

Superior Stone Limited
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Gordan Ramsey

Lucky Cat Restaurant

100 King Street Manchester

MARBLE FLOOR CONDITION AND RENOVATION REPORT 09/01/23

This survey and condition report was carried out to establish the current condition of the floor and also the various methods for rectifying the various conditions found.

The the current floor is part of the listed building that is 100 Kings Street Manchester. A Lutyens design from 1928. The lobby was originally Midland Bank.

The floor is made up of white Statuario borders with panels of historic black vinyl inlayed panels and black marble panels. It is clear from areas of floor that have been under cabinets or joinery that the original marble floor was polished to a high level. This level of highly polished finish would more than likely not pass the current modern day slip resistance requirements so consideration should be made to how this can be achieved.

It is also unclear at this time, and without further research, as to the original extent of the vinyl floor and if in its life there was a move to the black marble panels or did the marble panels exist alongside the vinyl.

It is clear from the historic photo and a current photo taken during the survey , that the original counter location has been moved. It is harder to see from the original photo the extent of vinyl , as there are foot marks , but there are not the white veins that are present in the current photo. It is only an assumption but some of these black vinyl panels may have been swapped out for marble at some stage, in the history of this floor.

To this end I have updated the floor plan to highlight all areas that are now either black vinyl and black marble.
I have also updated on this drawing a full conditional survey of cracks , damage , staining and apertures such as pipes or floor sockets cut outs



The current bar location has moved from the original counter location which is evident from historical photos of the original counter. In addition the new location has also had a footrail installed which, if moved, will require repair of the fixing holes.

The bar substructure framework has also been drilled and anchor fixed through the marble finish. If this is relocated then these fixing holes will also require the removal of the anchor fixings and holes made good with resin repairs. At present the substructure is in place so the condition of the marble around the anchor fixing hole could not be inspected.

In various locations around the perimeter of the floor, but also in some central areas, the introduction of air conditioning units along with power supply floor sockets, drainage and water pipes has resulted in the drilling of core holes through the marble and floor slab below. In some areas this is purely a single neat hole but in others sections of the original marble have been either damaged or removed.

Once clean the original floor finish will be much more visible , especially where the original joinery has protected the floor finish.

The decision would then need to be made as to what level of finish the marble needs to be finished to.

Currently there are varied levels i.e highly polished under original fixtures and fittings and honed where exposed to foot fall and lack of maintenance

It must be noted that highly polished marble will more likely fail a slip resistance test and therefore we would advise a slip test is conducted and a finish level established.

Finally, alongside the specific issues mentioned above the general floor condition exists, which includes historic wear and tear, specific issues related to this such as background contamination that has resulted in some areas of discolouration (yellowing of the stone), areas of missing or failing grout and deep scratches that are deeper than the superficial surface scratches that are present throughout the floor.

The extent to how many repairs and if the current holes and missing stones are to be made good depends on the final layout of new fixtures and fittings that will make up the new restaurant layout and the extent that the client/conservation officer feel appropriate or necessary



The marked up drawing has been adjusted from the original to reflect the existing make up of each vinyl or marble area along with a record of various faults and conditions that are either historic movement, damage, or current conditions.

These include but are not limited to cracked or missing stones, holes and apertures, or historic repairs that are unsightly, etc

This report should be therefore be read in conjunction with the marked up drawings.

It will be a client decision as to the extent of renovation however this document and drawing should hopefully assist in producing a schedule of work

METHODS

- 1- We strongly advise that the existing floor is cleaned firstly with a PH neutral cleaner with a white pad to remove all existing contaminants an allow for a full and clear assessment.
- 2- On completion of the clean, the various areas of missing or damaged grout requires cutting out and preparing ready for new grout. The existing grout joints vary slightly but are generally 1mm to 2mm max. We were unable to remove any during to remove any during the survey however we suggest a sample is removed and analyzed to access the grout make up. Once analyzed the same grout make up should be used.
- 3- Missing Stones. Following a process of samples to establish the closet match to the existing stones. The areas that require patching in and making good need to be spun back to straight and square openings then templates need making to cut the new stone patch. Once cut to size the patches will be bedded in with lime bedding to match the original and grouted to suit the same grout build ups as tests provide
- 4- Resin Repairs. There are some small areas of edge damage and stress/movement cracks that have occurred and are noted on the drawing. It needs to be decided if these need attention or not. If they do then the edge damage requires removing previous repairs, cleaning the stone surface, drill small keying holes into the back edge of the chip to allow the resin repair to have a key. Once filled and cured the surface would require spinning back to a clean surface

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- 5- Areas of Staining. Again it is a client/conservation decision as to the extent of any attempts at the removal of staining from the white borders mainly. The decision may be that the current patina of existing stone adds to the space. If however attempts at removal are required we would strongly advise a sample poultice area is applied. Using a sepiolite poultice and peroxide gel. This should be applied to the surface, sealed with polythene and left for a minimum of 48 hours

I hope that this report covers everything in regards to the floor.

We would require direction from you to establish the extent of the renovation you would require. From this we can work out costings

Once you have digested this, I am happy to talk this through with you

Kind Regards

Andy Thomas

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