



Infill splits and cracks with suitable timber resin the splits along the tie beams of trusses and ceiling beams.

Repair R1.1

- Strapping the redundant timber ceiling joists (upper level) to the newer, lower-level ceiling joists currently supporting the plastered ceiling, using stainless steel straps. Allow for the installation of 120no. stainless-steel flat straps 4x30x300mm, 2no. per joist (assuming 60x110mm ceiling joists at 400mm centres, spanning between trusses and ceiling beams - 3 bays). Include for stainless steel screws to fix the straps and the bearings of the joists to the ceiling beams/trusses.



Repair R1.2 - Repairs to collar ties and struts (indicative sketch)

- Installation of 2no. side-by-side timbers next to existing collar beams (x2). Provisional section of 50x120mm, in oak D30.
- Stitching with stainless-steel screws of timber diagonal struts. Allow for 12no. in total (3no. per strut).



Repair R1.3 - Repair of the end bearings of the principal rafters of the raised truss.

- Allow for the installation of 2no. stainless-steel strap, bent/welded around the section of the principal rafter, 230x400mm. Include for infilling the timber splits with a suitable timber resin.

Infill splits and cracks with suitable timber resin the splits along the tie beams of trusses and ceiling beams.



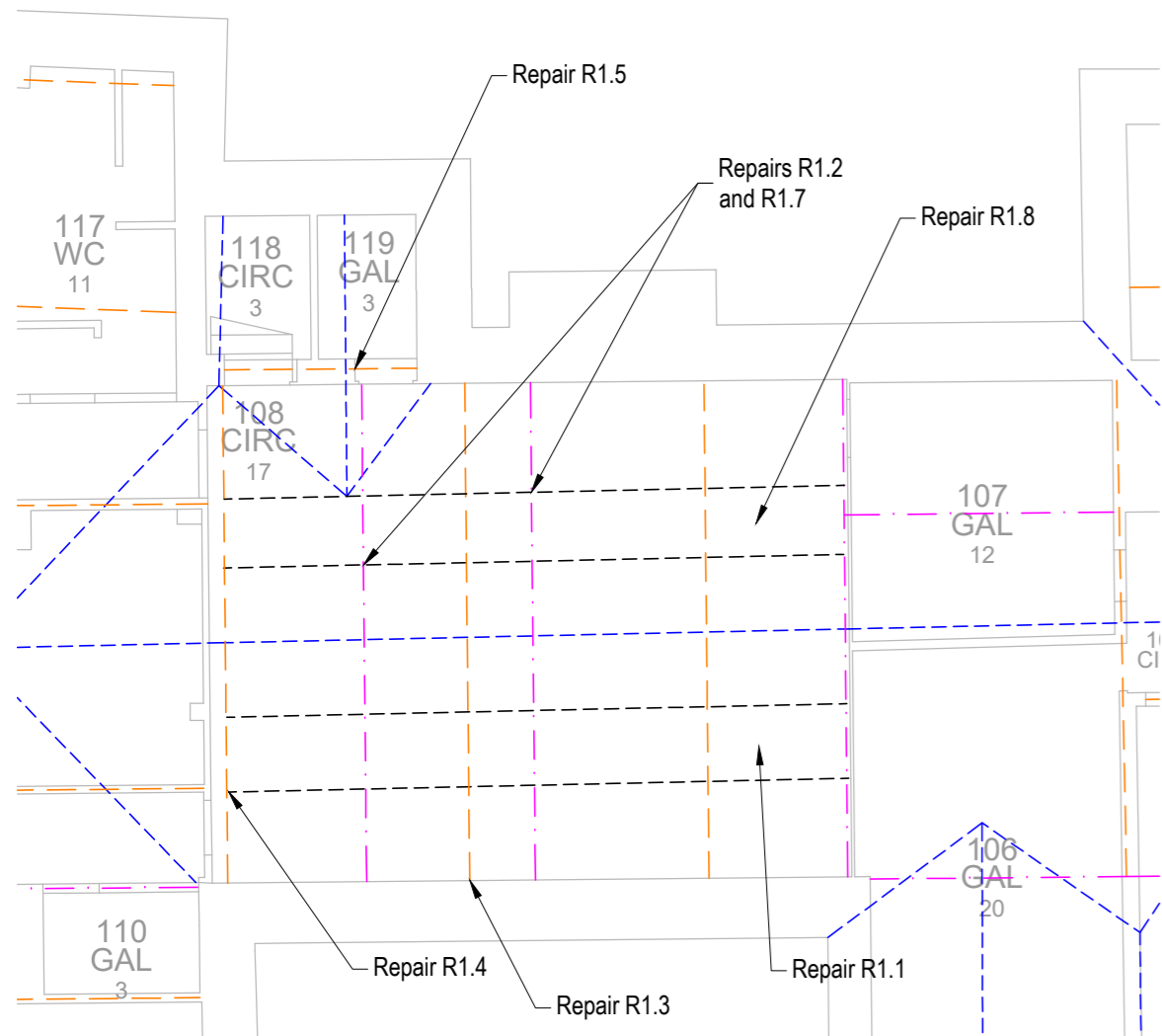
Repair R1.4 - Purlin repairs

- Allow for timber packing and/or installation of side-by-side timbers to a minimum of 3no purlins. Size and grade (oak grade D30) to match existing. Assume a section of 150x200mm).



Repair R1.5 - Stitching with stainless-steel screws of timber wall-plate.

Allow for two more locations with similar damage.

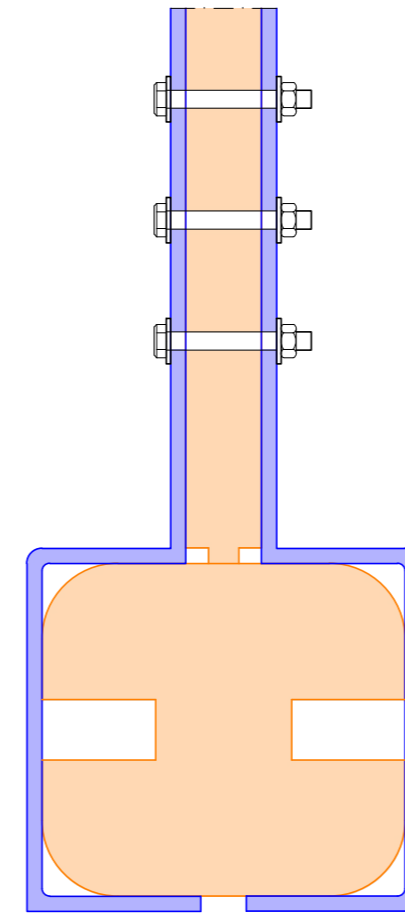


01 First floor plan with indicative location of trusses and ceiling beams
Scale: 1:100



Repair R1.7 - Repairs to connection between posts and ceiling beams

- Include 2 no. stainless steel straps fixed to the post with bolts and wrapped around the ceiling beam. Allow for timber packing to the sides of the existing post, if required. Final detailed design to be confirmed.
- Allow for cleaning and application of a protective coating to existing metal fixings, straps, and ties.



Repair R1.7 - Sketch detail of steel strap.

Repair R1.8 - Allow for repairs/strengthening as follows (estimated quantities; size and grade (seasoned oak grade D30) to match existing):

- 30% of ceiling joists
- 30% of ridge beams
- 30% of rafters and rafters' feet
- 50% of wall plates (allow for half-lap joints with resin anchors to fix the new sections to the wall)
- 50% of valleys, and hip rafters.

For short lengths of ceiling joists, ridges, wall plates, and rafters, replacement of the timber member may be considered where the scarf joint requires more than 50% of the total length. For further details, refer to sketch 008.

Notes

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The proposed sketches are indicative and final configuration and number of bolts will depend on the location of the repair and size of members.

Key of roof structural elements

- Timber truss
- Timber ceiling beam
- Timber ridge, valleys and hips

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P1	Preliminary issue - For LBC	SM	05.05.2026
Rev	Details	By	Date
		Hull +44 (0) 1482 345797 Leeds +44 (0) 113 277 9542 York +44 (0) 1904 438005 www.masonclark.co.uk	
Client:		Kirklees Council	
Project:		Oakwell Hall	
Title: Proposed repairs for roof and ceiling structure above the Main Hall			
Drawn: SM	Checked: RMP	Date: 13.04.2026	
Scale @ A2: As noted			
Drawing No: 22333-Y-SK-011		Rev: P2	