Schedule of Repairs and Associated Method Statements

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

Planning reference: PLA-2026-000941
Purpose: Discharge of Condition No.3. The works to which this consent relates shall not commence until a detailed schedule of repairs and associated method statements.

Schedule of repairs.
Carry out proportionate local repairs, retaining sound existing fabric and replacing only defective or required components. Work within the consent and approved drawings. Structural alterations, gable restraint and temporary support to be carried out strictly in accordance with the structural engineer's details; this statement does not authorise additional stripping or demolition.

Internal finishing details not included. To be dealt with when details are supplied to discharge Planning Condition No.8:

a) Finishing details of new and existing internal walls, partitions, and ceilings,
b) Lime plaster composition and finish (including an in-situ sample to be made available on site for inspection),
c) Details of any new architectural features,

Schedule of repairs.

01 — Render and external brickwork	Remove any remaining approved gable render; repair damaged bricks and locally repoint the front, gable and rear walls.
02 — Gable/exterior wall stabilisation	Repair and stabilise the bowed gable and exterior masonry to the structural engineer's details.
03 — External lintels	Repair defective external timber lintels; replace only where repair is unsuitable.
04 — Internal loadbearing walls	Reinstate the required internal loadbearing walls in matching reclaimed brickwork.
05 — Internal lintels	Repair or replace defective internal timber lintels to the engineer's details.
06 — Internal steel beams	Install the specified steel beams and bearings.

07 — Stud walls / restraint	Form lightweight insulated stud walls; provide proposed 12mm plywood lining and designed gable restraint.
08 — Internal plaster	Apply compatible lime plaster to exposed brickwork; use approved Roundtower insulating plaster where specified.
09 — Beams and floor joists	Repair existing beams and joists and fit additional support where specified.
10 — Floor diaphragms	Install structural floor sheathing and gable connections, retaining existing floorboards where practicable.
11 — Main-house ceilings	Install underside structural sheathing and specified fire-resisting ceiling lining.
12 — Basement structural masonry	Rebuild the basement loadbearing wall and form designed gable buttresses.
13 — Basement walls / waterproofing	Install approved basement waterproofing and a separate insulated wall lining.
14 — Basement slab	Replace the basement slab with specified insulated and waterproofed construction.
15 — Basement ceiling / beams	Provide basement ceiling sheathing, fire lining and timber-beam enclosure.
16 — Main roof / insulation	Retain the recently replaced roof covering; repair local defects and install approved between-rafter insulation.
17 — Roof structure	Correct purlin bearings and rafter restraint; replace outrigger purlins where specified.
18 — Dormer	Retain and repair the dormer, improve insulation and provide correctly designed trimmers.
19 — Chimney	Repair chimney masonry and install specified stainless-steel helical reinforcement.

20 — Main-house windows	Repair retained windows and repaint white; fit approved timber casement replacements where required.
21 — External house doors	Fit approved half-glazed painted timber front and rear basement doors.
22 — Internal doors	Retain or upgrade internal doors where practicable; fit specified white-painted six-panel timber fire-door sets where required.
23 — Stairs	Refurbish the ground-to-first stair, repair the first-to-second stair and reinstate the approved timber basement stair.
24 — Extension / garage roofs	Provide insulated extension/garage warm roofs with slate-grey Sika single-ply membrane, a kitchen rooflight and two proposed 1.4m × 1.4m Velux garage rooflights.
25 — Extension walls	Retain extension walls; install approved internal insulation and charred cedar exterior cladding.
26 — Extension floor	Lay the specified membrane, proposed 60mm PIR, moisture-resistant floating deck and finish over the extension slab.
27 — Extension openings	Install the approved timber rear door and aluminium sliding door/windows using the appropriate Alunet system.
28 — Rear lightwell	Repair and reset rear lightwell masonry and steps using existing materials where practicable.
29 — Front lightwell	Form the approved shallow front lightwell with matching reclaimed-brick walls, gravel base, stone copings and suitable drainage.

1. Associated method statements

These method statements correspond to repair items 01–29 in the schedule above. Each sets out the scope of repair, the principal sequence and the treatment of retained fabric. Read them together with the materials in Section 2, the working requirements in Section 3 and the approved drawings. Structural work and temporary support remain subject to the structural engineer's details. Detailed method statements will be supplied where requested in response to discharge conditions.

MS01 — Gable render removal and external masonry repair. See Detailed Method Statement MS01 in Response to Planning approval conditions 6 and 7.

Limit render removal to remaining areas approved for removal. Work carefully with hand tools, protecting the underlying brick faces and adjoining sound masonry. Retain sound brickwork and replace only defective units with bricks matching the existing dimensions and appearance. Locally repoint failed joints using compatible lime mortar, maintaining the existing joint widths and profiles. Protect fresh masonry and pointing from frost, rain and rapid drying while the mortar cures. Do not use abrasive blasting or high-pressure cleaning.

MS02 — Gable and exterior wall stabilisation. See Detailed Method Statement MS02 in Response to Planning approval conditions 9.

Provide the required temporary support before disturbing the bowed gable or adjoining exterior masonry. Carry out local repairs, any specified rebuilding, crack stitching and restraint connections in the sequence and to the details provided by the structural engineer. Retain sound masonry and use matching replacement units and compatible mortar where repair is required. Do not force the bowed wall back into line. Complete the designed permanent connections before releasing temporary support and release support only as directed by the engineer.

MS03 — External timber lintel repair/replacement

Support the masonry above the opening before disturbing an external timber lintel. Retain sound timber and repair defective portions using matching timber splices or additional support where specified by the engineer. Replace the lintel only where repair is unsuitable, using the specified timber grade, section and bearing arrangement. Make good adjoining brickwork with matching units and compatible mortar, keeping alterations to the opening to a minimum. Maintain temporary support until the repaired or replacement arrangement is ready to carry the load, as directed by the engineer.

MS04 — Reinstatement of internal loadbearing masonry

Provide temporary support where required before reinstating the internal loadbearing walls. Build the required walls in matching reclaimed brickwork, following the structural engineer's foundation, bearing and connection details. Form the specified connections to adjoining construction and make good, disturbed wall junctions with compatible masonry and mortar. Allow the mortar to gain adequate strength before transferring loads to the reinstated walls. Retain support until the engineer's requirements for load transfer have been satisfied.

MS05 — Internal timber lintels

Repair internal timber lintels using the same approach as MS03. Support the load before disturbing the timber or its bearings, retain sound portions and use matching splices or supplementary support where specified. Replace only where required by the engineer, using the specified grade, section and bearings. Make good, disturbed masonry with compatible materials and reinstate adjoining finishes without unnecessarily altering the openings. Release temporary support in accordance with the engineer's directions.

MS06 — Insertion of internal steel beams

Support the affected structure before forming bearing pockets or disturbing loadbearing masonry. Install the specified steel beams, bearings and connections to the structural engineer's details and sequence. Make good the masonry around the completed bearings using compatible materials and retain temporary support until the new arrangement is ready to carry the load. Provide the specified corrosion protection and complete fire-resisting enclosure. Finish joints and adjoining construction as part of the specified fire-protection assembly before applying decorative finishes.

MS07 — New stud walls and gable-restraint partitions

Set out the approved lightweight insulated timber stud partitions and fix them to suitable supports. Fit the specified insulation within the partition construction and complete junctions with adjoining walls, floors and ceilings. For partitions adjoining the gable, provide the proposed 12mm plywood lining and restraint fixings only in the arrangement confirmed by the structural engineer. Complete the plasterboard lining and required fire and acoustic junctions. The plywood lining forms part of the designed arrangement and must not be relied on alone to restrain the gable.

MS08 — Internal plaster repair and proposed insulating plaster

Retain any sound historic plaster or other significant finishes that remain and apply compatible lime plaster to the exposed internal brickwork. Prepare the substrate gently without unnecessarily damaging the masonry. Apply the approved coat thicknesses and finish, allowing appropriate curing and drying between the work and subsequent decoration. Where specified, use approved Roundtower insulating plaster to the manufacturer's instructions and agreed build-up. Complete junctions with timber ends and adjoining construction without trapping moisture and use compatible decorative finishes.

MS09 — Existing floor beams and joists

Provide temporary floor support where required before disturbing defective beams, joists or bearings. Retain sound existing timbers and carry out local repairs using matching splices or supplementary members to the structural engineer's details. Use the specified timber grade, sections and bearing connections for structural repairs. Reinstate lifted floorboards where practicable once the repairs are complete. Keep existing ventilation paths clear and retain temporary support until load transfer is permitted by the engineer.

MS10 — Structural sheathing over existing floors

Retain existing floorboards where practicable and install the specified structural sheathing above the existing floor construction. Provide edge supports, fixings and gable connections in accordance with the structural engineer's details so that the sheathing forms the designed diaphragm. Any protective layer must remain compatible with these structural connections. Complete the sheathing and its connections before installing the floating floor finish above. The floating finish is separate from, and does not itself provide, the structural diaphragm.

MS11 — Main-house ceiling sheathing and fire lining

Retain any sound significant ceiling finishes that remain, limiting disturbance to the approved works. Install the specified underside structural sheathing and connections to the structural engineer's details. Follow with the specified fire-resisting plasterboard assembly, completing its joints, perimeter seals and service penetrations in accordance with the selected assembly. Coordinate the lining with adjoining walls and any beam enclosures so that the specified fire protection is complete before finishing.

MS12 — Basement loadbearing wall and gable buttresses

Provide the required temporary support before rebuilding the basement loadbearing wall or forming the gable buttresses. Use compatible reclaimed brickwork and mortar, following the structural engineer's foundation, connection and load-transfer details. Complete the designed junctions with the existing construction while retaining sound adjoining masonry. Keep excavation within the engineer's limits and do not undermine existing foundations. Retain support until the new masonry has gained adequate strength and is ready to carry the load as directed by the engineer.

MS13 — Basement wall waterproofing and independent lining

Install the approved basement waterproofing system and the separate insulated inner wall lining as one coordinated construction. Follow the specialist's details for the wall-to-floor junctions, penetrations and door thresholds, including the connection with the replacement slab waterproofing. Complete these interfaces before they are concealed by the lining or finishes. Avoid trapping moisture against retained masonry or timber. Where the system includes drainage or other maintainable components, retain access and keep those components clear and serviceable.

MS14 — Replacement basement slab

Remove and replace only the required basement slab, working within the structural engineer's excavation and temporary support limits. Do not deepen the basement or undermine the house or adjoining foundations. Install the specified insulated slab construction and waterproofing, coordinating the floor system with the approved wall waterproofing and thresholds. Complete these junctions before covering them with subsequent layers or finishes. Allow the slab suitable curing and drying before installing the floor finish.

MS15 — Basement ceiling and timber-beam fire protection

Complete the required timber-beam and floor repairs before installing the basement ceiling construction. Fit the specified ceiling sheathing and gable connections to the structural engineer's details. Install the specified fire-resisting ceiling lining and independent beam-board enclosure as coordinated elements of the selected fire-protection assembly. Complete joints, perimeter seals and service penetrations, including the interfaces between ceiling lining and beam enclosures. Apply finishes only once the specified protection is complete.

MS16 — Main roof covering and between-rafter insulation

Retain the recently replaced main roof covering, limiting work to local defects and disturbance needed for the approved repairs. Install the approved between-rafter insulation and internal lining to the agreed build-up, maintaining the designed ventilation route. Complete the insulation and moisture-control junctions at the eaves, dormer and chimney without trapping moisture in retained timbers. Coordinate this work with the structural repairs described in MS17 and MS18 where applicable. Reinstate disturbed covering and flashings so that the roof is left weather-tight.

MS17 — Purlin bearings, rafter restraint and outrigger roof

Support the affected roof loads before disturbing purlins, bearings or restraint connections. Correct defective purlin supports and rafter restraint in accordance with the structural engineer's details, retaining sound members wherever practicable. Replace the outrigger purlins only where specified, using the required timber sections, bearings and connections. Complete the designed structural connections before releasing temporary support as directed by the engineer. Reinstate any disturbed roof covering, linings and flashings weather tight.

MS18 — Retained dormer repair

Retain the dormer within its approved design and external form. Provide temporary support where required before repairing its structure or forming the designed trimmer arrangement. Fit the specified trimmers and connections to the structural engineer's details, retaining sound existing members. Repair defective dormer fabric and improve insulation within the approved construction. Complete the insulation interfaces, flashings and weather seals, and reinstate disturbed finishes without changing the approved external form.

MS19 — Chimney masonry and helical reinforcement

Retain sound chimney masonry and existing stack details. Replace defective bricks with matching units and locally repoint failed joints using compatible lime mortar. Where specified by the structural engineer, install stainless-steel helical bars and compatible grout in mortar joints to the designed arrangement. Carry out this work without damaging brick faces or penetrating flues. Make good the affected joints and flashings, maintain the existing masonry appearance and protect the fresh mortar while it cures.

MS20 — Main-house timber windows

Prior to the installation of any replacement timber windows, a sample window shall be made available on site for inspection by LPA. (Planning Condition No. 4)

Repair retained timber windows in place where practicable, keeping sound frames, opening lights, glass and fittings. Cut out only defective timber and splice in matching sections with the existing profiles. Ease opening lights and complete local repairs before repainting in the approved white finish.

Where replacement is required, fit the approved timber casement windows within the existing openings without enlargement. Complete weather seals and adjoining finishes and ensure the repaired or replacement windows operate correctly.

MS21 — Front door and rear basement door

Carefully remove only the front and rear basement doors approved for replacement, retaining sound frames and surrounds where practicable. Fit the approved half-glazed painted timber doors within the existing openings without enlargement. Complete the required weather seals and make good, disturbed masonry and finishes with compatible materials. Coordinate the rear basement door threshold with the approved waterproofing and drainage arrangements. Check that both doors operate correctly and leave the openings weather tight.

MS22 — Internal doors and fire strategy

Retain or upgrade existing internal doors where practicable, limiting alterations to retained frames and surrounds. Where replacement is required, install the specified white-painted six-panel timber fire-door sets. Provide the compatible frames, hinges, seals, latches and closers where required as part of the specified set, rather than treating the door leaf alone as the complete assembly. Make good adjoining finishes with minimal disturbance and ensure each door operates and closes correctly.

MS23 — Stairs

Retain and refurbish the existing ground-to-first stair and repair the first-to-second stair using matching timber components and local splices where needed. Keep sound existing stair fabric and limit replacement to defective parts. Reinstate the approved new timber basement stair, coordinating its supports, landings, handrails and guarding with the finished basement floor level. Maintain the required headroom within the approved arrangement and make good the adjoining finishes after the stair works are complete.

MS24 — Extension and garage warm roofs and rooflights

Replace the extension and garage roofs only within the approved limits. Form the specified deck, insulation and moisture-control build-up, coordinating the roof structure with the required trimmers and rooflight openings. Install the slate-grey Sika single-ply membrane with the specified falls, outlets and flashings in accordance with the manufacturer’s instructions. Fit the kitchen rooflight and two proposed 1.4m × 1.4m Velux garage rooflights on the required kerbs. Complete insulated, weather-tight junctions around rooflights, roof edges and adjoining construction, leaving drainage routes clear.

MS25 — Extension retained walls, cedar cladding and internal insulation

Retain the existing extension walls and repair local defects before adding insulation or exterior cladding. Install the approved internal insulation build-up, using the proposed SWIP system only where confirmed suitable for the existing wall construction. Complete the junctions at openings, floors and adjoining walls without trapping moisture. Fit the approved charred cedar exterior cladding with the specified supports, fixings and drainage details. Coordinate the cladding around the approved doors and windows, completing their weather-tight interfaces.

MS26 — Extension floor insulation and floating finish

Retain the existing extension slab and install the specified membrane and proposed 60mm PIR insulation above it. Complete the required edge and threshold junctions before laying the moisture-resistant floating floor deck and finish. Coordinate the build-up with existing doors, steps and adjacent finished floor levels. Keep the membrane and adjoining damp protection continuous within the specified arrangement and avoid bridging damp protection. Complete the floor finish without treating the floating deck as structural sheathing.

MS27 — Extension rear door, sliding door and windows

Prior to the installation of any aluminium windows, a manufacturer's specification of the proposed aluminium windows shall be submitted/approved by LPA. (Planning Condition No. 5.)

Install the approved half-glazed painted timber rear door and aluminium sliding door/windows within the existing approved openings. Use the appropriate confirmed Alunet system for each aluminium opening type, following the manufacturer’s installation instructions. Complete insulated perimeter junctions and coordinate the frames with the cedar cladding interfaces. Form the specified weather seals and thresholds, making good adjoining finishes without enlarging openings. Check that the doors and windows operate correctly and leave the installation weather tight.

MS28 — Rear lightwell and steps

Carefully lift loose or defective rear lightwell masonry and steps only where repair or resetting is needed. Retain and reuse sound existing brick and stone, replacing irreparable units with matching materials. Reset the affected masonry and steps and make good joints using compatible mortar, maintaining the existing character of the lightwell. Provide the specified falls and drainage away from basement openings and coordinate the work with the rear basement threshold. Leave drainage clear and protect fresh mortar during curing.

MS29 — Proposed front lightwell at blocked window

Form the approved shallow front lightwell within the designed excavation limits, without undermining the house foundations. Construct the retaining walls in matching reclaimed brickwork with stone copings and compatible mortar. Install the approved gravel base and drainage arrangement, coordinating these with the basement opening. Make good the surrounding garden and provide guarding where required within the approved details. The lightwell works do not themselves authorise reopening the blocked window; reopening is included only if separately approved.

2. Materials

Use the materials below with the approved construction details and the corresponding method statements. Retain and repair sound existing fabric, and limit replacement to defective or required components. Match replacement brick, stone and repair timber to the existing construction as described in the schedule. Follow the structural engineer's specified materials and connections for loadbearing work, and the manufacturer's instructions for proprietary insulation, waterproofing, roofing, joinery and fire-protection systems. Proposed products and build-ups remain subject to the confirmations and approvals stated in the relevant method.
Materials for the repair works

Material reference	Material requirement
M1 — Brick and stone	Reuse sound brick and stone. Use replacements matching the existing dimensions, appearance and construction.
M2 — Bedding/pointing mortar	Use compatible lime-based bedding and pointing mortar suited to the existing brickwork and exposure.
M3 — Render/plaster	Use compatible lime plaster and approved Roundtower insulating plaster where specified, with suitable finishes.
M4 — Timber repairs	Use matching timber for local repairs and the engineer's specified grade and sections for structural work.
M5 — Reinforcement and anchors	Use the engineer's specified stainless-steel reinforcement, anchors, fixings and compatible grout.
M6 — Sheathing and partitions	Use specified structural sheathing and fixings. Confirm the proposed 12mm plywood restraint lining with the engineer.
M7 — Waterproofing	Use the approved coordinated basement wall and floor waterproofing system, with maintainable drainage where included.
M8 — Thermal upgrades	Use the approved insulation build-ups, including proposed 60mm PIR to the extension floor; avoid moisture traps.
M9 — Joinery/glazing/paint	Use approved timber or aluminium joinery, compatible glazing and fittings, and the proposed white paint where specified.
M10 — Roofs, cladding and fire systems	Use approved slate-grey Sika roof membrane, charred cedar cladding and complete specified fire-protection assemblies.

3. Working requirements

3.1 Protection and support

Protect retained fabric, adjoining properties and the public throughout the works. Provide suitable access and the necessary temporary support before disturbing loadbearing walls, lintels, floors or roofs. Coordinate the repairs with the structural engineer's sequence so that support is maintained while defective components are repaired or replaced and permanent connections are completed. Do not release supports until directed by the engineer. If unsafe or unexpected conditions are found, stop the affected work and refer the condition to the architect and engineer before proceeding.

3.2 Changes to the works

Keep all repairs and alterations within the listed building consent and approved drawings and details. The schedule and short methods do not authorise additional stripping, demolition or changes to the approved external form. Refer proposed changes to structural arrangements, visible materials, proprietary systems or the extent of demolition to the architect and, where structural work is affected, the engineer. Obtain any further consent required before proceeding with the changed work. Retain the stated distinction between approved requirements and products or details still requiring confirmation.

3.3 Completion

Leave completed repairs sound and weather-tight, with disturbed masonry, joinery and finishes made good using compatible materials. Check that repaired and replacement doors and windows operate correctly and that drainage paths and any maintainable waterproofing components remain clear and accessible. Complete the specified fire protection, including joints, seals, penetrations and beam enclosures, before finishing. Remove temporary protection and supports only when safe and, for structural support, when directed by the engineer. Make good any remaining disturbed finishes on completion.

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

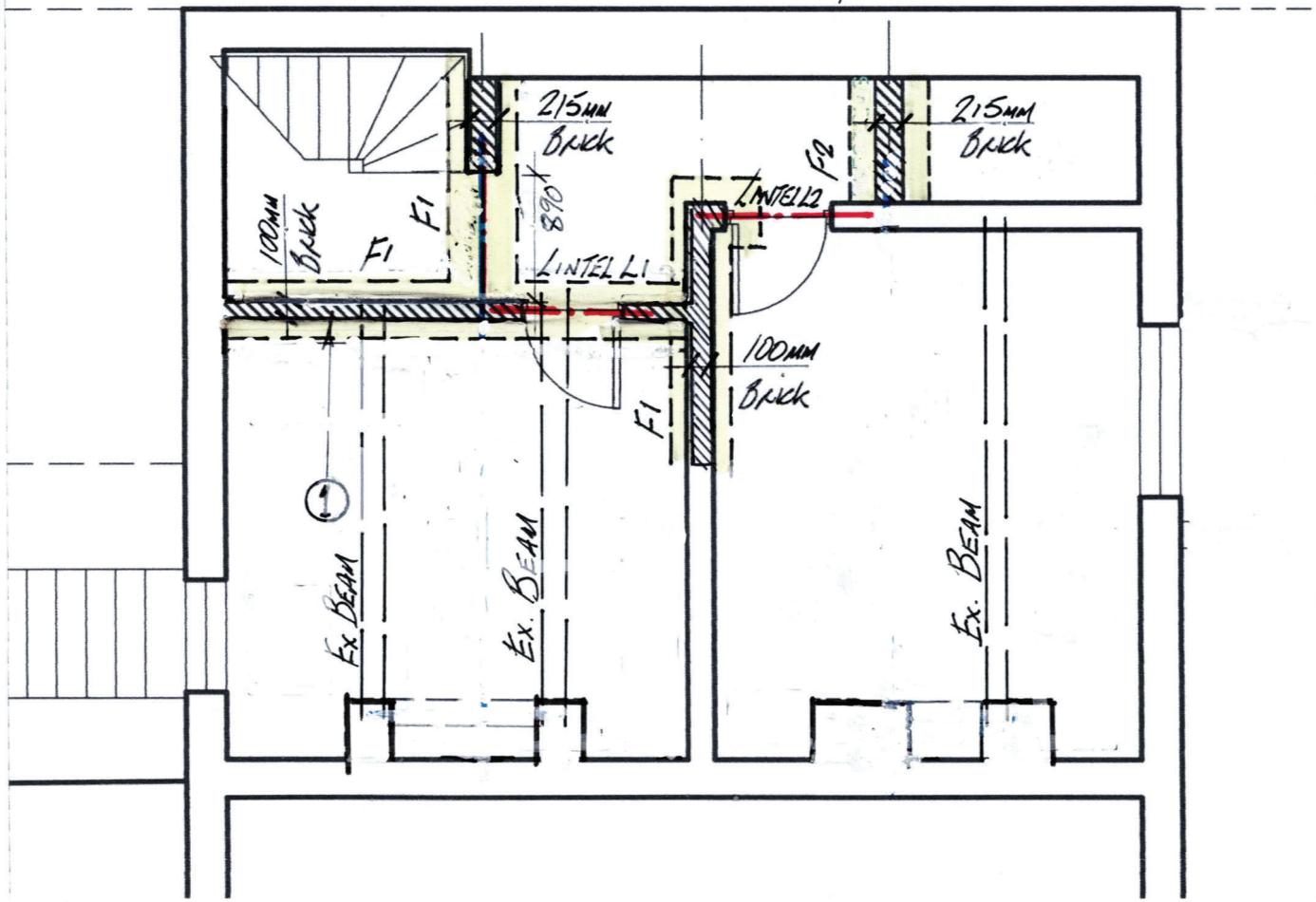
New Brickwork to be Min. 7.2N/mm² Comp. Strength

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

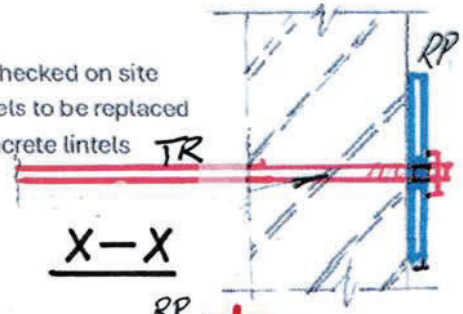
WALL RESTRAINT PLATES

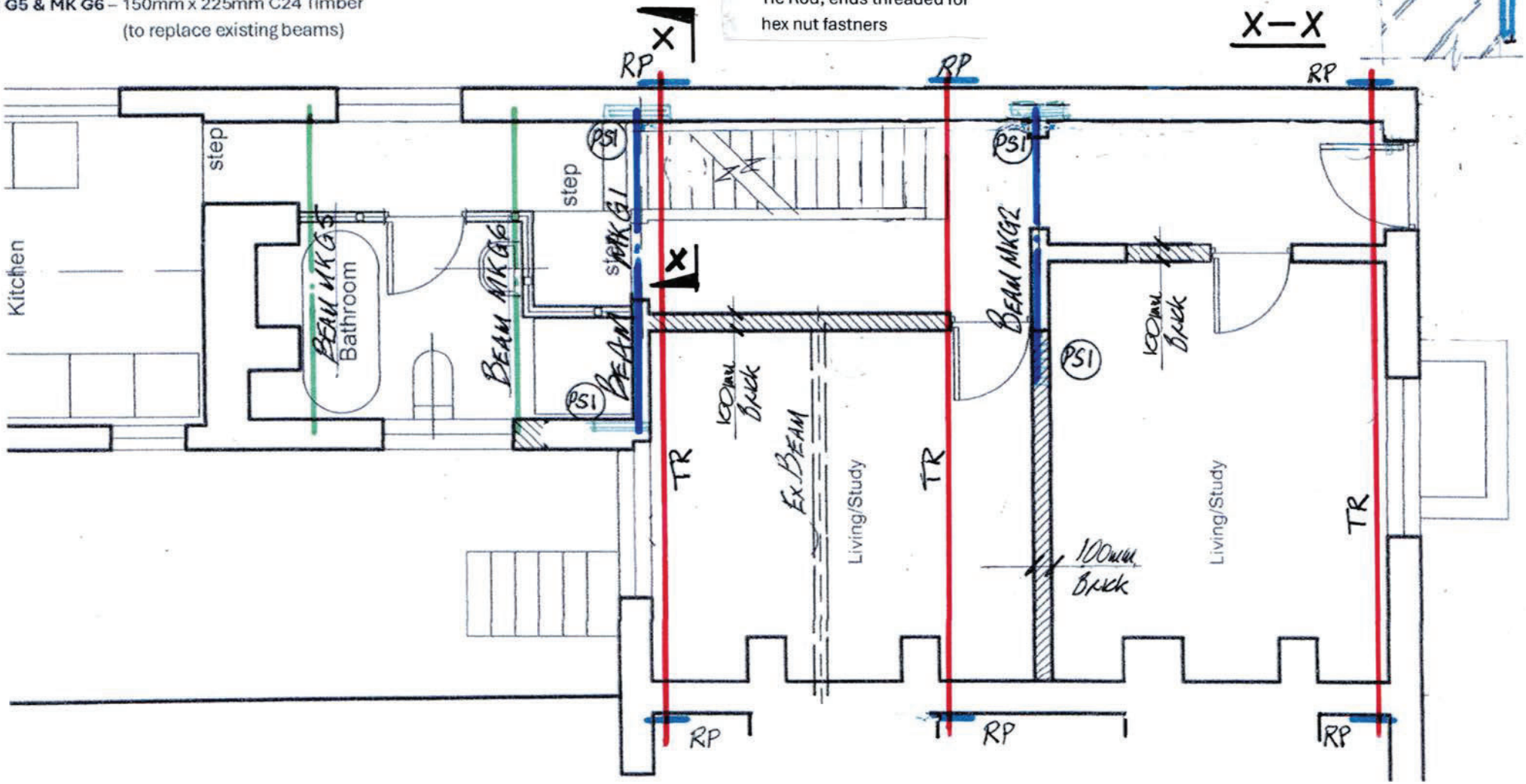
RP – 250mm Dia. x 10mm Tk. Galvanised Steel Restraint Plates

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 G7 – 178 x 192 x 19kg UKB

MK G8 – 2No. 178 x 102 x 10kg UKB's Bolted Together (Tubular Connectors & M16 Bolts @ 800mm c/c.)

LINTEL DETAILS

L1 – Allow Catnic BSD100 Galv. Steel

PADSTONE DETAILS

P1 – 215mm sq x 140mm deep

P2 – 440mm long x 100mm wide x 215mm deep C30 concrete

P3 – 225mm long x width to suit wall thickness x 140mm deep

ROOF MEMBERS

R1 – 50 x 150mm C24 Rafters @ max. 600mm c/c

RP1 – 75mm x 225mm C24 timber Ridge Purlin

J1 – 50 x 175mm C24 Joists @ max 600mm c/c

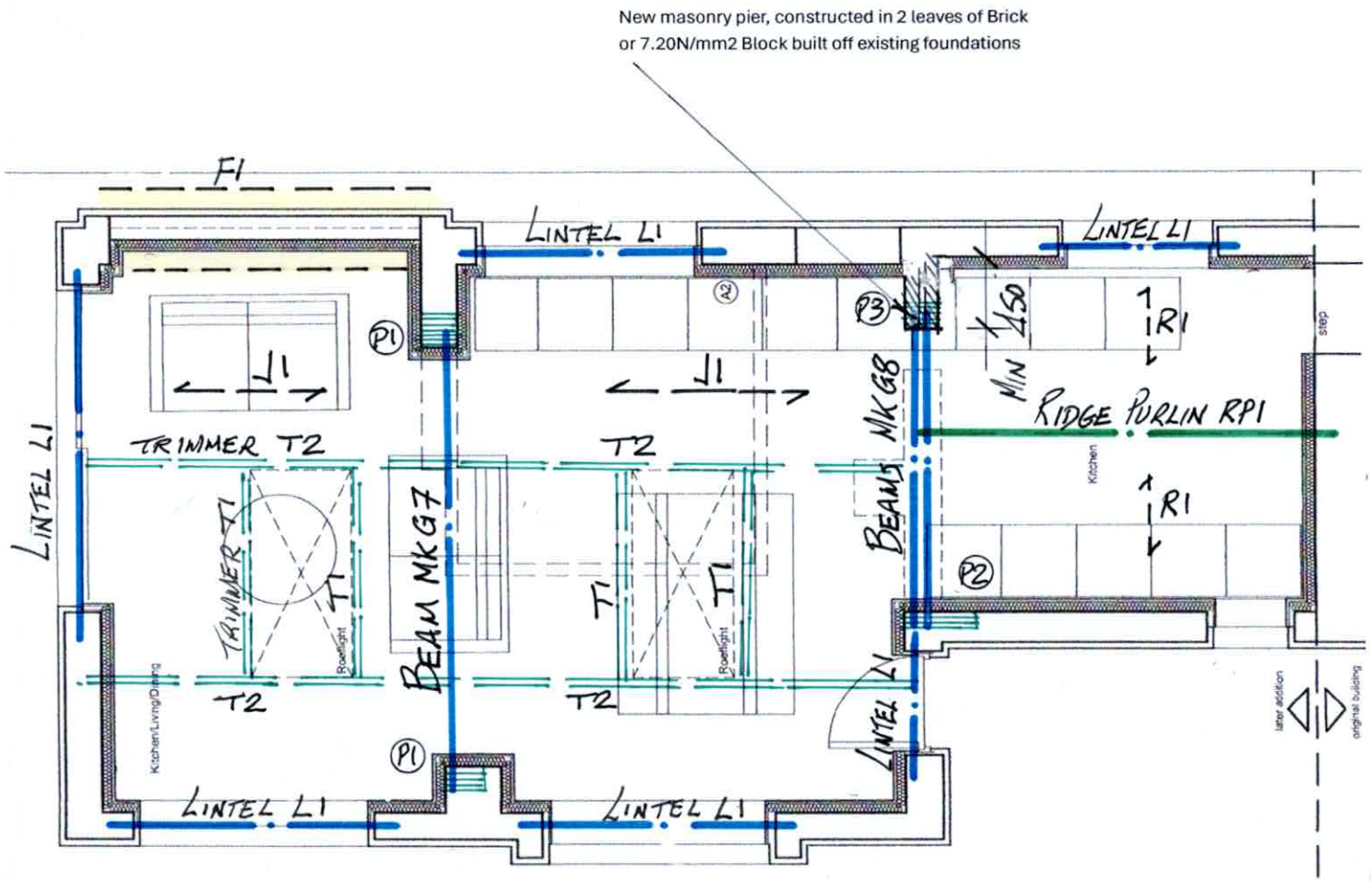
T1 & T2 – Double Joist Trimmers around roof lights

FOUNDATIONS

F1 – 600mm wide C30 concrete strip footings

NOTE:

Adequacy of existing wall foundations to be checked/confirmed on site.



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 GROUND FLOOR PLAN - SHEET 2 (Not To Scale)**	Drg. No. **AOL-0481-SK03**	Date **June 26**

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

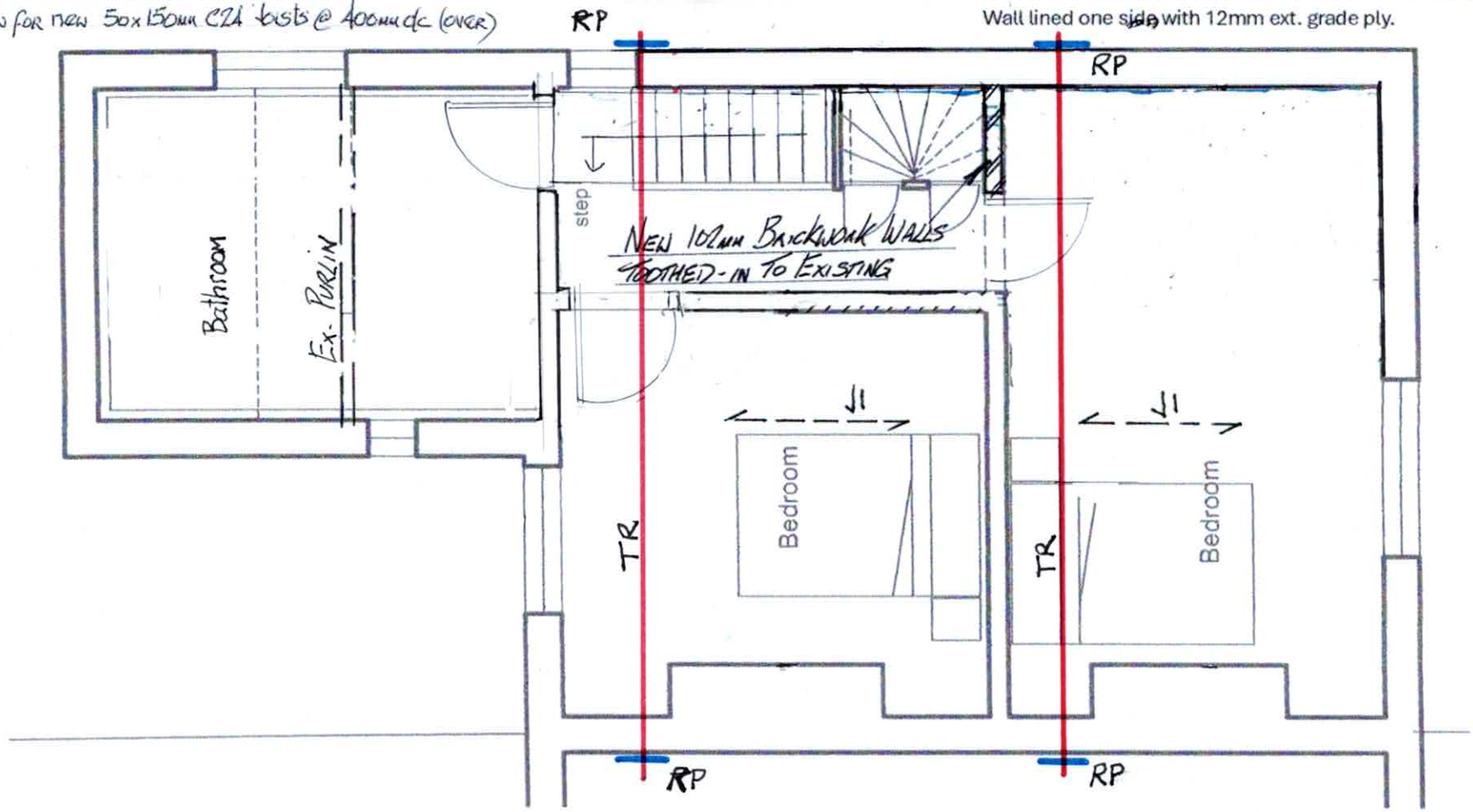
Existing lintels to be checked on site and any defective lintels to be replaced with suitable new concrete lintels

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.

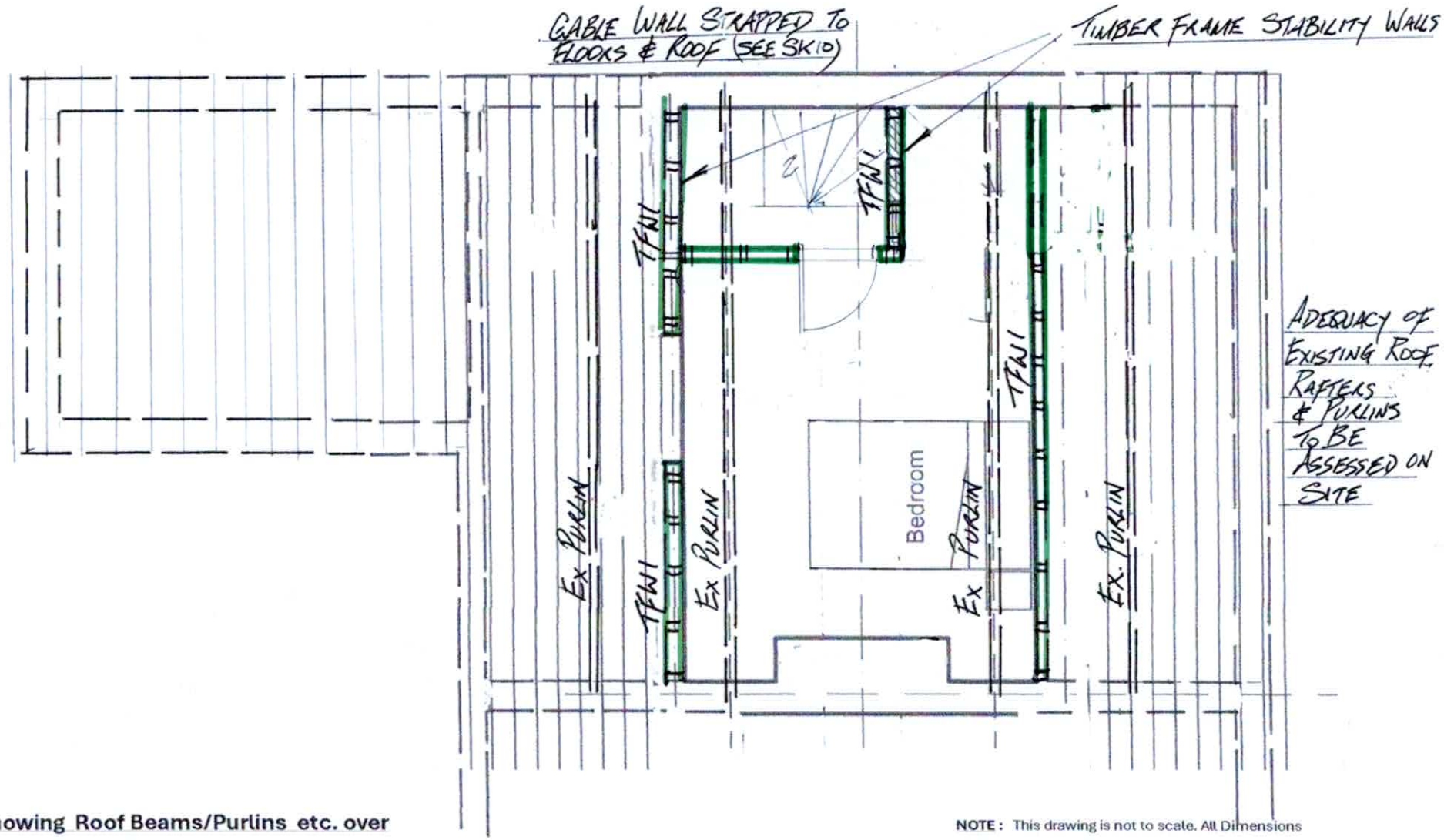
Project: **96 LADYBARN LANE - FALLOWFIELD**	Title: **PROPOSED FIRST FLOOR PLAN** (NOT TO SCALE)	Drg. No. **AOL-0481-SK04 A**	Date **Sept'25**

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.

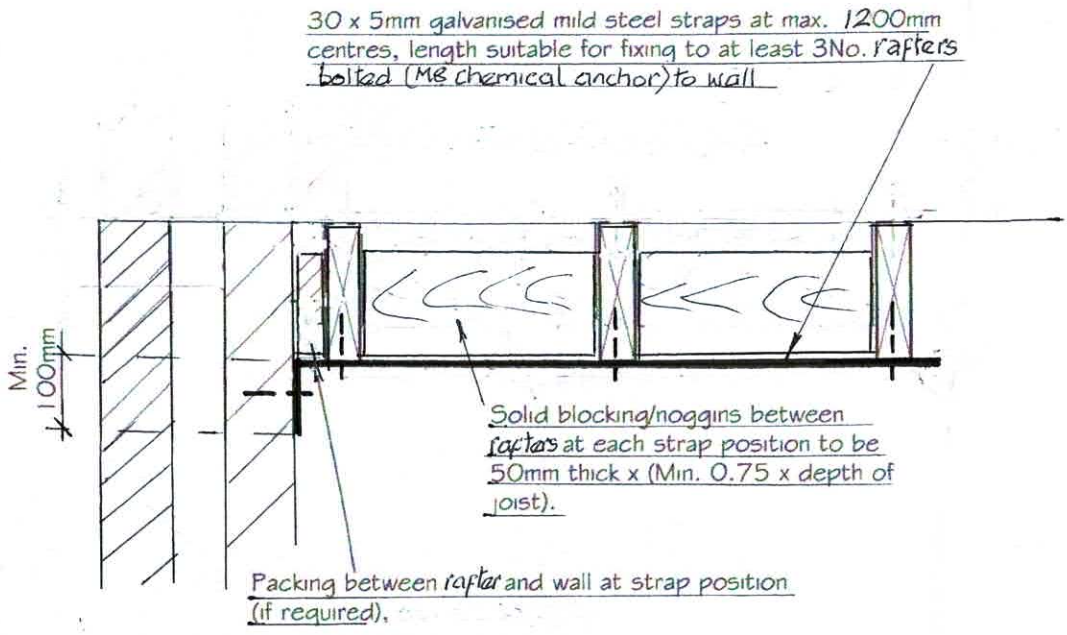
Project: **96 LADYBARN LANE - FALLOWFIELD**	Title: **PROPOSED SECOND FLOOR PLAN** (NOT TO SCALE)	Drg. No. **AOL-0481-SK05** A	Date **Sept'25**

AOL CONSULT LTD.
CONSULTING STRUCTURAL ENGINEERS:

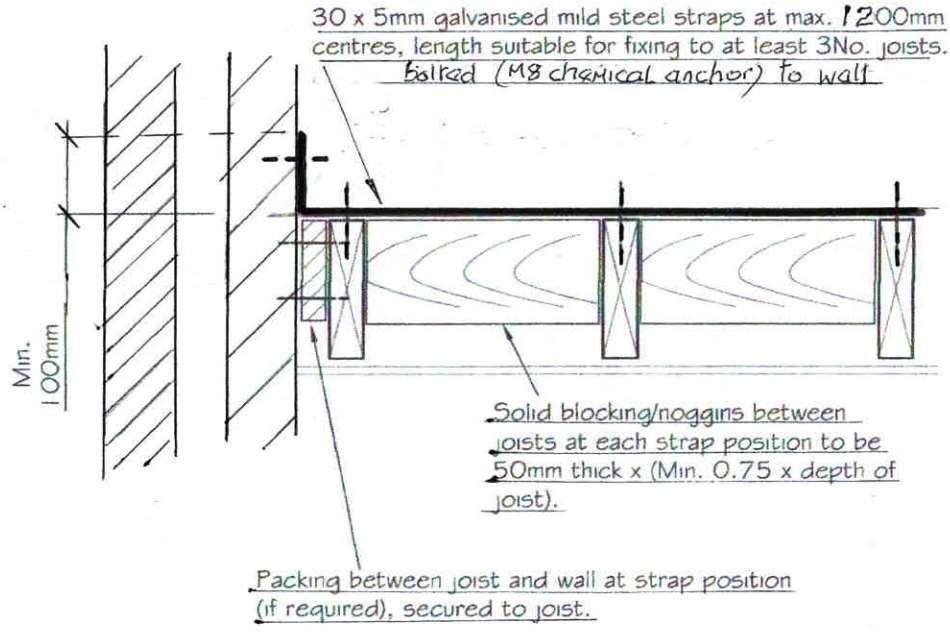
Telephone: 0161 431 5276
Mob: 07710 951 570
Email:

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