

CASE STUDY

Complex Re-waterproofing of Hotel Roofs

MAKERS

...makes the difference

PROJECT

Roofing for Hotels

STRUCTURE

Warm & Cold Roofs

CLIENT

GLH

CONTRACT VALUE

Various

CONTRACT



Source: Photograph courtesy of Google Earth

Owing to the typical urban location of many hotel premises, problems with the roofs of hotel buildings are many and varied. The roof area of most buildings could typically be described as a storage area where anything from HVAC plant, air-handling equipment, cable trays and satellite dishes are surface-mounted.

Given the wide range of requirements within the hotel building will dictate how many different services are located on the building's roof. Add in to the mix that hotel buildings range from modern, purpose-built structures back to more complex older buildings which have been modified, extended and added-to over tens if not hundreds of years.

Typically a hotel roof in the urban environment will comprise not only a variety of different existing roof finishes such as felt, single-ply and asphalt but the condition of those roof substrates vary considerably in quality and condition.

Makers have carried out a number of projects to re-waterproof complex hotel roofs using cold, liquid-applied systems providing guarantees of 20 and 25 years for long-term performance.



Before



Before

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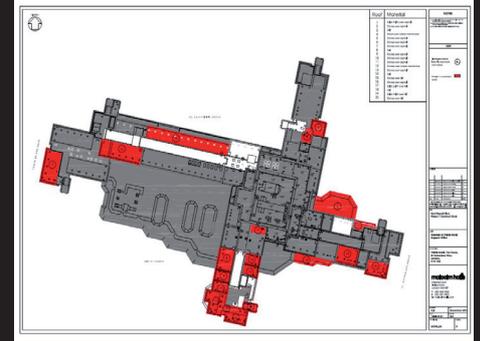
...makes the difference



Amba Hotel, Charing Cross



Complex Access



Thistle Tower Bridge Roofs

The Thistle Tower Hotel (overleaf) is a 1960's built hotel with in excess of 800 bedrooms. Situated on the north bank of the River Thames, It nestles among some of London's best known and iconic landmarks such as Tower Bridge itself and The Tower of London. Across the whole of the roof of the structure, there are in excess of 100 roof areas – all at different levels across the structure, and many of which only measure barely 50m² in area. They are also extremely difficult to access from within the hotel building itself.

Utilisation is the name of the game in the hotel trade. Many of the rooms – bedrooms & function rooms alike immediately below these roof areas - had been un-rentable and un-usable because of water ingress problems. Given the inaccessibility of some of the roofs, sometimes complex - and unfortunately expensive - access arrangements have to be put in place in order to get to the roof area to carry out remedial works.

The Amba Hotel at Charing Cross – adjacent to the 150-year old Charing Cross Hotel on The Strand in London – is another hotel recently re-waterproofed by Makers. This ageing building is a much smaller yet equally complex example of a failed range of existing waterproofing measures which comprised failed asphalt and felt systems with a large volume of water trapped beneath the surface, leaking into rooms below making them unusable.

Makers scope of works on both projects was to carefully prepare the existing substrates, making good any defects and then re-waterproofing them with Triflex's rapid-curing and seamless ProTect cold, liquid-applied roofing system with a 20 year guarantee. NO hot works were utilised on either project.



Finished Roof on Amba Hotel



Multiple Small Roofs



Typical Plant Room Roof

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