



SIKA AT WORK

FULTON AND FIFTH WEMBLEY, LONDON

SEALING & BONDING : SIKAHYFLEX®-250 FACADE

STRENGTH, FLEXIBILITY, AND FINISH: SIKA EXCELS AT WEMBLEY'S LANDMARK DEVELOPMENT

Background:

Fulton and Fifth is a new development from Regal in the prime Wembley location. Offering 876 residential units alongside 30,000 sq. ft of commercial space, it spans five blocks, and space for retail, light industrial, and leisure use.

As one of London's fastest-growing neighbourhoods, Wembley is attracting an increasing number of buyers, renters, and businesses, driving demand for attractive property developments and community spaces. Fulton and Fifth is leading the way with this new space, delivering luxury, just a stone's throw away from the heart of the city.



Requirement:

Completed in less than two years, the development utilised Modern Methods of Construction (MMC), building components off site before being transported to the location for final installation. This process helped to ensure consistent quality throughout the build, stabilise costs, and run to a clear programme of works, all while focusing on safety and sustainability.

As part of the MMC process, precast panels were utilised for the façade elements. These structures were delivered utilising PCE Limited's HyTower hybrid system solution and installed with precision onto each of the 105 storeys, bringing a streamlined installation process to the build. To ensure the buildings longevity, each of the expansion joints throughout the development required sealing to provide a watertight and durable finish.

Solution

To fulfil the clients' strict requirements, SikaHyflex®-250 Façade was specified for this project. Certified to ASTM C 920 Class +100/-50, it was selected due to its very high movement capability, delivering a robust seal to accommodate joint movement in the most demanding situations.

Applied by PJ Sealants using their highly experienced abseiling team, the ease of application was critical. SikaHyflex®-250 Façade proved ideal, offering smooth extrusion and effortless tooling, even in challenging high-rise conditions, delivering both efficiency and consistency across the project.

The strong adhesion, weather resistant properties, and colour options also made SikaHyflex®-250 Façade the sealant of choice, providing a lasting joint while maintaining the buildings aesthetic appeal. Finally, with safety and sustainability at the forefront of key decisions, the odourless formula coupled with very low emissions was a significant benefit to the client, providing a more pleasant working environment for the applicator.



Project: Fulton and Fifth

Location: Wembley, UK

Project Dates: April 2024 - April 2025

Client: Regal

Pre Cast Contractor: PCE Ltd

Sealant Applicator: PJ Sealants

Products used: SikaHyflex®-250 Façade

The choice of SikaHyflex®-250 Façade was pivotal in meeting the client's strict performance and sustainability targets. By combining technical excellence with practical on-site benefits, SikaHyflex®-250 Façade proved to be the ideal solution, safeguarding both the integrity and the aesthetics of this landmark Wembley development.



WHERE TO FIND US

SIKA LIMITED

Watchmead
Welwyn Garden City
Hertfordshire AL7 1BQ
Phone +44 (0) 1707 394 444

SIKA LEEDS

Site 41, Knowsthorpe Way
Cross Green Industrial Estate
Leeds LS9 0SW
Phone +44 (0) 113 240 3456

SIKA PRESTON

Sika House, Miller Street
Preston, Lancashire PR1 1EA
Phone +44 (0) 1772 259 781

SIKA REDDITCH

19 Broad Ground Road
Redditch, Worcestershire B98 8YP
Phone +44 (0) 1527 512 240

SIKA WISHAW

201 Netherton Street
Wishaw, North Lanarkshire ML2 0EF
Phone +44 (0) 1698 373 305

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