

CASE STUDY

Structure Repair, Corrosion MCI & Sealants

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PROJECT

Centre Tower Birmingham

STRUCTURE

Commercial

CLIENT

Jones Lang Lasalle / Bruntwood

CONTRACT VALUE

£385,000

CONTRACT

This commercial property, located in Hill Street in the heart of Birmingham City Centre, offers 21 floors of office accommodation. The podium offers some 96m² of office space over 7 floors but no direct access to the 76m tower. Completed in 1975 this iconic building took 3 years to complete.

Designed by architects Richard Seifert and Partners who also designed the nearby Alpha Tower, Centre City Tower was said to be an example of the 'modernist' style but was described by many as 'brutalist architecture' but it was felt to have complimented the surrounding modern inner city landscape at the time.

The insitu frame is overlaid in precast aggregate panels with a heavy aggregated finish, coupled with full storey height glazing, creating an American style facade. The structure was suffering from the effects of carbonation and chloride attack resulting in the requirement for concrete repair remediation. Makers were appointed by Jones Lang Lasalle to undertake the repairs and apply corrosion inhibitors to protect the insitu structural elements and steel reinforcement.

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Registered in England No: 6348341 Registered Office as above



Finished Detail



Repaired full storey facade panels

Association Membership



Accreditations



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During the contract, Bruntwood purchased the building and instructed additional works due to the water penetration being experienced throughout the facades. Makers replaced the panel to panel joints but cutting out by hand the existing failed sealant and replacing it with Fosroc Nitoseal MS60 to 7500 Im. The glazing sealant was also replaced to some 6000 Im using Fosroc 33HM glazing sealant at the joint intersections.



Makers identified the repairs through a hammer survey from cradles and scaffold platforms, these were then broken out and repaired in the Sika Monotop range to the insitu frame, followed by the application of Sika ferrogard 903 migration corrosion inhibitor in 3 coats to 3000m² to structural members. A design mix and templates were used to re-create the aggregate panel repairs to ensure they blended to the original profile and patina as much as possible. All works to the tower were completed off suspended cradles and scaffold gantrys at the lower podium.

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