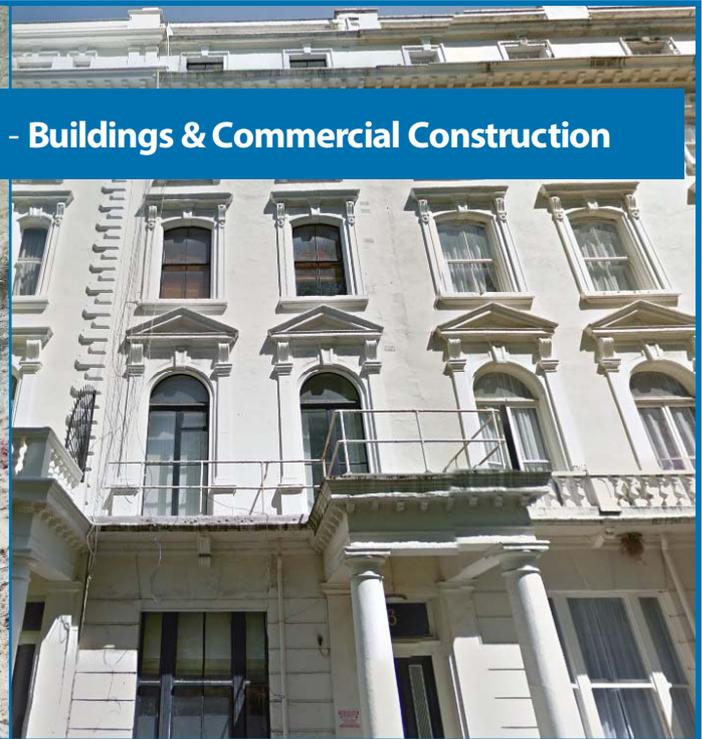
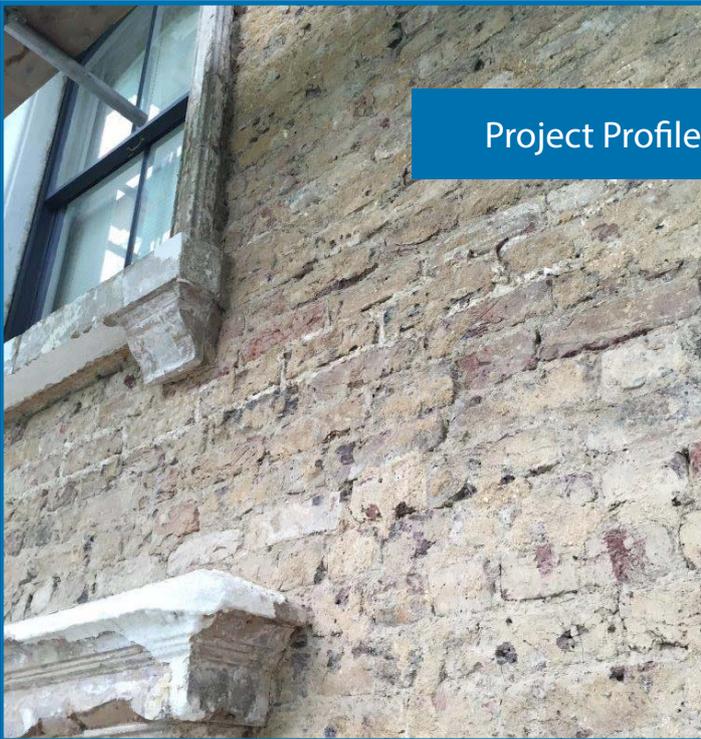


## Project Profile - Buildings & Commercial Construction



### PROJECT

6 Talbot Square, London

### SUMMARY

Reconstruction and coating of the building façade

### PRODUCTS

**Monolevel RM, Monolevel 250F, Bond-Prime, Monodex Textured, Monodex Smooth**

### CLIENT

Private individual

### CONTRACTOR

BDM Contractors Ltd

### BACKGROUND ►

No. 6 Talbot Square is a multi-storey terraced residential property which, collectively, is valued at over £4 million. It comprises a number of apartments and is Grade II listed, dating back to the Victorian era. The property overlooks Talbot Square, an elegant garden square which is located in the City of Westminster close by to Paddington mainline and underground station.

Over the years, the building façade had deteriorated and a full repair and restoration solution was required to enhance the external appearance and improve the marketability of the properties within. The apartments command rental fees of up to £2,000 a month, so it was important that the work was carried out to the highest of standards, with minimal disruption to existing residents.

### THE SOLUTION ►

The preparation involved the removal of the existing defective render from the original brickwork before **Monolevel RM**, a single component, fibre reinforced, polymer modified, cementitious mortar was applied. It rapidly cures to produce a waterproof, fair-faced render. As **Monolevel RM** is pre-bagged, it only requires mixing with clean water and is extremely quick and easy to install. Unlike alternative products which require an application of 3-4 coats, **Monolevel RM** is suitable for a complete one coat application.

**Monolevel 250F**, a fine grade surface filler, was then used to even out blow holes, cracks and surface defects before overcoating with a decorative membrane. Supplied as a single component, polymer modified, cementitious mortar, **Monolevel 250F** is ideal for use on existing painted and coated surfaces and applications where the paint is crazed, as it demonstrates excellent substrate adhesion and only minimal surface preparation is required. It can be applied up to 4mm in a single layer and can be feather edged.

In order to provide a decorative, anti-carbonation finish, the external façade was overcoated with Flexcrete's decorative membranes. On some elevations where the surface was particularly rough and uneven, **Monodex Textured** was used as the first coat. Its high build, textured finish is able to hide surface imperfections. The whole surface was overcoated with **Monodex Smooth** which offers excellent durability of at least 15 years. Like all of Flexcrete's products, it is water-based, so releases no hazardous solvents or strong odour during application. Both **Monodex Textured** and **Monodex Smooth** are CE marked in accordance with the demands of BS EN 1504-2 and are available in both standard and special colours, of which magnolia was selected for this application. The renovation was carried out sympathetically in accordance with listed building requirements.



FM 41091  
EMS 597350  
OHS 597351

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