

CASE STUDY

MAKERS

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LIQUID WATERPROOFING

PROJECT

Project Icon – Selfridges Building

STRUCTURE

Waterproofing and Walkway System

CLIENT

BAM Construction

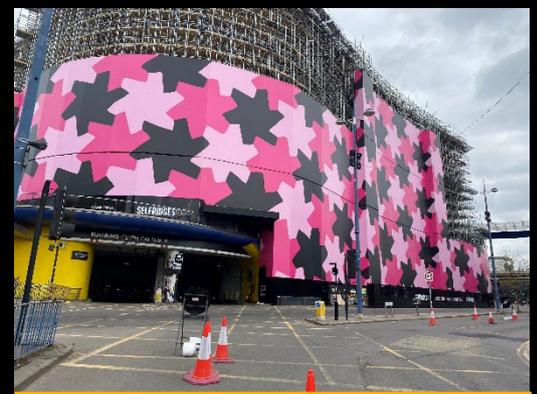
CONTRACT



The Selfridges building is a landmark structure in the heart of Birmingham, designed by architectural firm Future Systems the building was completed in 2003 at a cost of £60 million. The building's façade is curved, wrapping around the corner of Moor Street and Park Street, the façade comprises of 15,000 anodised aluminium discs. The buildings sub structure is a steel frame with sprayed concrete façade, an insulated render system has been installed with a waterproofing layer in a blue finish. The building has been suffering with leaks for many years this mainly due to the on-going maintenance of the building's discs and gutters. The only way to access these is via abseiling, over the years this process has caused numerous holes in the render system due to abseilers landing on the render system. These holes created by the abseilers boots are the main cause of the water ingress, saturating the rockwool insulation behind the render and finding its way through the concrete substrate and in to the building. The gutter had been poorly designed and sits level with the render system so minimal surface water was being collected. Due to the poor design, access to maintain the gutter was impossible. The existing steel gutter joints had perished allowing water to ingress into the insulation. The decision was taken to fully strip the existing saturated render system back to the existing concrete structure. Due to the Birmingham Commonwealth Games commencing in July 2022 there could be no delays on the works. A heating system was set up to maintain a constant temperature within the scaffolded area, this was to ensure work didn't stop due to drops in temperature.



Scaffold Wrap



Scaffolding

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.



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New Aluminium Gutter



Installation of Liquid System



After

To ensure the project was completed on time a fully enclosed scaffold was installed, the scaffold design was a huge project in its self, the scale has to be seen to be appreciated. The scaffolding followed the curves of the building both horizontally and vertically and extended over the top curve to create a roof. Due to the location and the iconic nature of the building the owners Hammerson still wanted to make the building attractive and stand out. An eye-catching pink and black jigsaw-style hoarding called 'Dogtooth Flower' was wrapped around the entire building, it had been created by local fashion designer Osman Yousefzada in partnership with the city's Ikon Gallery. Each of the 15,000 Aluminium discs were carefully removed, each one getting tagged with a bar code ensuring it went back in exactly the same position. Due to the extra thickness of the new system each rod that fixes the disc to the building then had to be extended, an extra section of rod was welded on.

The Makers delivery team had to plan their work to coincide with the many other trades on site as not to hold anyone up. The insulation and rendering could not be completed until the gutter water proofing had been completed. Makers installed Sikas 625N reinforced liquid system into the circa 240 lm of curved gutter. The new sections of gutter were powder coated prior to installation. The Makers Installation team had to carefully abrade this off as part of the prep work. The Aluminium gutter was then primed and localised reinforcement was carried out to the gutter joints. 2 coats of 625N were then installed to the entire gutter. The Makers Team then installed a reinforced anti slip walkway system around the perimeter of the roof, this was to provide the abseil maintenance team with a solid base to work from and protect the new waterproof coatings from damage. The product had to be colour matched to the specific blue colour of the waterproofing. The walkway was taped off and 2 coats of 625N with reinforcement applied, whilst wet quartz was cast into the liquid and sealed once dry. Care was taken to neatly detail around the abseil posts.

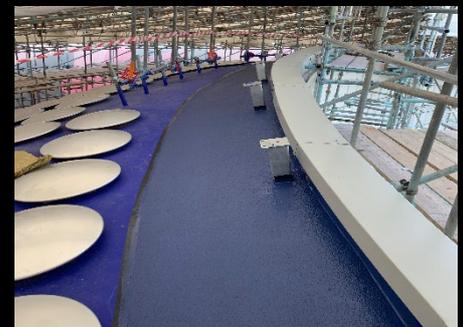
The Makers team were proud to be part of returning this iconic local structure back to its former glory.



Walkway Before



Walkway During



Walkway After

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