

CASE STUDY

Roof Refurbishment

MAKERS

...makes the difference

PROJECT

Lakeside Shopping Centre
Phase 3

STRUCTURE

Roof

CLIENT

INTU Properties

CONTRACT



Phase 3 of this 60,000m² roof refurbish project, after many years of trying to repair the single ply system, the client decided on a full refurbishment with the inclusion of new walkways installed to highlight the safest route throughout the roof and provided a reinforced surface.

This phase included some of the most difficult areas to waterproof, 100's of metres of roof area under plant and walkways. Lots of difficult and highly technical detail had to be overcome by the Makers Operatives.

Before any work could commence Makers Construction carried out a dilapidations survey to assess the current condition of the roof and its ability to receive an overlay opposed to a much more costly full refurbishment including stripping the existing waterproofing down to the metal deck.

Communication was key to this project as it was a constant live site for many tenants, so Makers Construction communicated with store managers to ensure the smooth coordinated and safety of many other contractors; heating & venting engineers, gas engineers and service contractors who had direct contracts with the tenants below.



Before



Before

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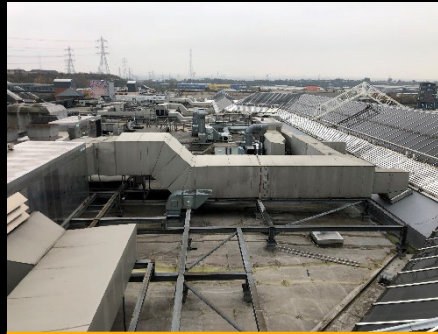
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During



During



During

The roof was treated to a dry clean to remove debris and loose dirt and then underwent a jet wash process to ensure all surfaces were clean and responsive before priming for the coating systems being used. Areas of heavy staining were treated with a fungicidal solution.

The client chose the Sika LPL Decothane Ultra system. The benefit of this system is that it's a low odour component and its application method of incorporating 2 separating colours ensures correct coverage and application; the base coat of Shale Grey followed by the lighter Cloud Grey top coat.

With all the plant and equipment installed on the roof this project involved working in confined areas beneath plant equipment and through walkways. Consequently, special attention was given to all the strategic weak points including upstands, drains and gutters ensuring these areas were totally reinforced and water tight.

Walkways and direct access routes linking the elevated plant platforms were completed in the Sika LPL Walkway System which was Red Quartz to provide a dedicated route.

This roof refurbishment consisted of 13,500m² which equated to using over 4,000 tins plus supplies so Makers Construction introduced a specialist platform and trolley system to allow for quick movement of supplies on to and off the site. This greatly reduced manhandling and was a significant way of improving time efficiency.

Makers Construction are a Sika LPL Approved Installer which enables Makers to provide the client with a 20-year guarantee on works and products installed.



After



After



After

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