

CASE STUDY

Shopping Centre Roof Refurbishment

MAKERS

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PROJECT

Isobel House, Sunbury
Cross Shopping Centre

STRUCTURE

Shopping Centre Roof

CLIENT

Colliers

CONTRACT



The Sunbury Cross Shopping Centre was partially redeveloped and refurbished in the mid 1990's and is now anchored by Marks and Spencer. Sunbury Cross is the main shopping centre at the eastern end of the borough and is in close proximity to junction 1 of the M3. In 2017 Makers Construction completed a full refurbishment of the multi storey car park; the works included new decking to the exposed top deck surface, extensive concrete repairs, installation of new lighting, refurbishment of the lifts and the replacement of the external fenestration of the MSCP.

Isobel House is a high-rise residential block that sits on top of the shopping centre on concrete stilts. The centre was experiencing numerous leaks over a number of shops including the higher KFC roof which was holding water.

After core sampling we established that the existing deck was the following build up; Concrete, Aerated screed, Sheathing felt, Asphalt and Solar reflective coating. During the initial survey it was also noted that there were numerous poor quality felt patch repairs which were exacerbating the water ingress issues.

Access to the roof was difficult as the building has public access all the way round. Makers constructed an access and material goods tower to allow safe access to the roof. This was safely and securely fenced in to protect the public. A roof mounted hand rail was also installed to minimize disruption to the tenants and public.

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Before



During

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Before



Before



Before

After testing it was established that a liquid over lay could be carried out, thus negating the need to strip the roof. Colliers instructed Makers Construction to carry out the roofing work using Triflex's PMMA cold applied ProTect liquid system. Due to the amount of detailing a liquid system was the perfect product to carry out the refurbishment.

The roof has a large amount of upstand detail which was in poor condition and in some areas failing. On the perimeter upstand some of the capping was missing allowing water in to the structure. Makers repaired and replaced this where needed as part of the works.

A lot of prep work was required including a guano environmental clean, once completed the roof area was power washed and the cold applied liquid coating was installed. 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. By using the Triflex Protect system Makers were able to offer a 20-year warranty backed by insurance. All damaged and missing capping was replaced with new, the old roof lights on KFC where replaced with new and new mushroom vents where installed to allow any moisture in the concrete slab to escape.

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.



After



After



After

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