

Method Statement

Project Name: Victoria Mill		Ref: Q20_211	
Site Address: Victoria Mill Lower Vickers Street Manchester M40 7LH			
Start Date:	Tbc		
Finish Date:			
Site Supervisor:		Tel:	
Contract Manager:	Tom Stove	Tel:	07852 580 512

Description:

This statement describes the methodology for the working methods required to carry out remedial brick works at Victoria Mill as per the structural assessment from Sutcliffes dated 26th January 2021 and the associated marked up drawings as attached. Work types highlighted by Sutcliffe are as follows:

1. Rebuild / reinstate brickwork where i) missing ii) unstable iii) has been cored through.
2. Re-dress brickwork where i) suffered significant loss in section / face ii) existing repair / re-dressing is not deemed adequate.
3. Repoint brickwork where i) significant loss of mortar has occurred ii) water damage has occurred.

Works will only be carried out to the areas and quantities highlighted within the marked-up drawings, with all repairs being completed to ensure they match the existing as close as possible. All repairs will be undertaken to repair/revive the original features of the building whilst adding structural stability. All repair works will be carried out in a manner that minimises further structural damage to the immediate vicinity. These repair works will be monitored by SUKR lead man to ensure works are undertaken in accordance with the agreed method statement to ensure that samples appropriately match the surrounding brickwork as close as possible.

1. Rebuild / reinstate brickwork where i) missing ii) unstable iii) has been cored through.

Please refer to image 'rebuild & brick repairs example'. This image correlates to Apartment 215 Bedroom as marked up on drawing 2007/22A by Sutcliffe Engineers. The advice for this room is for 0.5m2 of rebuild / reinstate.

- The areas of rebuilding / reinstating are reasonably small e.g. 4 brick wide x 4 courses long and it has been discussed to reinstate from below using sliding formwork propped off the floor until the new mortar goes off and the area can then be repointed.

- Only areas of damaged brickwork to be repaired in line with proposal from Sutcliffe's report.
- Care to be taken to avoid any damage to surrounding brickwork.
- Defective brickwork to be carefully cut out using hand-held Arbotech wall saw and attached dust vacuum and defective brickwork removed using hand tools.
- Brickwork re-casing should be built to the existing arch profile. All timber laggings to be drilled and fixed into place using a 110v SDS hammer drill. Bricks must be bedded in with mortar & mortar joints to be struck flush to match the existing finish as close as possible. We can offer up a sample brick for approval by the client. (Refer to appendix A attached)
- Installing the final course can be achieved by closing from both sides of the opening using 2 laggings to slide together. Once closed withdraw one of the laggings and follow through with the other.
- While the re-casing panel is still green the first and bottom timber lagging can be temporarily removed to expose the face of re-casing. This can now be brushed clean and struck. Replace the first lagging before the second is removed and the process repeated.
- After one week carefully dismantle wedges, laggings and make good any attachment holes.
- All repairs to in-keep with original structure of the building.



Site sample of re-casing - Before



After

We will endeavour to match as close as possible unfortunately an invisible repair is unachievable as with a repair there will always be a difference in appearance between the old and new.

2. Re-dress brickwork where i) suffered significant loss in section / face ii) existing repair / re-dressing is not deemed adequate

Please refer to image 'rebuild & brick repairs example'. This correlates to Apartment 215 Bedroom as marked up on drawing 2007/22A by Sutcliffe Engineers. The advice for this room is for 19nr re-dress.

i) suffered significant loss in section / face

- Mark up a defective area of brickwork.
- Only areas of damaged brickwork to be repaired in line with proposal from Sutcliffe's report.
- Care to be taken to avoid any damage to surrounding brickwork.
- Remove any loose material using a wire brush.

- Remove all dust and debris and remove to skips provided. Clean out prepared areas with clean water.
- Mix pre coloured mortar (sand/cement or Remmers Restoration) in a mixing tub with 4.5ltrs of clean water and mix with 110V paddle mixer for 3 – 5 minutes until the correct consistency is achieved. If surface is porous control suction by pre-wetting substrate and apply mortar before substrate is dry. We can offer up a Remmers colour chart for client selection to match existing as close as possible.
- Apply mortar with hand tools and well compact into area and finish to match existing.
- Apply fairing coat of mortar if required.
- All repairs to in-keep with original structure of the building.



This shows example of brick that requires redressing as per Sutcliffe's marked up plan. Flat 409.



Site Sample of Redressing - Before



After

We will endeavour to match as close as possible unfortunately an invisible repair is unachievable as with a repair there will always be a difference in appearance between the old and new.

ii) existing repair / re-dressing is not deemed adequate.

- Only areas of damaged brickwork to be repaired in line with proposal from Sutcliffe's report.
- Care to be taken to avoid any damage to surrounding brickwork.
- Mechanically remove areas of existing inadequate brickwork repairs using 110v lightweight hand-held chipping hammer ensuring appropriate eye, ear and FFP3 dust mask PPE is worn throughout this element of the works.

- Remove all dust and debris and remove to skips provided. Clean out prepared areas with clean water.
- Mix pre coloured mortar (sand/cement or Remmers Restoration) in a mixing tub with 4.5ltrs of clean water and mix with 110V paddle mixer for 3 – 5 minutes until the correct consistency is achieved. If surface is porous control suction by pre-wetting substrate and apply mortar before substrate is dry.
- Apply mortar with hand tools and well compact into area and finish to match existing.
- Apply fairing coat of mortar if required.
- All repairs to in-keep with original structure of the building.

3. Repoint brickwork where i) significant loss of mortar has occurred ii) water damage has occurred.

Please refer to image 'Repointing Example'. This correlates to Apartment 205 Living/Kitchen/Dining as marked up on drawing 2007/22A by Sutcliffe Engineers. The advice here is for 11m² of repointing.

- Mortar Mix – 1NHL 3.5 Hydraulic Lime : 3 Washed Building Sand. Colour, texture & finish to match existing as close as possible with samples offered for the clients approval prior to commencement.
- Joints to be mechanically prepared to a minimum depth of 25mm using handheld Arbotech all saw with attached dust vacuum. We will gladly do a sample showing the safe nature in which this work can be undertaken to avoid damage to surrounding brickwork.
- Due care and attention will be taken to avoid damage to surrounding brickwork.
- Joints to be brushed out to ensure all dust and debris are removed from the area to be re-pointed.
- Dust and debris placed in rubble bags and carted away into skips.
- Joints to be thoroughly cleaned with water and damped prior to applying mortar to control suction.
- Mortar to be mixed using mortar mixer.
- Mortar to be hand applied into joints and to be struck with a small pointing trowel in a flush finish.
- Excess mortar to be trimmed away using a small pointing trowel and area to be brushed over with a stiff brush to compact face and slightly expose aggregate.