

CASE STUDY

Metal Gutter Refurbishment

MAKERS

...makes the difference

PROJECT

Intu Metrocentre
Retail Park

STRUCTURE

Roof - Gutters

CLIENT

Intu Retail Services Ltd

CONTRACT



Located in Dunston, Gateshead, on a former industrial site near to the River Tyne, Intu Metrocentre has more than 370 shops occupying 200,000 m² (2,200,000 sq ft) of retail floor space, making it the largest shopping and leisure centre in the UK with almost 15,000 car park spaces.

Additional retail space is available in the adjoining Metro Retail Park and Metro Oasis. Metro Retail Park is situated to the west of Metrocentre. It has the layout of a conventional out-of-town retail park, with large stores such as Barker and Stonehouse, NEXT Home and Staples.

Intu were aware they had issues with the metal valley gutters on the Retail Park Units and if not addressed they could have major leaks over the winter months causing massive problems for their tenants in their busiest period.

Makers carried out a full roof survey to confirm the condition of the roof and gutters. Constructed in 3 metre sections of galvanised steel and joined using bolts and sealant, the gutters also had a lining installed at some point which had failed, allowing water to penetrate and become trapped between the steel and liner exacerbating the corrosion process.

In general joints and gutters fail due to 2 main factors. Expansion and contraction of the gutter putting pressure on the joints, causing splits in sealant and constant presence of water due to insufficient falls in gutter. Both of these were apparent in the gutters at Intu Metrocentre.



Failed Lining



Failed Lining

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Corroded Gutter



GIROSIL SE



Primer

Giromax's GIROSIL® RC-G was the product selected to carry out the refurbishment, it is designed to fully treat the gutter through anti-corrosion treatment, joint and substrate encapsulation. Used with GIROSIL® SE, (to seal defective joints), the coating system offers a seamless weatherproofing solution.

- Fully moisture tolerant and solvent free, offering permanent flexibility
- UV and temperature resistant, unaffected by standing water
- Incorporating matchless laminar flake, anti-corrosion technology

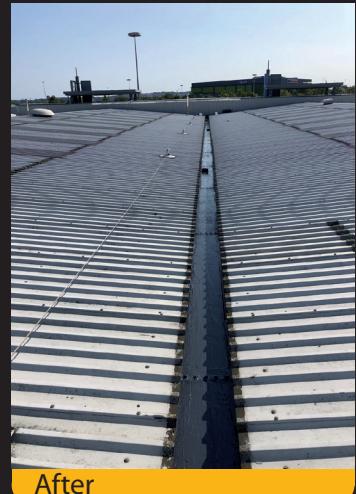
GIROSIL® RC-G is a solvent free elastomeric coating, with vapour breathable properties. It is fully moisture tolerant which can be applied to damp surfaces and in the case of galvanised gutters, offers matchless corrosion control. It has excellent elastic and flexible properties to withstand normal surface movements and remains unaffected by UV, temperature extremes or standing water.



After



After



After

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