

Water Gardens are now watertight

Makers refurbishes Harlow retail car park

THE MULTI-STOREY car park serving Water Gardens shopping centre in the Essex town of Harlow has been refurbished by Makers Construction. The 1,200-space town centre car park was opened in 2004. It services major retailers such as ASDA, TK Maxx and Matalan, which are around the car park's perimeter.

The car park had an existing waterproofing system on the top exposed deck, which had over time failed due to wear and delamination. "It was recognised, that after only some 7-8 years of life the system needed to be replaced, as there was no value in continuing to 'patch' the surface," says Makers' technical director Peter Cowlard.

During a contract lasting some 18 weeks, Makers Construction has applied



new waterproof deck surfacing to the shopping centre car park. Makers was requested by developer Wilson Bowden and its professional team to assist in evaluating the failure of the existing surfacing after such a relatively short time. Makers was also asked to propose an alternative product which could be laid in as short a time as possible and would accommodate the anticipated movement taking place within such a large single suspended deck structure. "The Sika Pronto car decking system



was chosen, as it offers an ability to accommodate the bridging of live cracks and to keep the car park open in a phased re-decking contract," says Cowlard. "This involved removal of the existing system by mechanical planning, preparation of the surface and laying of the new fast cure system."

To keep the car park operational, the project was managed as five distinct phases of work, minimising disruption to both parking and the retail activity. "Given

the high volume of parking activity, co-ordination with all concerned was critical to ensure the works accomplished in each phase," says Cowlard. "This was managed by Makers site personnel, who have significant experience in this type of high profile project and in ensuring that decking systems are laid in full accordance with their specification."

The ramp section had to be treated out-of-hours so that parking on the suspended level could continue during the day. "This was accomplished over three successive nights, removing the decking and re-decking, allowing use during the day," says Cowlard.

"This could only ever be achieved with the new generation of fast-cure products, which not only cure quickly, but are able then to be put back in service."

Cowlard says the project was finished to the client's satisfaction both on time and on the agreed budget.