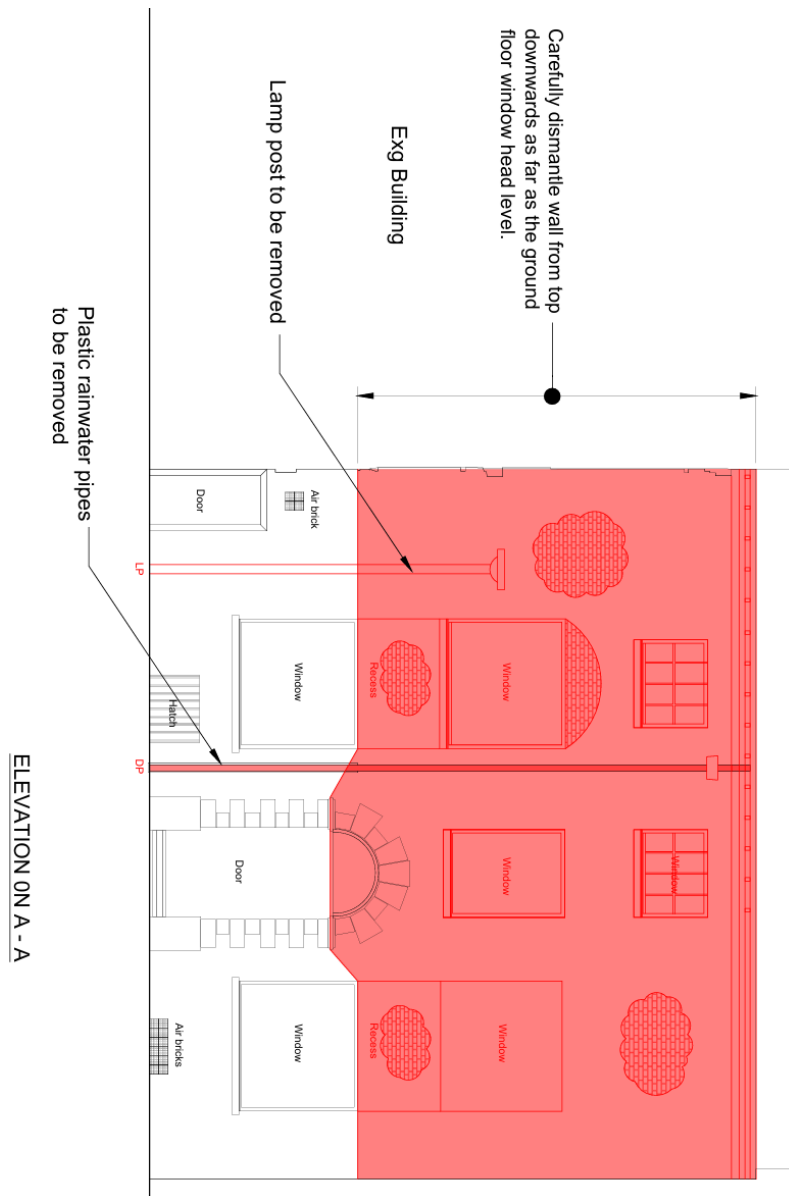


Method Statement

Project name/number:	Red Lion Street/2 Union Street, Manchester, M4 1PT
Date:	23/07/2025

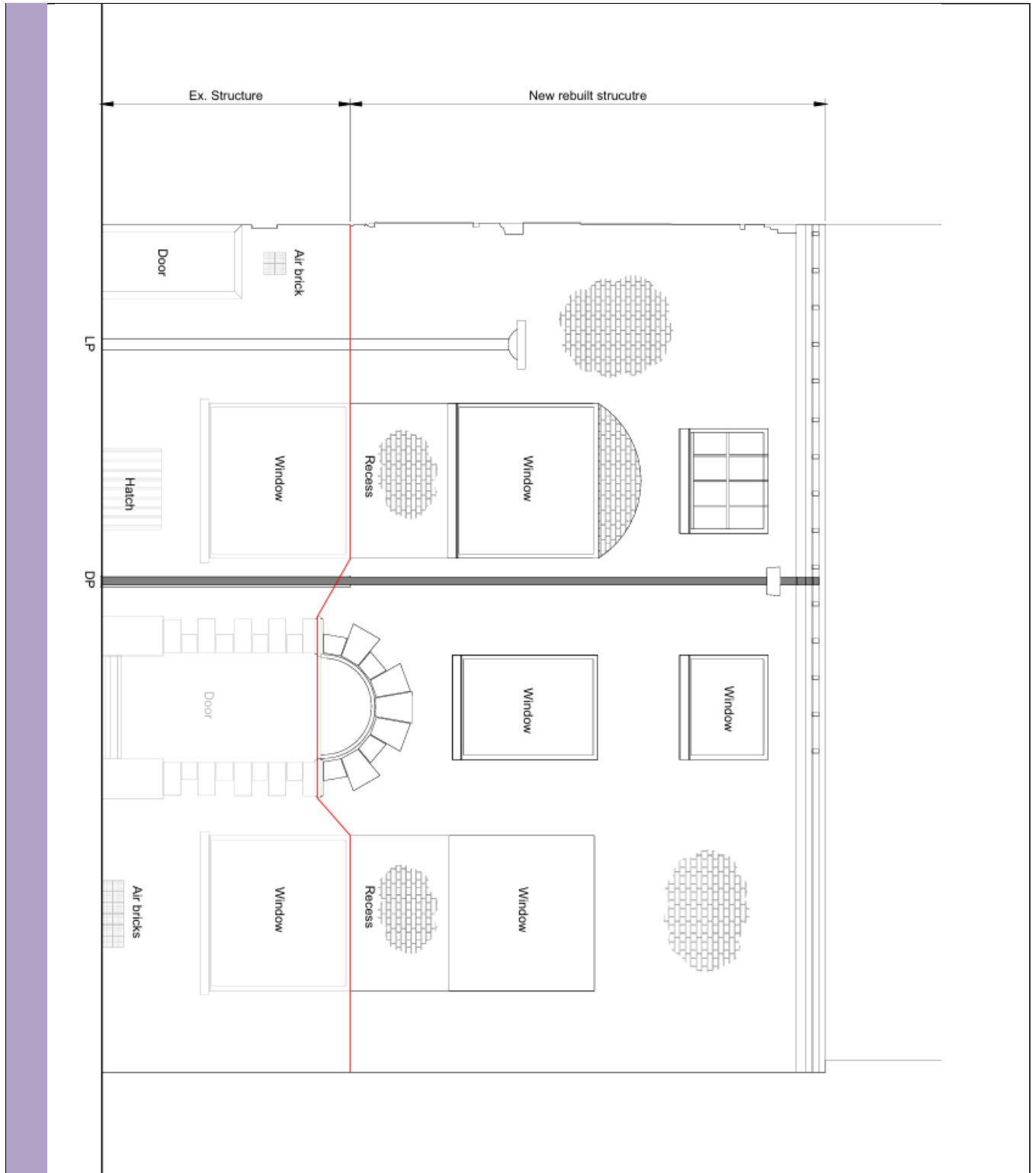
Description of works:	<i>Dismantling remaining Union Street wall down to ground floor window head level, retaining material onsite. Reconstruction of new wall into newbuilt apartment block.</i>
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Location:	Union Street façade, Thomasons Drawing No. 11748-002
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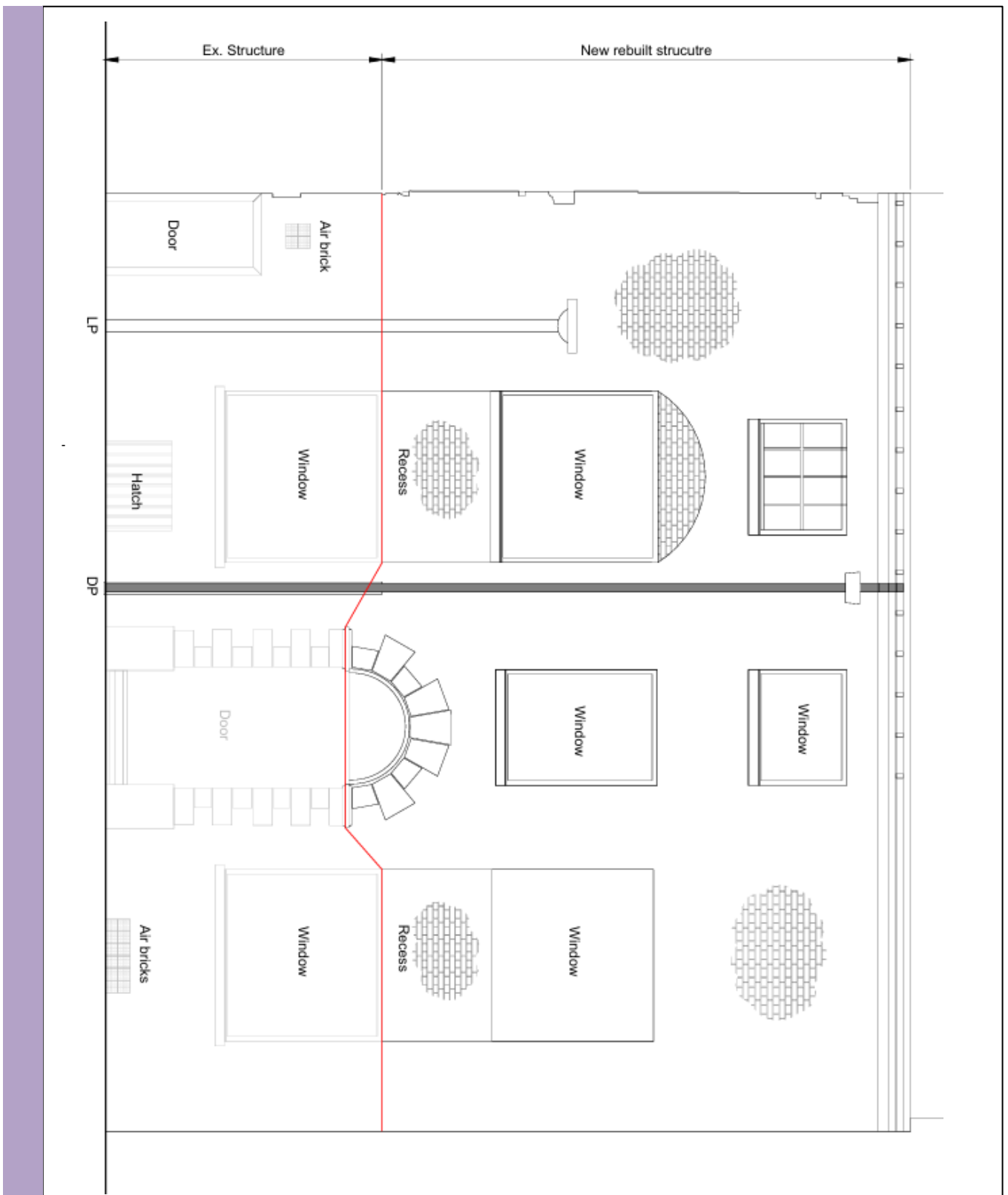
Methodology:

1.	Dismantling the Brick Wall
	<p>The Union Street wall will be removed down to ground floor window head's; scaffold access needs to be assessed prior with safe access to the first lift. Four/Five lifts in total to remove the structure, each lift will take one week to dismantle by hand followed by a further week for storage detailed below. Scaffold will need to be adjusted each lift for safe access plus provide wall restraint. Temporary Propping will be installed in all window & door openings, acro props. Ground floor joist pockets to be infilled using concrete blocks. Architect needs to record each level access prior to dismantling. Remedial wall ties to be inserted, installed from within the building and to extend to within 50mm of the external face of the outer leaf.</p> <p>Recording each level prior to dismantling, note brick bond looks like Flemish from existing photos. Record brickwork window arches, photograph & number to be stored as-built (same with stone arches). The bricks will be carefully dismantled using a hammer and bolster. The process will begin at the ends of the brickwork, working from the outer edges inward wherever feasible. This method ensures the integrity of the surrounding brickwork is preserved as much as possible. Each brick will be gently pried loose, minimising the risk of cracking or damaging the brick face.</p>
2.	Cleaning the Bricks/Stonework/Timber
	<p>Once the bricks are removed, the mortar will be carefully cleaned off each brick using a claw chisel. This process will be carried out with precision to avoid causing any cracks, chips or scratches to the surface of the bricks.</p> <p>Samples of the mortar will be undertaken to ensure it can be replicated for rebuilding. Stone & brickwork arches are to be individually labelled/recorded in their location within the façade. These are to be rebuilt in the exact configuration, stored on pallets & covered onsite.</p> <p>Any timber frames to upper floors to be cleaned and retained onsite.</p>
3.	Stacking the Bricks/Stonework for Future Use
	<p>After cleaning, the bricks/Stonework these will be neatly stacked on a pallet. The brick/stone will be arranged in a way that avoids putting excessive pressure on any individual brick/stone. Any bricks/stones that are deemed unsuitable for reuse due to significant damage will be set aside. Stored and covered up onsite. Brick & Stone window arches to be stored as-built in the same configuration, plastic rapped on pallets. Stored in the proposed courtyard area prior to reuse.</p>
4.	Tools and Materials Required:
	<ul style="list-style-type: none"> • Hammer and Bolster • Claw Chisel
5.	Photographic record of dismantle
	<p>Each scaffold lift will be recording by the architect prior to any dismantling, photographs and measurements will be taking to ensure a robust reconstruction design. As above, note brick bond looks like Flemish from existing photos. Record brickwork window arches, photograph & number to be stored as-built (same with stone arches).</p>



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to works by
previous
developer



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