CASE STUDY

Roof Refurbishment

MAKERS

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PROJECT

Kingfisher Shopping Centre

STRUCTURE

Flat Roof

CLIENT

Evolda Building Consultancy

CONTRACT



Located in the heart of Redditch, Worcestershire, Kingfisher Shopping Centre has been the town's principal retail destination for over 50 years. Originally opened in 1973, the centre expanded with the addition of Worcester Square in 1976 and Milward Square in 1983. Today, Kingfisher is home to more than 130 retailers, including Primark, H&M, Next and TK Maxx, alongside a diverse mix of food, leisure, and service offerings. The centre is also renowned for its iconic mosaic panels designed by Scottish artist Sir Eduardo Paolozzi, recognised as the largest publicly commissioned artwork in Britain.

Several of the centre's flat roof areas had reached the end of their service life, exhibiting persistent water ingress, deteriorating waterproofing membranes, and signs of weather-related degradation.

Compounding the challenge, the roof design incorporated numerous penetrations, upstands and complex details, making the installation of traditional membrane systems particularly difficult.

Makers Construction was appointed to undertake refurbishment works across three separate flat roof areas. Investigations confirmed that two of the roof areas were suitable for a direct overlay of the existing single-ply coverings, allowing for the provision of a 20-year warranty.



Before



Before

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.

ISO 9001 QUALITY MANAGEMENT

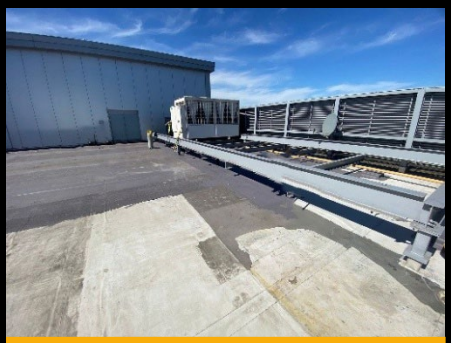
ISO 14001 ENVIRONMENTAL MANAGEMENT

ISO 45001 HEALTH & SAFETY MANAGEMENT

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During



During



During

However, core sampling and moisture readings undertaken on the third roof area identified significant levels of trapped moisture within the existing build-up. Owing to budget constraints, the client requested an overlay solution to the failed bituminous membrane without the provision of a system guarantee.

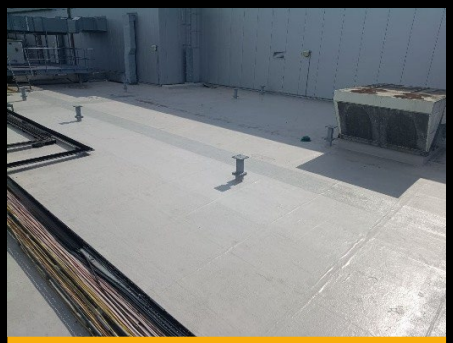
Following successful adhesion tests, the Polyroof Protec Liquid Waterproofing System was specified as the most suitable refurbishment solution for the project.

Designed for both new build and refurbishment applications, Protec is a fully reinforced, cold-applied liquid membrane that creates a seamless, monolithic waterproof barrier. By eliminating joints and welds, the system significantly reduces potential points of failure and enhances long-term performance.

Installation was carried out directly over the prepared existing substrate, minimising waste and removing the need for a costly full roof replacement. By removing the requirement for open flames and hot works permits, the cold-applied system improved site safety while reducing fire risk throughout the installation process.

Works were undertaken during the colder months of the year, when low temperatures and frequent rainfall presented challenges to the roofing programme. Despite these conditions, Protec's RapidCure technology enabled accelerated curing times, allowing Makers Construction to maintain progress, complete the works efficiently, and minimise disruption to building occupants.

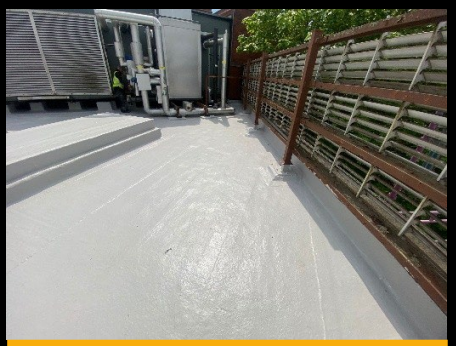
The completed project demonstrated the effectiveness of Polyroof Protec Liquid Waterproofing as a durable and reliable roofing solution. Combining seamless application, rapid curing technology, and proven long-term performance, the system is ideally suited to commercial, industrial, and residential flat roof applications where durability, efficiency, and minimal disruption are key project requirements.



After



After



After

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