

## Project Profile - Buildings & Commercial Construction



### PROJECT

Venlaw Building, Glasgow,  
Scotland

### SUMMARY

Decorative and protective coating of  
precast concrete panels

### PRODUCTS

**Bond-Prime**  
**Monodex Smooth**

### CLIENT

Shepherd Chartered Surveyors,  
Glasgow

### CONTRACTOR

Concrete Repairs Limited

### BACKGROUND ►

The Venlaw Building is a six-storey office complex based in Bath Street in the Charing Cross area of Glasgow. It forms part of the Elmbank Gardens complex, designed by Richard Seifert and constructed in the early 1970's. Elmbank Gardens also comprises a 14-storey Premier Inn hotel, a train station, restaurants and other leisure businesses. Many years ago the Venlaw Building formed the Glasgow HQ of the Inland Revenue, and it now provides office accommodation to a number of different organisations.

The façade of the Venlaw Building comprises decorative precast concrete panels. As part of a major refurbishment scheme, the client was seeking to protect the external walls from deterioration and also improve their appearance.

### THE SOLUTION ►

Following trials of a number of different coatings, **Monodex Smooth** was specified on the basis of its anti-carbonation and waterproofing properties, its decorative, elastomeric composition and its long life span of 15 years. **Monodex Smooth** is a highly advanced, waterborne, high build decorative coating and its flexible nature allows substrate and thermal movement without cracking or flaking. **Bond-Prime** was initially applied to the façade to seal and stabilise the substrate before the application of **Monodex Smooth** which is rapidly and easily applied by brush or roller. With excellent adhesion and fast drying properties, two coats of **Monodex Smooth** can be applied in a single working day. CE marked in accordance with the demands of EN 1504, **Monodex Smooth** is available in a range of decorative colours, of which white and black were chosen for this project. Following the successful application to the Venlaw Building, **Monodex Smooth** was also chosen for application to the façade of the adjacent Elmbank Gardens building.



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