

CASE STUDY

15 Year Roofing System

MAKERS

...makes the difference

PROJECT

Regents Arcade, Cheltenham

STRUCTURE

Roofs

CLIENT

Canada Life

CONTRACT VALUE

£100,000 Circa

CONTRACT



Built on the site of an old Coaching Inn – The Plough in Cheltenham, Regent Arcade Shopping Centre was opened in the mid-1980's and is currently owned by Canada Life.

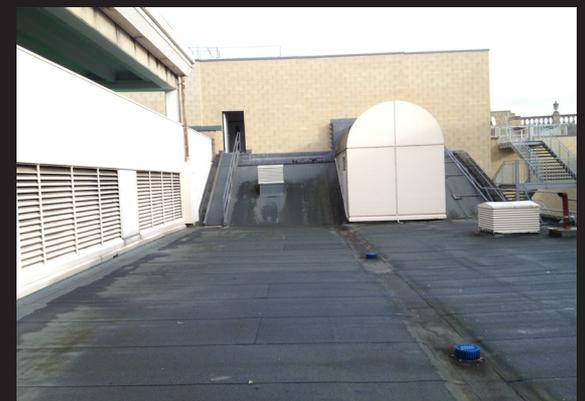
As part of a planned preventative maintenance programme (PPM) put together by the centre's Operations Management team, it had been identified that there were a number of roofs across the shopping centre that were currently leaking with water ingress into the retail space below being experienced by the centre's tenants.

The range of roof substrates across the whole shopping centre includes 'warm' roofs (mineral felt applied over the top of insulation) and 'cold' roofs (asphalt applied directly to the top of concrete without any insulation).

Makers were appointed to re-waterproof eight roof areas in total across the centre which incorporated making good many defective areas of substrate including localised patch repair of blisters in the asphalt, complex detailing around the drainage gullies and service-pipe entries as well as re-sealing failed mortar joints in coping stones to prevent water ingress into the building.



Before



Before

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Roof 8 - Before



Roof 1 - Before



Leaking Copings

A range of solutions had been put forward to the Centre's Operations team for consideration including the application of a single-ply sheeting system. The disadvantage of a single-ply system was that it would have seams at all the lap joints meaning that there was a potential for future failure.

The client had previous experience of the quality of Makers work from the refurbishment of the centre's car park that had been carried out two years prior. Makers proposed the application of a cold, liquid-applied waterproofing system across all eight roof areas. This would ensure that the new waterproofing system was completely seam-free and that all roofs would colour-match giving a uniform appearance to all areas.

In total, the overall roof areas was approximately 1,100m². Careful substrate preparation by power washing was required to remove moss, algae and other surface contaminants that had built up over many years. In some areas, a solar-reflective paint had been applied over the asphalt which had to be specially prepared to ensure 100% adhesion of the new waterproofing system.

The Sikalastic 618 advanced waterproofing system was applied to all areas of the roofs including a mesh reinforcement to provide full, crack-bridging capability and performance. The system also provides a 15-year warranty.



Roof 8 - After



Roof 1 - After



Copings Re-sealed

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