1241 MERCHANTS WAREHOUSE, MANCHESTER
BRICKWORK REPAIR METHOD STATEMENT

1241-TGA-XX-XX-RP-A-PM_60_90_40-00003

25.03.26 - REV 01 ISSUED AS PART OF CONDITION DISCHARGE

TIM GROOM ARCHITECTS

The purpose of this document is to satisfy precommencment condition 04 of the approval notice, application number 143965/LO/2025.

This document supplements the Listed Building Close Out document prepared by Mountain Earth and provides details prior of repair work.

01. OBSERVATIONS AND REPAIRS

1.0 Observations and repairs

Finishes	· Level 02 exposed brickwork wall reviewed. · Sample mortar considered too light, too wide and not applied correctly. · Due to the condition and age of the wall there is a mixture of lime and cement mortar where areas had been rebuilt. Repair methodology · Agreed onsite that areas of cement mortar in disrepair would be repaired and infilled without the need to be fully raked out and repointed. This is to avoid causing unforeseen damage to the existing brickwork. Contractor to issue photographs of works to MCC. · Any joints that need to be raked out will be infilled with a flush joint to match existing profile. The joint will be tamped back, or brushed back with a stiff bristled brush to expose the arises of the brick very slightly. Contractor to issue photographs of works to MCC. · Spray painted symbols on face of brickwork to be removed with a brick cleaning solution. Contractor to issue photographs of works to MCC. · Screw fixings in brickwork to be removed. Contractor to issue photographs of works to MCC. · Evidence on plaster adhesive dab to be brushed off with a stiff brush. Contractor to issue photographs of works to MCC. · Water and aggregate staining from previous core drill works to be brush off. Contractor to issue photographs of works to MCC. · Sample of removed paint accepted by MCC. · Contractor to take care not to damage existing brick faces or disturb original mortar joints.



1.



2.



3.



4.

1. Sample joint
2. Spray paint
3. Existing joints
4. Paint removal

TIM GROOM ARCHITECTS

Eastgate
2 Castle Street
Manchester
M3 4LZ

0161 870 1152
timgroomarchitects.com

Copyright © Tim Groom Architects Ltd ('TGA').

All rights reserved. No part of these drawings or designs may be copied, reproduced or stored in any form without written consent. No works of construction relying on these drawings or designs are permitted without the express written consent of TGA.