

## CASE STUDY

### Walkway Waterproofing & Surfacing

#### PROJECT

Royal Arch Apartments,  
Mailbox

#### STRUCTURE

Balconies & Walkways

#### CLIENT

Mailbox (Birmingham) Limited

#### CONTRACT VALUE

£642,000 circa

#### CONTRACT



The Royal Arch Apartments are situated in the prestigious Mailbox Birmingham development which has grown in stature since being built in 2000.

These apartments allow easy access to the local high end boutiques, bars and restaurants as well as benefitting from easy access to nearby Broad Street, Brindley Place and New Street.

Over the years the walkways and bridges between the apartments had cracked and split in a variety of areas including around the drainage inlets thus letting in water.

Makers were called in to repair 3 different types of walkway levels and bridges which had become worn over the years, each level was of different material, these were of matting, concrete and timber.

The levels of the walkways had become uneven due to blistering which demonstrated that moisture had become trapped and had lifted the surface over time.

Concrete works were also carried out to the new atrium on level 9.



Before



Before

#### Association Membership



#### Accreditations



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# MAKERS

*...makes the difference*



From full cooperation with the tenants, Makers were able to carry out works to all 3 levels with temporary protection in place to ensure residents could get to and from their properties safely whilst works were being carried out.

Level 9 deck and walkway works were carried out in two phases. Phase one comprised of the removal of the split matting and the existing deck coatings using planers and the concrete repairs were carried out at the same time around the new atrium. Phase 2 included using a reinforced fleece and applying the Triflex BTS-P system membrane. The joints in the existing Aco channel were banded to ensure water tightness.

Level 11 walkways and bridges, incorporated the removal of the existing concrete, the cleaning of the upstands and the application of a new membrane system in a suitable colouring in keeping with all decoration.

Level 12 consisted of 2 sheets of plywood screwed down onto bearers. The existing Aco channel was not watertight and was allowing the balcony structure to decay with water penetrating into the dwellings. Makers completely removed the plywood supports, installed additional bearers and removed the Aco channel. Reusing the bespoke grating to maintain the overall look Makers designed a bespoke water channel using marine ply and fully waterproofed the channel with the Triflex reinforced membrane. A ply deck was constructed of 18 and 12mm ply with the application of the base system being carried out off site to reduce the volume of material movements throughout the complex.

During the whole renovation access had to be maintained for tenants making this a highly complex renovation. The Triflex BTS-P was spray applied to achieve the final finished look.



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