

East Dulwich London

LOCATION
East Dulwich, London

CLIENT
N/A

SECTOR
Private

PROJECT TYPE
Refurbishment



Accredited Installer
Henley's Roofing Ltd

Project Overview

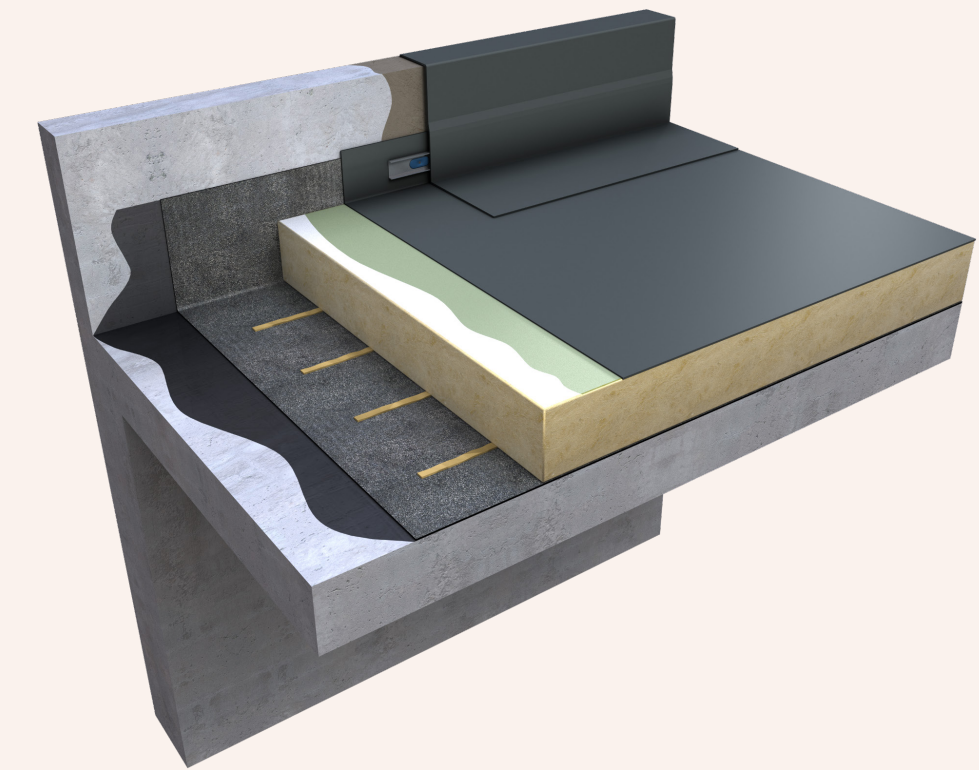
East Dulwich Road, a former manufacturing building, had been left vacant for years within a bustling neighbourhood in South London. The client had plans to convert this derelict building into a modern space for offices, but the current felt roof was in a poor state, suffering from water ingress and lacking insulation. Initially considering a zinc standing seam roof, budget and weight limitation necessitated a lightweight alternative. The team on the project included Henley's Roofing as the contractor, CEG as the developer and Nic Antony Architects.

Key challenges

The East Dulwich project presented considerable complexity due to its structural and design challenges. The roof required integrating modern insulation and single-ply systems into an aging structure with significant timber elements. The inclusion of roof lights demanded the construction of new timber kerbs to support openings while maintaining the structural integrity of the pitched roof.

Work occurred during winter months, compounding the project's complexity. Rain and frosty conditions delayed work and necessitated safety measures for workers handling slippery single-ply materials on sloped surfaces. Proximity to neighbouring properties added logistical challenges, including restricted access, waste management, and noise control.

Systems in use



Ecoflex®

Ecoflex single ply waterproofing membranes have been engineered to provide economic and ecological performance benefits. Ecoflex is a lightweight, flexible PVC-p synthetic membrane manufactured with recycled polymers and has been specifically designed for widespread use on all roofing projects including domestic, commercial and industrial structures.

Solutions

Axter proposed a single-ply roofing system with standing seam detailing, opposed to the zinc standing seam roof the client had initially considered, offering a cost-effective, visually similar solution.

Water drainage was carefully managed with the sloping roof design. External pitched sections directed water to gutters, while the central section fed into a brickwork shaft requiring structural repair.

The result was a fully functional, visually striking roof that transformed the building into a modern office space, aligning with the client's vision and achieving outstanding thermal and aesthetic outcomes.

BEFORE



AFTER





‘Since our first collaboration in 2017, I have consistently appointed Henley Roofing and Axter on various roofing schemes due to their exceptional professionalism and commitment to quality. Their attention to detail, starting from the design development phase through to planning and on-site execution, has always been impressive.

For this project, we tasked them with providing a cost-effective roofing solution, and they delivered above and beyond expectations. Their proposed single-ply membrane system, enhanced with an elegant design twist, transformed the roof into a visually striking feature while maintaining functionality. The works were executed meticulously, adhering to the agreed cost and timeline without compromise.

What truly sets Henley Roofing and Axter apart is their unwavering focus on quality and reliability. While their comprehensive warranties offer great peace of mind, I have never had the need to call on them—a testament to the durability and excellence of their work.

Tito Fasheyitan MRICS [Project Manager] , Construction Economist
Group Limited



For more information, get
in touch with **our experts:**

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