

Project Profile - Buildings & Commercial Construction



PROJECT

Jeremy's Green, Enfield, London

SUMMARY

Repair and protection of existing coated concrete on soffits and balconies

PRODUCTS

Steel Reinforcement Protector 841, Monomix, Monolevel 250F, Bond-Prime, Monodex Textured, Monodex Smooth

CLIENT

London Borough of Enfield

CONTRACTOR

Gunite (Eastern) Ltd

BACKGROUND ►

Jeremy's Green is a residential housing complex based on the outskirts of Edmondton in Enfield, North London. It comprises of 176 flats, apartments and maisonettes in blocks of two and three storeys. The oldest properties were built in the 1950's and the concrete soffits and balconies had previously been protected with a coating, but this had badly decayed over time and an effective repair and protection solution was required.

The failed substrate would normally be prepared by grit blasting, but as is the case with many London Boroughs, the London Borough of Enfield do not permit grit blasting in residential areas due to the mess and noise it creates. Thus, a solution was required which would permit surface preparation by pressure washing only. It was essential that the fairing coat could bond to the existing coated concrete and the finished system needed to be highly protective and decorative in appearance.

THE SOLUTION ►

Following preparation using a high pressure washer, all loose material was removed before areas requiring concrete repair were treated with **Steel Reinforcement Protector 841** and **Monomix** repair mortar. **Monolevel 250F**, a fine grade cementitious fairing coat, was developed specifically for this type of application as it can be applied directly to existing sound painted surfaces where crazing is evident on the paint or coating. **Monolevel 250F** was used to level out the surface of the balconies and soffits and provide an even surface before re-coating could be carried out.

Bond-Prime was used to seal the substrate before the application of Flexcrete's **Monodex** protective coatings. **Monodex Textured**, a waterborne, elastomeric, decorative, acrylic-based coating which incorporates hard-wearing mineral fillers, was applied as the first coat as it is ideal for waterproofing surfaces which have a rough, uneven finish. **Monodex Smooth**, a high performance, water-based, high build decorative coating with a smooth finish, was selected as the top coat. The chosen system transformed the appearance of the balconies and soffits and will provide excellent waterproof and anti-carbonation protection for at least 15 years. All Flexcrete products used were water-based with no hazardous solvents or odours, so there was no threat to residents.



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Flexcrete Technologies Limited
Tomlinson Road • Leyland
Lancashire • United Kingdom
PR25 2DY

Tel: +44 (0) 845 260 7005 • **Fax:** +44 (0) 845 260 7006
Email: web@flexcrete.com • **Web:** www.flexcrete.com

