Victorian Geometric tiled floor restoration project. Bristol un-listed.

This late Victorian Geometric tiled floor had been butchered by a plumber or central heating fitter, the tiled floor was chopped up until a depth was reached that pipes could be fitted.

The pipes ran across the hallway and also ran lineally with the skirting board on one side of the hallway.

This type of contract while appearing to be daunting to most is run of the mill for our Co, provided care is taken then even live pipes can be dropped slightly.

Mortar infill mid pic.

Fore-ground shows broken and discoloured tiles. Infill was removed using Exakt Saws in tandem fitted with diamond blades to cut down the edges of the infill allowing for the mortar in-fill to be removed with mini-crow bars and a hammer & chisel as the mortar was now separate from the tiled floor due to the depth of cut it meant that the in-fill could be removed without causing problems.

In the past before using Exakt saws we often had large areas of tile shift or pop out due to the percussive action of our hammer & chisel causing tiles from many feet away to break away from the screed.

This was common on most of our contracts as the tiles are beaten into place both sideways and from above into a slurry bed over a “green” screed (green = uncured screed) the slurry bed is approx ½ inch thick -12.5 mm and can accommodate different thicknesses of tiles especially as a thicker tile can be beaten further into the main bed of green screed which will still allow some movement.

The method used above means that the tiles are fixed in a monolithic fashion which also means the tiles are fixed so close together that any impact on a damaged tile can be transferred to the adjacent tiles and even further away.

Often it would be incredibly frustrating to have managed to winkle the broken tiles out and not have caused any others to become loose only at the last second for a tap of the hammer to cause perhaps half a dozen tiles to spring free.

This would mean those tiles would have to have the underlying screed ground down as well.

This common problem was before the advent of Fein tools & Exakt saws, in those days we used a power drill with a masonry drill to drill a series of holes and then a small chisel to chip out and then a piece of carborundum broken from a large block would be rubbed painstakingly back & forth until the screed was ground down enough to get a tile back into place and an adhesive bed.

Now I wouldn’t consider carrying out a contract without those tools I would drive a 100miles + to go back & get them as they shave days & days off contract times, prior to these tools we would spend at least 3-4 days re-fixing tiles that had been made loose by our work removing the damaged tiles.

Often amateurs whether they be tilers or other will have taken a loose tile up and re-fixed with cement or adhesive and tapped it into place but this usually means the tiles fixed in this way is now sitting above the rest of tiles by an amount which is visible.
That is why we take the time to grind the screed down until the replaced tile can be beaten flat to the rest of the tiles!

A lot of invisible work is carried out on all of our contracts apart from the visible work = removal of in-fill trenches. Invisible work is the removal of mortar adhering to the back & sides of lifted tiles, this work can take on some contracts days on others weeks and in some extreme cases were the tiles number into the many thousands my team & I have taken months just cleaning the sides & backs of tiles.

Once those tiles are put back into a floor no-one can tell the work that has taken place to get to that point.

Main infill dug our prior to re-screeding.

The loose rubble & dust will be removed by brushing & pan & handpicking the larger pieces and finally will be hovered.
Next a sheet of heavy duty plastic will be cut to fit and used as a DPM (damp proof membrane)
The trench will then be filled to a point below the existing tiles with semi-dry fibre enriched sand & cement.

P4.

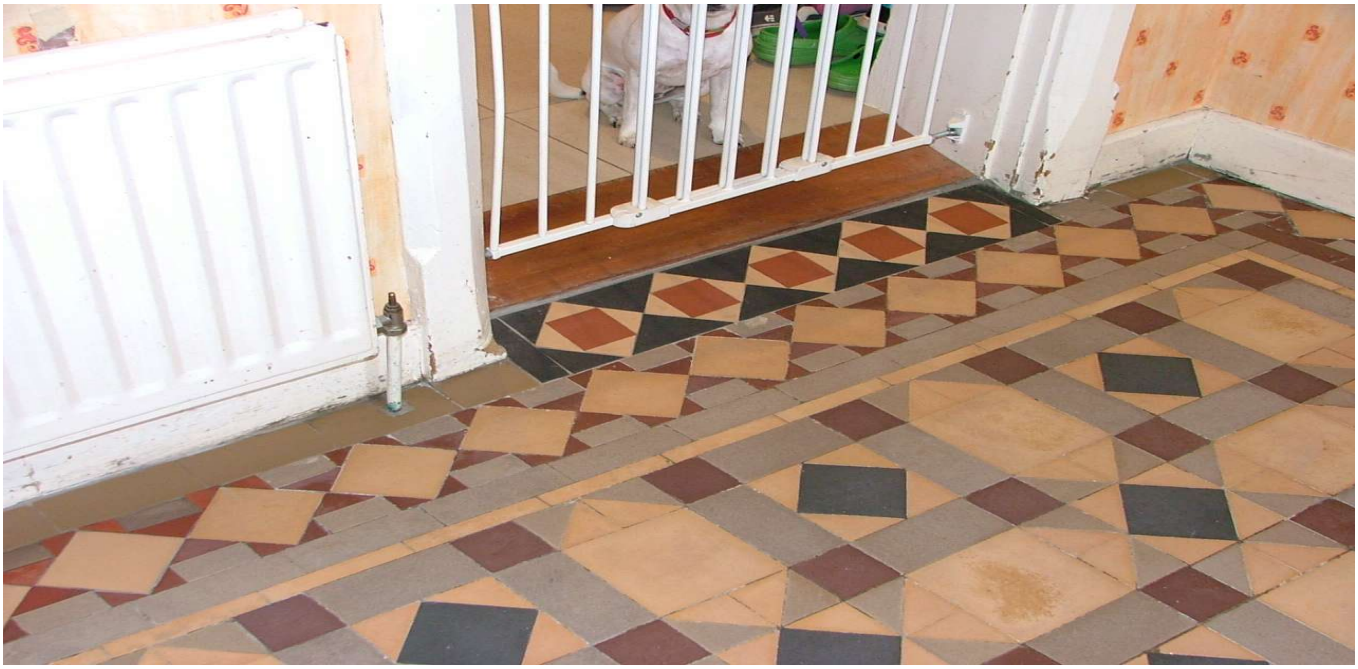
Trench filled & levelled.
Leveller was Kerakoll R10 adhesive used was H40 eco flex and grout cement

In-fill removed showing threshold.
P5.

Threshold & end of run restored.

Main floor restored-cleaned & sealed. Dry-Treat was sealer used. Tiles used to restore this floor were a mix from our re-claimed stock & Craven Dunnill tiles of Jackfield.

Ramp threshold badly screeded repair over lineal run of pipes.



Ramp threshold after restoration.