



### Quality Surface Solutions for Prestige Paving - C.B. Browne

#### Introduction

Increasingly, so as to breathe life into Town and City centre externalised pedestrian areas, regeneration schemes are generally designed to fulfil the aspiration for bright, light, vibrant attractive paved areas.

If you then couple this desire with the growth of external "refreshment" facilities, indoor smoking bans, and the growth in Chewing Gum sales via smoking reduction messages it becomes clear that facilities created are being used more.

The issue is then exacerbated by the generally lighter surface colours now employed, tending as they do to more obvious levels of discolouration and staining of the paving.

Unfortunately tall of this happening at a time when there is also a growing trend by local authorities (forced by cost cutting) not to "wash" paving. This amplifies the need for protection and prevention (P & P), a service that QSS uniquely provide.

The QSS P & P system delivers the "lowest whole life cost" for all natural and manufactured paving splits and it is split into 2 parts:

- **QSANDBOND.** Protection to the paving from new by reducing "porosity" whilst maintaining natural colours and "breathability". (Note: Now rebranded and developed as Qstone & Qseal).
- **QSSPAVE CARE.** Prevention - the application of an "intelligent maintenance" system that continuously works to clean & reduce surface infestations.

#### Protection

Impregnating the paving with QSANDBOND which is a liquid pre polymer moisture curing polyurethane,

QSANDBOND impregnates the top surface of the paving to a depth of 2-3 mm.

The performance of the impregnation (fully proven and in use for over 20 years) has been carefully tested and measured to confirm its performance in reducing Chewing Gum adhesion, and Gum removal times/residual staining.

The statistics validated a 60% reduction in Gum adhesion and a 50% reduction in time taken to remove remaining Gum deposits.

QSANDBOND also reduces the porosity of the stone, which reduces the effects of detritus staining, and the re-cleaning effort.

#### Prevention

QSSPAVE CARE (now known as QCare) is an "intelligent maintenance" application; it is a biodegradable, non-bleaching, non-acidic application of Biocides and slow release Detergents. The Biocides prevent the build up of Moss, Algae and Lichen with which all paving, natural stone in particular, in sheltered North Facing low footfall areas is highly susceptible to - especially Algae!

We apply the treatment to pedestrian areas at 6 monthly intervals. It can be trafficked virtually immediately. When the first application is carried out to the paving, post construction at point of release, the surface needs to be clean and free from surface dust.

Further QSSPAVE CARE treatment are then applied bi-annually .For the best effect (continuously clean paving) the paving should be deep cleaned (with a medium strength biodegradable detergent) by QSS prior to each application.



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**Q & A**

***Q. How long will the sealant last before it needs replacing or topping up?***

**A.** QSANDBOND will last 5 years - we have experienced it lasting longer in other pedestrian areas but we recommend QSS test at 5 years to validate its continuous effectiveness.

***Q. Should the sealant be inspected or is there unlikely to be any visual sign of wear?***

**A.** As it is an impregnation it is unlikely to wear out unless mechanical abrasion removes more than 2 mm of surface depth. Quarterly inspections are advisable to check for surface damage. We also check for the need to re-apply QSSPAVE CARE in any areas beginning to show signs of any infestation.

Treating early signs of infestation can eliminate the need (and cost) of re-cleaning prior to re-applying QSSPAVE CARE.

***Q. Are there any cleaning procedures which would possibly damage the sealant?***

**A.** The only way QSANDBOND can be damaged is by sandblasting which again would need to remove more than 2 mm to cause damage. When the QSSPAVE CARE treatment (Inc slow release detergent) is employed conventional washing techniques should not be employed as it will remove the QSSPAVE CARE treatment.

Regular steam "spot" removal of chewing gum can be undertaken and will not harm the impregnation. We can carry this out if required.

***Q. How often do you recommend it is cleaned?***

**A.** Depends of levels of detritus, generally, with regular weekly suction sweeping (by local Council), 6 monthly is the norm but this may need to be increased to 3 monthly to maintain a really clean pavement. An inspection at 3 months is also recommended.

***Q. Are there any other maintenance procedures required?***

**A.** Heavy oil stains need to be treated ASAP with any standard degreaser and/or Oil spill granule packs. Apart from those mentioned above no further maintenance is required.

Uniquely, we can now pre-protect paving, One of the important benefits of this being that it enables impregnated paving to be locally held in stock so that it can be quickly installed to replace any damaged paving caused by Utility work or inappropriate vehicular traffic.

When we provide or any other of our broad based series of surface protection and enhancement services we are determined to leave the client wanting more. To this end we ask every Customer to score the key areas of our performance.

**Our quality score to date is 98.9%!**

As advised by:  
Chris Browne.

C B Browne