

CASE STUDY

MAKERS

Commercial Roof Refurbishment

...makes the difference

PROJECT

200 Grays Inn Road

STRUCTURE

Terrace and Roof Areas

CLIENT

Great Portland Estates

CONTRACT



Designed by world renowned architects Foster and Partners, this iconic 387,000 sq ft building provides high quality offices and TV studio accommodation, set around a full ten-storey atrium that floods the building with light.

Home to a broad range of occupiers, we are continuing to transform the 28,000 sq ft floor plates through refurbishment and the creation of innovative office accommodation within a timeless envelope.

Conveniently located in the heart of London between the City and the West End, the building is within a five minute walk of Chancery Lane underground station and the new Crossrail links that will be provided at Farringdon station. Kings Cross St Pancras, with its significant regeneration and international connectivity, is also within easy reach.

2 areas of concern had been identified, an over occupied 6th floor office terrace and the generator room roof. These were both suffering water ingress each bringing their own major issues. The busy office below the terrace was experiencing leaks coming through the concrete slab on to the desks below, it was clear that the existing waterproofing had failed. The generator room roof had an asphalt waterproofing layer which had come to the end of its life with lots of splits and cracks and failed upstand detail.



Triflex waterproofing membrane



140mm insulation & Separating Layer

T: 0845 899 4444

E: sales@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.



...makes the difference



Flow Reducing Layer & Pedestal System



Existing Slabs Cleaned & Reinstalled

Makers operatives removed the slabs and stacked them carefully to one side ready to relay. The existing insufficient insulation was removed from site. Once the existing waterproofing membrane was exposed repairs could be made. Makers took the opportunity to move the drainage outlet to maximise the drainage flow. The existing was then cleaned and primed ready for the new waterproofing system. Triflex's ProTect PMMA reinforced liquid system was then installed, this Premium cold applied system is laid at 3kg/m² with a reinforcement fleece embedded within the coating. This hardwearing system comes with a 20 year manufacturers guarantee, giving the client confidence that the system is up to the job. Once the liquid has cured a Separating layer was installed with 140mm ProTherm Ultra Inverted Roof Insulation laid on top. ProTherm G XENERGY Mink Water Flow Reducing Layer was installed to control the flow of water under the slabs and to filter out Fines. The Pedestal slab system was then installed, the existing slabs had been cleaned and were re-laid with any damaged ones being replaced. The Plant Room roof had been suffering with numerous leaks and poor detailing, the existing asphalt waterproofing had come to the end of its life span. To ensure safe working Makers installed a cantilevered handrail system before any roofing work was carried out.

Triflex's ProTect offers exceptional adhesion to asphalt to negate the need for primers, saving money. The project was finished within programme and on budget and Makers have now carried out numerous projects with this client.



Liquid Detail



Plant Room Roof Completed



Plant Room Roof Application

T: 0845 899 4444
E: sales@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.

