



# PROJECT **CASE STUDY**

CUMBERLAND COMMUNITY SCHOOL  
OBAN CLOSE, LONDON, E13





## PROJECT CASE STUDY

# Cumberland Community School Flat Roof Refurbishment & Leak Solution



**LOCATION:** OBAN CLOSE, LONDON, E13 8SJ

**CLIENT:** PINNACLE FM

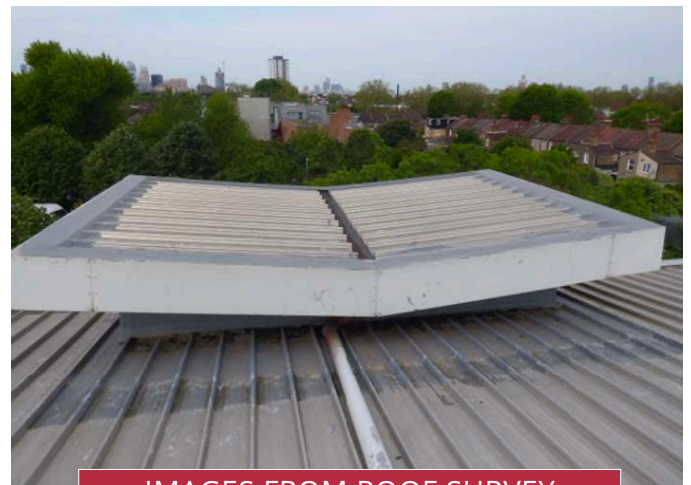
**CONTRACTOR:** RTL GROUP

## PROJECT BACKGROUND

TD Roofing Consultants were asked to carry out a roof survey at Cumberland Community School in London with a view to looking at the ongoing leaks that were being experienced on the various roof areas.

The school was rebuilt in 2003 as part of the UK Government's Building Schools for the Future programme, and the persistent roof leaks appeared to stretch back over 20 years. Despite numerous surveys to try and identify the route of the problem and various repairs having been undertaken, nothing had so far been able to successfully stop the ongoing water ingress into the fabric of the building.

The existing roof system was a Metrac Speed Deck Standing Seam System featuring a secret fix method of installation using non-exposed clips and fixings. Following TCRC's comprehensive roof condition survey, it was established that the most troublesome leaks were occurring through the two top hat roof areas of the main school building. Upon closer inspection, it was clear that many aspects of the roof had not been detailed correctly, thus exposing the structure to the elements and driving rain. It was the same situation elsewhere on the building, with several other roof leaks being caused by poor workmanship and a lack of attention to detail.



IMAGES FROM ROOF SURVEY







## PROJECT SOLUTION

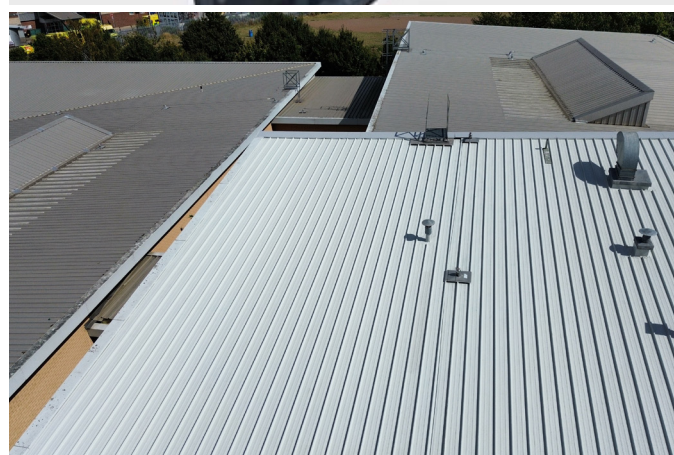
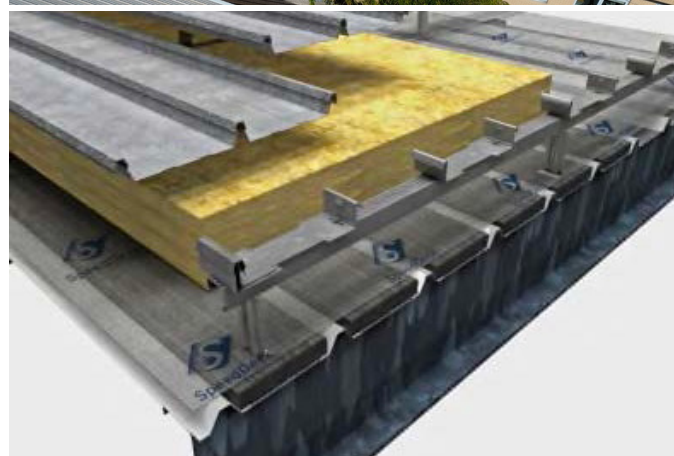
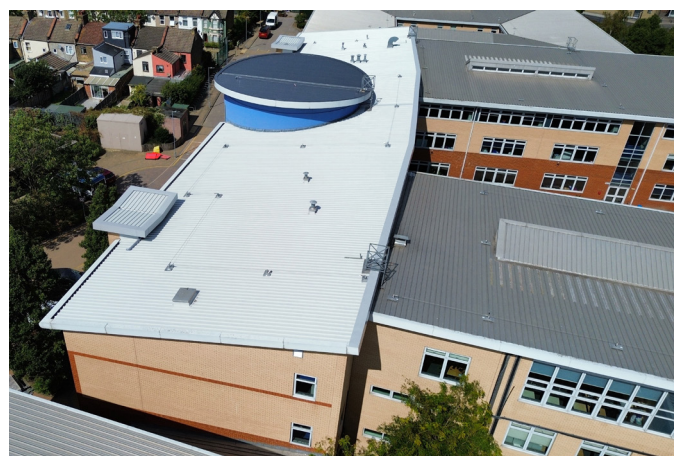
Over the years it appeared that there had been numerous attempts to repair the roof using a cold applied liquid system. However, the evidence suggested that preparation and attention to detail had been poor, leading to ineffective long-term performance.

Following our survey at the school, TCRC produced a comprehensive roof condition report for the client, detailing our findings in each area of the roof. This included all supporting evidence such as photographs, moisture-probe readings and first-hand observations.

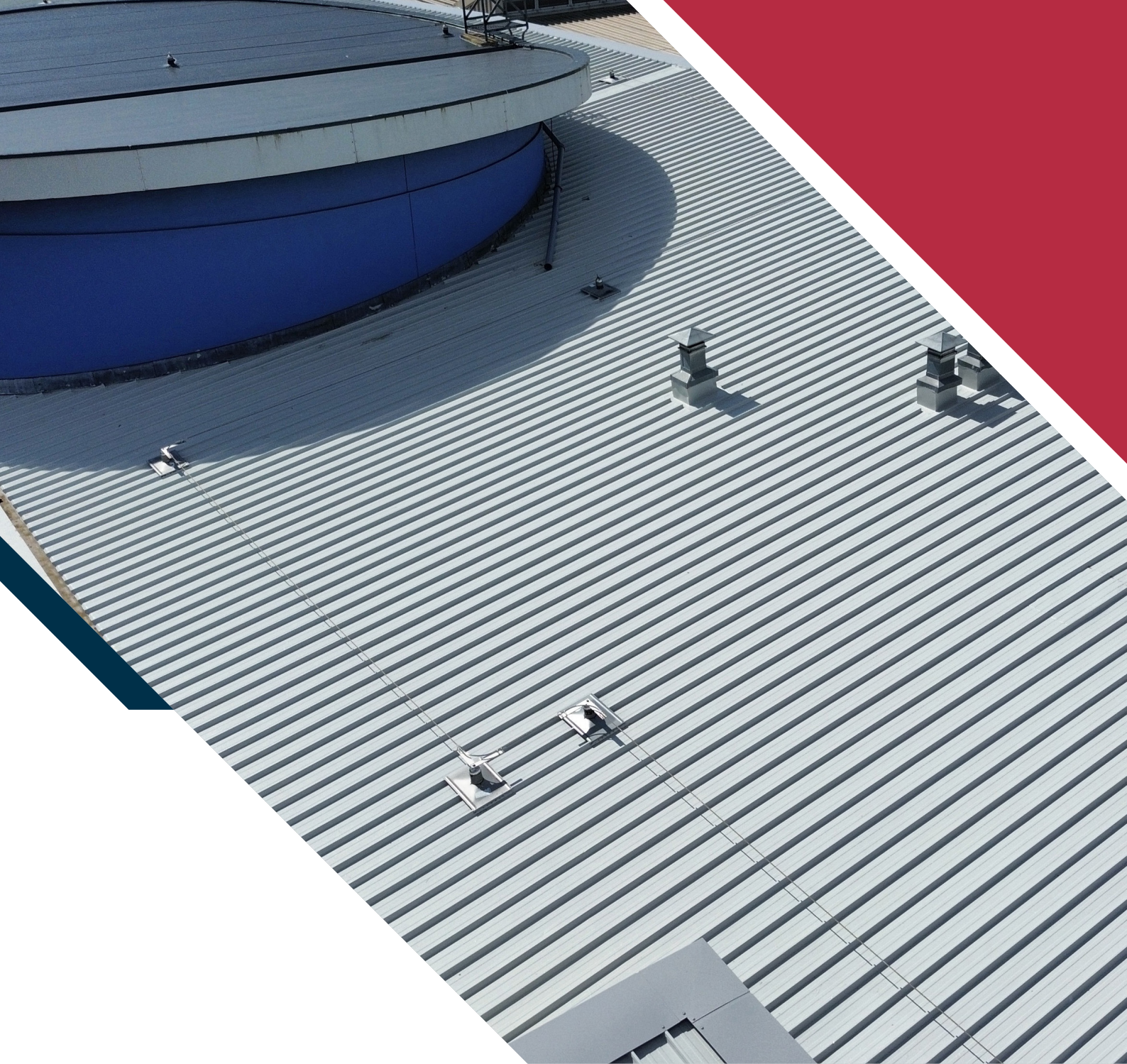
We then proposed a couple of alternative solutions for the client to consider. The first option involved removing the existing top sheets to expose the main Metrac Speed Deck System, and then checking that it had been designed and installed correctly. Corrective measures could then be taken to correctly install the new system, including upgraded thermal insulation to comply with current U-Value regulations.

Option two was to redesign certain elements of the two top hat roof areas, fill in all the ridges and eaves and then correctly design and install a new liquid system to all areas of the main roof. The client ultimately selected the second option, with the liquid roofing overlay successfully installed by specialist contractors RTL Group. This was supplied with a comprehensive guarantee covering both materials and workmanship.

We were delighted to play our part in finally solving the problematic leaks that had been damaging the school for so long. TCRC's expert insights and impartial advice has ultimately helped save the client both hassle and money in the long term.







## CONTACT US



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