

Oaks Hotel Sydney

Surface Type: Brick | **Product Used:** STAIN-PROOF Original™ | **Project Completed:** July 2014



Applicator: BTS Sealing

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THE PROJECT:

The Oaks Hotel is located in the beautiful Sydney suburb of Neutral Bay. More than just a restaurant, the Oaks is an institution. Established in 1885, the Oaks Hotel has offered Sydney siders great food and entertainment in a vibrant environment. The brick paver courtyard is not covered so it is subject to rain which can lead to staining, mold growth and efflorescence. Customers can also dine outdoors which means that food spills will be an ongoing issue for the area. The client required that the sealer applied would not make the surface more slippery.

SPECIAL REQUIREMENTS:

- Superior stain protection from water and oil.
- Treated surface must become easier to clean and stay looking good for as long as possible
- The slip resistance of the surface has to be retained
- The sealer must be permanent.



THE DRY-TREAT SOLUTION:

Brick is quite a porous material that is easily stained. Continual water ingress can lead to more serious damage than just a fading appearance. Efflorescence is common problem for brick pavers outdoors. It is caused by water moving through the substrate of a material collecting and carrying minerals and salts found in the mortar bed, grout, soil or the stone itself. When the water reaches the surface of a material and evaporates, the minerals and salts will be left behind. Through a reaction with carbon dioxide in the air, these form those white marks commonly seen on unprotected porous surfaces. The courtyard is also vulnerable to food spills as the area is used for outdoor dining. Any food or liquid spilt may not be cleaned up until the evening or next morning. This will give spills time to sink into the pores, leading to staining. The Oaks Hotel courtyard is a high traffic area which means the slip resistance of the pavers cannot be altered. This is essential for a restaurant as a slippery surface poses a hazard to customers.



For these reasons STAIN-PROOF Original™ was used because its superior penetration and water and oil repellency will stop water, food and liquid spills from causing permanent staining. STAIN-PROOF Original™ permanently bonds to the material through a chemical reaction deep inside the pores where it is not affected by UV light, cleaning processes or traffic. The sealer's protection does not affect the slip resistance of surfaces. The permanency of STAIN-PROOF Original™ means regular re-application is not necessary so the cost and effort of maintenance is reduced. STAIN-PROOF Original™ comes with a 15-year performance warranty when the product is applied by an Accredited Applicator.