



## Case Study

### Victoria House, Croydon

Constructed Circa 1930, the rear walkway balconies to Victoria House had become extremely dilapidated and were in urgent need of remedial repairs.

Working on behalf of their clients, Acorn management commissioned a Structural Engineer whose recommendations were to completely remove the existing balcony up-stands, and construct entirely new ones in shuttered and poured concrete, including introducing entirely new steel reinforcement.

Additionally, the balcony floors which were asphalted some years ago were also in poor condition, and the Engineers recommendation was to remove in full, and completely re-asphalt.

As the likely cost of undertaking the major works as described within the Engineers Report was way beyond their Clients budget, Acorn Management called upon the services of specialist contractor **Cemplas Waterproofing and Concrete Repairs Limited**, who have been providing reliable and cost effective solutions across a broad range of new repair and refurbishment contracts since 1969.

Operating as a specialist, Cemplas have both the capacity and resources to undertake projects in excess of £1,000,000 and have a Management Structure capable of running multi-disciplined projects incorporating a wide variety of trade activities as well as the ones they specialise and undertake themselves.

Cemplas surveyed the site in detail, and following their recommendations, Acorn management accepted the alternative

proposals submitted by Cemplas, and appointed them as the principle contractor.

Backed by a 10 year workmanship guarantee, Cemplas commenced work by grit blasting to remove the existing paint coatings, treating and repairing any damages steels, and undertaking the extensive repairs required to the concrete soffits and walls.

Concrete repairs were undertaken using Ronacrete's High Build HB40 Acrylic polymer repair mortar, and to provide increased protective cover to the steel reinforcement, Ronacretes Cover Plus 150 was applied to extend the life of all the concrete surfaces.

On completion of all the remedial repairs, to protect the concrete from any future ingress of water, and create an effective barrier against carbon dioxide gas which can permeate concrete, in turn causing corrosion of steel and spalling of concrete, Cemplas applied Ronacrete's protective/decorative Zolpacryl Anti-carbonation coating.

On the balcony walkways, rather than remove the Asphalt, Cemplas decided the most cost effective solution was to carry out localised repairs, and completely overcoat with Tremco's CP350 liquid applied elastomeric waterproofing membrane, and include a non-slip quartz aggregate finish.

To the delight of Acorn management and their client, the cost of the completed works, were considerably below the original Engineers proposals, and work was completed in a far shorter contract period, together with far less disruption to the buildings occupiers.

For further details contact:

**Paul Stacey** at Cemplas on **0208 654 3149**  
or **email: info@cemplas.co.uk**

