CASE STUDY

Roof Refurbishment

MAKERS

...makes the difference

PROJECT

BATTERSEA STUDIOS

STRUCTURE

FLAT ROOF

CLIENT

PRIVATE SURVEYOR

CONTRACT

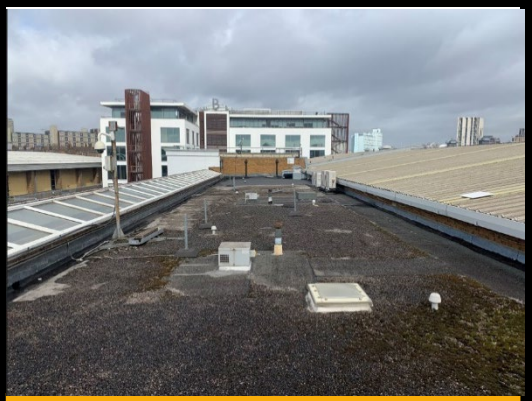


Battersea Studios is an expertly designed, serviced co-working space dedicated to individuals and small companies located in West London. Makers Construction were tasked to refurbish two leaking roof areas. Common defects such as splits, ruckling and cracks in the tired asphalt substrate were enabling water ingress to the workspace below. Poor detailing around vent pipes and rooflights further enhanced the water ingress issues into the building.

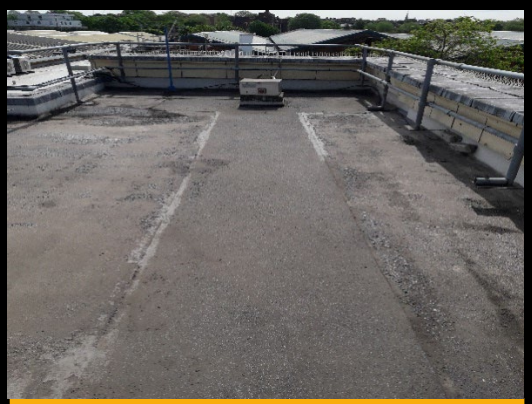
It was decided that the current asphalt substrate, once repaired in areas, would be suitable for an overlay. A Triflex ProTect waterproofing system was chosen for this project. The versatile and cold applied system is perfect for installation on asphalt substrates.

Before any works could occur, Makers had to instruct an asbestos R&D survey to the roof area. This was undertaken by one of Makers reliable supply chain partners and demonstrates the variety of packages Makers can incorporate into our projects. The survey, which was completed promptly, ensured that no harmful material was present on the roof area.

The repairs to the asphalt were conducted using Triflex Asphalt Repair Mortar to fill and smooth any defects. This included any failures of the asphalt to upstand areas.



Before



Before

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ISO 9001 QUALITY MANAGEMENT

ISO 14001 ENVIRONMENTAL MANAGEMENT

ISO 45001 HEALTH & SAFETY MANAGEMENT

CASE STUDY

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During



During



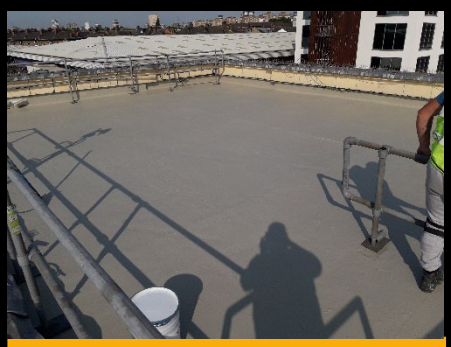
During

One key difficulty with the project surrounded the asphalt substrate being topped with chippings. So that the Triflex System could be installed to a smooth substrate the chippings needed to be removed. Therefore, a VonArx machine was utilised to scarify the surface. This took multiple passes with the machine. Due to the noise of the machine and works, Makers had to operate clear lines of communication and liaison with the client to schedule the VonArx works; to reduce nuisance to the offices below.

Two units of redundant M&E equipment had to be removed from the roof area and disposed of. The vent openings were subsequently boarded over with plywood to create a suitable surface to waterproof. These areas were then appropriately coated with Triflex ProDetail to ensure waterproofing integrity.

Core samples from the initial roof investigations, demonstrated that certain areas of the asphalt substrate were damp. Whilst not containing enough moisture to require the substrate to be removed, this dampness could cause issues with outgassing in the future. This occurs when the substrate heats up in the summer months, causing the moisture to be released as gas, which can cause bubbles in the liquid membrane. To mitigate against this, several mushroom vents were cored and installed to the roof area. These allow the moisture to be released from the substrate and reduce the chances of outgassing to the membrane.

The remedial works to the Battersea Studios were completed professionally, within programme and minimised disruption to the workspace below. The happy client was issued a 20-year warranty for the roof works, ensuring that both roof areas remain leak-free for this period.



After



After



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