

CASE STUDY

Structural Refurbishment

MAKERS

...makes the difference

PROJECT

Weston College

STRUCTURE

Cast in-situ, Steel Reinforced Concrete Frame & Panels

CLIENT

Weston College

CONTRACT



Weston College's current Knightstone Campus was opened in September 1970 with a build cost of £550K. It had an extension in 1998 which today houses the main entrance and reception. The original building was a six-floor block of cast in-situ, steel reinforced concrete frame and panels with the shutter marks left as part of the design finish. The 1998 addition saw finishes of polished concrete detailing without shutter marks or protective coatings.

Located on the corner of Lower Church Road, it is just over a stone's throw from the Promenade, being subjected to the usual weather conditions of coastal towns.

Many areas, including all of the original building, were coated in anti-carbonation coating, but over the years its façades have degraded with the corrosive salt air, and in time has caused spalling from lintels, vertical jambs and window sills exposing the reinforced bars. Its original cream colour had lost its shine and was lacklustre.

Makers won the tender to carry out the structural refurbishment works over a 13-week programme and required bespoke colours to blend with the existing finish, so the products were made to order from Fosroc.

The structure was wrapped in scaffolding and heras covers, along with powered access cradles to provide safe access.

T: 0845 899 4444

E: sales@makers.biz

W: www.makers.biz

Makers, Office Building 4,
Shenstone Business Park
Lynn Lane, Shenstone, WS14 0SB

Registered in England No: 6348341 Registered Office as above.



Before



Before



CASE STUDY

MAKERS

...makes the difference



During Pressure Wash



During



During

Before works commenced all drains were netted to prevent any debris entering water systems and air con units covered for prevention of any ingress of deleterious material.

All external elevations were pressure washed to remove any deleterious materials followed by the breakout of any spalling concrete and areas which were in need of repair. Any exposed steels were prepared to ST3 standards and then coated with Fosroc Nitoprime Zincrich Plus to protect the reinforcement.

The concrete repairs were carried out using Fosroc Renderoc HB30; a high performance fibre reinforced lightweight mortar that is specifically engineered for vertical and overhead repair work. Nitoseal MS100 joint sealant was used around the windows and joints as it is a one-part, primerless, damp tolerant, non-staining façade sealant producing a tough, durable elastomeric seal. Ideal for structures like this in coastal locations.

Once all concrete repairs were carried out on the college, the structure was coated in Fosroc Dekguard S which was a bespoke colour match to the original cream colour scheme. This provides protection to the concrete and masonry against atmospheric exposure from acid gases, chloride ions, sulphates, oxygen and water.

The project presented some logistical challenges due to the products being made to order, however Fosroc were able to supply materials to meet demand on site.

This structure is now repaired and refreshed and is protected from the elements for many years to come.



After



After



After

T: 0845 899 4444
E: sales@makers.biz
W: www.makers.biz

Makers, Office Building 4,
Shenstone Business Park
Lynn Lane, Shenstone, WS14 0SB

Registered in England No: 6348341 Registered Office as above.

