

Method Statement

Wall and Floor Tiles

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1.0 General

This document has been prepared by MOJO Architects to support the planning condition discharge for the listed building application at Queens Road Depot.

This method statement sets out the proposed methodology for tiling existing walls and floors where no lining walls are being installed. The walls and floors to the existing Engineer's WC are currently tiled, whereas the new Female WC's have an existing concrete floor and masonry walls as an existing substrate.

The works will be undertaken in a manner that minimises intervention and protects historic fabric, whilst allowing for maximum reversibility given the materials involved.

2.0 Conservation Principles

- Minimal intervention: Works confined to agreed modernised areas only.
- Reversibility: Installation methods allow future removal without harm to underlying fabric.
- Compatibility: All materials are vapor-permeable and sympathetic to existing substrates.
- Respect for character: Tile selection to reflect historic or neutral tones appropriate to the listed building.

3.0 Protection and Preparation

- Protect adjacent finishes, skirtings, joinery, and flooring using breathable coverings.
- Avoid damage to retained historic fabric by isolating work zones.
- Where existing tiled finishes are to be removed, do so by hand tools only and avoid damaging the existing substrate.
- Clean and consolidate substrate surfaces carefully; retain historic lime plasters or screeds wherever feasible.

4.0 Substrate Preparation

- Ensure substrates are sound, dry, and stable.
- Apply a breathable primer or separation layer (such as uncoupling membrane or lime-compatible adhesive base) to protect original fabric.
- Avoid use of impermeable cementitious screeds or adhesives directly over historic materials.

5.0 Tiling Works

- Fix tiles using lime-compatible or flexible, low-modulus adhesive suitable for heritage contexts (avoid standard cement-based mortars where lime substrates exist).
- Set out tiles to align with existing architectural geometry and to minimise cutting.
- Use narrow joints (typically 2-3 mm) to achieve a traditional appearance.
- Grout joints using lime-based or breathable grout, colour-matched to the tile tone.
- All cutting to be done with care, outside the room where possible, to limit dust and vibration.

6.0 Finishing and Quality Control

- Clean tiles with neutral, non-acidic cleaners only.
- Avoid silicone or modern sealants that impede breathability.
- Carry out visual inspection and photographic record of completed work to include in the heritage record/O&M manual.