



Pall Mall Court - Lift Lobby Mosaic Proposals

A "blue grit" type of bonding agent has been applied to the original mosaic tiles to the lift lobbies to floors Ground, 1, 3, 4 and 9 at Pall Mall Court. The blue grit has been used as a key for plasterboard adhesive to be applied to, before the plasterboard has then been "dot and dabbed", skimmed and painted. The plasterboard is therefore very well stuck to the tiles and is almost impossible to remove without causing damage.

Everbuild, the product manufacturer, were contacted for their advice and to understand if there is any way that the blue grit can be removed. Everbuild advised to apply hot soapy water and an abrasive brush / sponge. This was trialled on 25th August 2022 to the 9th floor lift lobby. At the same time, attempts were also made to remove the plasterboard adhesive. The blue grit, for the most part, came off the tiles however residues remained, particularly to the grout lines due to their porosity. The small area highlighted in the photos below took c.30 minutes to clean. The plasterboard adhesive to the trial area came away without significantly damaging the tiles, however, the residue left behind would now require further abrasive cleaning to remove i.e. wire brushing / blasting of some kind which would ultimately damage beyond repair the mosaic tiles behind.

Taking the above into account, it is not deemed to be practical from an aesthetic, time or cost perspective to remove the plasterboard coverings, particularly considering there would still be a significant amount of making good and replacement tiles required. It should also be noted that patching in with new tiles to such large areas would risk somewhat of a patchwork finish being achieved.

The cost for removing the plasterboard, plasterboard adhesive and blue grit, followed by making good and replacing the damaged mosaic tiles is calculated to be in the region of £74,456 per lift lobby. This is c.4.5 times more expensive than preferred alternative options presented to MCC during the site visit on Tuesday 20th September 2022. Summary photos overleaf.

On this basis it is proposed that the plasterboard is left in situ in the lift lobbies on Floors Ground, 1, 3, 4 and 9 and that the final treatment to these lift lobbies is agreed via Planning Condition.



Blue grit removed. Sample area circled in red. 30 minutes to remove to this standard:



Plasterboard adhesive pre removal:





Plasterboard adhesive post removal:

