

For every building surface inside and out, we've got it covered.



# Grosvenor Square, Mayfair

48 Grosvenor Square, Mayfair, London W1K 2HT

## Information

Tor Coating system used:



Category

**Roofing**

Sector

**Housing**

Guarantee

**20 years**

Coverage area

**200m<sup>2</sup>**

## Background

Initial construction of the building took place in 1726 under a lease to the carpenters Thomas Cook and Caleb Waterfield. Following numerous renovations, it was demolished for rebuilding in 1927. The roof consisted of a mastic asphalt membrane applied to a timber deck. The asphalt was very old and required numerous localised repairs before an overcoat of the fully reinforced Elastaseal Z system could be applied.

1

### Free Site Survey

Before the correct coating system could be specified, Tor Coatings carried out a comprehensive free survey of the site to ensure every aspect of the project was clearly understood and all defects were documented thoroughly.

2

### Project Specification

The 20-year fully reinforced Elastaseal Z system was specified for this project as it provides a seamless monolithic waterproofing membrane that can be applied over the existing asphalt membrane. The client chose this system because of its low odour formula and ease of installation.

3

### Installation

The project was carried out by GWS Roofing with site support from the Tor sales and technical service team. In preparation for the application of the Elastaseal Z system, the site was jet washed, filler repairs were carried out using EP5000, and the copping stones restored. An RC144 binder sealer and RC145 metal primer were then applied to all porous and metallic surfaces before application.

As the building is occupied with tenants living in close proximity to the works, ensuring the site was kept clean and tidy at all times was vital, whilst ensuring no high-odour materials were used in the process. Gaining access to various parts of the roof also provided a challenge as it was not possible to erect scaffolding throughout. Mansafe systems and harnesses were used to access these difficult areas.

4

### Continued Support

Site visits were undertaken by technical services and the area business manager. A final site inspection was carried out to highlight and correct any snagging.

For more information and further project profiles please visit [www.tor-coatings.com](http://www.tor-coatings.com)

To speak to a member of the sales team call 0191 4106611 or email [marketing@tor-coatings.com](mailto:marketing@tor-coatings.com)

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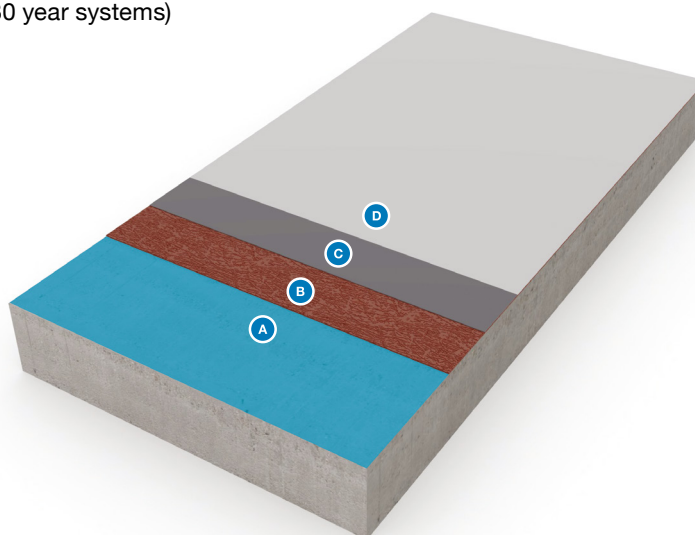
## Elastaseal Z

### Key benefits:

- Cold liquid applied - no hot works on roof
- Safe to install - unobtrusive repairs
- Easy to apply and detail
- Compatible with most existing roof membranes
- No need to remove serviceable existing membranes, minimising landfill waste and building remains protected during installation.
- 10, 15, 20 and 25 year systems available
- Elastaseal Z low odour option (up to 30 year systems)
- British Board of Agrément (BBA) approved
- Permanently elastomeric and seamless
- Excellent resistance to ponded water
- Fibre reinforced for maximum film strength
- Easy to maintain - excellent through life costings as system can be re-applied at end of serviceable life

### Typical build-up of the Elastaseal Z system

- A** Prepared existing roof substrate
- B** Elastaseal Z embedment coat with Elastamat™ glass fibre reinforcement
- C** Elastaseal Z top coat
- D** Additional Elastaseal Z top coat (for 30 year systems)



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