

CASE STUDY

Car Park Refurbishment

MAKERS

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PROJECT

Marks and Spencer Loughton

STRUCTURE

Reinforced Concrete
Construction

CLIENT

Marks and Spencer

CONTRACT



The existing Simply Food Store was purpose building for M&S in 2003 along with a 2-storey customer car park to the rear of the store with parking at basement and ground floor levels. The basement parking areas being accessed by vehicles via a ramp and by pedestrians by lift and staircase.

The ground floor car park had a macadam finish and had historically suffered from water ingress into the basement area. Investigations indicated that there was no waterproofing membrane below the macadam surfacing, causing various problems within the structure; cracking of the soffits of the basement and stalactites forming from the continual water ingress and salts used on the upper deck.

There were many temporary fixes applied to the car park in order to stem the problems such as top hat drainage channels suspended from the soffits to collect the water ingress and prevent damage to cars below.

All fixtures and fitting were to be removed and re-instated; trolley bay shelters, ticket machines, entrance height restrictor frame, lamp posts and cycle hoops.

The car park was a live site as parking was required at all times.



Before



Before

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Before



During



After

The scope of works for ground level was to install a buried waterproof system of Triflex AWS which involved removal all fixtures and fittings, plane off the macadam surface which was of varying thickness and to carry out concrete repair to the existing concrete surface. Preparation was carried out on the concrete to receive the new Triflex AWS waterproofing membrane.

Gullies were inspected and replaced where necessary to provide a clear runoff, and macadam surface applied. After review of design the drive isles were overcoated with Triflex Deckfloor finish to provide an enhanced appearance.

The basement level received concrete repairs, again with all fixtures and fitting removed including tophat drainage channels which were no longer required as the top deck was now watertight. Corroded drainage pipes were removed and replaced with new. The lighting system was replaced with new LED lighting providing a much brighter and economical lighting system.

The basement was re-decorated with original colour scheme re-instated and new trolley bays were installed along with parent and child bays and new signage throughout.



After



After



After

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