21st August 2025

Brunswick Mill, Manchester - Heritage Methodology: Condition 24 (Laying of screed floors)

This note seeks discharge of Condition 24 of the consent (Listed Building Consent reference 130395/LO/2021 regarding the laying of new screed floors at the Grade II listed Brunswick Mill, Manchester. Condition 24 stipulates:

> *24) Prior to the commencement of works to install new raised floors within the listed building, details shall be submitted outlining areas where the existing quarry tiles can be exposed throughout the listed building together with a detailed method statement, specification and repair strategy for exposed areas of tiles shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
>
> *Once the areas of exposed tiles have been established, this should inform the specification and details of the raised floor and details including sections shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to the commencement of any works to the floors.*
>
> *The works to the floors including associated repair work and areas of new flooring shall be carried out in accordance with this method statement and be completed prior to the first occupation of the development.*

Heritage Architecture Ltd. have provided advice and review of the method statements Arrowsmith Group and Heritage Construction Projects Ltd to ensure that good conservation practice will be followed.

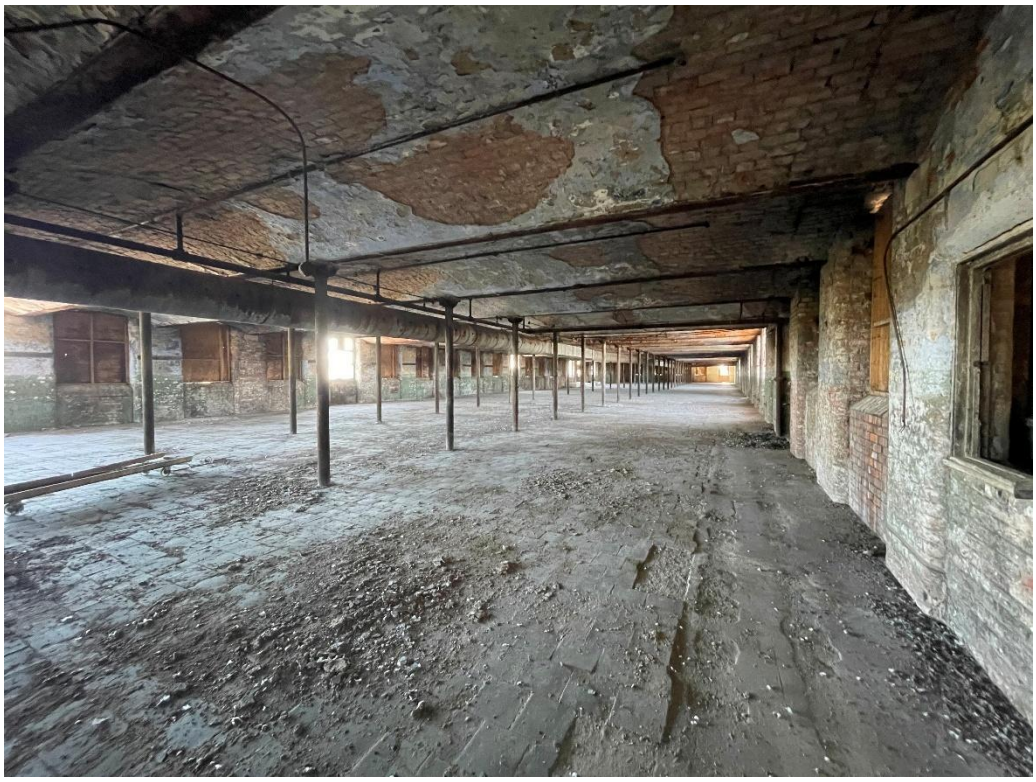
The following heritage methodology applies to the following works:

- **Tile Lifting, Palletising, Storage & Reuse** - To careful lifting of historic quarry tiles from designated areas of Brunswick Mill (for reuse in the Ground Floor lift core areas and concierge), palletising, storing, and relaying of original quarry tiles.

- **Laying of new screed floors** - To install a new screed to form consistent levels and floor build-ups across the site, incorporating acoustic and thermal requirements. Works include the protection of existing heritage quarry tiles by means of a continuous Visqueen separation layer.

Existing Baseline Condition

The current upper floor levels of the former mill building comprise a mix of original quarry tiles laid on top of brick barrel-vaulting to the main mill floors and raised timber flooring to the shorter side wings. Areas historically containing areas of raised timber flooring (now removed) will also receive screed to an increased depth.



An example of the existing quarry tile mill floors at the upper levels as seen in 2023

Tile Lifting, Palletising, Storage & Reuse

Preparation for works

- Survey all quarry tile areas to assess condition and identify salvageable tiles.
- Mark tiles for removal in agreement with Conservation Officer.
- Protect surrounding finishes, adjacent heritage features, and circulation routes.

Tile Lifting

- Carefully prise up tiles by hand, starting at an existing joint or broken edge to avoid unnecessary damage.
- Use thin bolster chisels or tile lifters, avoiding percussive or mechanical breakers.
- Each tile to be lifted slowly and kept intact where possible.
- Immediately stack tiles upright or flat in protective containers to prevent edge damage.

Cleaning

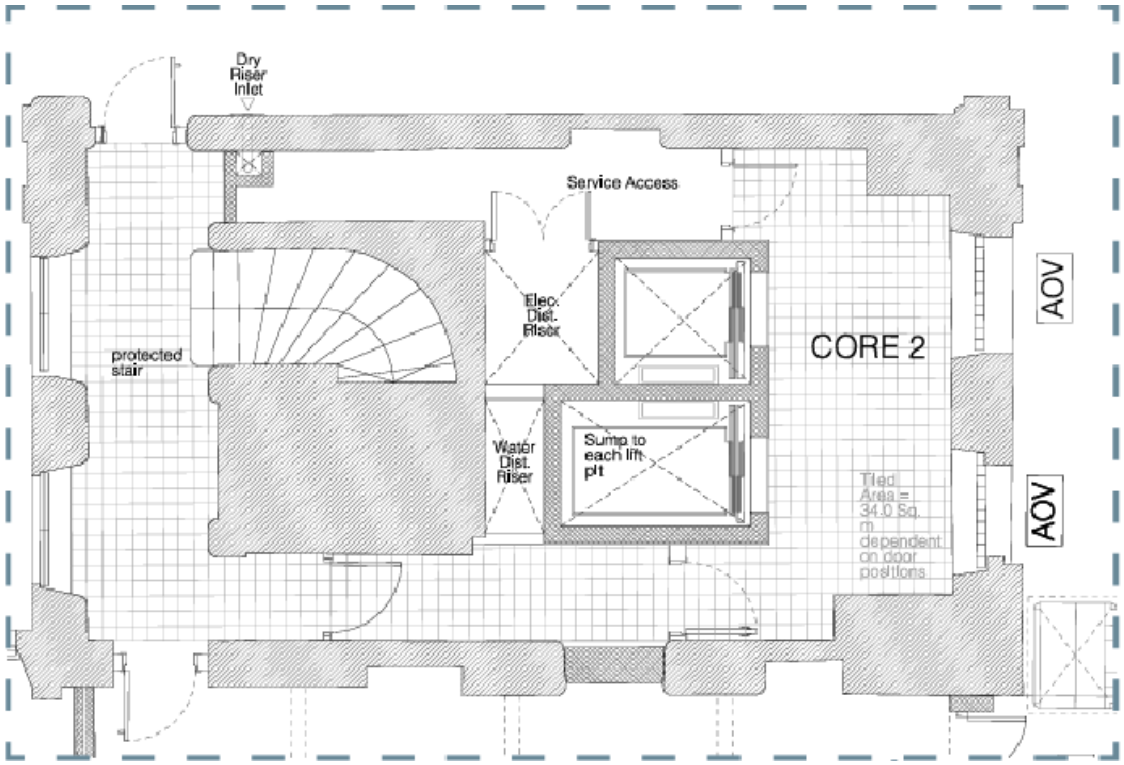
- Carefully clean tiles using soft brushes and water (no chemical cleaning).
- Remove residual bedding mortar with hand tools only, taking care not to damage tile faces or edges.

Palletising & Storage

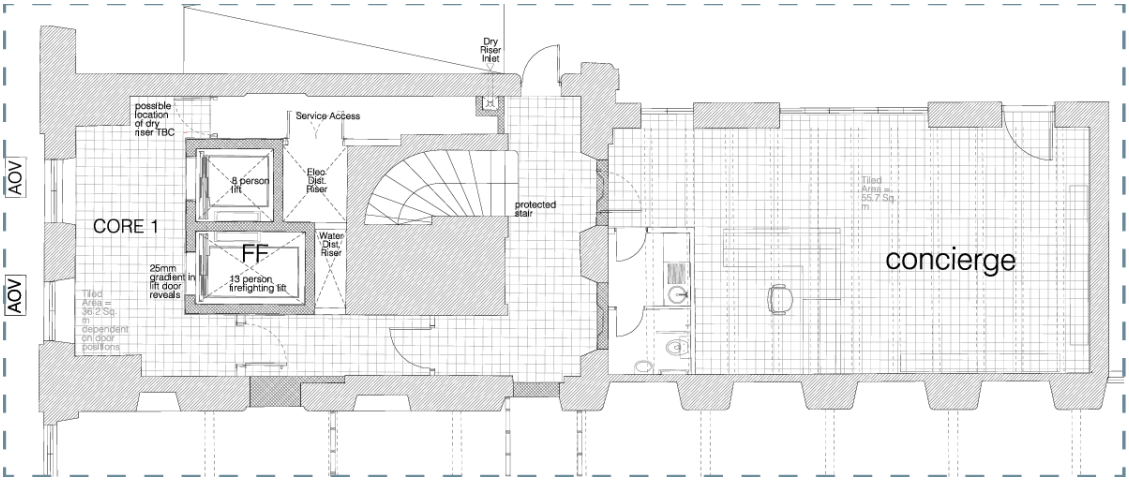
- Place reclaimed tiles onto timber pallets in uniform stacks.
- Interleave layers with foam, hessian, or corrugated card to prevent abrasion.
- Secure pallets with shrink wrap/straps and label with area of origin.
- Store pallets in a dry, ventilated location on level ground to prevent moisture damage.

Relaying

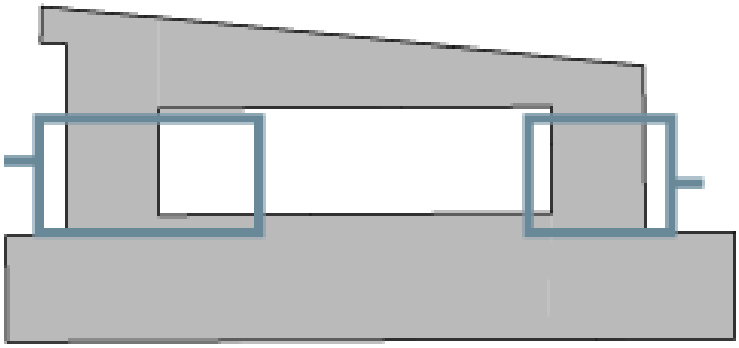
- Lay reclaimed quarry tiles to architect's layout in the Ground Floor light Core areas.
- Where sufficient stock exists, extend relaying into the concierge.
- Bed tiles on lime-based mortar.
- Maintain consistent joints in line with original setting out.



Plan of ground floor core 2/stair core showing the area of floor to receive historic tiles



Plan of ground floor core 1/stair core showing the area of floor to receive historic tiles



Plan of ground floor core's 1 and 2 /which will receive historic tiles

Laying of Screed

Preparation for works

Before works commence, all floors will be inspected noting slopes and variations in levels and condition and integrity of quarry tiles, which will be photographed as a record of existing condition.

All existing floors will be cleaned to ensure they are clean, dry, and free from loose debris.

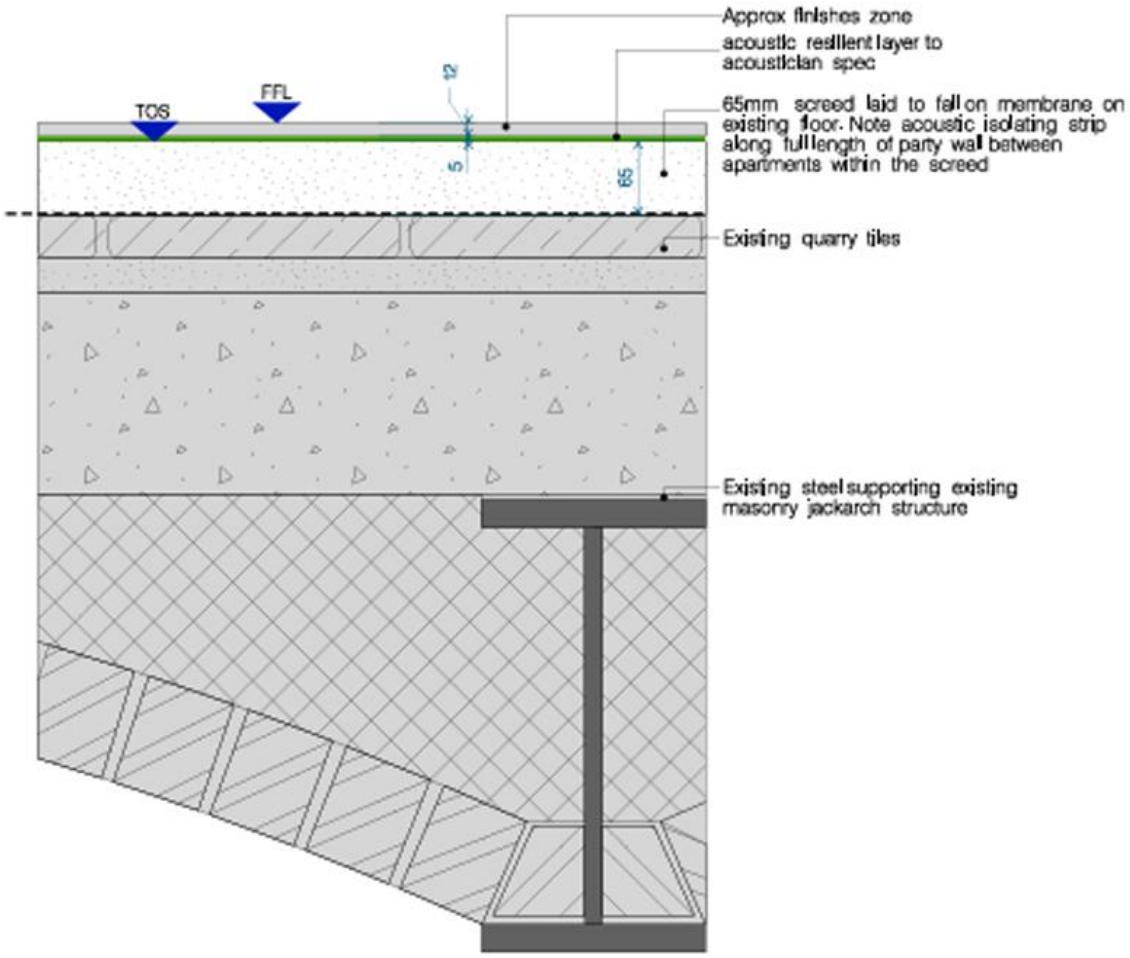
Laying of protection barrier

The Visqueen sheeting forms the primary protective barrier between the original tiled surfaces and the screed, so it is essential that this layer has no punctures or fixings.

- Lay Visqueen as continuous separation over full floor area. (Visqueen / DPM – minimum 1200 gauge, heavy-duty polythene).
- Lap joints 150mm minimum, seal with approved tape, turn up 75mm at all perimeters.
- Install acoustic isolation strip to all perimeters and party walls (on top of Visqueen).
- Care to be taken to handle materials to prevent dragging, impact, or concentrated loads on quarry tiles prior to screed pour. Any damage to Visqueen to be immediately patched with 150mm lapped and taped repair.
- Heritage Architecture Ltd. will inspect Visqueen installation before screeding begins.

Laying of screed

- Mix and place screed in bays to control setting and finishing (Screed – 65mm minimum thickness (cement:sand as per SE specification).
- Compact and level using straightedges and laser levels to achieve consistent FFLs.
- Ensure correct falls in wet areas as per design.
- Trowel finish to required tolerance.
- After screeding, confirm no breaches of membrane occurred and tiles remain undisturbed.
- Prevent access until screed has reached sufficient strength (7 days min. light foot traffic, 28 days for heavy loads).



Typical floor build up at levels 2-6

It is considered that the submitted method statements and guidance from Heritage Architecture Ltd. comprises an appropriate level of detail for the repair of the original brick jack-arches, and that the approach proposed would not have a damaging impact upon the listed building.

General principles

- All works should be performed by a contractor with proven experience with the material substrates affected.

- Prior to commencement of any works, the appointed contractor/operative must receive an induction on the heritage significance and sensitivity of the building and made aware of the implications of the listed status of the building prior to undertaking any works to ensure that the works do not result in any damage or loss of important fabric outside of the agreed scope.

- The submitted Heritage Statement of the consented scheme for Brunswick Mill by Heritage Architecture Ltd. must be provided for operatives' perusal before any works commence.

- All works shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable.

- All operatives must be made aware that only elements that form part of their works should be removed/altered. Any necessary removal outside of these works must be checked by the project manager and heritage advisor before commencing.

- Prior to the commencement of any works all operatives will be inducted and trained in the careful removal of relevant building elements to ensure no unnecessary/accidental damage is caused to retained fabric and features of the building.

- When removing building fabric from the listed building, care must always be taken for careful removal in order to not damage surrounding historic fabric, such as retained brickwork/cast iron elements.

- All work to be performed on the building should be executed in a professional manner so as to cause minimum disturbance to remaining historic features and building materials.

- The contractor will remain responsible for the work executed and for the application of this methodology.

- Any damage occasioned at any time is to be completely repaired to the Heritage Advisor's/LPA's satisfaction.

Health and safety – Dust, burning on site, gas, vapour risks, noise

- Dust – Reduce dust by properly protecting areas of work with plastic and tarpaulin as necessary.

- Noise – Works that cannot be executed without undue noise or vibration will be agreed in advance with the client.

Removal of materials and protection of fabric

- All materials will be removed from the building from the designated access routes into the skips placed within the central courtyard area. The existing open bay opening out onto the central courtyard from level two of the mill shall be used to remove soft strip debris into skip below.

- The movement of waste within the central courtyard area will be managed by the contractor at suitable times. Protection methods might include plywood panels, taped plastic sheeting and rigid taped plastic panelling, where appropriate.