



# Built-up Roofing

Hempstead Valley Shopping Centre/ Breyer Group plc, Romford



## Background

The roof at the Hempstead Valley Shopping Centre, in Kent, was in desperate need of repair. The inverted roof, with single-ply membrane and ballast, had tears and splits to the membrane causing water to ingress into the building below. In addition, the roof's drainage capacity has been severely reduced as foliage was blocking outlets, and one outlet had deteriorated so badly that sections had been capped off.

## Challenge

The team from IMA contractor Breyer Group plc was faced with a roof on which existing services supports, comprising metal angles welded in situ, had rusted causing cable trays and gas pipes to sag dangerously. Access was also limited, so deliveries had to be timed, and materials had to be carried up and over the building onto the roof using a rope and wheel. In addition, a noisy works restriction meant that the Breyer team had to start early and stay late in order to allow the Centre to stay open while work was being carried out.

## Solution

Breyer began by removing the ballast and slabs and stripping the existing membrane back to the substrate, work all done by hand without the use of a chute or hoist, and around air handling units that had to be left in situ.

Icopal's Profiles system was then installed, with Thermazone tapered insulation used to improve falls for drainage. The capped off roof outlet had to be replaced when the shopping centre was closed, requiring the team to work from 9pm to midnight in order to install a complete downpipe section. A home appliance store below, full of expensive white goods, further complicated this procedure as all the goods had to be removed or covered before the works could be carried out. New services supports were installed at the start of the job to remedy immediate concerns; these were then systematically removed as the work progressed, and then reinstated, along with new Roofgard outlets, as the work progressed to support not only cable trays but also a large gas pipe which could not be allowed to sag for fear of fracture or leak.

The client was extremely happy with the quality of the works carried out and the smooth running of the installation, despite the difficulties encountered.

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### Project:

*Hempstead Valley Shopping Centre, Kent*

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### Area:

*800 m<sup>2</sup>*

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### Completion Date:

*2008*

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### IMA Contractor:

*Breyer Group plc, Romford*

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### System:

*Profiles system*

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### Surveyor:

*Donaldson LLP, London*

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