



Bostik supports the refurbishment of a century-old dining space at Brancepeth Castle Golf Club

CASE STUDY



APPLICATION:	Subfloor preparation and flooring adhesive
PRODUCTS:	<u>HYTEC E570 ONE COAT, SL C955 ADVANCED,</u> <u>STIX A930 MULTI FASER</u>
LOCATION:	Brancepeth Castle Golf Club, Brancepeth, Durham

When [Elvet Flooring Solutions](#) was tasked with refurbishing the dining area at [Brancepeth Castle Golf Club](#) in County Durham, the project presented several technical challenges typical of heritage buildings. The over 100-year-old structure had high moisture readings, and remnants of bitumen adhesive from previous floor coverings. Bostik's technical support and comprehensive flooring system enabled the contractor to deliver a modern, durable LVT installation completed on schedule for an upcoming wedding celebration.

HERITAGE BUILDING OBSTACLES

The dining area at Brancepeth Castle Golf Club had

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MATT WILLIAMS, OWNER AT ELVET FLOORING SOLUTIONS

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become dated, prompting the club to commission a complete refurbishment of the approximately 85m² space. The room's age and condition presented obstacles that needed addressing before any new flooring could be installed.

Once the old carpet was lifted, the project team discovered aged Marley tiles adhered to the concrete subfloor with bitumen adhesive. Removing these tiles and the adhesive residue was only the first hurdle. Given that the building pre-dates 1924, there was believed to be no structural damp-proof membrane present - a common issue in period properties. Moisture testing readings confirmed the challenge, with measurement levels that would compromise any flooring installation without proper treatment.

The project also carried time pressures, as the refurbished space was needed for a wedding that had already been booked. The contractor required a reliable technical solution that would address the moisture issues, encapsulate the bitumen residue, and create a stable substrate for luxury vinyl tile installation - all within a tight timeframe.



FULL SYSTEM SPECIFICATION

Matt Williams of Elvet Flooring Solutions contacted Bostik's technical team early in the project to ensure the right approach from the outset. The team conducted a thorough site inspection and provided a detailed technical report with step-by-step recommendations tailored to the specific conditions at Brancepeth Castle Golf Club.

"I contacted Bostik when I was first asked to look at the job, and they came up to inspect it," Matt Williams explained. "They carried out a full site visit and provided a recommendation and site report which was emailed to me to follow."

The Bostik system began with subfloor preparation using [SL C955 ADVANCED](#), a high-performance, moisture-tolerant smoothing compound with exceptional adhesion properties. Applied at a minimum thickness of 3mm, it was used to pre-smooth and encapsulate the existing bitumen adhesive residue without the need for priming - a key advantage that saved both time and labour on site.

To mitigate against moisture, the team applied [HYTEC E570 ONE COAT](#), a two-part, solvent-free epoxy damp-proof membrane designed specifically for situations where no structural damp proof membrane exists.



Capable of suppressing residual construction moisture in cementitious subfloors up to 99% RH, it provided reliable, long-term moisture protection for the floor covering system.

Following the moisture barrier, a final application of SL C955 ADVANCED smoothing compound created a perfectly smooth surface ready for adhesive application. The contractor chose [STIX A930 MULTI FASER](#), a fibre-reinforced, high-temperature adhesive for bonding the Tarkett Inspiration Classic LVT. This particular adhesive choice was especially appropriate given the room's large windows and potential exposure to solar gain - conditions where standard adhesives might fail.

"I've always been happy with Bostik products, and the Bostik app is very helpful," Matt Williams noted, highlighting the practical support available to installers throughout the process.

The Bostik Technical Consultant commented on the team's approach: "Due to the age of the property, we needed to perform a hygrometer test as it was believed that a structural damp proof membrane was not present. The comprehensive system we recommended addressed both the moisture challenge and the bitumen contamination, giving the contractor confidence in a long-term solution."



TRANSFORMATION DELIVERED ON TIME

The refurbishment transformed the century-old dining space from a dark, dated room into a bright, modern function area that the golf club can now promote with confidence. The installation was completed on schedule, ready for the wedding celebration that had been booked.

Matt Williams expressed satisfaction with both the technical performance and the support received: "As a fitter, it's reassuring to know there's a written recommendation behind the job and that Bostik is there in the background if any questions come up."

The use of a complete Bostik system - from moisture control through to final adhesive - gave both the contractor and client reassurance that the installation would perform reliably for years to come. The golf club now has a versatile events space that meets contemporary expectations whilst respecting the building's heritage, and the venue can actively market the room for functions and celebrations.

