

3.4 Mosaics | Refurbishment Vs Replacement

Historical analysis of the condition of the cladding has taken place. This includes monitoring the deterioration of the mosaic tiles to the external cladding which highlighted the potential for sections to fall from height. During testing between 2014 and 2019 it was also recorded that deterioration had occurred progressively, as opposed to isolated, anomalous events.

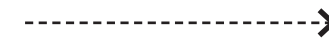
A vacuum repair method in a test area was carried out by Balvac Ltd in 2018, however as it was hard to quantify the volume of resin required and it could only be utilised in areas with an existing void behind the cladding panel, it became clear this would not be a suitable long term solution. This would also require the need to carry out hammer test surveys on the rest of the structure to identify emerging risks. The lack of certainty in this method means that it cannot be guaranteed that it will safely secure the tiles in place.

Corstorphine + Wright's understanding is that Hexagon Tower is not unique in this issue and that other mosaic-clad buildings where alternative means of cladding the facade have had to be sought - **Sussex heights by Seifert is known to have suffered from the same issues.**

Refer to Mott Macdonald's Pre-planning Report for detailed analysis on remedial techniques.



Original grey coloured movement joint between precast panels.



Non-original white coloured movement joint.

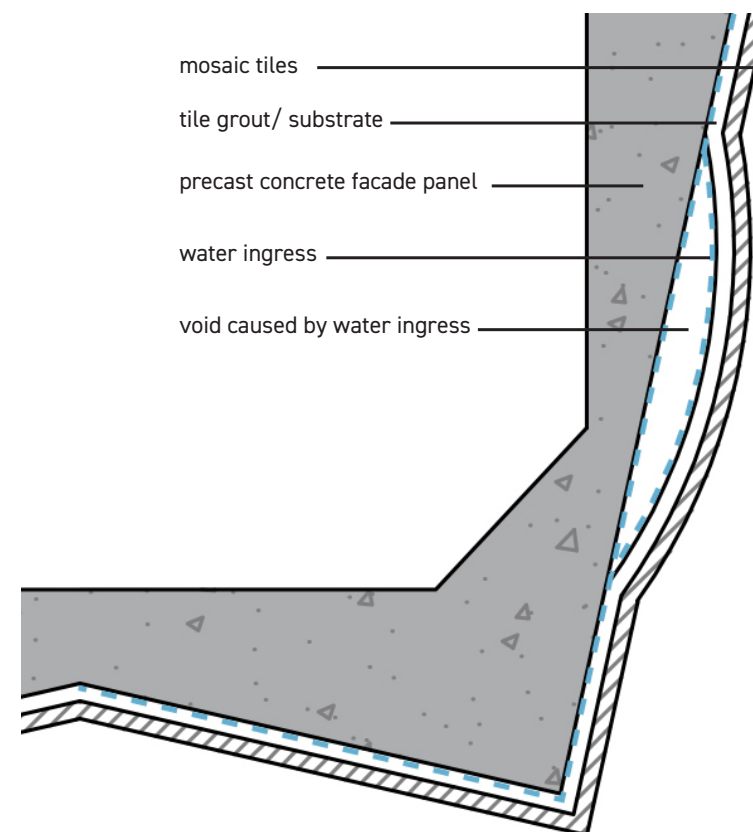
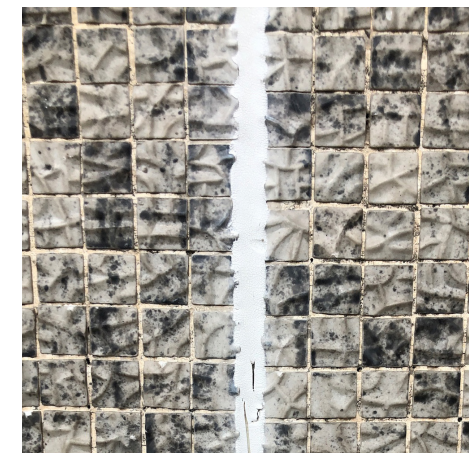


Diagram: indicative plan detail showing the cause of delamination.



Overcladding in sheet metal (test) on site to 1 window: not a long term solution or cost effective sepcification / installaion method for the entire building



Replacement tiles and white movement joints disrupt the facade uniformity.



Replacement cladding panels to area of delamination



'Bookend' elevation where new tiles and white joints are apparent.