



SIKA AT WORK

REFURBISHMENT OF A HISTORIC VICTORIAN ROOF

ROOFING: SIKALASTIC®-625 N

BUILDING TRUST



TURNER STREET, MANCHESTER



Permicoat Ltd, appointed by client Storm Tempest Ltd, was tasked with delivering a long-term waterproofing solution. With a total roof area of 300m², the project demanded a modern system that could tackle the structure's complex detailing and challenging site logistics while preserving the integrity of the original building.

The roof comprised several intersecting pitches with a variety of angles and transitions, which presented a significant waterproofing challenge. Standard systems would have struggled to deliver a seamless and durable finish over such intricate geometry. Adding to the complexity was the building's occupied residential status. All works had to be conducted with minimal disruption to residents, while access, delivery, and installation had to be carefully coordinated due to the property's city-centre location.

LOCATED IN THE HEART OF MANCHESTER CITY CENTRE, 11-21 TURNER STREET IS A FORMER VICTORIAN RETAIL WAREHOUSE RECENTLY TRANSFORMED INTO STYLISH NEW APARTMENTS. THE REDEVELOPMENT REQUIRED A SYMPATHETIC YET HIGH-PERFORMING ROOF REFURBISHMENT TO RESOLVE ONGOING WATER INGRESS ISSUES AND ALIGN WITH THE BUILDING'S HISTORIC AESTHETIC.

Sikalastic®-625 N, a cold-applied, moisture-triggered polyurethane liquid membrane, was chosen as the ideal solution. Its flexibility and joint-free application enabled installers to effortlessly seal around the pitched surfaces, complex transitions, and penetrations, forming a continuous waterproof barrier.



This system's ability to conform to detailed roof geometries ensured all potential ingress points were eliminated which was essential for a project where previous leaks had caused concern among residents.

Permicoat Ltd delivered the installation with precision and care, applying the Sikalastic®-625 N system to the entire 300m² area. The liquid membrane's ease of use also reduced site traffic and noise compared to more traditional systems, supporting project sustainability and improving on-site logistics in the busy city environment.

Despite logistical restrictions, including tight delivery schedules and the need for scaffold-based access, the team completed the project on time and to an exceptional standard of workmanship. The roof now carries a 15-year Sika® guarantee for materials and labour, ensuring continued protection and peace of mind.

While waterproofing performance was paramount, the project also had to respect the heritage of the Victorian structure. The seamless finish achieved with Sikalastic®-625 N offers a clean, low-profile appearance that blends with the building's architectural character, helping to preserve its visual appeal for years to come.

The successful refurbishment of Turner Street demonstrates the adaptability and strength of Sika®'s liquid-applied systems in complex, heritage-sensitive applications. Combining technical performance with visual sensitivity, this project highlights how modern waterproofing can meet even the most intricate design and logistical demands.

PROJECT PARTICIPANTS

Client: Storm Tempest Ltd
Roofing Contractor: Permicoat Ltd
Product Used: Sikalastic®-625 N
Project Size: 300m²
Completion Date: February 2024



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SIKA LIMITED

Head Office
Watchmead
Welwyn Garden City
Hertfordshire, AL7 1BQ
United Kingdom

Contact

Phone +44 1 707 394444
Fax +44 1 707 329129
E-Mail enquiries@uk.sika.com
www.sika.co.uk

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