

Programme of Works

Separation Works to 21 and 23 Rowlands Road, Summerseat, Bury

on behalf of :

Mr O’Gorman

May 2026

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1. Introduction

1.1 This programme of works statement has been produced to support an application for the discharge of conditions at 21 and 23 Rowlands road.

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

2. Programme of Works for the Separation of 21 & 23 Rowlands Road

1. Install dust protection on internal doors of for both properties
2. Ensure any adjacent services are disconnected prior to the commencement of any work.
3. Strip roof back approx. 0.5m (to nearest joist) on No 21 and 1.5m (to nearest joist) on No 23
4. Prepare temporary weather protection utilising existing ceiling joists as required
5. Strip back flooring approx. 1.5m (to nearest floor joist) on No 23
6. Make vertical cut approx. 1.5m from current communal wall
7. Expose foundation to existing party wall.
8. Install temporary props to No 21 to support roof structure as required
9. Demolish party wall and install foundation for new cavity wall
10. Build new cavity wall to No 21
11. Make good roof to No 21 roof and de prop
12. Excavate for new foundations for No 23 and construct new cavity wall.