

CASE STUDY

Shopping Centre Roof Refurbishment

MAKERS

...makes the difference

PROJECT

Intu Milton Keynes

STRUCTURE

Shopping Centre

CLIENT

Intu Retail Services Ltd

CONTRACT



Bang in the centre of the UK's most successful new town, Intu Milton Keynes boasts 430,000 sq. ft of retail space, 58 stores with a development scheme to include a 5-screen boutique cinema and a new dining quarter.

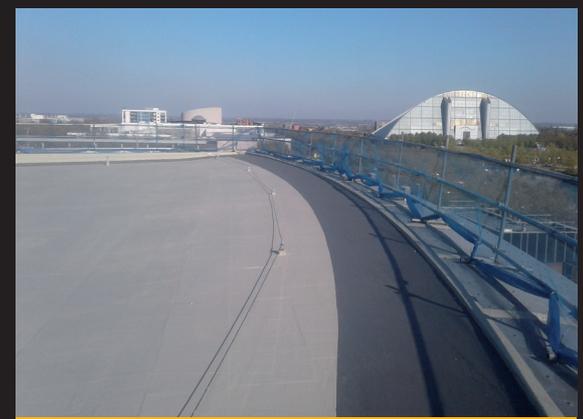
Opened in 2000, it has an annual footfall of 12 million and is home to key tenants including: Debenhams, Hugo Boss, Apple, Zara, Topshop, Hollister, Victoria's Secret and Superdry.

The Centre was experiencing leaks over many of the roofs. Working closely with centre management Makers Construction highlighted the worst affected areas; Hollisters and the south concourse of the roof. Makers carried out a detailed testing and investigation survey which included core sampling and adhesion tests to confirm suitability of the proposed system.

During the testing stage it was clear the roofing membrane had failed and a large amount of water was sitting in and above the concrete substrate. Due to the existing roof build up incorporating; paving slabs & ballast, water-flow reducing filtration layer, insulation board, separating layer, asphalt and a concrete deck meant that rain water was pooling and not escaping to gutter outlets. This existing system was holding vast amounts of water causing major issues.



Before



After

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Registered in England No: 6348341 Registered Office as above

Association Membership



Accreditations



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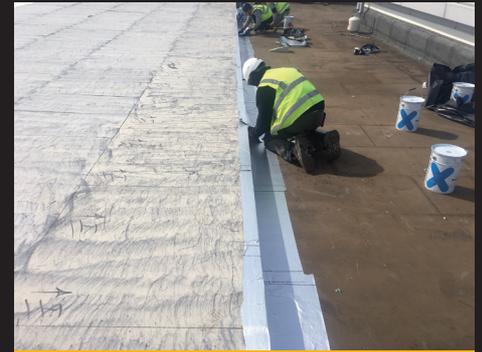
...makes the difference



Removing Paving/Ballast



Large Areas of Plant



Installing Tapered Insulation

Hollisters and the south concourse roofs had their existing paving, stones, insulation & matting removed with all waste materials carefully removed from the roof area and placed into skips for disposal. All edge details were prepared using angle grinders fitted with planing disc and dust extraction units. Once this was achieved the existing asphalt substrate was thoroughly cleaned using pressure washers. At that point the exposed substrate was carefully checked by the Makers site team with any repairs being carried out to specification.

The Hollister roof presented particular detailing issues with the amount of plant installed in this area. Triflex cold applied PMMA system was the ideal solution for these areas as not only could it be worked into tight areas but it's also self-terminating, so no concerns of water ingress back under the coatings. Special attention was given to all the strategic weak points including upstands, drains and gutters ensuring these areas were totally reinforced and water tight.

To solve the issue of ponding water a tapered insulation scheme was incorporated into the new waterproofing system, this allowed the rain water to find its way to the outlets. The insulation boards were primed and a carrier membrane then laid onto the insulation, the membrane has a self-adhesive backing. The cold applied liquid coating could then be laid, whilst the first coat was still wet the Triflex reinforcing fleece was added and "rolled in", this was then fully encapsulated by the second coat. Makers Construction are a Triflex Approved Installer which enables Makers to provide the client with a 20-year guarantee on works and products installed.

With using a cold applied liquid system no "hot works" were needed. This eliminates the use of naked flame on the roof area which can lead to fires and serious damage.



Before



Detail Work



After

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