



## 60 year old slab turns into historical masterpiece

Fashion Spree is a new outlet shopping centre in Sydney. The shopping centre spans 14,000m<sup>2</sup> and encompasses 50 retailers. Built in the 1950s, the building was initially developed as the Viscount Caravan manufacturing facility and thereafter

turned into the Liverpool Markets before becoming Fashion Spree. The 60 year old building has been revitalised as a part of the development process of this shopping centre and, whilst the design of the new centre was focussed on creating a modern, upmarket space, it

was imperative to maintain its historical significance. A major component in honouring the history was to renew the original concrete slab, which was laid at the building's inception over 60 years ago and remains as one of the buildings original features today. At

commencement of this project the concrete slab appeared weathered after decades of heavy industrial use. However, there remained a determination to give it a new lease on life and turn it into a striking design feature that was fit for purpose for the generations to come. → 52

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Transitions Polishing and Grinding had the task of giving this slab a new outlook with the installation of Husqvarna Hiperfloor throughout the internal mall areas; Transitions Honed Concrete floors at the shopping centres entry and a 2mm epoxy polyurethane flooring system on the access ramps and bathroom corridors. In addition, Transitions completed varying polished concrete finishes in 35 of the retail tenancies.

The slab at Fashion Spree included a set of very specific objectives and requirements due to factors such as its age and condition as well as the intended future use of the floor, the specified aesthetic and design palette. In terms of functionality, the floor needed to be durable and hardwearing due to the constant and concentrated foot traffic it would endure during its lifespan. Furthermore, the chosen flooring product for Fashion

Spree had to be installed in a quick timeframe without hindering the construction program and in amongst other trades.

The client desired a floor that would both complement and enhance the industrial design palette. This included the need for a natural material to pair with the extensive use of brick throughout the centre as well as a highly reflective surface to increase levels of natural light and, as a result, minimise the need for artificial lighting.

### The process

Prior to any construction taking place, Transitions began with a vast amount of floor preparation. This included the removal of 2 to 4mm from the surface of the slab across the entire 14,500m<sup>2</sup>. The aim was not only to remove all of the existing flooring materials present, primarily consisting of epoxy flooring from its

industrial use, but to ensure the entire slab was level and primed for the installation of the Husqvarna Hiperfloor.

Once the floor preparation works were complete and initial construction had commenced, all main internal walkways and common areas of the shopping centre were ground back to fully expose the 60 year old aggregate. The aggregate consisted of a natural mix of blacks, whites and browns all of consistent sizes and shapes. Following this, the Husqvarna Hiperfloor system was then installed and finished to a high gloss finish, achieving gloss readings of between 60-70 consistently.

During this process, TPG also installed polished concrete floors totalling 4800m<sup>2</sup> in many of the retail tenancies, 150m<sup>2</sup> of Transitions Honed Concrete to the front of the shopping centre to create a more seamless finish in terms of flooring materials when

walking into the shopping centre and also 1000m<sup>2</sup> of a 2mm epoxy polyurethane flooring system on the access ramps and bathroom passageways.

### The result

The results were nothing short of spectacular. Due to the floor preparation works and the workmanship of the grinding contractor, Transitions, there were no original damages, cut outs, infills or wear and tear evident from the 60 year old concrete slab. In fact, the quality of the finished floor appeared on par with a purpose poured slab, placed with the intent of installing polished concrete. The end result far exceeds the original expectation of the clients.

Fashion Spree has now been nominated in the International Polished Concrete awards 2016 in the Retail category. Transitions Polishing and Grinding was awarded this prize in 2014. ■

## Picking the right tool for the job

The last 10 years have seen huge technological advancements in the process of floor preparation and levelling. Whilst historically scarifying and shot blasting machines were employed to effectively level a floor, they have now almost all been replaced by modern grinding methods and machinery.

Grinding has allowed the safe and effective removal of old floorcoverings to leave a clean surface. There is of course much that goes into the process; with different machinery, grinding discs, diamond blades and specific tooling available to best suit the substrate being worked on. And that's where selection becomes significant.

When grinding concrete (or any other type of surface) the most important decision is

selecting the right tooling for the surface. Whilst picking the incorrect tool will not mean complete failure, you will lose productivity and increase your costs in replacing your tooling faster than needed.

There is an ideal bond to match every substrate. When working on an extremely hard surface, or burnished concrete, a super soft bond is required to deliver the best performance. Soft bonds allow the diamond tooling to remain more exposed, maximising cutting efficiency on harder substrates. Conversely, when working on very soft surfaces or broom finished slabs, a super hard bond is recommended to achieve the best result. Harder bonds are required on softer surfaces to limit the wear on the diamond tooling,

allowing higher efficiency from the tooling.

MJS is an official reseller of Tomado Diamond Tooling products and machinery with staff expertly trained to provide advice and guidance on picking the right tool for the job.

Tomado Diamond Tooling supplies premium quality diamond blades, grinding discs, cup wheels, tooling and machinery to consumers throughout Australia, and has tested across Australia, Europe and USA. Utilising AkYD technology, Tomado products are fast cutting and long lasting. Customers can rely on Tomado Diamond Tooling to give consistently excellent results and first hand technical support.

"We made the change to Tomado Diamond Tooling

about 12 months ago. We found the quality of the finish and the cut to be fantastic and found the time saving overall about 20%. I wouldn't hesitate to recommend Tomado Diamond Tooling," said Scott French of Sealtec. ■

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