

HERITAGE, DESIGN & ACCESS STATEMENT

No. 73 and 75 - Entrance Lobby Repair Work India House, Whitworth Street, Manchester.



July 2022

Warburton Associates ref 5194 (Entrance Lobbies)

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Introduction

India House is a Seven-storey building with a two level basement car park underneath. Completed in 1912 it was converted to apartments in 1989 with commercial offices at entrance level. The apartments are a combination of leasehold and tenanted.

India House is a Grade II* Listed building.

Grade II* buildings are particularly important buildings of more than special interest warranting every effort to preserve.

The control of work to a listed building is by Manchester City Council Planning Department with advice from their Conservation Officers.

Background – Reason for Lobby Repair/ Upgrading Works

The Guinness Partnership are the building owners and have a duty of care to the occupants and heritage of the building.

The building was substantially altered in the 1980's refurbishment works that changed the building into residential flats. These works were generally very unsympathetic to the building's fabric and many of the original features were lost. However, the entrance areas have the best surviving features. Although the plasterwork and ceramic walls to the lobby areas were damaged during the 1980's insensitive refurbishment, large parts of the original asset remain intact but hidden. The client is carrying out repairs and upgrading works to the whole of the building and as the lobby areas are some of the most exciting original areas it has been decided that they be repaired and upgraded subject to a successful planning / LBC consultation process.

A site meeting with the planning and conservation officers has already been held and on the basis of their positive feedback this application and associated documents have been compiled.

Plaster

Introduction – Plaster Ceilings and Barrel Vault

A specialist report has been commissioned and included in this application – see appendix E – below is a brief summary – refer to report for details

After the historic ceilings were damaged by the insertion of suspended ceilings, the client would like to reinstate the m. Ornate Interiors and M Womersleys have been asked to assess their condition and prepare a repair schedule. This report sets out a schedule of suggested works and plasterwork repairs for the two lobby/ foyer areas and for replacing the cornice which has been lost or damaged in the internal lobbies.

Ceramic Tiles

Introduction Ceramic Tiles

A specialist report has been commissioned and included in this application – see appendix F – below is a brief summary – refer to report for details

Both entrances are substantially the same in design and have had the same paint treatment applied in the past in corresponding ways. The schemes have an extraordinary number of different profiles and sizes of ceramic pieces which make up what is an elaborate and highly ornate design.

The block frieze at the very top of the scheme is unlikely to be ceramic. The profiles are very deep with highly elaborate modelling. Whilst there are one or two instances where it is possible to see some damage to the tiles beneath the paint, these instances are no more than a handful. There is no evidence of severe fracturing, though it is difficult to tell because of the thick coating of what seems to be an epoxy type of textured paint.

The paintwork is ugly and unsympathetic and the look and feel of the entrances would benefit if it were removed. This will be done carefully, and be put in the hands of a professional who understands how to avoid further damage to the tiles during the paint removal process. There are some small damaged areas in amongst the lower part of the green glazed tilework, none of it is excessive and can be repaired by a ceramics conservator.

Planning Context

This Listed Building Consent application is part of an ongoing process to repair and conserve elements of India House external fabric.

Proposals

This application is for -

Internal and External Lobby areas to the Two entrances – Nos. 73 and 75

External Areas

- Repairs to the Ornate Plaster Barrel Vaults
- Cleaning and minor repairs to Ceramic tiled walls

Internal Areas

- Removal of 1980s modern suspended ceiling tiles
- Reinstatement of the original plaster cornices using a mould created by using the remaining sections of the cornice.
- Rationalisation of the electrical services to the ceiling areas by introducing new ceiling plaster rafts
- Minor repairs to the mouldings to the entrance doors where they have been damaged by the 1980s modern ceilings

Plaster

The Context:

The Historical Development of the Building India House at Nos. 73 and 75 Whitworth Street is a grade II* listed building. A former packing warehouse, it was converted into apartments in 1988-9. It is dated 1906 and was built between 1905 and 1912; by Harry S. Fairhurst. The building is steel-framed and clad in buff terracotta and red brick and has buff terracotta dressings, in an Edwardian Baroque style. The two main entrance foyers also follow this style, with some lower render decoration to the foyer walls being more Art Nouveau.

Existing Construction

A Summary of the condition of the Foyer Ceilings

Early 20th century steel joists and shuttered concrete carry the floors above the foyers, whose ceilings are hung from a curving timber frame lined with timber boarding. The barrel vaulted ceilings are decorated with plain fibrous cast panels, sub-divided into 15 panels by square ribs, with concave mouldings, down their length and with semi-circular deeper ribs across the ceilings' width, decorated with simple planted on curving and skewed bands. Both are finished over the door with a cartouche and reclining ½ life size classical figures depicting the Greek god Hermes (the Roman Mercury) who was the god of translators and interpreters and ruled over wealth, good fortune, commerce. He carries a ship depicting the trade of goods from India, and opposite is a Greek goddess with the world in her hand.

Consideration

The ceilings are well supported and despite deterioration of the hessian within the plaster casts they are in reasonable condition, the only damage is from where the suspended ceilings were installed, and the loss of 6 of the 8 cut glass light covers, with some damage to the plaster bands that surrounded them. The layout of both ceilings is shown in diagrams which show the areas of damaged plaster that require replacement.

Our proposal

Repairs and replacement work Including:-

- Replace small damaged areas
- Create moulds, cast, and fix new
- Sculpt one new foot for each of the two reclining figures in clay and create moulds and casts of each and fix.

See appendix for details

Ceramics

Removal of Paint to ceramic tiles

Our Proposal

Treatment Paint removal will be put into the hands of a ceramics conservator. No form of metal or abrasive materials or tools will be used in the paint removal process. Plastic, wood, or soft bristle tools are deemed acceptable. The favoured system is the Langlow's Strip Away LV system - It must be neutralised according to the instructions after use. The advantage of this product is that it will not require intensive and therefore difficult work around the deep modelling. There is the possibility that removing the existing paint will reveal scuffing and scratching to the glaze surface which is irreparable, though this is unlikely.

See appendix for details

New Plaster Ceiling Rafts

The 1980s suspended ceiling tiles, as well as being inappropriate masked the damage caused by the introduction of various electrical service installations.

The proposal is to replace and rationalise these services within a new ceiling raft - refer to drawings.

The new ceiling rafts will allow the original height and space proportions to be reinstated but also allow for a modern more sympathetic way of integrating the essential services to these areas (lights, alarm etc).

They will also allow for the repairs to the flat ceilings and allow for appropriate fire stopping measures.

Timber Repairs

The proposal is to reinstate the mouldings to the main entrance doors, that were removed/damaged by the 1980's work.

Heritage Impact

The repair, reinstatement and upgrading of the two entrance lobbies will have a localised change of appearance to lobby areas.

The proposed design is a combination or repair (cleaning the external lobby tiled walls & ornate plaster barrel vaulted ceiling), reinstatement of the plaster cornices to the internal lobbies and upgrading (introduction of new plaster ceiling rafts – replacing the 1980's suspended ceiling tiles).

The new ceiling rafts will allow the original height and space proportions to be reinstated but also allow for a modern more sympathetic way of integrating the essential services to these areas (lights, alarm etc)

Conclusion

The proposals represent a return to the original aesthetics with some minor changes to the lobby but a significant visual and practical improvement to the function of the space thus preserving the fabric of India House.

APPENDICES

Appendix A – Existing Photos

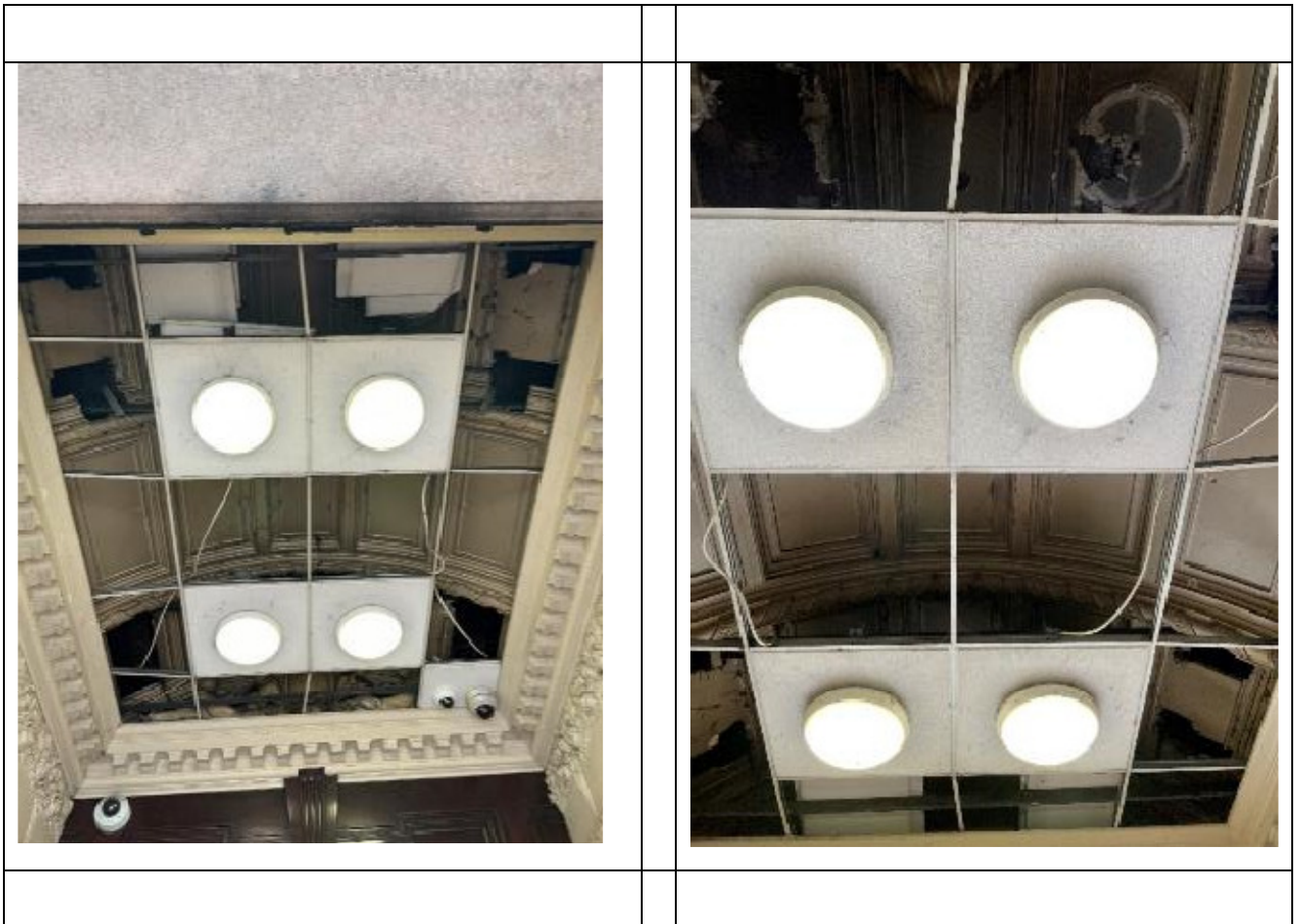
Photographs Of India House as existing



No.75 Entrance

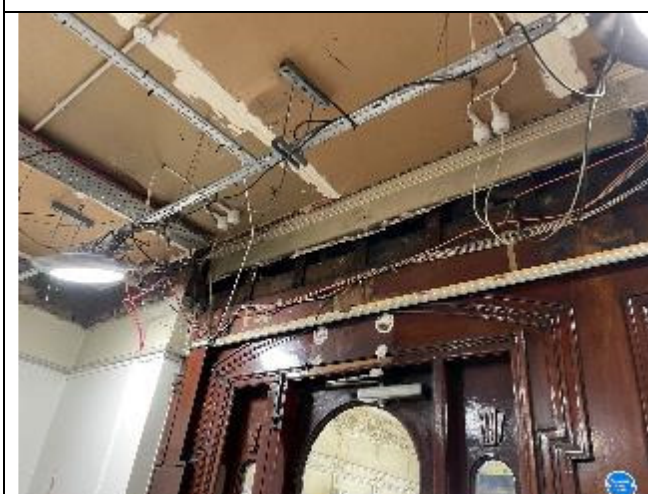
External Area





Internal Area



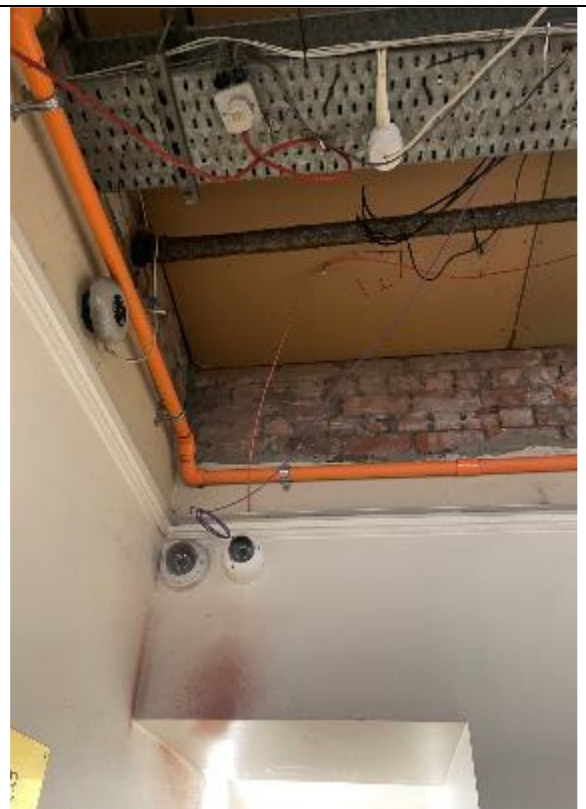


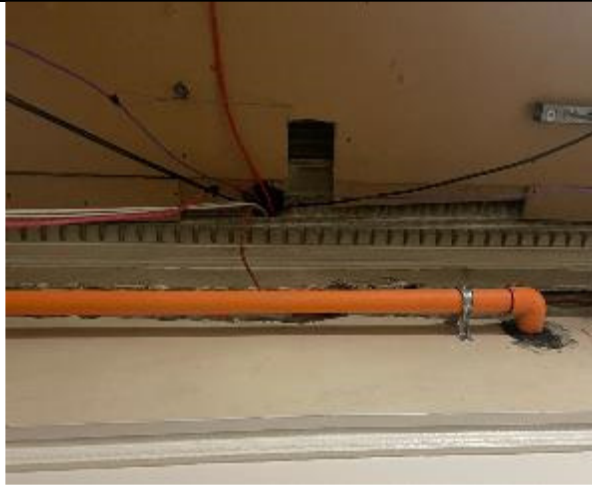
No.73 Entrance

External Area

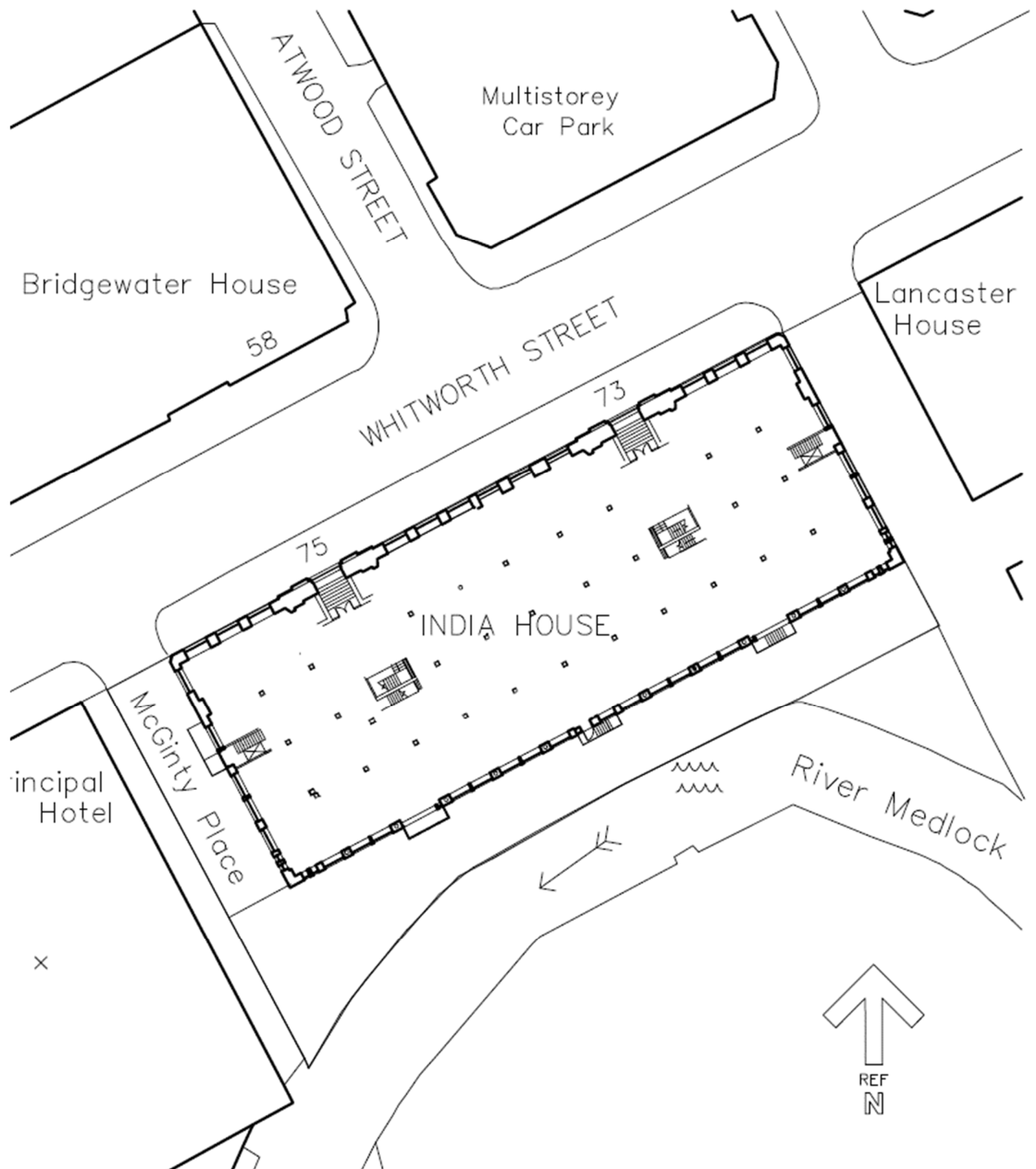


Internal Area

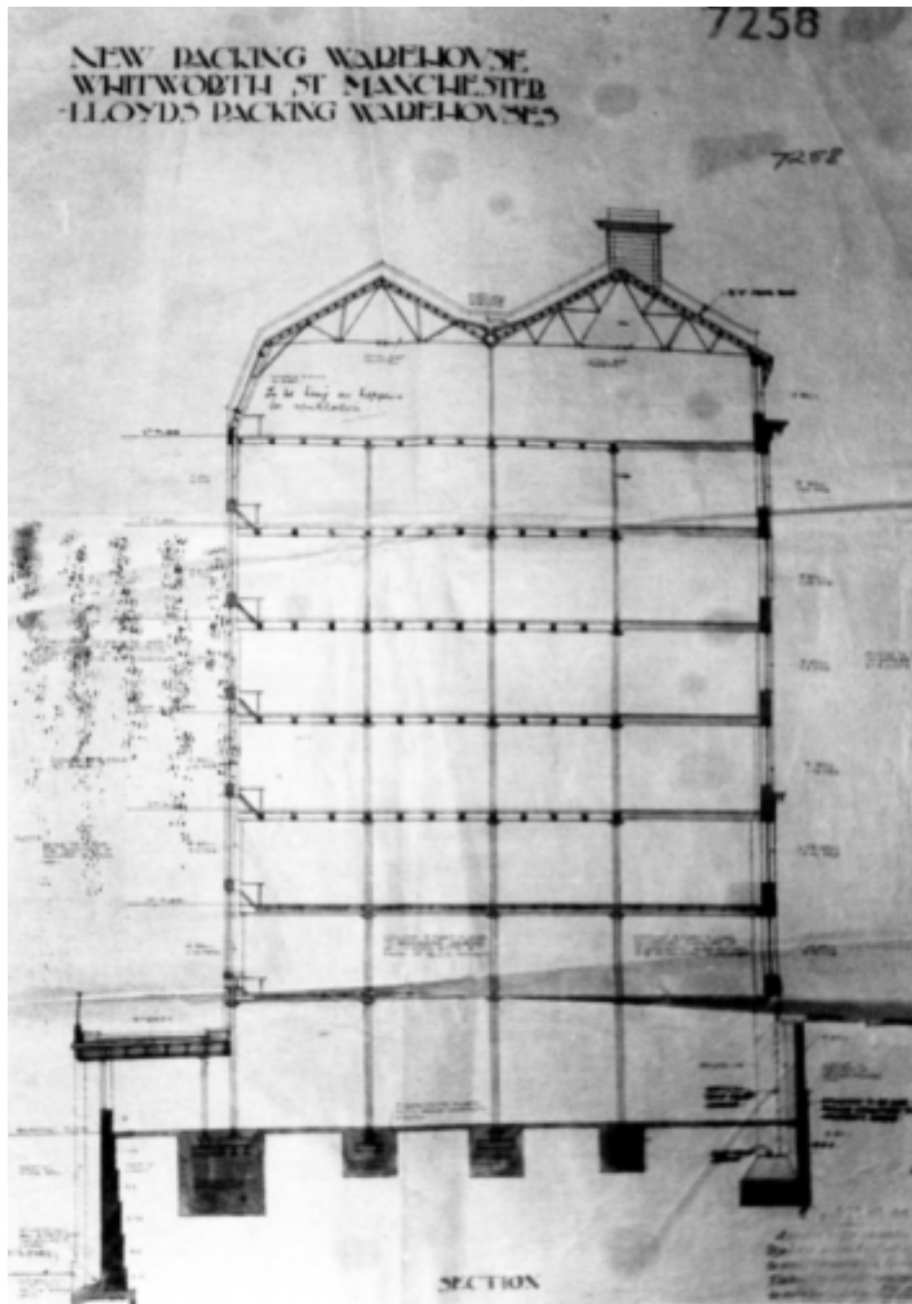




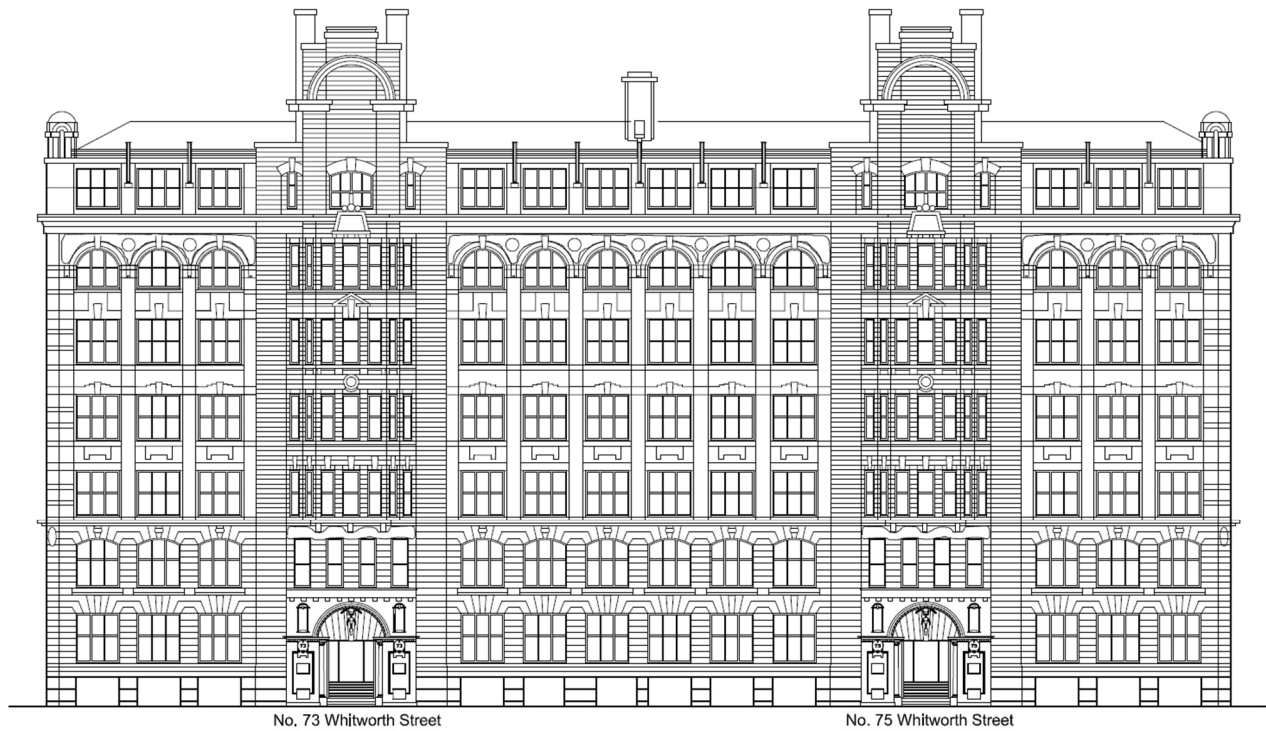
Appendix B: Drawings



Entrance level plan shown in a map context



Cross section of India House by Harry S Fairhurst, Whitworth Street is to the right

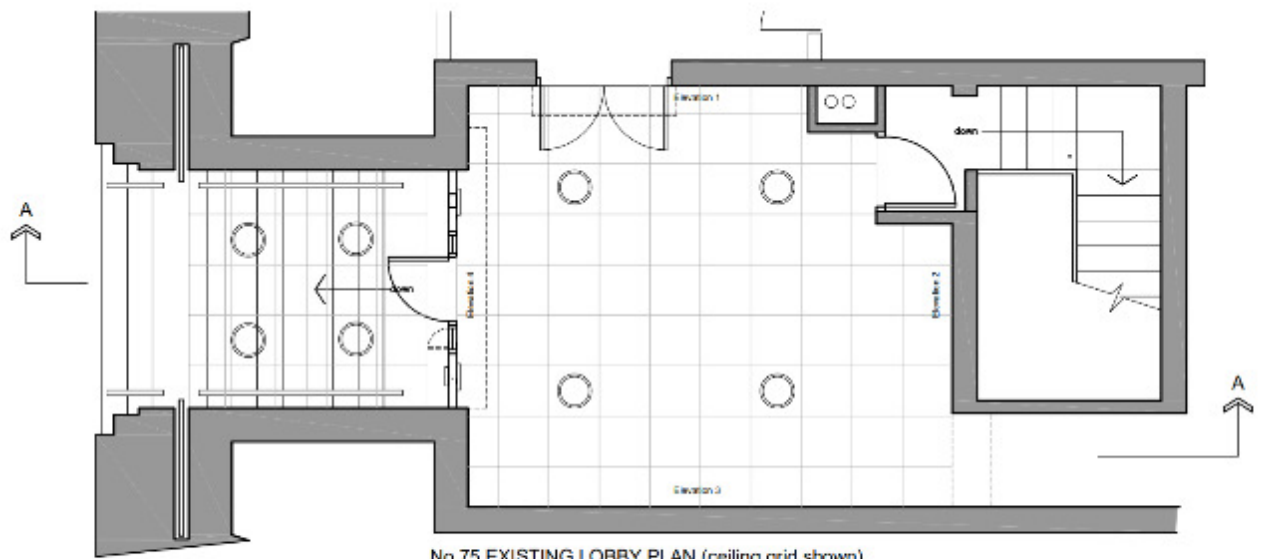


ELEVATION OF INDIA HOUSE FROM WHITWORTH STREET

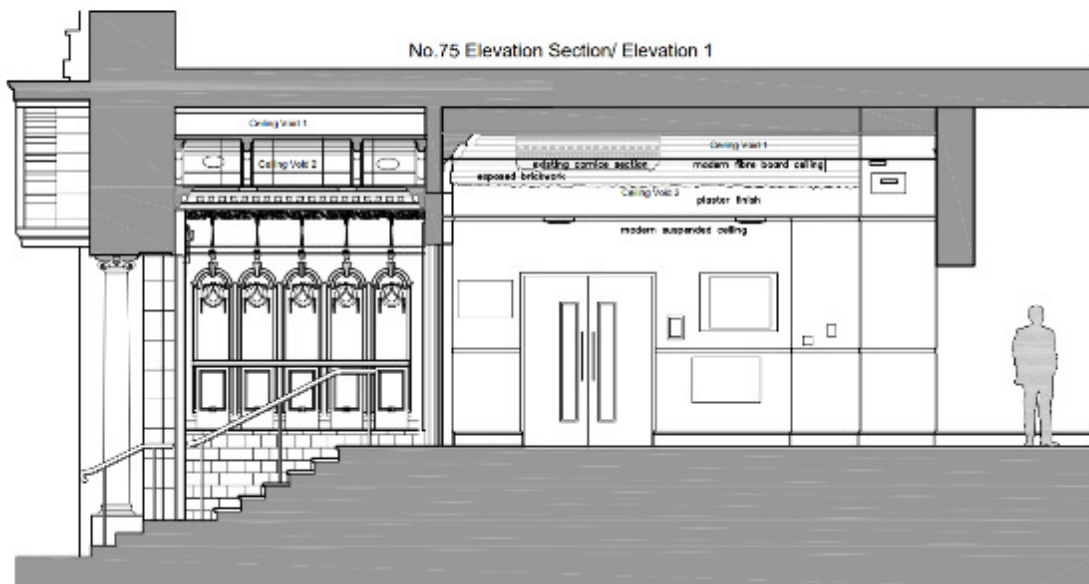


GROUND FLOOR

Entrance Lobby No. 75

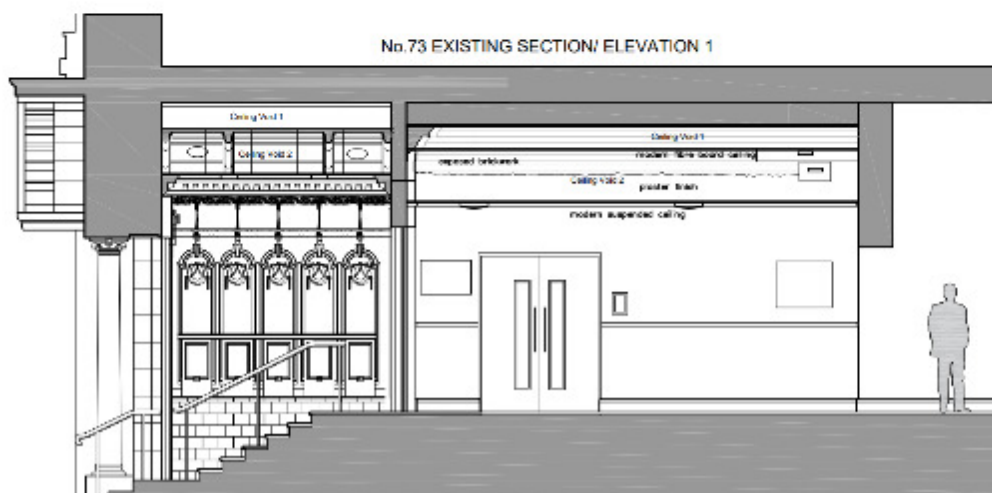
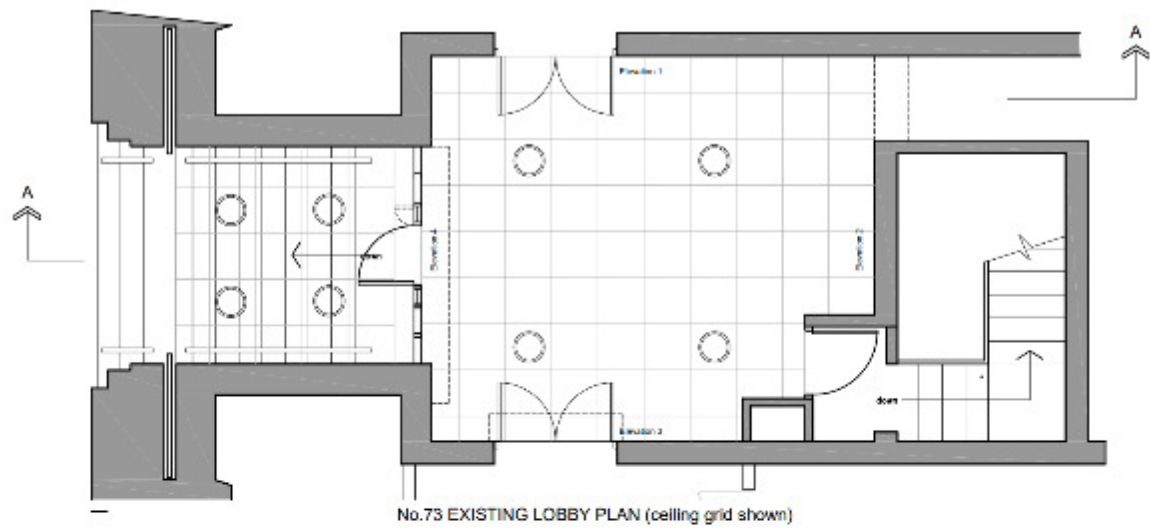


No.75 EXISTING LOBBY PLAN (ceiling grid shown)



No.75 Elevation Section/ Elevation 1

Entrance Lobby No. 73



APPENDIX C: details of listing by English Heritage

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

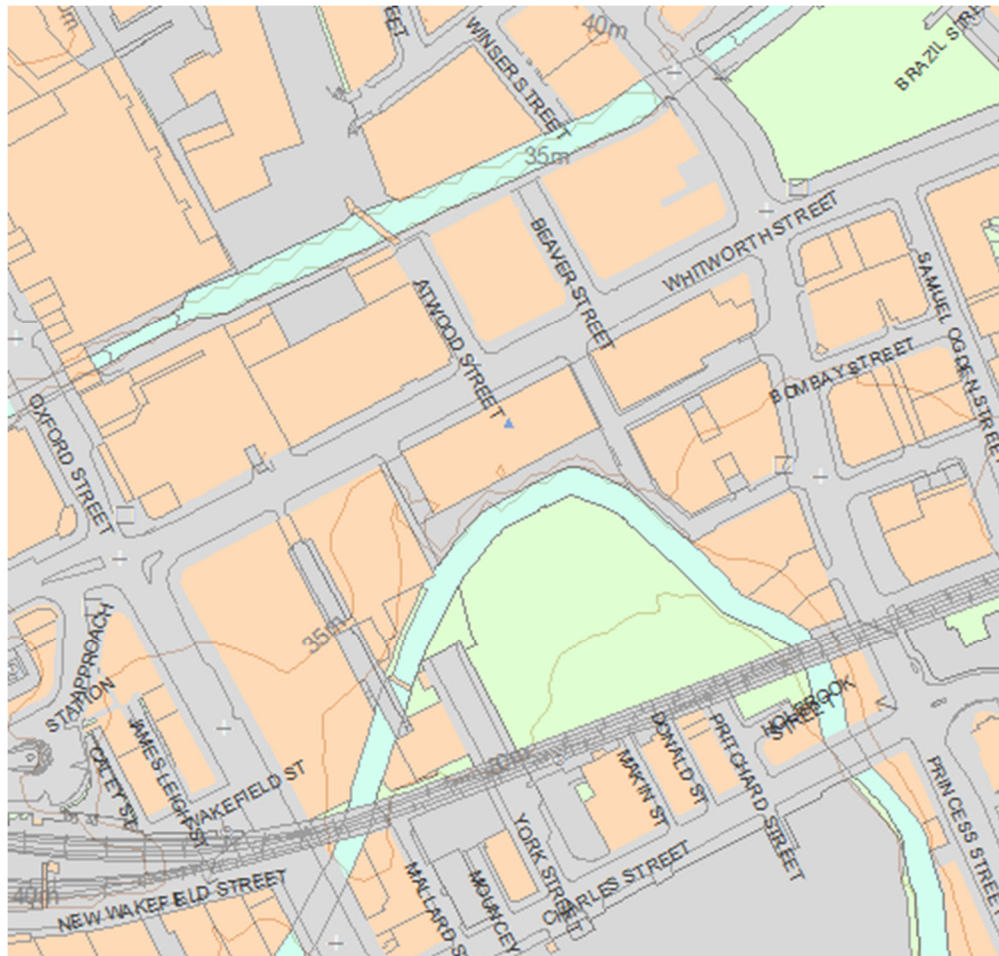
Grade: II*

List Entry Number: 1254836

Date first listed: 03-Oct-1974

Statutory Address:

INDIA HOUSE (INCLUDING ATTACHED WROUGHT IRON GATEWAY LINKED TO LANCASTER HOUSE), 73 AND 75, WHITWORTH STREET



Manchester (Metropolitan Authority)

National Grid Reference: SJ 84215 97619

GV II*

Packing warehouse, converted as apartments 1988-9.

Dated 1906, built between 1905 and 1912; by Harry S. Fairhurst. Steel-framed, with cladding of buff terracotta and red brick with buff terracotta dressings (roof concealed).

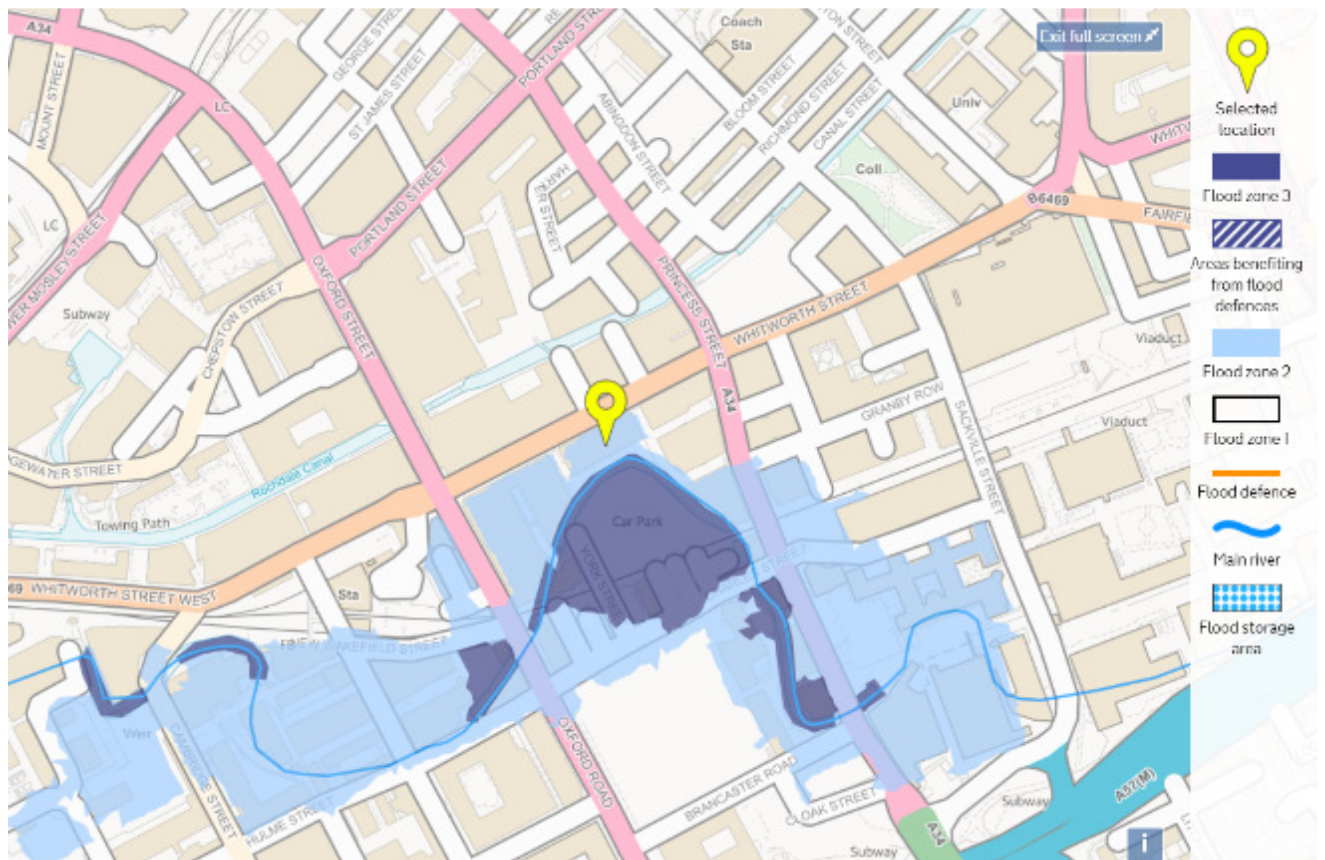
Large rectangular plan. Edwardian Baroque style. Six storeys with basement and attic, 3:4:6:4:3 windows at 1st floor, symmetrical; rock-faced plinth, channelled buff terracotta to ground and 1st floors with mutuled cornice on brackets (a cartouche under this at each corner lettered "INDIA

HOUSE"), giant arcades to the next 4 floors with brick pilasters, very heavily enriched terracotta frieze (swags, volutes, cartouches, etc.) and modillioned cornice, and attic treated as a parapet. The strong horizontal emphasis of the facade is relieved by vertical features flanking the 6-bay centre: these have entrances at ground floor with elaborate surrounds of grey ashlar including large semi-circular open pediments with mutules over recessed doorways with flanking Ionic semi-columns, and panelled side-bays under mutuled cornices supported by cartouches (lettered "73" and "75" respectively); canted bay windows of terracotta tiered from 2nd to 5th floors, with various forms of enrichment including corbelled plaques at the top lettered "1906", and flanked by broad banded terracotta pilasters; and attics under hefty semi-circular open pediments with mutules and cartouches. The other bays have segmental-headed windows at 1st floor, round-headed at 5th floor, and square-headed elsewhere, mostly containing 3-light sashes and mostly also with triple keystones; and the attic has low recessed 3-light windows. Return walls similar.

Attached at the left end, and linked to No.71 (Lancaster House), is a large gateway composed of double gates with ramped tops and semicircular 4-strand overthrow forming a complete circle from the apex of which is suspended a slender lamp in Art Nouveau style. Forms group with Nos 67 to 71 (Lancaster House) to the left (q.v.), with Refuge Assurance building to the right (Oxford Road, q.v.), and with Nos 58 to 60 (Bridgewater House) opposite (q.v.). Interior not inspected.

Listing NGR: SJ8421597619

APPENDIX D: Flood zone



The site is within Flood zone 2, however this information is not relevant to the above application for Entrance Lobby repair and upgrading works

Appendix E

Plasterwork Repairs – Specialist Report

India House, Whitworth Street, Manchester
Investigation into the Condition of the Historic Ceiling
Plasters, in the Entrance Foyers and a Profile of the
Cornice from the Entrance Lobby

April 2022



Prepared by

Ornate Interiors Ltd

&



M. WOMERSLEY
Historic Building Specialists

Contents

Introduction and the Historical Context	2
A Summary of the condition of the Foyer Ceilings	2-7
Appendix 1: A Specification and Schedule for repairing the foyer Ceilings.	
Appendix 2: A Section and cost for replacing the missing cornice in the Lobby areas	

Introduction

After the historic ceilings were damaged by the insertion of suspended ceilings, the current building owners would like to reinstate them. Ornate Interiors and M Womersleys have been asked to assess their condition and prepare a repair schedule. This report will set out a schedule of suggested works and plasterwork repairs for the two foyer areas and a linear metre cost for replacing the cornice which has been lost or damaged in the internal lobbies.

The Context: The Historical Development of the Building

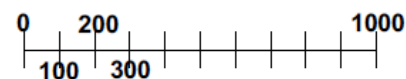
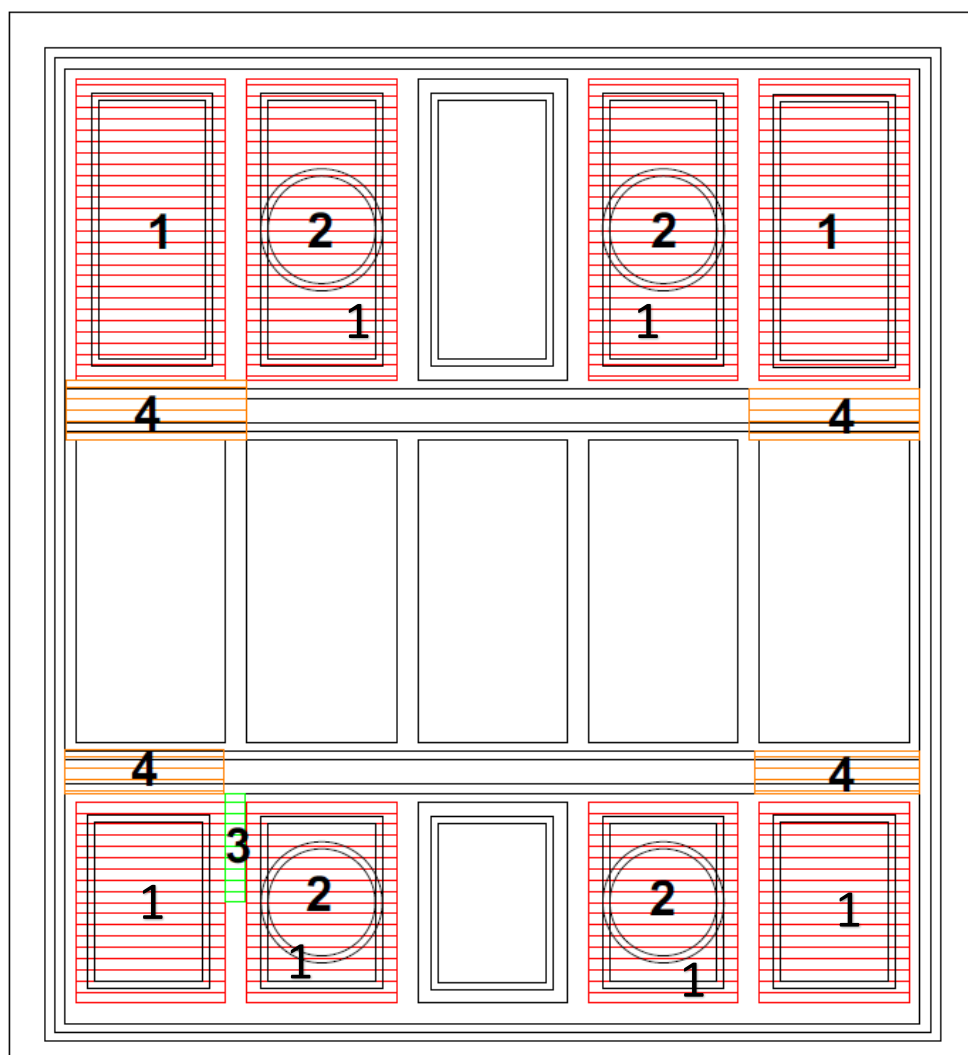
India House at Nos. 73 and 75 Whitworth Street is a grade II* listed building. A former packing warehouse, it was converted into apartments in 1988-9. It is dated 1906 and was built between 1905 and 1912; by Harry S. Fairhurst. The building is steel-framed and clad in buff terracotta and red brick and has buff terracotta dressings, in an Edwardian Baroque style. The two main entrance foyers also follow this style, with some lower render decoration to the foyer walls being more Art Nouveau.

A Summary of the condition of the Foyer Ceilings

Early 20th century steel joists and shuttered concrete carry the floors above the foyers, whose ceilings are hung from a curving timber frame lined with timber boarding, see photos 1, 2 & 3. The barrel vaulted ceilings are decorated with plain fibrous cast panels, sub-divided into 15 panels by square ribs, with concave mouldings, down their length and with semi-circular deeper ribs across the ceilings' width, decorated with simple planted on curving and skewed bands. Both are finished over the door with a cartouche and reclining ½ life size classical figures depicting the Greek god Hermes (the Roman Mercury) who was the god of translators and interpreters and ruled over wealth, good fortune, commerce. He carries a ship depicting the trade of goods from India, and opposite is a Greek goddess with the world in her hand, see photo 4.

The ceilings are well supported and despite deterioration of the hessian within the plaster casts they are in reasonable condition, the only damage is from where the suspended ceilings were installed, and the loss of 6 of the 8 cut glass light covers, with some damage to the plaster bands that surrounded them. The layout of both ceilings is shown in Diagrams 1 and 2 which show the areas of damaged plaster that require replacement. A full costed schedule for the necessary plaster repair work for these two barrel vaulted foyer ceilings are set out in Appendix 1.

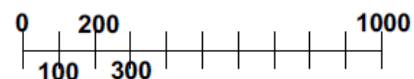
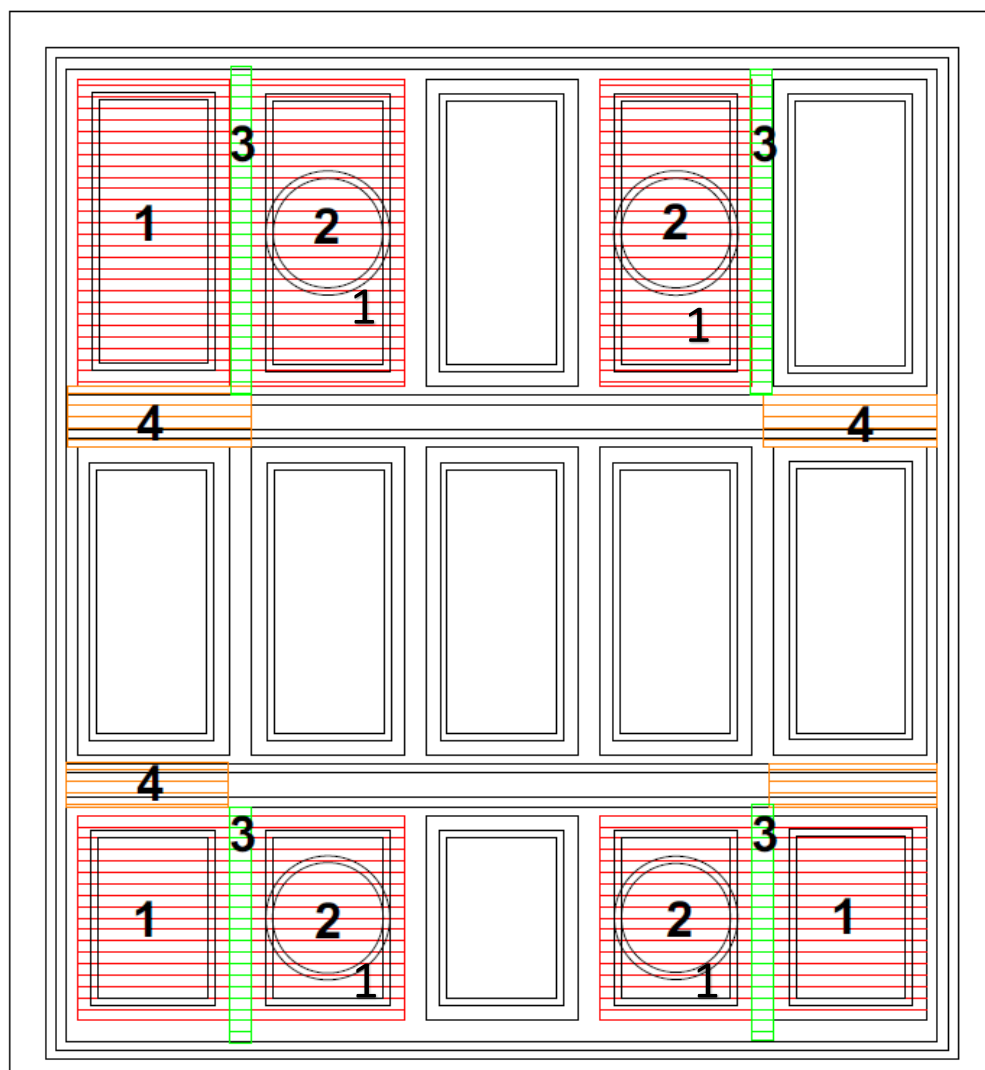
Diagram 1: North-eastern Entrance Lobby (Ref room 73.)



Key: -

1. Areas of curving plain fibrous panels to replace.
2. Replace circular square section casts around lights.
3. Replace full width of the square ribs /stiles, edged with concave moulding, and raised frame.
4. Replace sections of the curved semi-circular ribs which run across the full width of the ceiling, and the decorative separate curving casts bands which decorate them.

Diagram 2: South-Western Entrance Lobby (Ref room 75.)



Key: -

1. Areas of curving plain fibrous panels to replace.
2. Replace round square section casts around lights.
3. Replace full width of the square ribs/ stiles, edged with concave moulding, and raised frame.
4. Replace sections of the curved semi-circular ribs which run across the full width of ceiling, and the decorative separate curving casts bands which decorate them.



Photos 1, 2 & 3: Early 20th century steel joists and shuttered concrete carry the floors above the foyers, whose ceilings are hung from a curving timber frame lined with timber boarding.



Photo 4: The barrel vaulted ceilings, decorated with plain fibrous cast panels, sub-divided into 15 panels by square ribs, with concave mouldings down their length, and with semi-circular deeper ribs across the ceilings' width, decorated with simple bands. Both are finished with a cartouche and reclining ½ life size classical figures depicting the Greek god Hermes (the Roman Mercury) who was the god of translators and interpreters and ruled over wealth, good fortune, commerce. He carries a ship depicting the trade of goods from India, and opposite a Greek goddess with the world in her hand.



Photo 5: Showing the framed square ribs / stiles which run along the length of the ceiling, one of which has become detached; also showing the small planted on square section, creating a frame to the inner panel; and the cut glass light fitting.



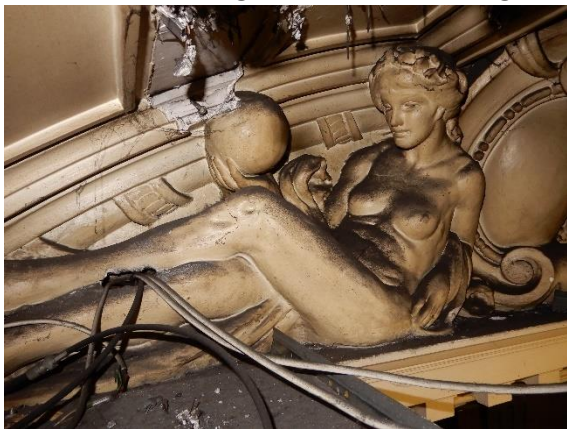
Photo 6: A semi-circular rib across the width



Photos 7 & 8: Showing the depth of a full cast piece that forms the semi-circular rib; and just over half the width of this rib, which are used where these curving ribs terminate the ends of the barrel vault.



Photos 9-12: Damaged feet on the two figures at entrance No. 73



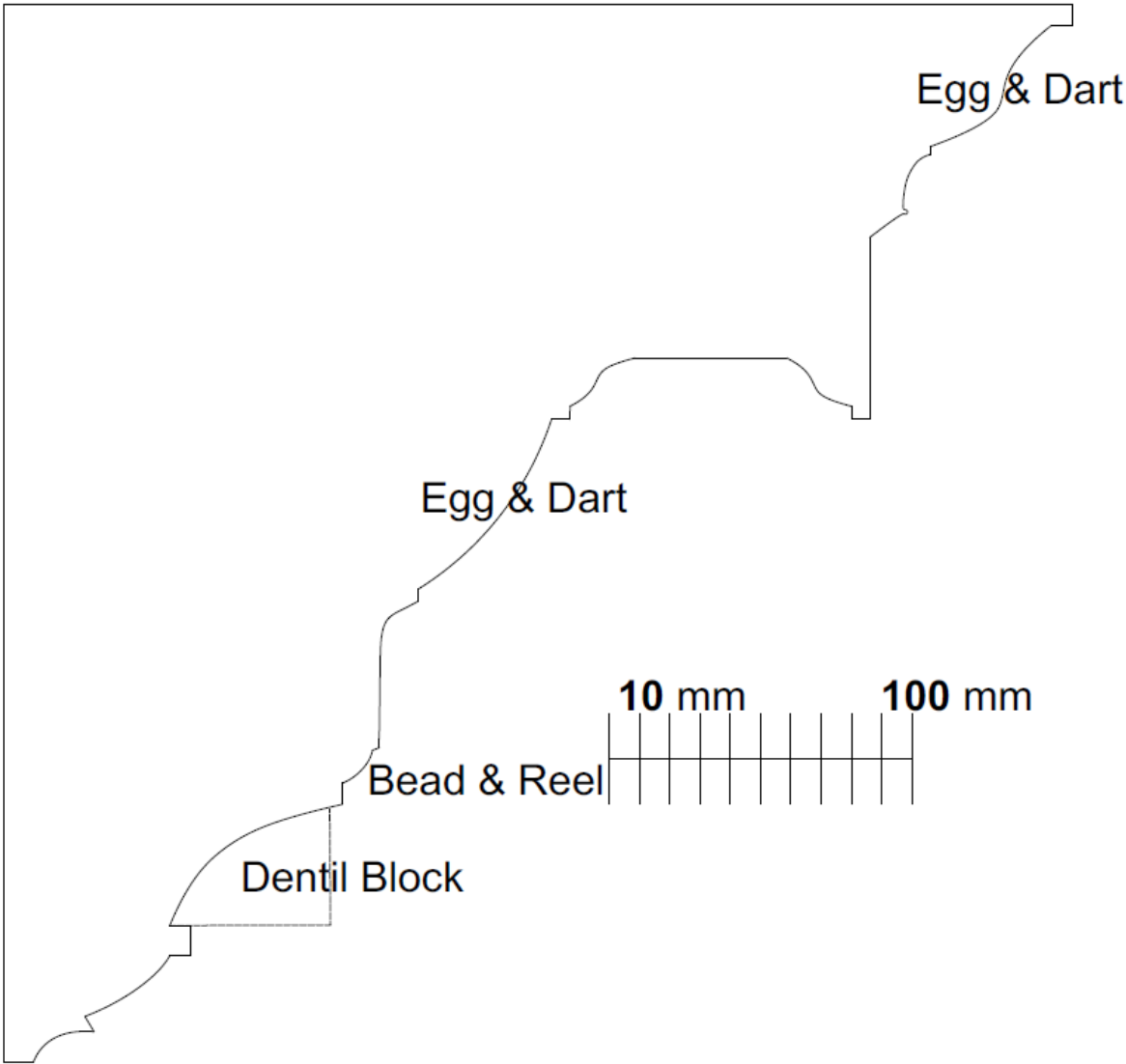
Photos 13-16: Damaged feet on the two figures at entrance No. 75

Appendix 1

Repairs and replacement work needed to the foyer entrance No 73, as shown on Diagram 1	Estimated Days	Plasterwork Cost
Make good any further damage caused by the reinstatement of the lights.	tba	tba
Replace damaged and small areas and missing timber boards and noggins.	1	£480.00
Replace 4 No. damaged flat panel sections, approx. 450 x 850 mm each to the northern half.	3	£1,480.00
Replace 4 No. damaged flat panel sections, approx. 450 x 580 mm each to the southern half.	3	£1,480.00
Run and plant on 4 new circular approx. 15 mm square section frames of approx. 300 mm diameter, (ref No 2 on Diagram 1).	3	£1,670.00
Take squeezes, create moulds, cast, and fix 1 lengths of square rib, finished with integral concave mouldings, at approx. 140 x 70 x 400 mm, (ref No 3 on Diagram 1).	2	£970.00
Take squeezes, create moulds, cast, and fix 4 lengths of semi-circular rib, finished with concave mouldings at approx. 135 x 135 x 500 mm and form 16 internal mitres, (ref No 4 on diagram 1), take squeezes, create moulds, cast, and fix decorative curving, skewed bands to face of ribs.	4	£2,980.00
Resecure the whole ceiling area with screws and carry out small hand repairs.	3	£1,320.00
Sculpt one new foot for each of the two reclining figures in clay and create moulds and casts of each and fix.	6	£4,240.00
Total Plasterwork Costs Only		£14,620.00
Estimated Plasterwork Repairs Days on Site Only	25 days	

Repairs and replacement work needed to the foyer entrance No 75, as shown on Diagram 2	Estimated Days	Plasterwork Cost
Make good any further damage caused by the reinstatement of the lights.	tba	tba
Replace damaged small areas and missing timber boards and noggins.	1	£480.00
Replace 4 No. damaged flat panel sections, approx. 450 x 850 mm each to the northern half.	3	£1,480.00
Replace 4 No. damaged flat panel sections, approx. 450 x 580 mm each to the southern half.	3	£1,480.00
Run and plant on 4 new circular approx. 15 mm square section frames of approx. 300 mm diameter, (ref No 2 on Diagram 2).	2	£1,180.00
Take squeezes, create moulds, cast, and fix 4 lengths of square rib, finished with concave mouldings (2 at approx. 140 x 70 x 700 mm and 2 at approx. 140 x 70 x 1100 mm) and form 16 internal mitres, (ref No 3 on Diagram 2).	4	£2,740.00
Take squeezes, create moulds, cast, and fix 4 lengths of semi-circular rib, finished with concave mouldings at approx. 135 x 135 x 500 mm and form 16 internal mitres, (ref No 4 on Diagram 2), take squeezes, create moulds, cast, and fix decorative curving, skewed bands to face of ribs.	4	£2,980.00
Re-secure the whole ceiling area with screws and carry out small hand repairs.	3	£1,320.00
Sculpt one new foot for each of the two reclining figures in clay and create moulds and casts of each and fix.	6	£4,240.00
Total Plasterwork Costs Only		£15,900.00
Estimated Plasterwork Repairs Days on Site Only	26 days	

Appendix 2: Cornice to Lobby showing section and photograph



Mould cost and cost per linear metre for supply and fix in fibrous plaster: -

Mould Cost - £4,630.00

Supply & fix per Lm - £132.00

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Appendix F

Ceramic Tiles – Specialist Report



THE JACKFIELD CONSERVATION STUDIO

Jackfield Conservation Studio
4 Mardol Terrace
Much Wenlock
Shropshire
TF13 6BH

Tel: 01952 728434
Email: lesleydurbin7@gmail.com

VAT No. 681 9672 87

® Collective Trade Mark of PACR
Accredited Conservator-Restorer
Emeritus ICon

India House, Whitworth Street, Manchester

Historic Entrance Tile Scheme

Condition and Conservation Assessment Report

For;
Warburton Associates
The Old Police Station
62 Chapel Street
Manchester
M3 7AA



1. Historic context

The original purpose of India House in Whitworth Street, Manchester, was as a packing and shipping warehouse built in 1906 for Lloyd's Packing Warehouses Limited, Manchester. It is in the Edwardian Baroque style and is steel-framed, with cladding of buff terracotta and red brick with buff terracotta dressings. The external terracotta is by Burmantofts of Leeds and the building was designed by Harry S Fairhurst. Fairhurst was also responsible for Bridgwater House, which stands opposite India House and is clad in Burmantofts 'Lefco' terracotta. *Tiles and Architectural Ceramics Society* <https://tilesoc.org.uk/tacs/> Bridgwater House has two internal tile schemes, designed and manufactured by Burmantofts, the texture and colour of the glaze, and some of the styling closely matches tiles found in the two entrances of India House in Whitworth Street. It is likely that the entrance tile scheme found in India House is by Burmantofts, prolific tile-makers as well as terracotta producers.

Burmantofts produced high quality tile schemes which can be found in many important buildings nationally, the Royal York Hotel, York, Royal Bank of Scotland, London. The National Liberal Club, London. They also employed quality designers such as W J Neatby and sculptor E C Spruce.

India House is a Grade II* listed building as of 3 October 1974.

2. General Comments

There are two main entrances to the building off Whitworth Street. West and East, both entrances are substantially the same in design and have had the same paint treatment applied in the past in corresponding ways.

The schemes have an extraordinary number of different profiles and sizes of ceramic pieces which make up what is an elaborate and highly ornate design, as seen in Figs. 1 and 2.

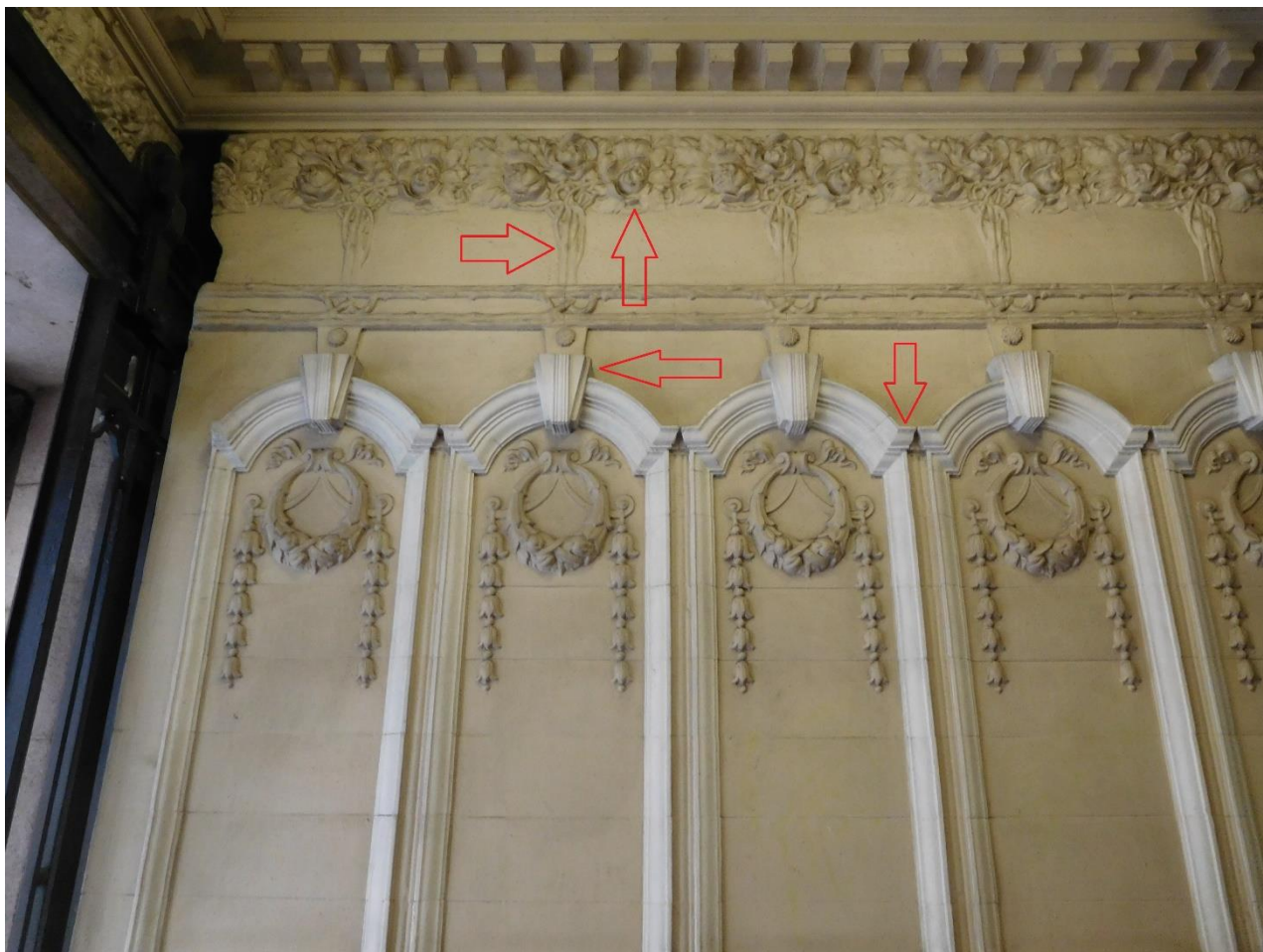


Fig 1



Fig 2

3. Condition

The block frieze at the very top of the scheme is unlikely to be ceramic. The profiles are very deep with highly elaborate modelling.

Whilst there are one or two instances where it is possible to see some damage to the tiles beneath the paint, these instances are no more than a handful. There is no evidence of severe fracturing, though it is difficult to tell because of the thick coating of what seems to be an epoxy type of textured paint. Fig. 3.



Fig 3.

The paintwork is ugly and unsympathetic and the look and feel of the entrances would benefit if it were removed. However, this should be done carefully, and be put in the hands of a professional who understands how to avoid further damage to the tiles during the paint removal process.

There are some small damage areas in amongst the lower part of the green glazed tilework, none of it is excessive and can be repaired by a ceramics conservator. Figs.4 & 5.

Fig.4



Fig 5





Fig 6 Barrel vault with cartouche and figures east entrance

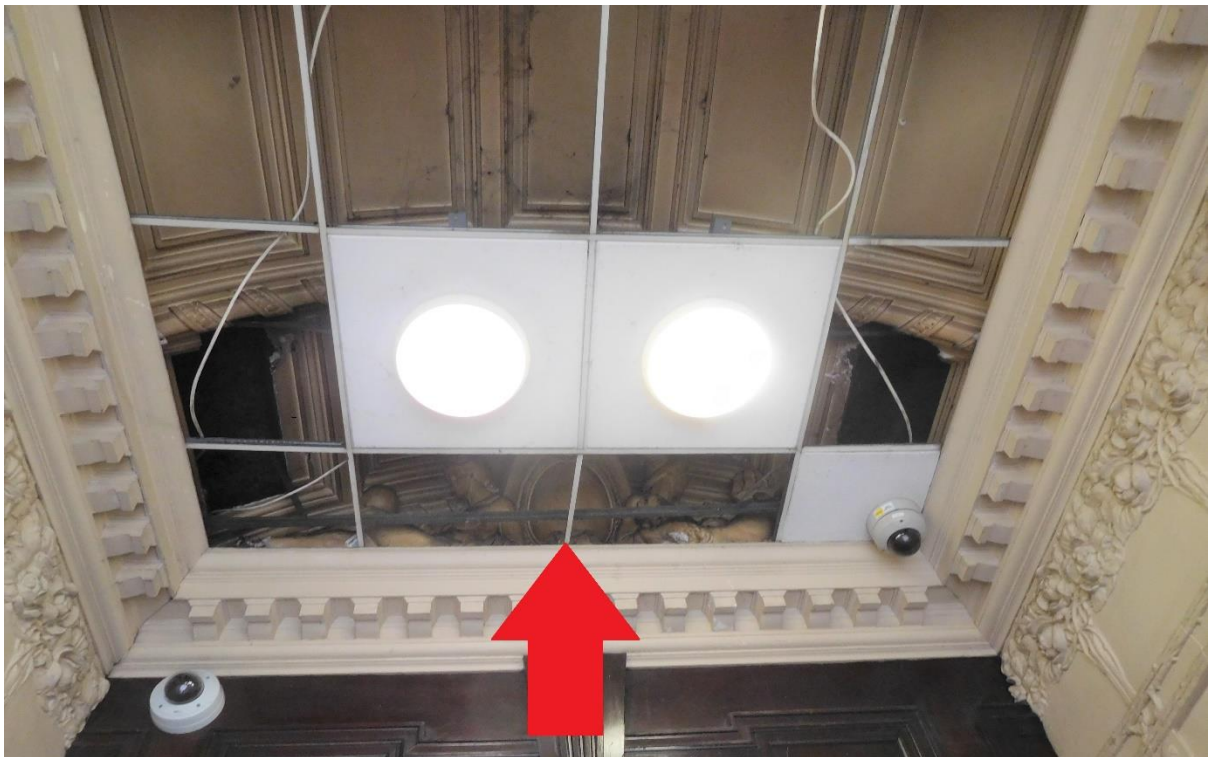


Fig 7 Barrel vault with cartouche and figures west entrance

The information found in this document is for guidance only, neither the author or Jackfield Conservation Studio can accept any liabilities whatever for its subsequent use under any circumstances

Above the suspended ceilings on both entrances are highly decorative and well executed models of two reclining nudes one holding a globe and the other holding the winged symbol of the god Mercury. See Figs 6&7. It is difficult to say without close inspection, but the assumption is that these figures are terracotta, they may be glaze-coated or perhaps have been painted.

It is also difficult to ascertain whether the barrel vaulting is also ceramic panelling, but it is likely to be so.

There is some damage to the features of the figures and the barrel vaulting, a ceramics conservator would repair these elements without encountering problems.

The symbolic figures clearly represent the Lloyd's Packing Warehouses ethos of global trade and movement and are therefore intrinsic to the history of the building.

It would be desirable to expose these motifs as part of a refurbishment of the entrances, but if that is not possible there should be a full record of these elements placed in an archive.

4. Treatment

Paint removal should be put into the hands of a ceramics conservator, if an experienced ceramics conservator is contracted for the work, they may prefer to use a different system for paint removal.

But as general rules of principle, on no account should any form of metal or abrasive materials or tools be used in the paint removal process. Plastic, wood, or soft bristle tools are acceptable.

The favoured system is the Langlow's Strip Away LV system, however a full review of the Technical Data sheet and Health & Safety issues of this product should be put in place before use. It must be neutralised according to the instructions after use.

The advantage of this product is that it will not require intensive and therefore difficult work around the deep modelling.

There is the possibility that removing the existing paint will reveal scuffing and scratching to the glaze surface which is irreparable, though this is unlikely. In which instance there is a case for repainting the scheme, which will help to protect it for the future, but in a more sympathetic, reversible paint scheme. Perhaps along the lines of a trompe l'oeil effect.

4. Conclusion

We would support a full restoration program on both entrances to the building, neither the effort nor the cost would be onerous, whilst the benefit to the building especially from street level would be enormous.

Appendix 1: Practical guidance on simple conservation issues.

The information on these pages is for guidance only we do not accept responsibility as a result of any person carrying out any works according to the advice contained in this document. Always follow Health and Safety measures described on products, tools and materials. Jackfield Conservation Studio is not responsible for the work which you do, the responsibility is yours and yours alone!

Cleaning Glazed surfaces

Where **glazed surfaces** are concerned it is very important that the glaze should not be scratched during the cleaning process, make sure that the glaze is robust enough to withstand nylon 'Scotchbrite' pads, most tile glazes are but do a test area first. If there is any slight scratching of the surface use a soft cloth instead.

Any cleaning treatment on old ceramic tile is **always** experimental and is not bound to work, always find an unobtrusive corner in which to test your method or product.

If tiles are in large open public buildings, and there is no other vulnerable building fabric in the vicinity, and all health and safety considerations have been taken into account, steam cleaning is sometimes used as a first stage clean to remove the very worst surface dross, especially if the tiles are in particularly bad condition.

The best method for thorough and detailed cleaning is by hand.

Recommended cleaning products are 'Syperonic A' and 'Vulpex' spirit soap', available from conservation suppliers, or 'HG Extra', 'HG grease remover', or 'BAL Ceramic Floor Tile Cleaner' available from good tile suppliers.

All products are non ionic, 'Syperonic A' is a mild detergent with a balanced ph, 'Vulpex' is an alkaline soap, whilst 'HG Extra' is a stronger detergent which contains phosphoric acid. HG grease remover is an alkaline cleaner and BAL floor tile cleaner contains sulphamic acid.

Whichever product is chosen, the tile should be pre wetted, the product should be applied neat onto the surface of the tile (with the exception of Vulpex which should be diluted according to the manufacturers instructions) and agitated manually, left for twenty minutes and then thoroughly rinsed off. The product should not be allowed to dry on the surface of the tile. Each tile should be given individual attention.

To agitate the detergent use 'Scotchbrite' green pan scourers. These are made of a plastic material which is abrasive enough to work the liquid into the body of the tile, but will not scratch the surface. Toothbrushes and wooden cocktail sticks can also be useful for deeply moulded tiles. Never use wire wool or any hard, abrasive material. Hardened substances which are on the surface of the tile, such as paint splashes may be removed using a 'Stanley' blade at a 45 degree angle, plastic holders which hold the blade thus can be bought from hardware stores.

If black sulphides are prevalent on the surface of the glaze they can only be removed by hand using a scalpel blade. Use of power driven abrasives is likely to result in permanent damage to the glaze.

Wearing rubber gloves and eye protection are recommended against the effects of detergent splashes.

Appendix 2: Practical guidance on simple conservation issues.

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Safe removal of damaged historic tile from walls or floor

This process is aimed at aiding removal of damaged historic tile in readiness for replacement with new, without incurring further damage to other surrounding historic tile in the process.

Uncontrolled impact with a hammer and chisel will cause shock waves to run through the ceramic at random causing fractures to run in any direction, often across cement grout lines, and into the adjacent tile. This should be avoided.

Grouting material in historic tile schemes, dating from the Victorian era onwards, is almost always made up of the same cement based mortar used to fix the tiles to the substrate, it is therefore usually very strong and will have bonded adjacent tiles together to the extent that they have, to all intents and purposes, become one object.

The damaged tile must first be separated from its neighbours, to avoid shock waves having the opportunity to cross the grout line.

Using a small hand held angle grinder fixed with a diamond cutting blade, 115mm or 125mm in diameter, cut width of 1.2mm (or similar) make cuts to the depth of the tile around the perimeter, at a distance of 5mm **inside** the grout line, avoid going closely into the corners as any overrun of the cut will damage the next tile. **See Fig. 1.**

Make a second series of cuts to the same depth diagonally across the tile. **See Fig. 2.**

Make a third series of cuts across each of these diagonals. **See Fig. 2.**

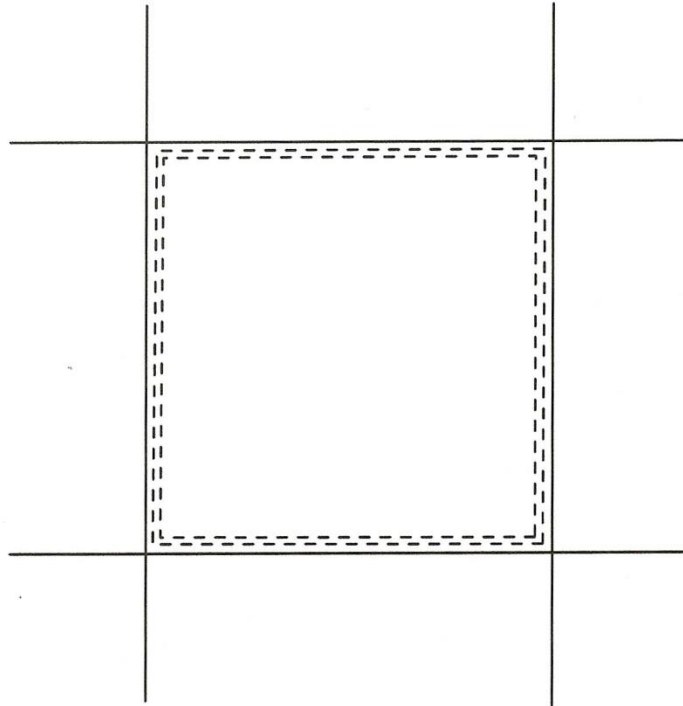
Using a small flat cold chisel and a hammer starting at the centre of the tile and working outwards begin to knock away all of the parts of the tile until all that remains is the 5mm. of tile which is at the edge. Change to a chisel with a thin blade and carefully tap along the grout line with the chisel at 90 degrees to the tile face. The remaining tile should fall away.

If more depth space is required on the now revealed cement bed, because the replacement tile is either of the same thickness or thicker than the original, then use the same method for removing excess concrete.

Do not be tempted to cut along the grout line, as this will always lead to damaged edges of the adjacent tile. The saw blade will automatically find the weakest part of the groove, taking at least 1mm of the adjacent tile away and thus creating an overall space which is larger than the replacement tile.

This principal of tile removal can be used for any size or tile type.

This process should *only* be attempted by persons who are trained or experienced in the use of diamond cutting power tools.



position of first series of cuts

Fig 1

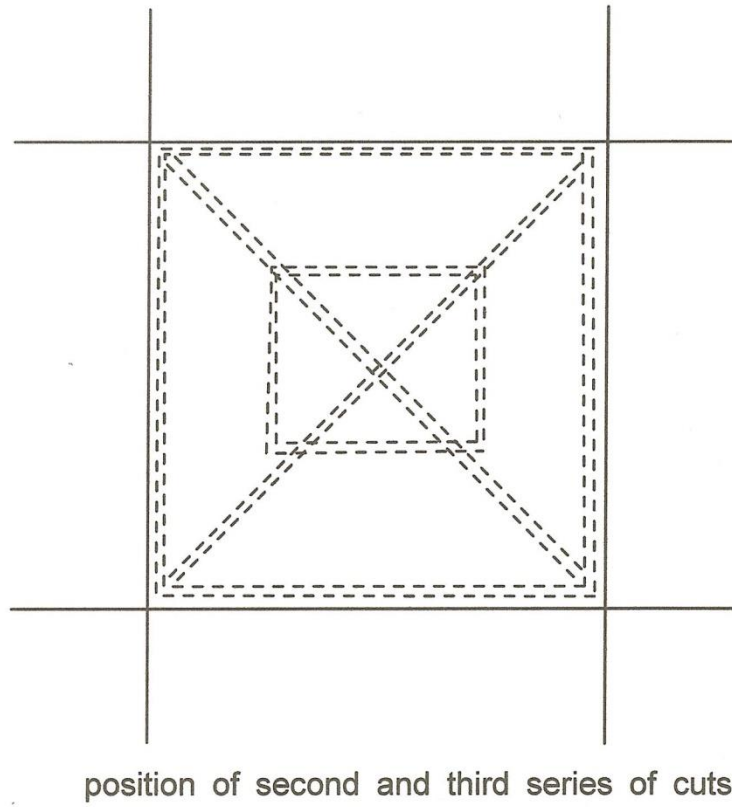


Fig 2

W a r b u r t o n
a s s o c i a t e s



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