

Victorian Tiled floor Restoration Louth, Lincoln. Unlisted.

This contract was one of our usual type = Victorian tiled floor chopped up to fit central heating pipes.

I'm always amazed that in the late 70's & 80's our nation underwent a total conversion to a Philistine mentality which meant that it was almost obligatory to chop off the decorative carved newel posts found on many Victorian staircases and also to cover up those staircases with plywood or hardboard, doors that had beautiful stained glass panels or decorative wood panels received the same treatment.

Floors in Encaustic & Geometric designs were also covered up with carpet usually the edges had carpet grippers nailed into the tile smashing them beyond repair.

However these stunning floors were often near destroyed by either cutting or smashing ragged trenches through the tiling to provide somewhere to sink central heating pipes?

It appears that central heating fitters & plumbers couldn't be bothered to work out a way of running the pipes so that the floor remained intact. Sadly this practice continues to this day.



The pipe runs extends under the threshold tiles left hand side of pic.

This Victorian house was built for the owner of the building firm that had bought the rest of the plots of land nearby. The houses that he put up on those plots are of a cheaper build quality and are not as grand in size. To restore the floor in this house it was necessary to take up quite large areas of loose tiles and they then needed to have the usual invisible work carried out = cleaning the back & sides of mortar.

Generally the tiles laid in a floor tend to all one company one of the more famous is Minton or Minton Hollins, most people call any Victorian tile they see a Minton tile, however there were a number of other Co's and this floor so far holds my record for having so many different tiles Co's product laid into one floor as we found 9 different tile Co's tiles.

I'm guessing this builder had plenty of tiles left over from various jobs or the tilers he employed did and they used them all up.

Apart from Minton tiles we found Campbells, Godwin, Craven Dunnill, Platts, Ruabon, Maws&Co, Broseley, and a few rare Exleys.



Pipe run being removed.



Pipe run screeded prior to tiling.

This floor had two pipe runs cut into it, the second run was across the kitchen threshold. See below.



P4.

This floor had been covered by a carpet and the clients had left it that way until they had carried out works on other parts of the house. Most of the carpet grippers had been secured with long beads of glue which comes off using a long paint scraper & hammer making sure that the blade is angled to slide across the tile face while being hammered carefully.

Any remaining glue is removed using a solvent specifically for that purpose this gets the glue softened enough to use a long handled paint scraper with a razor like blade to get the bulk of the glue up.

Any residue is removed using the solvent and more scraping. Some of the grippers were nailed down and if the resulting hole was just that we tend to just fill that with a dark grout, if the tile is smashed then it is cut out using an Exakt saw and then using a hammer & fine chisel the broken tile is tapped & teased until it is out.

Because this type of breakage tends to either be a variable tile (a cut tile taking up the slack between border & wall or skirting) or a border tile and therefore quite tight to the wall or skirting there is very little room to manoeuvre so either a shaped diamond blade or an Arbortech power chisel with a narrow blade is used to chip or grind the screed down to allow a depth for a bed of adhesive and a replacement tile. Using our usual hammer & chisel would be awkward as the angles involved close to a wall prevent any careful work such as chipping out.



Kitchen pipe run restored.

P5.



Louth floor fully restored.

Floor was cleaned using a low rpm scrubber and sealed using Dry-Treat which is a sealer that settles into the body of the tile rather than being a dwell on sealer which needs frequent maintenance = stripping -cleaning & re-sealing which will be dependant on how much foot traffic the floor has.

Dry-Treat will last at least 15 years before needing to be replenished and allows the floor to breathe which is very important with Victorian tiled floors as they are fixed into lime screed. It is generally acknowledged that this type of floor screed needs to allow air interchange as anything that stops that process can cause problems with the lime screed drying out too much which can cause shrinkage and heaving or tenting a common problem with Victorian tiled floors.

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To whom it may concern.

About a year ago, after living in our house for several years, we decided to take up our hall carpet. We knew there were encaustic tiles underneath but not how good they were. We were delighted to find the floor about 90% complete and in fairly good condition. But that was when our problems started, trying to find someone to replace the missing areas.

Local tile companies would not touch it so I resorted to the internet where I found Heritage Tiling and Mr Steve Sinnott. As requested I took measurements, photos and counted tiles. The quote arrived, not cheap but I didn't expect it to be, I was sure it would be worth it.

We now have a beautiful complete floor in our hall. It can only have added value to our house and its history. Steve discovered 9 different makes of tile in our floor and a mix of patterns he had not seen before.

It was a pleasure to have Steve working in our home, he was very helpful, interesting and tolerant of our kittens.

Mrs Susan Snowden

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Miss Anne Louise Snowden

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