

Listed Building Consent - Condition 5 Internal & External Mosaic Tile Repair

Dragonfly Contracts Ltd

Job Reference: DF2279

Client: Bruntwood

Project: Pall Mall Court – Redevelopment

Location: Pall Mall, 61-67 King Street, Manchester M2 4PD



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Change Tracking

Revision	Date	Author	Signature	Approved by	Signature
0	19/12/24	Kerys Hurley			
Amended document type to provide clear line in information submitted to date.					

2.0) Introduction

This document details the methodologies associated with the repair and replacement of damaged internal & external mosaic tiles.

A total of 5 sample repairs have been completed, in addition to 1 sample of adhesive removal and 1 sample of tile cleaning. Most sample repairs are located on the 10th floor half landing of stair 2, although samples were also completed in the main lobby areas of floors 1 and 9. Works have been completed by our chosen subcontractor, A1 Tiling Ltd. All works have been completed in line with Pall Mall Conservation Strategy: Mosaic Tiling, prepared by Stephen Levrant Heritage Architecture Ltd.

Sample repairs have been carried out on the principle of minimal disturbance to the surrounding fabric and have been completed in line with the below methodologies. Any works not covered by this methodology must cease until a review can be undertaken and amendments made and agreed with City Council as the local planning authority.

3.0) General Repair Methodology

Restoration methodologies prepared by A1 Tiling can be found below, Appendix 2.

It should be noted that all mosaic tiles used in sample repairs have been reclaimed from elsewhere on site. Special consideration has been given to the careful removal of existing mosaic tiles on site, as these tiles are to be reused in any occurrence of repair.

4.0) Materials Used In Repair

- Multi-tool
- Chisel (small)
- Spray bottle with water.
- BAL White Star Adhesive
- Charcoal or black grout
- FLOORSEAL Porcelain Tile Cleaner
- FLOORSEAL Natural Stone Sealer Breathe
- Brushes and other cleaning tools

5.0) Instances of Repair

Mosaic Repair Instance 01

Description:

Screw holes and chips in tiles.

Preferred Repair Strategy:

Colour matched grout infill to damaged areas.

Alternate Repair Strategy:

Full replacement of tile and any surrounding tiles if damaged during removal – reclaimed original tiles to be used in replacement. Colour matched grout is required.

Repair Completed:

The tile with a screw hole penetration was infilled with a colour matched grout whilst the tile damaged with a large chip was replaced. Operatives successfully replaced the single tile without damaging surrounding tiles.

Before



After



Mosaic Repair Instance 02

Description:

Multiple tiles missing and damage to the surrounding tiles.

Preferred Repair Strategy:

Tiles to be replaced with reclaimed original tiles. Colour matched grout required.

Alternate Repair Strategy:

Tiles to be replaced with new matching tiles. Colour matched grout required.

Repair Completed:

3no tiles were replaced with reclaimed original tiles. 2no damaged tiles were infilled with colour matched grout.

Before



After



Mosaic Repair Instance 03

Description:

Screw penetration in grout.

Preferred Repair Strategy:

Screw to be removed and remaining hole to be infilled with colour matched grout.

Alternate Repair Strategy:

Replacement of any tiles damaged in the removal of the screw with reclaimed original tiles.

Repair Completed:

Screw was removed without causing any damage to surrounding tiles, screw hole was infilled with colour matched grout.

Before



After



Mosaic Repair Instance 04

Description:

Missing and damaged tiles surrounding electrical socket hole.

Preferred Repair Strategy:

Remaining wires and plastic backbox to be removed and penetration to be infilled with the appropriate material. Damaged tiles to be replaced with reclaimed original tiles or infilled with colour matched grout where suitable.

Alternate Repair Strategy:

As above but with new matching tiles.

Repair Completed:

Wires and backbox were removed and penetration was infilled with ???. 5no tiles were replaced with reclaimed original tiles, 1no chipped tile was infilled with colour matched grout.

Before



After



Mosaic Repair Instance 05

Description:

2no missing tiles from removal of door architrave.

Preferred Repair Strategy:

Missing/damaged tiles that will not be concealed by new architrave are to be replaced with reclaimed original tiles or infilled with colour matched grout where suitable.

Alternate Repair Strategy:

To consider an extended architrave to doorframe to conceal missing/damaged tiles, although SRA discourage this due to inconsistency of appearance and co-ordination issues.

Repair completed:

2no tiles were replaced with reclaimed original tiles and colour matched grout.

Before



After



Mosaic Repair Instance 06

Description:

Remaining adhesive used for signage.

Preferred Repair Strategy:

Adhesive to be removed and tiles to be cleaned. Priority is to avoid any damage to tiles in adhesive removal.

Alternate Repair Strategy:

If adhesive cannot be effectively removed without causing damage to affected tiles, these should be replaced with reclaimed original tiles.

Repair Completed:

The product trialled in the removal of adhesive was C-Tec Multisolve Multipurpose Solvent; this was unsuccessful in providing satisfactory results and the process was significantly time consuming. Consequently, we believe it best to follow the Alternate Repair Strategy detailed above, also agreed by A1 Tiling as our best option. Please see Appendix C for product information sheet.

Before



After



Mosaic Repair Instance 07

Description:

Cleaning of tiles.

Preferred Repair Strategy:

Tiles to be cleaned with FLOORSEAL Porcelain Tile Cleaner, proposed by A1 Tiling Ltd. Once the product has been applied and left for 10-15 minutes, the appropriate cleaning tools are to be used to ensure thorough cleaning without causing damage to the tiles/grout. The area should then be rinsed with water.

Alternate Repair Strategy:

If the proposed cleaning product does not provide a satisfactory result, alternative cleaning products/methods should be explored.

Repair Completed:

Cleaning was completed using FLOORSEAL Porcelain Tile Cleaner and brushes, the Preferred Repair Strategy provided satisfactory results.

Before



After



6.0) Appendix 1



www.floorseal.co.uk
E: info@floorseal.co.uk | T: 01484 861461



Floorseal Porcelain Tile Cleaner

SKU: PTC

DESCRIPTION

Porcelain Tile Cleaner is a kind non-acidic everyday cleaning solution. It will remove general dirt & grime and disinfects surfaces. Porcelain Tile Cleaner is suitable for use on interior porcelain tiled floors and walls. Safe for use on polished, glazed, unglazed and anti-slip porcelains.

USES

The cleaning of:

- Unglazed, glazed & polished porcelain.
- Natural stones i.e. sandstone.
- Clay based tiles.

If in doubt, please call Floorseal Ltd on **01484 861461** or email info@floorseal.co.uk for guidance.

ADVANTAGES

- Suitable for use on glazed, unglazed, or polished porcelain.
- Suitable for natural stone.
- Safe to use on Amtico or Karndean flooring.
- Can be used on worktops or in bathrooms.
- Non-acidic Ph neutral formula.
- Disinfects.
- Cleans dirt & grime.
- Safe to use as an everyday cleaner.
- Huge coverage rate.

COVERAGE

Varies depending on porcelain porosity - see 'DIRECTIONS OF USE' above.

DIRECTIONS OF USE

- Carry out a test in an inconspicuous area.
- If you find this product is not suitable for use on your project do not continue to use.
- Dilute 3-4 capfuls in 4-5 litres of warm water. Please adjust dilution as required.
- Apply with a mop, sponge or brush.
- Allow to dwell for 10-15 minutes and agitate to obtain the best results.
- Rinse away with plenty of clean water and allow to dry.
- Repeat as required.
- Safe for children, pets & wildlife when dry.
- Please allow for some variation in coverage due to the porosity of the tiles, level of soiling & dilution rate.

CONTRAINDICATIONS

- Not for the removal of brush in compounds.
- Not for the removal of organic staining on exterior installations.

PACKAGING

This product is non-flammable. Store in original container in a cool dry place, out of direct sunlight. Do not allow to freeze. Keep out of reach of children.



Continues Overleaf



SHELF LIFE

The maximum shelf life is 24 months.

PRODUCT DATA

Appearance	Blue translucent liquid.
Ideal Application Conditions	Apply to dry surfaces. Dilute with clean water.
Dwell Time	10-15 minutes.
Other Data	N/A

SAFETY PRECAUTIONS

Harmful if swallowed.
Causes serious eye irritation.
Keep container tightly closed.
Do not get in eyes, on skin, or on clothing.
Wash skin thoroughly after handling.
IF SWALLOWED: rinse mouth. Do NOT induce vomiting.
IF ON SKIN: Gently wash with plenty of soap and water.
IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
If skin irritation or rash occurs: Get medical advice.



ADDITIONAL USER INSTRUCTIONS



*The information given in this product data sheet is given in good faith, based on current knowledge and experience. It relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process.

Such information is to the best of the company's knowledge and belief, accurate as of the date indicated. All recommendations are made without warranty or guarantee, as to accuracy, reliability or completeness since the conditions of use are beyond our control. It is the user's responsibility to satisfy themselves as to the suitability and application of such information for their own use.

7.0) Appendix 2

A1TILINGLTD

Greater Manchester WN3 4AL

07507730775 www.a1tilngltd.co.uk

Company Registration No. 12571536



Methodology for the Pall Mall Mosaic Sample Test Area Restoration

Objective:

To restore the damaged mosaic tiles in the Pall Mall sample test area while minimizing impact to the surrounding materials and ensuring a high-quality finish.

Materials Required:

- Multi-tool
- Chisel (small)
- Spray bottle with water.
- BAL White Star Adhesive
- Charcoal or black grout
- FLOORSEAL Porcelain Tile Cleaner
- FLOORSEAL Natural Stone Sealer Breathe
- Brushes and other cleaning tools

Procedure:

1. Preparation and Initial Cleaning:

- Use the multi-tool around the broken or damaged tiles to remove any loose debris, spraying water concurrently to minimize dust production.
- Carefully extract any tiles that are too damaged to be restored.

2. Tile Removal:

- Employ a small chisel to carefully break out the affected area. This should be done gently to avoid damaging the integrity of surrounding tiles.

3. Cleaning Reclaimed Tiles:

- Once the damaged tiles are removed, thoroughly clean the reclaimed tiles. Ensure that all adhesive residue and grout are removed to provide a clean surface for reinstallation.

4. Tile Installation:

- Apply BAL White Star Adhesive to the back of each cleaned tile. Place the tiles precisely in the designated areas, ensuring alignment and spacing consistent with the original design.
- Allow the adhesive to set according to the manufacturer's instructions before proceeding to grout.

1. Grouting:

- Apply charcoal or black grout to fill the spaces between the tiles. Ensure the grout is applied evenly and excess grout is removed.
- Allow the grout to cure as per the manufacturer's recommended time.

2. Deep Cleaning:

- Once the grout has cured, clean the area with FLOORSEAL Porcelain Tile Cleaner. Apply the cleaner and let it dwell for 10-15 minutes.
- Agitate the cleaner using appropriate brushes to ensure thorough cleaning. Rinse the area well with clean water.

3. Sealing:

- After the tiles are completely dry, apply FLOORSEAL Natural Stone Sealer Breathe to the entire restored area to seal the tiles and grout. This will help protect the tiles from future damage and ease maintenance.

4. Final Inspection and Cleaning:

- Conduct a thorough inspection of the restored area to ensure the finish is uniform and meets quality standards.
- Perform a final clean-up to remove any residues or cleaning agents.

Safety Precautions:

- Ensure proper ventilation during the use of adhesives, cleaners, and sealers.
- Wear appropriate personal protective equipment (PPE) such as gloves, safety goggles, and masks to avoid inhalation of dust and chemical fumes.
- Follow all manufacturer guidelines for the safe use of chemicals and tools.

Quality Assurance:

- Check alignment and level of tiles during each step of the installation to ensure a visually pleasing and functional finish.
- Regularly clean tools and work area to prevent the spread of dust and debris.

8.0) Appendix 3

**C-TEC™**
'BUILDING PRODUCT
SPECIALISTS'

Product Information

**multi
solve**



Technical Data

MULTISOLVE is a safe and fast multipurpose solvent degreaser that leaves no oily film
MULTISOLVE is a 100% aliphatic hydrocarbon solvent that contains no recycled solvents
MULTISOLVE is safe to use on most plastics as well as on painted surfaces, vinyl and glass
When using MULTISOLVE, adequate ventilation is recommended.

State at 20°C :	liquid
Colour :	colourless
Boiling point/range :	140° C – 171° C
Specific gravity :	0,740 – 0,750 @ 25° C
Vapour Pressure :	1,0 Kpa @ 20° C
Flash Point :	+28°C
Spontaneous ignition :	+210°C

APPLICATIONS
Degreasing and cleaning mechanical parts, motor, brakes, suspension.
Cleaning tools and workshop equipment – attacks no plastics.
Removal of stickers or masking tape adhesive residues.
Removal of previous grease layers before re-lubricating, e.g. door hinges. Multisolve does not corrode the paint.
Removal of trims and bumper strips without damaging.
Multisolve dissolves the adhesive layer of double sided adhesive tape.
Removal of tar and other coating stains.
Finishing of joints sealed with CT1.
Cleaning of paint and undercoat before spray-painting (Multisolve removes wax and silicone, always use a 2-cloth system).
Degreasing and cleaning of all surfaces before using C-Tec adhesives and sealants.

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