



Building Contractors Ltd

CASE STUDY 0008 - Tate & Lyle Refinery, London

Commercial Roof Refurbishment

CASE STUDY

TATE01/0001 - Thames Refinery, Silvertown

- ▶ **Date of Project:**
September - November 2020
- ▶ **Project Location:**
Building 120, Thames Refinery, Factory Road, Silvertown, London, E16 2EW
- ▶ **Project Type:**
Commercial Roof Refurbishment.
- ▶ **Contract Type:**
Principle Contractor
- ▶ **Contract Value:**
£500,000.00





Thames Refinery, Silvertown

Commercial Roofing Refurbishment

Tritec Building Contractors were awarded with the following works:

- **Redundant Vent Removal** - Removed 15 no. Decommissioned smoke vents and their housing units. We covered voids with new matching profile roof sheets internally and externally.
- **Felt Upstand Works** - Primed area with Polyroof Uni-Primer and then encapsulated the upstands with Protec Resin
- **Ridge Walkway** - Replaced 248 No. corroded fixings with new.
- **Gutter Coating Works** - 202m of eave's gutters were cleaned, prepared and coated in the Giromax Girosil® RC-G system.
- **Gutter Replacement Works** - Heavily corroded gutter sections not suitable for liquid lining were replaced with a total of 52Lm of gutter at the eaves to the South pitch.
- **Roof Coatings** - Over 10,000 m2 of metal profiled roof prepared and coated with Giromax Girosil® RC.
- **Roof Fixings** - Replaced all fixings that have perished to main sheet fixings.

Tritec Building Contractors are experienced refurbishment contractors that provide efficient and effective services to extend the lifespan of commercial building fabrics.

Commercial Roof Refurbishment - Giromax Girosil® RC

The existing metal roof was thick with sugar residue, traffic film from the airport and the factory applied coating was failing with loose coating throughout, so we coated over 10,000.00 m2 roof area with Giromax Girosil® RC Ultra with a 20 year guarantee.



Before

Owing to the location of the building and its proximity to the airport the roof was thick with a combination of sticky sugar residue and traffic films that made it quite literally black.

The original factory applied coatings was at the end of its life cycle and delamination of the coatings was evident throughout.

The roof had varying levels of corrosion with the majority being at the cut edges of the sheets.



In Progress

The roof surfaces had to be thoroughly cleaned at high pressure to remove the build up of the thick dirt and grime that had accumulated on the roof over many years.

We then had to further remove any loose coatings with the jet wash and get all the areas back to a firm edge ready for the coating works.



Completed

Once all cleaning works had been completed, all lap joints were sealed using Giromax Girosil® SE and then then all areas that had cut edge corrosion treatments where primed including encapsulating all fixings.

The Giromax Girosil® RC coating system was then applied via airless spray system to the complete roof area.

Once the works had been completed it was inspected by Giromax Technologies who issued a 20-year manufacturers guarantee.

Metal Box Gutter Refurbishment - Giromax Girosil® RC-G System

252m of metal box gutters required a full liquid coating treatment, some of the gutter had completely eroded beyond economical repair so had to be replaced prior to the Giromax Girosil® RC-G system being applied.



Before

The existing gutter liners were heavily soiled and varied in level of corrosion, it was evident that the gutter joints had leak throughout causing water staining on the cladding below. Around 52Lm of the trim line gutters had completely failed owing to corrosion and had to be replaced prior to the application of the coating system.



In Progress

The metal box gutters were cleared of all debris and silt, thoroughly washed and swept through. All loose surface corrosion was removed and then all substrates primed. The gutter joints were then sealed using Giromax Girosil® SE to leave watertight.



Completed

Once all cleaning and preparations has been completed as per the manufacture's guidelines, operative fully encapsulated the full length of gutters with the Giromax Girosil® RC-G coating to complete the treatment, The works were then issued with the manufactures 15-year guarantee.

Felt Upstand Refurbishment - Protec Resin

The upstand that at the junction of the roof and brick elevation was sealed with felt and was clearly at the end of its life cycle, the area was thoroughly cleaned and then all loose felt cut or torched back, all areas where primed and then encapsulated with Protec Resin to seal and leave watertight.



Before

The existing up stand was covered with mineral felt, the felt was failing throughout and coming away from the curb, it was extremely dirty and covered with traffic film and sticky residue fall out from the refinery.



In Progress

The area was jet washed at high pressure to remove all dirt films and residues. All loose sections of felt was either cut away or torched back for adherence.



Completed

Once all cleaning and preparation works had be completed, the entire area was primed and then sealed using a liquid Protec resin.

Smoke Vent & Housing Removal

The existing smoke vents had not been used for many years and were causing water ingress issues through lack of maintenance and service, as a result the client decommissioned the units and contracted Tritec Building Contractors for their removal.



Before

The smoke units had been causing water ingress issues throughout the warehouse and packing hall directly below.



In Progress

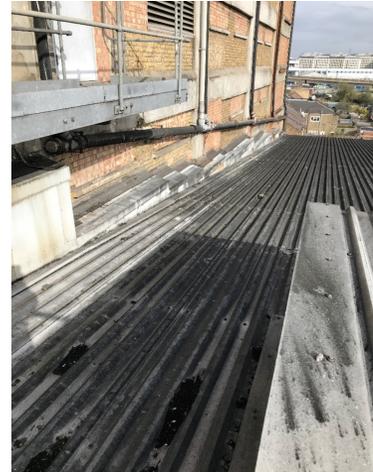
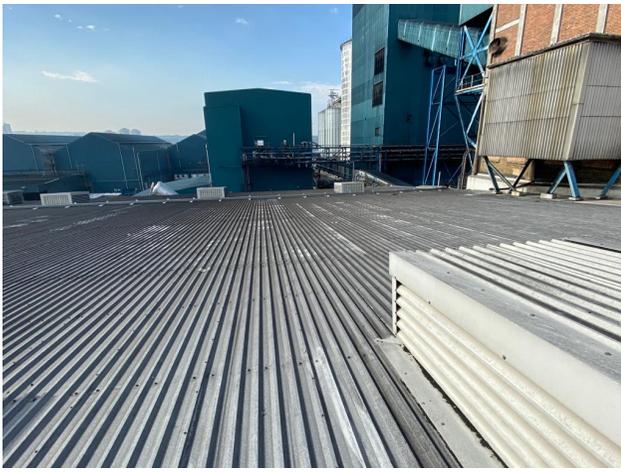
All the hosing unit were stripped back and then smoke vents removed from the roof area.



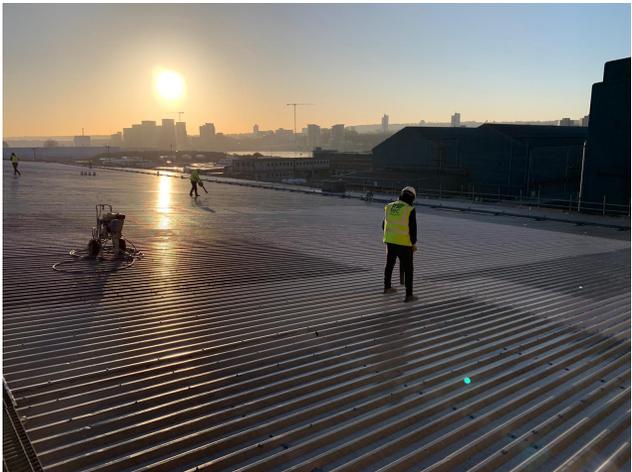
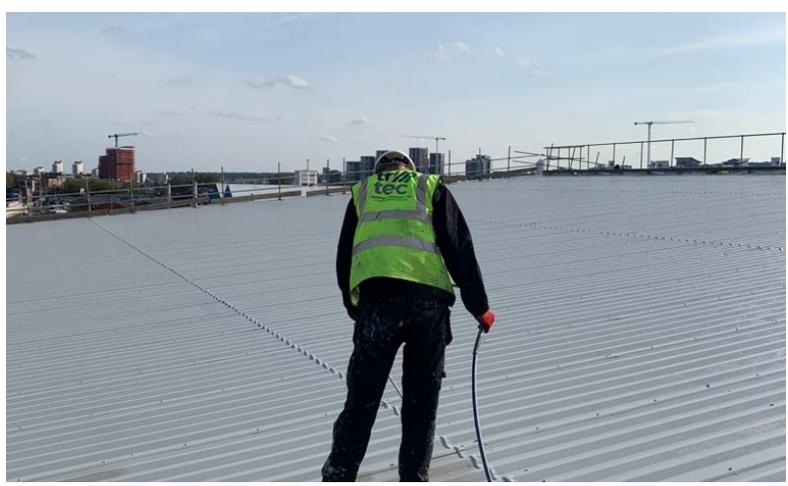
Completed

All roof voids left from their removal were over sheeted with matching steel roof sheets both externally and internally prior to the roof coating system being applied to leave a seamless consistent finish.

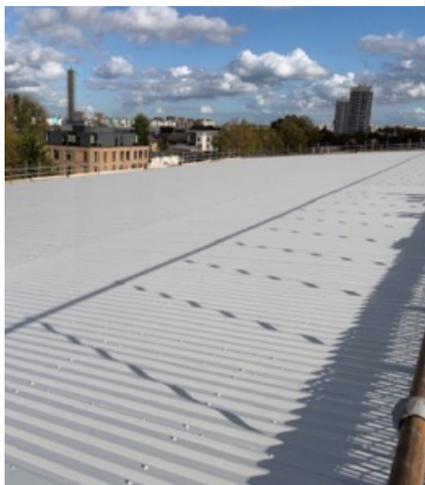
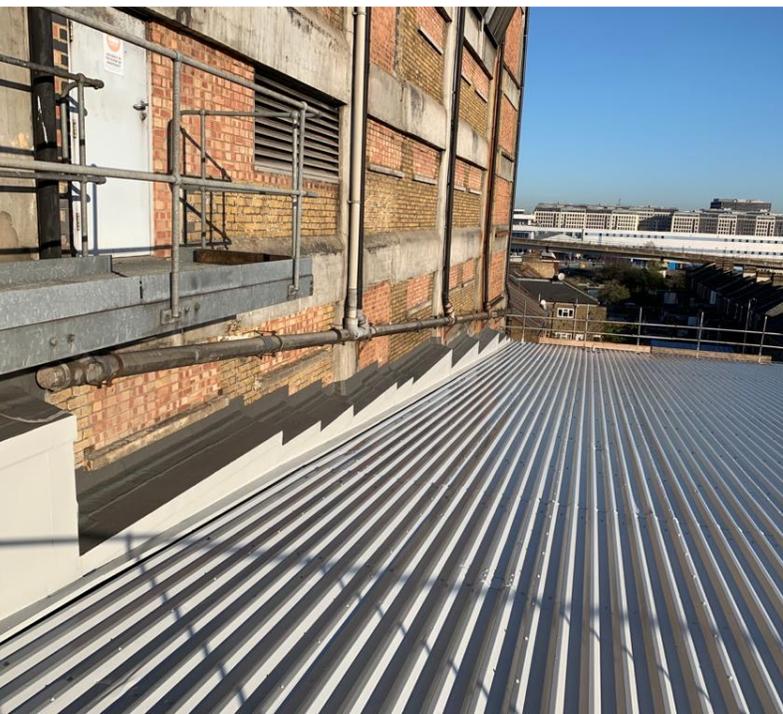
BEFORE



DURING



AFTER



Tritec Building Contractors Ltd
Unit 26 Charfleets Farm Way,
Charfleets Industrial Estate
Canvey Island
Essex
SS8 0PG

01268 698 299
info@tritec-ltd.com
www.tritecbuildingcontractors.co.uk



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