



THE MOSAIC

RESTORATION COMPANY

TO: Bloomsbury Leisure Group
Bedford Way
London, WC1H 9EU
F.A.O: Jon Dalton
CC: John Wiseman
Dexterdesigns
REF: Guildford Place, wall tile repairs

Dear Sirs,

15th February 2017

Following your recent instruction and my visit to site on 6th February 2017 I am pleased to submit my recommendations and costs to carry out the proposed wall tile repairs to the Ladies and Gents Toilets at Guildford Place, London.

During my visit the objective was to carry out: -

1. Visual survey, record material, remove tile samples for Craven Dunnill (send to them).
2. Carry out small cleaning trail.
3. Make recommendations of overall condition, likely methodology / specification to restore, stabilize, clean and maintain the internal glazed wall tiles.
4. Submit budget costs for the works.

1. Visual survey, record material, remove tile samples for Craven Dunnill

Guildford Place Ladies and Gents underground Toilets have been decommissioned for many years. They like many similar Victorian and Edwardian London conveniences are decorated in a glazed brick type wall tiling and terrazzo floors. The imperial sized 9 x 2 $\frac{7}{8}$ inch tiles were likely originally supplied by; Minton, Maw & Co, Craven Dunnill Jackfield or similar and consist of three different colours. Cream from floor level to approximately 2.1meter height up to a single brown tile course, then white tiles to the ceiling / borrowed light, The tiles vary slightly in tone and shade, a characteristic of this type of tile installation, this needs to be considered if replacements are to be specially made. The tiles are generally 1 inch thick throughout the external and external walls, whereas the dividing wall toilet cubicle walls have tiles with a double glazed face and are considerably thicker.

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The tiles are bedded and face-grouted in a rich cement-based mortar, onto an equally rich wall render. Unfortunately as a result this type of construction has a negative effect on the tile decoration, as there is no allowance for any movement, whereas earlier lime-based mortars did give some flexibility. As a result of (some severe) structural movement and moisture ingress the tiles are in very poor condition. Many areas have de-bonded, both the tile from its bedding mortar and bedding mortar / screed from the substrate. The inevitable moisture ingress has further damaged the installation, not helped by 'jacking' as a result of frost action on the more exposed external works. If the same decoration were carried out today, we would need to properly 'tank' (water-proof) a subterranean project like this and incorporate numerous movement / settlement joints to meet modern building standards.

The glazed tile face is typically thin and not very forgiving in this type of environment. As a result of the movement most of the tiles, especially in the Gents Toilets have many cracks or fissures, and or ingrained staining. This staining has ingressed the tile surface and cannot be removed successfully by chemical or poultice cleaning methods.

As part of my survey I collected some original tile samples, which I have forwarded to Craven Dunnill Jackfield, the Countries leading manufacturer of bespoke handmade glazed, geometric and encaustic tiles, based at Jackfield Tile Museum, Shropshire. I have attached a copy of my sample request for your records. Craven Dunnill may be able to confirm the original manufacturer and will be able to specially manufacture any replacement tiles for this project. I have suggested if replacement tiles were required that various slight tone / shade variations would be wise to replicate the original tiles as closely as possible. As part of their work they will initially provide a cost for the special development for colour-matching and moulds. They will then be able to provide a unit cost for each tile based on an estimated total quantity to be ordered. I will report back to you once I have this information. I understand you have also been in contact with Adrian Blunden (Director) and if you prefer you could also contact them direct.

2. Carry out small cleaning trail.

While on site we carried out a small cleaning trail approximately 1 meter square in the Gents Toilets (see images before & after attached). As expected, the surface dirt and grime was easily removed, but unfortunately the ingrained dirt and surface cracking remained. I was surprised at the extent of surface cracking and this needs careful consideration. If the areas of the building are to be re-commissioned, I fear there may be hygiene issues if the structural movement is on going with cracks and fissures being almost impossible to keep clean.

Cleaning materials, Vulpex soap or similar with soft nylon pads, rinsed with sponges and wiped dry.

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3. Make recommendations of overall condition, likely methodology / specification to restore, stabilize, clean and maintain the internal glazed wall tiles.

I was surprised to find the wall tiling in such poor condition. A very thorough 'tile survey and repair schedule' has been produced by Dexter Building Design Ltd illustrating the location of missing and damaged tiles. This survey is very accurate and can be used to produce a scope of works to which the project could be priced. However, it does not (as it is not possible until thoroughly cleaned) identify ingrained staining of the tile glaze. It also does not indicate areas of moisture ingress caused where the structure and 'tanking' has failed, or where larger areas of tiling will need to be removed to address the underlying structural and 'tanking' issues. In brief, as well as the approx. 60 - 70% replacement tiles identified in the Gents toilet and approx. 50 - 60% replacement in the Ladies toilet, I would suggest this be increased by a further 30% to allow for underlying structural and 'tanking' problems. The other consideration is the realistic extent of damage when carrying out challenging in-situ repairs. Although my company specialise in this type of work, a quantity of provisional additional works needs to be allowed for especially when cutting out one damaged tile for example without damaging the adjacent vulnerable glazed tile surfaces.

I would usually expect to make recommendations on how best to carry out in-situ repairs, to include for example; the use of small diamond tipped dremel drills and hand chiselling for individual in-situ repairs. How to stabilise detached tiles using a 'birds nest' gravity feeding method. How to clean, face-grout and apply a possible finishing treatment etc. However, I cannot make these recommendations due to the extent of damage and the unfortunate unrealistic viability of this being a successful conservation or restoration project. My conclusion as a result of the extent of damage, severe structural and moisture ingress problems, the type of rich cement-based mortars used (the mortars being stronger than the tile itself) and the extremely high cost to execute the project.

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My objective where possible is always to attempt to salvage any original features and I suggest if the following works be considered.

1. I suggest the best example of the existing tile decoration be repaired, ideally an internal wall in the Ladies toilet where structural failure and moisture ingress are not present. This wall could be restored to illustrate how the original Toilets were decorated, using handmade replacement Craven Dunnill tiles where necessary.
 2. I suggest all other areas of tiling be removed and the necessary building works be carried out if the areas are to be habitable.
 3. That the possibility of using handmade replacement tiles be considered, perhaps to the external entrances. To match the original installation as closely as possible. If the tiles were to be replaced, the substrate will need to be suitably prepared. I would suggest using a company like Ardex UK to specify the most suitable water-proofing, wall render, tile fixing and face-grout mortars. It is worth noting that a new installation would likely require expansion joints through the new brick bond tiling.
 4. On completion of any works that an accurate record taken before, during and after the project to form part of the O&M manual and Conservation Record, archived for future use.
4. Submit budget costs for the works.

I have attached Craven Dunnill Jackfields price to produce the specially made glazed wall tiles (see copy attached) based on a quantity of 1,500 tiles, for pricing purposes only.

The initial development cost for the colour-matching and mould making will be £2,450.00 Based on 1,500 rectangular tiles only, including working moulds (1 per 10) the cost is £17,175.00. There are approximately 60 tiles per square meter, therefore the meter cost for the standard tiles (excluding any corner and any special shaped tiles) is £687.00 / m2. Assuming the making good works are carried out including a new render by others we would charge in the region of £500 /m2 for managing the project, setting out, fixing and finishing treatment. Therefore budget in the region of £1,200 / m2. You may prefer to find a specialist tile fixer rather than a restoration company like mine to carry out the new tiling works.

I understand there is in the region of 220m2 of tiling to both Toilets, therefore as a guide if all the tiling were replaced with new budget in the region of £264,000 subject to survey.

I would suggest a provisional sum in the region of £5,000 - £10,000 for the internal original wall conservation works.

With regards to program, Craven Dunnill usually quote between 12-16 weeks for new works, but as colours will need to be approved and moulds made, I think 16-20 weeks is more realistic. My company is usually on a 3-4 month lead-in but due to our current busy workload we are contractually obliged on other projects until the end of June 2017.

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Images taken during my survey are attached together with a copy of Craven Dunnill Jackfields tile costs.

I look forward to hearing from you in the near future.

Kind regards,

Gary Bricknell

Cleaning trial to Gent Toilet wall, drawing A107b



Before



After, very little improvement

Gents Toilet



Movement cracks causing surface cracks / fissure



Impact damage, previous wall fixing damage



Detached sections from vulnerable areas at high level



Missing and damaged tiles at high level following reinstatement of new roof light



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Gents Toilet



Structural failure, horizontal crack



Large rendered section, missing tiles



Delaminated tiles above urinals



Paint in tiles surface, numerous missing sections



Exterior wall, previous unsympathetic repairs, indicating historic structural failure



Exterior wall, severe movement and moisture ingress

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Ladies Toilet



Generally in better condition than Gents Toilet,
Repairs required at high level



Severe structural crack, wall paint on tiles



Arched lintel has failed, repaired by pinning or
removing and reinstating



Severe cracking either side of entrance door, structural as well as cosmetic repairs required





CRAVEN DUNNILL JACKFIELD LIMITED

Handmade Tiles Since 1872

Jackfield Tile Museum Tel: +44 (0) 1952 884 124
Ironbridge Gorge Fax: +44 (0) 1952 884 487
Shropshire www.cravendunnill-jackfield.co.uk
TF8 7LJ sales@cravendunnill-jackfield.co.uk

Quotation

No. 13076

Mosaic-Restoration Co Ltd

Verwood House
High Street
West Haddon
Northants
NN6 7DZ

quotation date 15 February 2017

proposed delivery

valid until 16 May 2017

your reference Guildford Place - Ladies &
Gents Toilets

contact

01788 510000

01788 510222

Terms of payment :

30 days

product name

Colour Development
Mould Making Per Design
Working Moulds (1 Per 10 Tiles Needed)

quantity	price	value
1	£ 575.00	£ 575.00
3	£ 625.00	£ 1,875.00
150	£ 27.00	£ 4,050.00

notes:

sub total £ 6,500.00

%

value £ 6,500.00

delivery

VAT @ 20.00 £ 1,300.00

total £ 7,800.00

Proposed delivery can only be adhered to if order is placed within 7 working days of quotation date. All goods remain the property of Craven Dunnill Jackfield Ltd until payment is received in full.

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01788 510000

01788 510222

Terms of payment :

30 days

product name

228x73mm Cream Glazed Cast Body
228x73mm White Glazed Cast Body
228x73mm Brown Glazed Cast Body

quantity	price	value
500	£ 8.75	£ 4,375.00
500	£ 8.75	£ 4,375.00
500	£ 8.75	£ 4,375.00

228x73mm Glazed Internal Round Edge
228x73mm Glazed External Round Edge

1	£ 9.25	£ 9.25
1	£ 9.25	£ 9.25

notes:

sub total £ 13,143.50

%

value £ 13,143.50

delivery £ 300.00

VAT @ 20.00 £ 2,688.70

total £ 16,132.20

Proposed delivery can only be adhered to if order is placed within 7 working days of quotation date. All goods remain the property of Craven Dunnill Jackfield Ltd until payment is received in full.

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