

Method Statement

Brickwork Openings

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1.0 General

This document has been prepared by MOJO Architects to support the planning condition discharge for the listed building application at Queens Road Depot.

This method statement sets out the proposed methodology for forming a small, controlled wall penetration to accommodate a new mechanical ventilation duct and external inline fan outlet through an existing brick wall.

The works will be undertaken in a manner that minimises intervention and protects historic fabric, whilst allowing for maximum reversibility given the materials involved.

2.0 Conservation Principles

- Minimal intervention: Only the smallest opening necessary created.
- Reversibility: The duct and fan can be removed and the wall reinstated using retained bricks.
- Material compatibility: All mortar repairs will use lime-based materials.
- Visual discretion: External elements to be visually unobtrusive and sympathetic to the listed façade.

3.0 Protection and Preparation

- Protect adjacent finishes and floor surfaces with clean, breathable coverings.
- Establish dust and vibration controls.
- Internally, mark the exact extent of the proposed opening from the drawings provided.

4.0 Forming the Opening

- Works to be carried out by a contractor experienced in heritage masonry repair.
- Carefully rake out mortar joints around the intended opening by hand tools only. No disc cutters or impact drills to be used for full bricks.
- Remove individual bricks sequentially to form the aperture to the designed size and retain all sound removed bricks for possible reinstatement.
- With bricks that need to be cut to complete the opening, remove the whole brick from the opening. When removed from the wall, use a disc cutter to half the number of bricks required, for reinsertion into the wall using matching lime mortar with similar texture, colour, and finish.
- Clean the surrounding brickwork gently using soft brushes; no wire brushes or chemical cleaners.
- Inspect the exposed masonry and ensure no concealed features or fragile materials are disturbed.

5.0 Recording

- Photograph the works before, during, and after completion.
- Record any deviations or discoveries during opening-up.
- Submit a short completion report with photographs and include in the heritage record/O&M manual.