

Chimney Breast Dismantling and Rebuilding Method Statement

29/09/25

Sussex Lodge

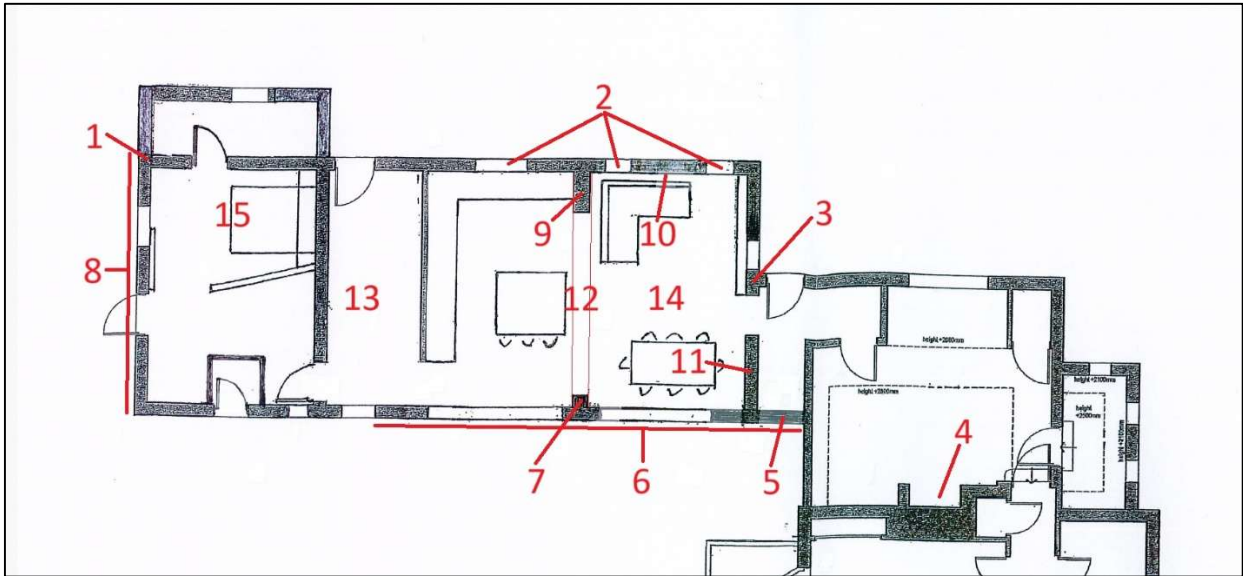
Sussex Lane

Spencers Wood

RG7 1BY

1. Introduction

This Method Statement provides a summary and explanation of the methods and sequencing of activities associated with the dismantling and re-building of the chimney breast identified as location '4' below.



2. Scope of Works

The replacement of the existing, badly damaged chimney breast as identified above.

2.2 Enabling Works, Hoarding and Gates

All necessary precautions will be taken to protect existing materials being retained and re-used.

3. Construction Sequence & Method Statement

3.1 CHIMNEY BREAST

i. Photographs & measurements

Extensive photographs and measurements of the existing chimney breast will be taken to provide a record of the exact position, scale and brickwork layout to be replicated in its re-building.

ii. Protection

Any original fabric of the building that may be affected by these works (most notably the brick paver floor) will be protected before works commence.

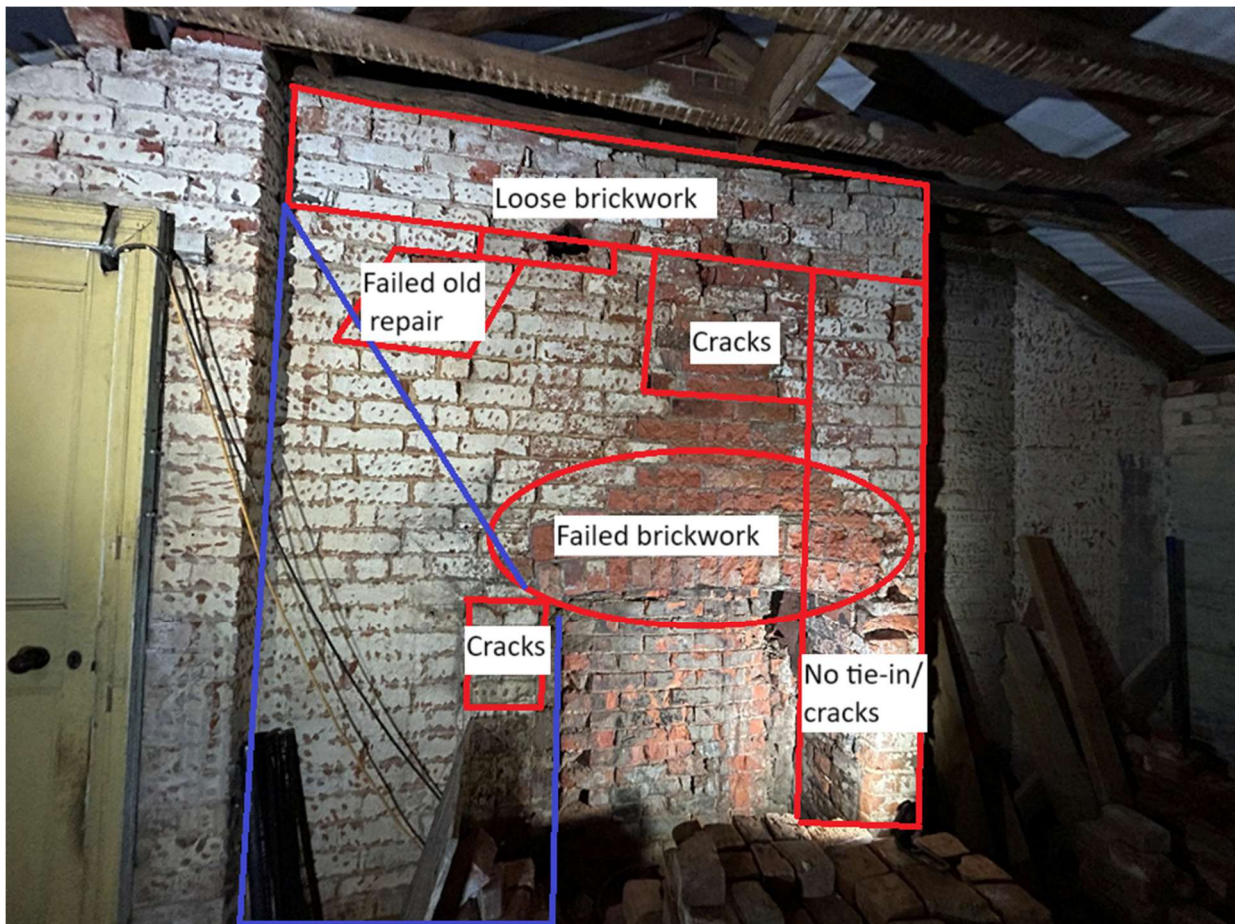
iii. Dismantling & storage

Starting from the top where a number of brick courses are already loose, the chimney breast will be taken down by hand, one brick at a time. All bricks that are not damaged beyond re-use

will be kept and safely stored to one side. It is envisaged that the majority of bricks will be salvaged for use as they are, or turned to present a clean and workable face.

iv. Extent of works

The extent of damaged, loose and cracked brickwork is shown in red below. It is envisaged that an area on the lower left, roughly outlined blue may be retained but if this is also found to be needing repair the same method highlighted above and below will be applied.



v. Re-building

Using the record of photos and measurements, the chimney breast will be re-built to the same dimensions and brick pattern, using lime mortar. In the process of re-building, the brickwork will be tied-in to the walls of the house to stabilise the structure and prevent the current cracking (seen below) from reoccurring. This will be done using metal ties embedded into the mortar joints of the walling of the house. Where bedding joints of the chimney breast do not align with bedding joints of the existing house wall, metal ties with a 90 degree twist will be used to tie into the perp end instead.



Where additional bricks are required to replace the damaged ones, bricks already on site will be checked for a suitable match first, before sourcing reclaimed bricks from elsewhere if required.