels to be replaced with suitable new concrete lintels





PLAN – Showing Beams and Joists etc. over

NOTE : This drawing is not to scale. All Dimensions (e.g. beam lengths etc.) to be measured on site.

Project: 96 LADYBARN LANE - FALLOWFIELD	Title: PART GROUND FLOOR PLAN – PROPOSED (SHEET 1)	Drg. No. AOL-0481-SK02 D	Date Sept'25

BEAM DETAILS

MK G1 – OMITTED

MK G2 - OMITTED

FLOOR JOISTS & BEAMS

Adequacy of Existing Joists & Beams to be checked and any necessary repairs carried out.

T1 & T2 – Double Joist Trimmers around staircase.

J1 - Allow for new 50x150mm C24 joists @ 400mm c/c (over)

PADSTONE DETAILS

PS1 – Ends of beams bolted to 440mm x 100mm x 215mm deep C30 Concrete Padstones using 2/12 HD Bolts

TR - 25mm Galvanised Steel Tie Rod, ends threaded for hex nut fastners

WALL RESTRAINT PLATES

RP – 250mm Dia. x 10mm Tk. Galvanised Steel Restraint Plates bolted to restraint Beams

EXISTING LINTELS

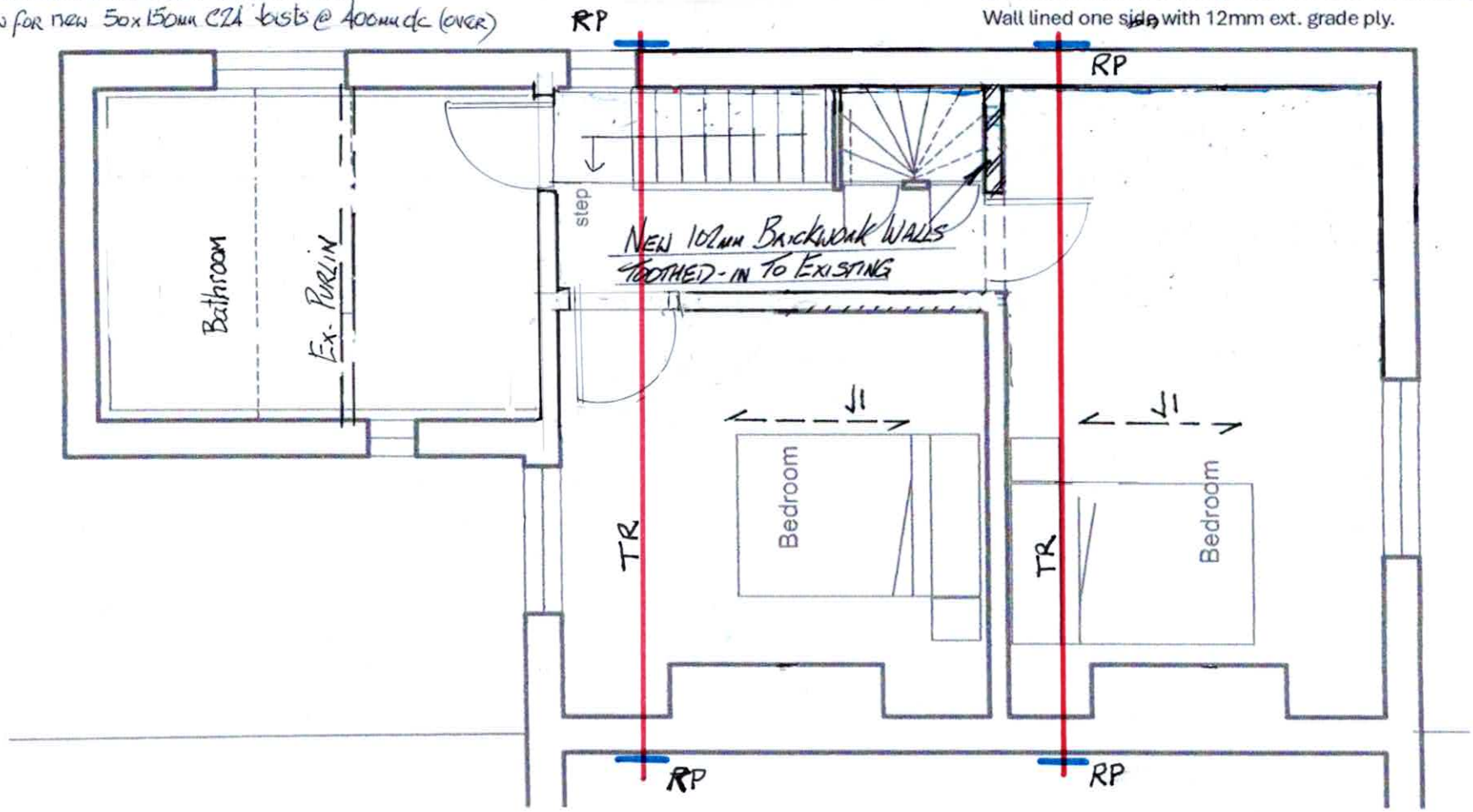
Existing lintels to be checked on site and any defective lintels to be replaced with suitable new concrete lintels

TIMBER FRAME SHEAR WALL – TFW1 (IF REQUIRED)

50 x 75mm timber frame – studs at 400mm c/c

End stud bolted to existing wall (M10 Chem anchors @ 300mm c/c)

Wall lined one side with 12mm ext. grade ply.



PLAN – Showing Beams and Joists etc. over

NOTE : This drawing is not to scale. All Dimensions (e.g. beam lengths etc.) to be measured on site.

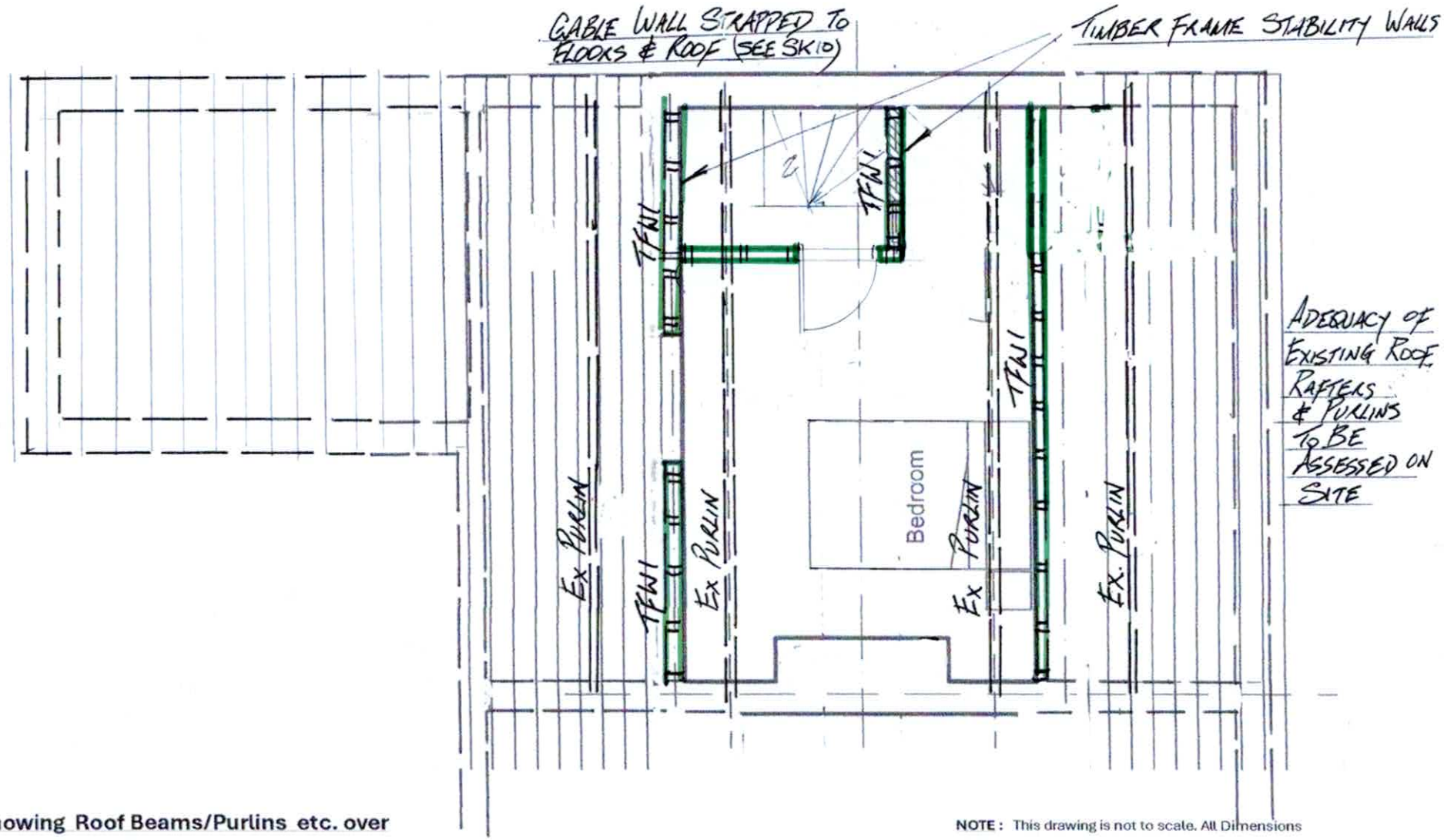
Project: **96 LADYBARN LANE - FALLOWFIELD**	Title: **PROPOSED FIRST FLOOR PLAN** (NOT TO SCALE)	Drg. No. **AOL-0481-SK04 A**	Date **Sept'25**

TIMBER FRAME SHEAR WALL – TFW1

50 x 75mm timber frame – Studs at 400mm c/c & Noggings @ 1200mm c/c

End Studs bolted to existing wall (M10 Chem anchors @ 300mm c/c)

Wall lined one side with 12mm ext. grade ply.



PLAN – Showing Roof Beams/Purlins etc. over

NOTE : This drawing is not to scale. All Dimensions (e.g. beam lengths etc.) to be measured on site.

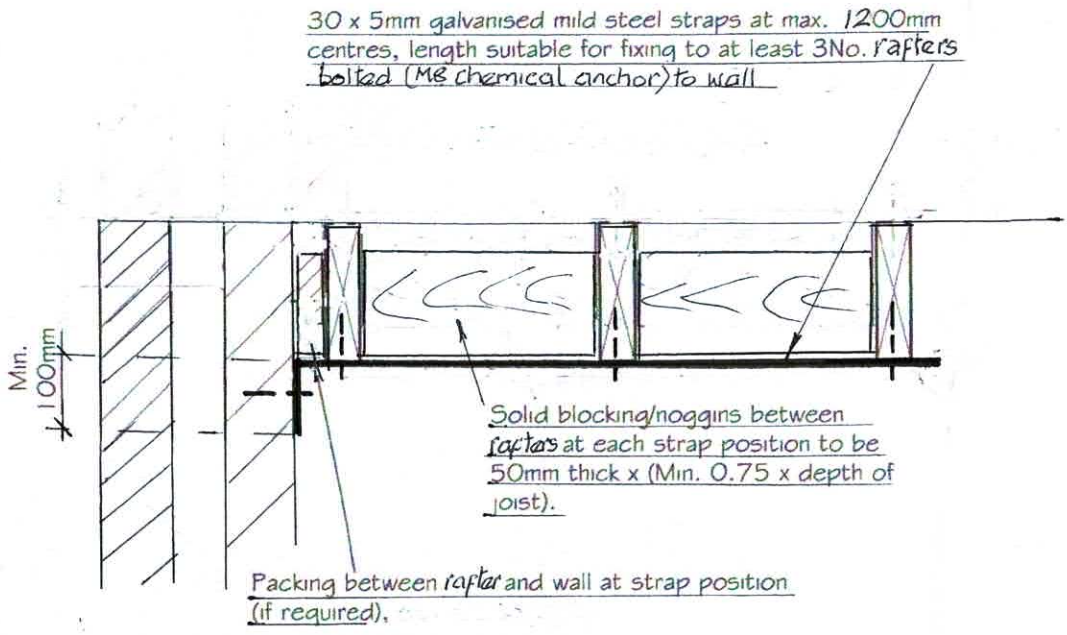
Project: **96 LADYBARN LANE - FALLOWFIELD**	Title: **PROPOSED SECOND FLOOR PLAN** (NOT TO SCALE)	Drg. No. **AOL-0481-SK05** A	Date **Sept'25**

AOL CONSULT LTD.
CONSULTING STRUCTURAL ENGINEERS:

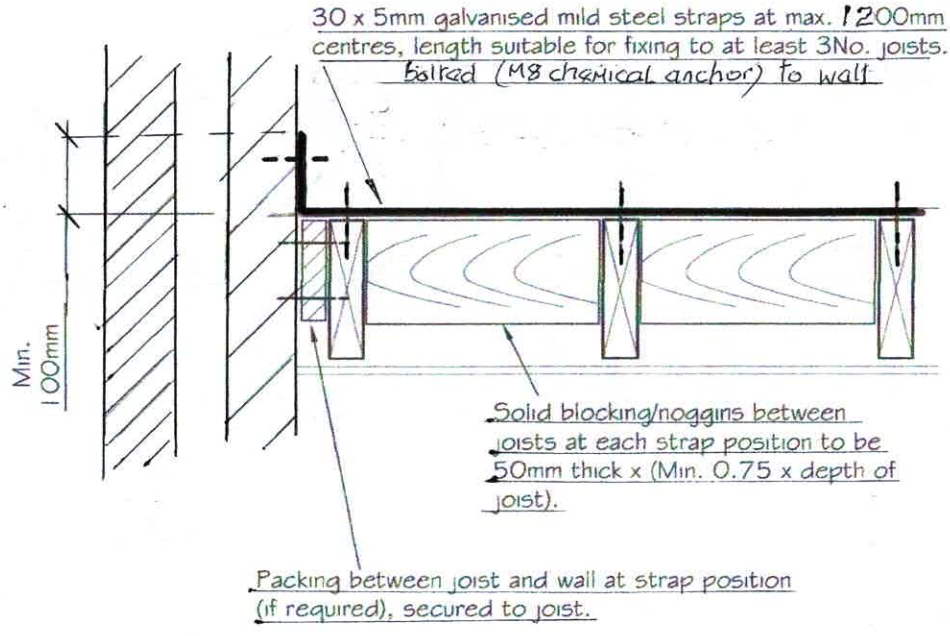
Telephone: 0161 431 5276
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Email:

SPECIFICATION NOTES

Made: HL	Job:	96 LADYBARN LANE - FALLOWFIELD	Job No: 0481	SK 10
Checked:		TYPICAL GABLE WALL STRAPPING DETAILS		Date:



ROOF RAFTERS



CEILING JOISTS FLOOR JOISTS