



# THE PARAGON ESTATE

Boston Manor Road, Brentford, London, TW8 9QW

## INFORMATION

TOR coating system used:

**ELASTASEAL Z**

Category:

**Roofing**

Sector:

**Housing**

Guarantee:

**20 Years**

Coverage Area:

**4000m<sup>2</sup>**

## BACKGROUND

First founded as the Lady Byron School in 1860, the Paragon Estate in Ealing is managed by and part of the University of West London and comprises 4 residential blocks used for student accommodation. Each one has experienced persistent leaks, due to the old and deteriorated waterproofing systems. The roofing and waterproofing work undertaken by Tor Coatings is a part of a broader refurbishment initiative to create a safe, comfortable and sustainable living for students.

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 survey identified several defects which compromised the integrity of the roofs and posed risks to the interiors of each accommodation block. Delaminated areas in the single ply roofing membrane, inadequate terminations where the membrane meets other surfaces, and localised failures manifested as blisters and punctures in the roofing materials. The Elastaseal Z liquid waterproofing system was chosen for its outstanding adhesion properties to single-ply membranes, eliminating the need for a primer.

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### INSTALLATION

Installation work was carried out by TP Surfacing and Coatings.

The implementation phase prepared each roof's existing single-ply membrane. This involved a thorough cleaning using a high-pressure washer to remove any dirt and debris, followed by a series of repairs to address any potential weaknesses. No primers were required for the single-ply membrane, however metal and porous surfaces were primed appropriately. During application, a strategic approach was used to ensure effective waterproofing around machinery feet and total cover around parapet walls.

4

### CONTINUED SUPPORT

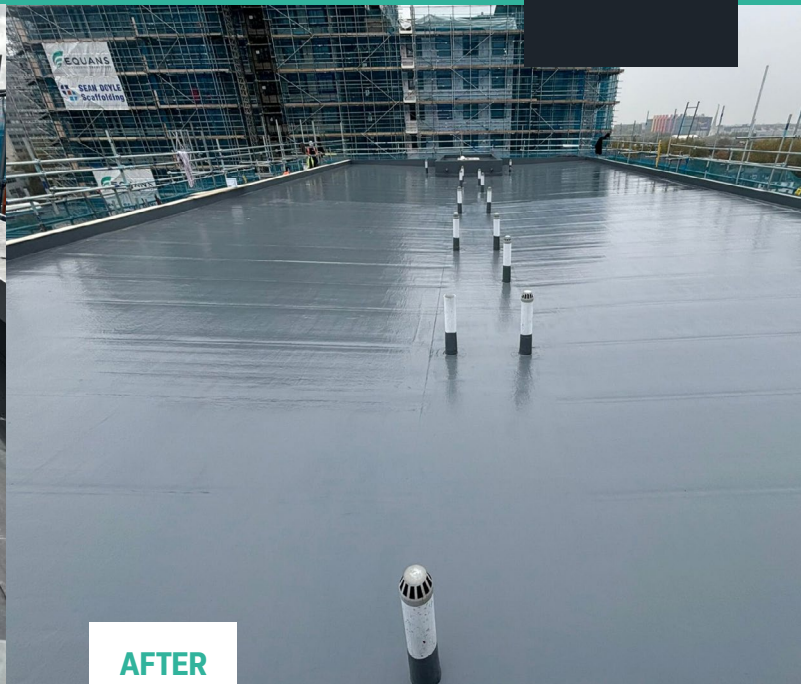
Elastaseal Z comes with a 20 year guarantee. We will be carrying out annual inspections for the roof areas to maintain the best waterproof performance, followed by a 5-yearly inspection.

For more information and further case studies 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)



BEFORE



AFTER

## 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)

