

CASE STUDY

THE PAVILLIONS, BRISTOL

Offices benefit from refurbished roof



Aerial Roof Shot



The Pavillions in Bristol has undergone a major refurbishment to modernise the offices and facilities on site to create a vibrant and attractive office environment.

A detailed visual and physical inspection, together with core and moisture probe analysis carried out by IKO on the roof, patio and walkway areas, indicated that the waterproofing membrane was in a condition commensurate with the age and the type of the traditional membranes installed. They had become fragile and brittle. The decks were saturated due to water ingress, and natural ageing had played a principle part in the deterioration of the waterproofing system. The build-up would not have met the requirements of the current building regulations Part L.

IKO worked closely with the client & main contractor, Cowlins of Bristol, to refine the specification for the main roof, patio and walkway areas with IKO's approved installing contractor RSW Roofing Bristol. IKO's Guardian Warm Roof System was chosen as the suitable waterproofing option.

As The Pavillions is home to several working offices, the existing paving slabs & plants and the removal of the existing waterproofing needed to be carried out without any disruption below.

The waterproofing specification included IKO's Ultra prevENT T-O cap sheet which included upgrading with IKO Enertherm Insulation to the main areas and IKO Polimar EC/UV liquid waterproofing was used for detailing where BUR could not be used. Bespoke details

Project Sector: Commercial

System: Built-up Felt Roofing

Products Used: IKOpro Primer
IKO Systems T-O Vapour Barrier
IKO PU Adhesive
IKO Enertherm ALU Insulation
IKO Systems SA Underlay
IKO Systems T-O Detailing
IKO Ultra prevENT T-O Membrane
IKO Superlite Rooflights
IKOfash Lead Free Flashing
IKO Lightning Conductor Clips
IKO Polimar EC/UV
Contractor: RSW Roofing Bristol
Size: 2,000m²

had to be made on the very tricky elements of the building throughout the installation by IKO's Technical department. The work was carried out over 4 phases so as not to disturb the client.

All IKO's Guardian bituminous systems offer the latest generation of high performance, elastomeric reinforced bitumen roofing coating membranes. The base fabric is treated with the prevENT graphite technology to achieve the highest fire performance standards. A high content SBS polymer modified bitumen coating also gives an outstanding low temperature flexibility of minus 25°C.

The system carries a full 20 year guarantee which covers the design, IKO materials and IKO contractor.

ultra
prevENT

IKO polimar
Liquid Applied Roofing Systems