



## Case Study

### 1 Grand Avenue, Hove



1 Grand Avenue Hove is a late 1960/70s Multi Storey private residential block situated in a prime seafront location.

Due to the coastal location, a high degree of problems with the structure were evident, including evidence of spalling to the private balconies and ring beams, but most critically, the ring beams that were supporting the outer brick skins of the external flank walls were completely delaminated.

The main contractor Ellis Builders of Eastbourne appointed

#### **Cemplas Waterproofing and Concrete Repairs**

**Limited** the contract to undertake in excess of

£100,000 of specialist remedial repairs and protection.

Prior to the commencement of work, Cemplas undertook cover meter and carbonation testing, and due to the seafront location, Cemplas took samples to test for chlorides within the concrete.

Cemplas began the extensive remedial work by removing all the brickwork to the buildings outer skins and cutting off the ring beams flush.

The ring beams were then replaced by Cemplas with steel Ancon shelf support anchors that were resin fixed to the remaining face of the concrete, and accurately positioned to support the new outer skin of brickwork.

The concrete balconies were treated by means of shot blasting to remove the previous coatings. Ronacrete Ltd's full Ronabond protective system was utilised. Repairs to the Concrete were reinstated with Ronabond HB40 Repair Mortar.



Joltec Anti-carbonation Coating was applied to Vertical Surfaces, and Zolpacryl Anti-carbonation Coating was applied to the Balcony Soffits .

Ronabond Cover Plus 150 was also used to provide additional protective 'cover' to the steel reinforcement.

Cemplas provide complete solutions from the initial survey, through to the effective undertaking of the refurbishment works, and have a well equipped and trained workforce providing quality workmanship, and delivering projects on time, and within the agreed budget.

For further details contact:

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