

STRUCTURES CASE STUDY

Roofing for Shopping Centres'

MAKERS

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PROJECT

Kingfisher Centre, Redditch

STRUCTURE

Shopping Centre 'Warm' Roof

CLIENT

Kingfisher Ltd Partnership

CONTRACT VALUE

£124,000

CONTRACT



Opened in 1975 by then Prime Minister Jim Callaghan, Kingfisher Shopping Centre is home to approximately 150 retail units and is Redditch's primary shopping venue. Famed not only for its palm trees in the centre's Worcester Square, it is also well known for its valued collection of large mosaic panels designed by famous Scottish artist and sculptor, Sir Eduardo Paolozzi.

Re-waterproofing works were required to constantly leaking 'warm' roofs over two retail units at Kingfisher. The existing single-ply flat roof waterproofing system not only had failed seams & lap joints across the centre's roof but it had been patched up over several years but which had never properly resolved the water ingress issues.

Makers were awarded a contract to refurbish the damaged areas of the centre's flat roof to rid it of its water ingress problems once and for all. Using Triflex's cold, liquid-applied and fast-curing ProTect waterproofing system – as specified by the Project Managers TFT, the cold, liquid-applied and totally seamless material was applied over some 1700m² of roof.



Before



Before

T : 08458 994444

F : 01543 480676

E : enquiries@makers.biz

W : www.makers.biz

Makers Office Building 4,
Shenstone Business Park
Lynn Lane, Shenstone, WS14 0SB

Registered in England No: 6348341 Registered Office as above

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Failed detail in gullies



Failed patching on plinths



Gullies holding water

The major contributor to the leaks through the centre's roof were multiple repair patches that had previously been applied to visibly damaged areas and failed seams of the roof but these patches had also failed. The majority of the failed repairs were in detail areas such as perimeter upstands, HVAC plinths and gullies. Blocked drainage gullies holding water over failed lap-joints in the existing single-ply roofing system were also contributing to the water ingress problems.

In order to ensure 100% adhesion of the Triflex system to the existing failed substrate, the entire surface area was power washed to remove all existing surface dirt and contaminants that had built up over a number of years. The first coat of Triflex ProTect was applied and whilst wet, Triflex reinforcing fleece was added and 'rolled in'. This was then fully encapsulated by a second coat of ProTect. The encapsulation of the fleece reinforces the roofing system ensuring that previously failed seams and laps are properly bridged. Even at detail areas, the liquid-applied waterproofing is completely seamless and fully bonded to the parent substrate, so is ideal for re-waterproofing, overcoming complex detailing and terminations.

In order to ensure continuity of the seamless waterproofing underneath plant, oversized pre-coated boards were inserted and Triflex fleece was then dressed up and over the edges and encapsulated within the Triflex coating. Similarly, the reinforced coating was dressed down and through the drainage gullies meaning that now, even if there was standing water, the gullies are seamless and so water cannot get through into the building. A 1200mm wide walkway was also applied in a contrasting colour with a slip-resistant finish to highlight designated & safe walkway areas around the roof.



Gullies now watertight



Plinth detailing complete



Safe, slip-resistant walkways

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