



Comprehensive roof refurbishment works for a community hub in Woolwich

Replacing walkways, repairing water damaged areas, and installing a fully waterproof roof system, ensuring long-term protection.



Overview

Name: The Woolwich Centre

Client: Royal Borough of Greenwich

Type: Roofing

Duration: February - September 2025

Value: £93k



Scope

- Survey and leak detection across all flat roof areas
- Strip existing stone and slab walkway
- Safe removal and recycling of waste materials
- Clean and prepare roof surface
- Repair debonded areas using felt patch system
- Install Proteus Pro-Cold liquid applied waterproofing with reinforcement fleece
- Fit new rubber walkway system for safe access



Benefits

- Fully waterproof and durable roof system
- Minimal disruption to building users during works
- Sustainable waste management through recycling
- Improved roof compliance and safety standards
- Extended lifespan and structural integrity of the roof

Project Overview

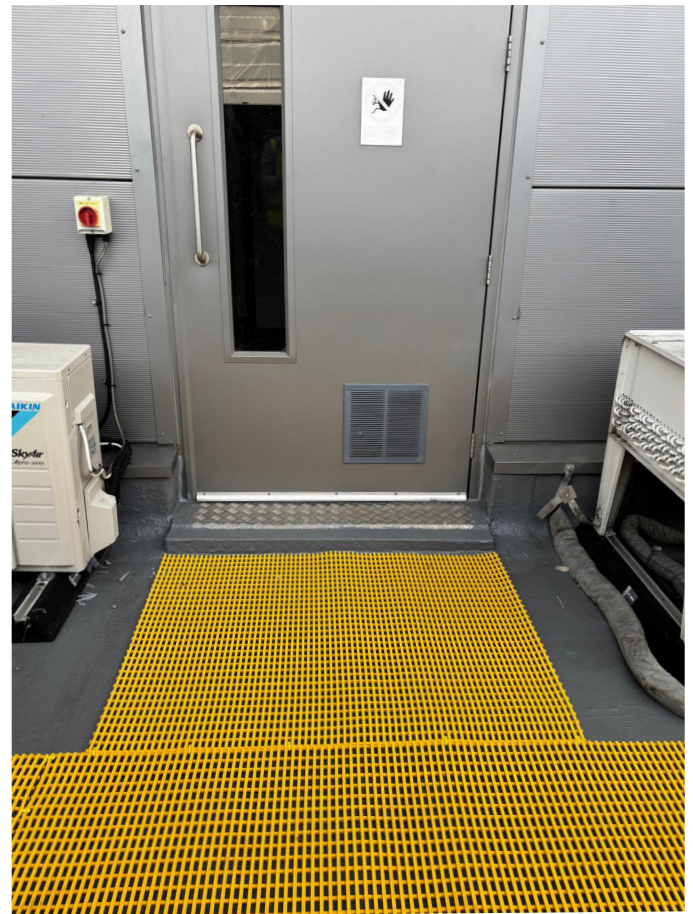
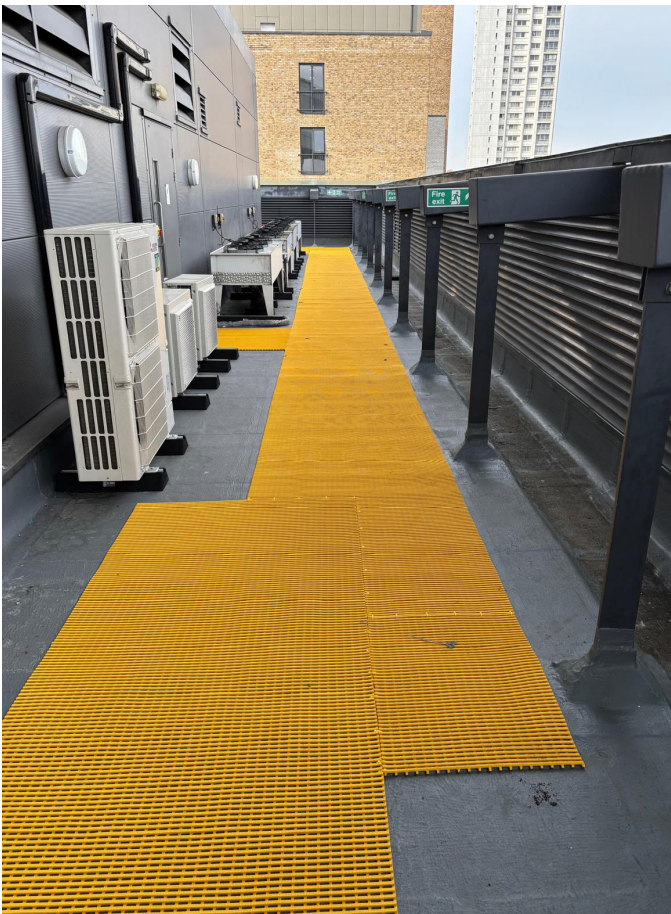
The Woolwich Centre in Greenwich is a key community hub, housing council offices, a library, adult learning facilities, and conference spaces. Elkins Construction was commissioned to carry out a comprehensive roof refurbishment project to address areas of water ingress and improve the safety, durability, and long-term performance of the building's flat roof areas. The project covered approximately 1,000m² of roof space and included the replacement of the existing stone and slab walkway system.

Scope of Works

The project began with a full survey and leak detection across all flat roof areas to identify areas requiring repair. A targeted repair programme was then implemented, using mineral felt and matched materials to address water ingress.

Key elements of the works included:

- Stripping the existing stone and slab walkway system across seven storeys
- Safe removal and recycling of all dismantled materials
- Cleaning and preparation of the roof surface with high-pressure jet washing
- Repairing multiple debonded areas using a felt patch system
- Installing a Proteus Pro-Cold liquid applied overlay system with reinforcement fleece for a seamless waterproof layer
- Fitting a new rubber walkway system to provide safe access for inspection and maintenance
- Coordinating closely with site management, maintenance teams, and building security to minimise disruption to daily operations



Challenges

The project presented several challenges, including working at height across a busy, multi-storey site and safely removing over 1,000m² of heavy stone and slab walkways. Waste had to be carefully controlled, lowered from height, and recycled wherever possible. Additionally, multiple areas of debonded substrate required extensive surface preparation before the installation of the waterproofing system.

Solutions

Elkins Construction implemented a phased programme spanning three months. The team safely dismantled the existing walkway system and removed all waste through controlled lowering methods and wait-and-load disposal lorries, maximising recycling. The roof surface was fully

prepared using 2,000 PSI jet washing to create a suitable base. Debonded areas were repaired, and the Proteus Pro-Cold liquid applied system with reinforcement fleece was installed, providing a fully waterproof, long-lasting solution. Finally, a new rubber walkway system was fitted to improve access and safety for future inspections and maintenance.

The Woolwich Centre roof refurbishment demonstrates Elkins Construction's expertise in delivering complex roofing projects safely, efficiently, and with minimal impact on building users. The project ensures the building is protected against water ingress, compliant with safety standards, and equipped with durable, long-lasting materials to serve the community for years to come.

