

Method Statement: Brickwork Repairs**Location: AP House, 35 King Street, Manchester**

This document outlines the method statement for brickwork repair works to be carried out at 35 King Street, Manchester, a designated as listed building for our client Watches of Switzerland Group.

After conducting a thorough visual inspection of the affected areas on the building elevation, we have identified the extent of damage and cause of the defects due to weathering, frost damage, build-up of algae and mould and structural movements.

The work will involve cleaning up the damaged brickwork with hand or mechanical brushes (soft bristle or bronze but not steel) together with carefully selected and prepared cleaning solution (cleaning agent containing formalin or phenol can be too toxic).

The solution needs to be tested on a small patch to gauge its efficacy and ensure it won't cause damage to the historical brickwork.

On completion the brickwork will be washed out with gentle sprayed clean water as the high pressure washing on brick wall could damage the mortar joints and brick face.

Careful removing of loose fragments of the bricks and mortar where sound historic mortar will be left untouched. The new mortar needs to be carefully selected and mixed to match the existing historic mortar. Need to consider conducting a trial pointing to determine the most suitable mix.

Removal of loose and defective brickwork and mortar will be carried with care using appropriate tool (chisels, hammers, angle grinders), avoiding damage to surrounding brickwork.

Brick replacement, repointing, repair of defective brickwork and mortar will be carried out with matching materials to ensure seamless appearance.

When carrying the repairs we will ensure proper bedding and jointing of the new bricks in accordance with best practice.

Clean the repaired area thoroughly to remove any excess mortar.

We plan to use the existing scaffolding structure to gain access to the damaged areas, implementing safe access and egress routes for operatives and transport of materials.

Adjacent surfaces will be protected from damage using dust sheets and masking tape.

All affected area will be carefully and thoroughly cleaned to remove dust and debris.

We will implement dust control to minimize disruption to neighboring properties.

Dispose of waste materials in accordance with local regulations by a nominated contractor.

Regular inspection will be conducted during the works to ensure compliance with specifications and quality control.

All work will be carried out in accordance with approved RAMS and safety regulations.

PPE will be worn at all times, including safety helmets, safety glasses, gloves, and dust masks.

Regular toolbox talks will take place to reinforce safe working practices.

A final inspection will be conducted upon completion to ensure satisfactory workmanship.