

# The Baitful Futuh Mosque London

LOCATION  
London

CLIENT  
Ahmadiyya Muslim Association UK

SECTOR  
Private

PROJECT TYPE  
New Build



Accredited Installer  
Hambro Roofing Limited

# Project Overview

The Baitul Futuh Mosque in London – named as one of the top 50 buildings in the world by the Spectator – opened in 2003 as the largest mosque complex in Western Europe. However, the structure suffered extensive damage in 2015 due to a fire. As part of the renovation to replace the damaged elements, the building’s owners also substantially extended the complex, with major sections of the former structure scheduled for subsequent demolition.

The team on the project included architects John McAslan + Partners and contractor PDR Construction. Axter was brought on board at the concept stage to advise on the design.

“We are here to support the client, and we’re always happy to attend design meetings where our advice will be valuable, such as helping an architect ensure the roofing systems would achieve both the desired aesthetic goals and the waterproofing requirements,” comments the Axter Regional Sales Director, who oversaw the project. “While we don’t supply

details such as metal flashing, there will be interfaces where our systems meet such details, and based on our experience, we can support partners with all aspects of roofing design, including which third-party product options should be selected to avoid any risk of compromising the waterproofing.”

Part of the original structure, the West Wing, was to be linked to the new extension. Working with the consulting structural engineers, we advised on a final deck design for the link that met all requirements for continuous



waterproofing, as well as the necessary structural characteristics.

Longevity was a key goal for the project; as such, our client needed a robust roofing solution that would last the lifetime of the building – quite possibly a century or more – without replacement.

We also provided support with drainage, supplying detailed drainage calculations to ensure the roofing systems were 100% compliant with regulation.

## Key Challenges

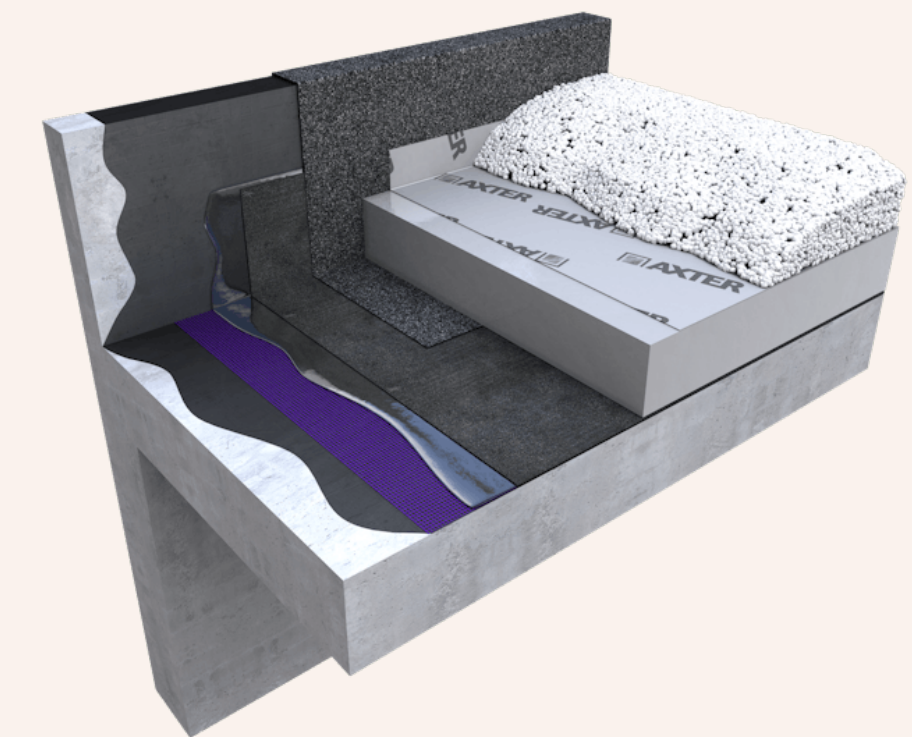
The work on the main, new build element of the project was completed in late 2020, with the West Wing work taking place the following year. Construction of the main building was impacted by the COVID-19 lockdowns. For much of the period, Axter's office was closed, with staff working remotely. Fortunately, we were able to continue to support the construction team while complying with all restrictions and helping the client ensure the project could progress.

"Perhaps the key difference to normal practice was that we had to curtail our usual regular site visits," adds the Axter Regional Sales Director. "Hambro Roofing, however, is a longstanding and trusted installation partner for us. In fact, one of the ways in which we had been asked to advise earlier was to supply a shortlist of possible approved installers.

Working together, we were able to co-ordinate very successfully, and complete the necessary checks with us consulting remotely and them on site." To minimise the risk of infection, the Hambro Roofing team were organised into work bubbles for much of the period, with workers even living together temporarily for some stretches. This approach was successful in ensuring that work progressed despite the pandemic.

Perhaps the biggest design challenge of the project was that a significant number of service details, such as pipework, needed to penetrate the waterproofing. Further, not all of the needs involved were captured in the initial plans for the building, meaning we were called on throughout the project to consult on services-related issues arising.

## Systems in use



### Wilotekt®-Plus

The original and industry renowned second generation hot melt system. Unique structural waterproofing designed and manufactured for use on all inverted roofs, podium decks, living roofs, blue roofs and car park decks.

## Solutions

To ensure the longevity and durability sought for the roofing system to be installed, we proposed an inverted hot melt roof, meaning the waterproofing membrane would be naturally shielded from key sources of damage such as UV, frost and temperature-related expansion and contraction.

Other design challenges, especially in relation to services details, were all successfully addressed. “Compliance always comes first, but it’s important to maintain a flexible mindset in terms of how to achieve that, so that you can always adapt to events, and identify the most cost-effective solution for the client.

“This was one of the most rewarding projects I have worked on,” says the Axter Regional Sales Director. “Various challenges arose, but all were resolved successfully. It’s been an honour to be part of the team on a project that’s discussed internationally, and that will serve a faith community in such a substantial way.”





For more information, get  
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