

Method Statement for Brick Lining Repair & Timber Lintel Replacement (like to like) at Portland Street, Manchester

1. Scope of Works

- Repair of damaged internal brick lining.
- Removal and replacement of two numbers of failed timber lintel (dimensions: 2.6m x 0.3m x 0.13m).
- Restoration of structural and finish.

2. Materials Required

- Replacement timber lintel (treated hardwood or engineered timber).
- Brickwork matching existing type.
- Lime mortar (1:3 mix as specified for listed building).
- Dust sheets, protective sheeting.
- PPE: gloves, goggles, masks, hard hats.

3. Tools & Equipment

- Hammer drill.
- Masonry saw or angle grinder.
- Brick trowels and pointing tools.
- Mortar mixing equipment.
- Lintel lifting equipment.
- Spirit level, measuring tape.

4. Sequence of Works

A. Preparation

- Isolate the work area and protect adjacent finishes.
- Install temporary supports (Acrow props) beneath the lintel to prevent collapse.
- Check out the load paths and confirm safety.

B. Removal of Failed Lintel

- Carefully remove surrounding brickwork to expose the lintel.
- Extract the failed timber lintel without disturbing adjacent masonry.
- Inspect cavity and bearing ends for signs of rot or structural damage.

C. Installation of New Lintel

- Position new lintel ensuring minimum 150mm bearing on each side.
- Pack bearing ends with non-shrink mortar or slate shims.
- Rebuild brickwork above lintel using matching bricks and mortar.

D. Repair of Internal Brick Lining

- Remove loose or damaged bricks.
- Clean substrate and apply bonding agent if needed.
- Relay bricks in stretcher bond to match existing.
- Point joints neatly and allow to cure.

5. Quality Control

- Check lintel level and alignment.
- Ensure mortar joints are consistent and well-compacted.
- Confirm structural stability before removing props.

6. Health & Safety

- All operatives to wear PPE.
- Dust suppression during cutting.
- Manual handling protocols for lintel lifting.
- Area to be kept clear of non-essential personnel.

7. Completion

- Clean site and remove debris.
- Final inspection and sign-off.
- Handover with maintenance recommendations.