

CASE STUDY

Roofing

MAKERS

...makes the difference

PROJECT

Carrington and Kingsland House

STRUCTURE

Grade II Listed

CLIENT

Hollis Global Ltd

CONTRACT



Originally constructed in 1920, Carrington and Kingsland House is a Grade II listed building that lies on the east side of London's iconic Regent Street. Located in the heart of London's premier shopping destination, the property offers flagship retail and office space, close to Piccadilly Circus, Mayfair and Soho. Makers were excited about the opportunity to conduct remedial works to multiple roof areas, combined with works to the dormer windows.

Due to the location of the property and its age, safe access to the roofs and dormers presented an issue. This was because the roofs did not have any edge protection in place currently and this could not be installed at roof level. This therefore meant that cleverly designed scaffolding had to be installed from ground level. The scaffold had to enable safe access to all work areas, without limiting pedestrian access to the retail units, on busy Regent's Street. This scaffolding consisted of a full wrap to the front of the building, 8 lifts high, enabling access to the roof and dormers.

Firstly, all roof areas were cleaned, including all gutters and downpipes to remove all moss, lichen and vegetation, and leave all outlets free flowing. Substrate repairs were then conducted to the roof areas. As many of the roofs had an asphalt covering for the substrate, all blisters, slumping and cracking were adequately repaired using Triflex Asphalt Repair Mortar. The flexible mortar is ideal for substrate repairs as it is fast curing and highly durable.



Before



After

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Before



Before



Before- Poor Detailing

The roofs were then primed and a Triflex Protect System was installed. Triflex ProTect offers a fully reinforced, complete waterproofing solution that will last for years to come. The system is not only certified and tested to the highest UK and European standards, it has also been successfully installed for more than 20 years in projects across the globe. The cold applied, fast curing system is a great waterproofing solution for all substrates and roof areas. This system includes a Triflex ProDetail installation to all roof upstands and details.

Roof H was only showing signs of degradation and leaking in certain areas. Therefore, it was decided that a more economically viable solution would be to patch repair areas of the roof. This involved Makers conducting an Electronic Leak Detection Test to the roof. This test can accurately identify any breaches in the roofing membrane. The areas identified in the ELD test were then targeted and repaired using Triflex ProTect. This further demonstrates the roofing services that Makers and our trusted partners can offer, and how Makers always works to find the best solution for our clients.

One area of concern at the tender stage was the dormer windows on the property, leaking in to the office space below. All dormer windows were waterproofed to a quality standard using Triflex ProTect. This included installing a new lead cover flashing to the dormers to offer further waterproofing protection.

To finish the project to a high standard, Makers completed the internal redecoration of the worst affected office space. This involved conducting remedial works to water damaged internal walls and roofs.

Makers Construction Ltd. are a Triflex approved installer, with many years work with the system. This enabled Makers to successfully renew and refurbish the Roofs on the Grade II listed property and provide the client with a 20-year guarantee.



After- Dormer Window.



After



After

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