

CASE STUDY

Liquid Applied Waterproofing Roofing

MAKERS

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PROJECT

Strathmore Hotel, Luton

STRUCTURE

Roofs

CLIENT

Menzies, c/o Novvus Solutions

CONTRACT TYPE

Subcontract

CONTRACT



Opened in 1973 when Lorraine Chase was 21, the Luton Strathmore was typical of the design and construction methods of the time. Looking at the roof in 2017 we could hardly say 'It's nice here innit?' The roof had also become inadvertent storage and dumping areas. Even an empty bottle of Campari and a deck lounge were found during the initial clean!

After 44 years, the condition of the roof had deteriorated. Extensive modifications and upgrades to the HVAC systems over the decades had been combined with the fixing and removal of cable trays. The arrival of telecommunications equipment with penetrative fixings had compromised the ability of the structure to be watertight.

On this building the original mineral felt sheeting had perished and areas of single ply and solar reflective paints had been laid and applied basis in an attempt to control water ingress into the main building.

Utilising the rapid curing and flexible properties of the BBA approved Triflex Protect System, its compatibility with many different roofing substances allowed the reinforced Triflex system to fully adhere and provide a 25 year life span to the structure.

The project fully guaranteed by Makers Construction, used their vast knowledge and skills attained over 40 years to complete this complex project.



Before



After

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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Single ply, felt and asphalt can all be over coated with the Triflex Propark system to provide a consistent waterproof solution, such as the Strathmore Hotel, Luton.

Before application adhesion and compatibility tests are undertaken to ensure sufficient bond strength is provided by the relative substances. The roofing technology has been developed from Triflex's successful car park products where its track record is second to none.

Triflex's approach to roofing is aligned to that of its parking arena and these transferable attitudes have enabled Triflex to offer guaranteed bespoke designed solutions, using their Quality Assured installer program.

Makers approach is to understand the technical issues, provide long term solutions with our partners and support both the designs and guarantees in the confidence that they will perform as expected.



Level 3 roof had an existing membrane which had become defected over the years so this needed to be removed and the adhesive underneath was ground off. Following this a 200mm high chase was cut to allow for the reinforced upstand system (Triflex Pro detail) to be applied correctly, after which the Pro park system was used to cover the roof area.

Level 11 roof, tests had been carried out to ascertain if the current membrane (solar reflective material) would need to be removed prior to applying the Triflex system. Following a full review it was concluded that the membrane would not be required to be removed, but the hardener for the system needed to be increased to allow for the primer to form a better bond with the membrane. Once successful the Pro park system was installed to cover the roof area.

Whilst carrying out the waterproofing to the different roofs, the walkways were recovered to provide an anti-slip route around the main roof from the Fire Door Escape to the Plant Room, using Triflex rapid curing and seamless Protect cold liquid applied roofing system with a 20 year guarantee.

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