



SIKA AT WORK

ROOF REFURBISHMENT AT ELDER HOUSE **PROVIDES A STRIKING AND MODERN WATERPROOFING SOLUTION**

ROOFING: Sika® Decothane® Ultra liquid-applied waterproofing system

BUILDING TRUST



ELDER HOUSE, MILTON KEYNES

ELDER HOUSE, AN OFFICE BUILDING LOCATED IN MILTON KEYNES, CONTAINS A VARIETY OF OFFICES AND MEETING SPACES CATERING TO MULTIPLE TENANTS. THIS ROOFING REFURBISHMENT PROJECT FOCUSED ON TWO UPPER PLANTROOM ROOFS, COVERING 500M², AND THE MAIN ROOF, SPANNING 1,600M², TOTTALLING 2,100M².

PROJECT DESCRIPTION

The main objective was to replace the deteriorated asphalt roofing system, which had endured years of exposure and multiple temporary repairs, with a durable and thermally efficient solution that would enhance both the performance and appearance of the building.

The original roof was an inverted build-up, consisting of an asphalt membrane, insulation boards, paving slabs and pebbled borders. All of these components were fully stripped off, requiring careful removal to prevent damage to underlying structures and surrounding areas.

SIKA SOLUTION

The roof was then reinstated with Sika® Decothane® Ultra roofing system, which involved repair and priming of the substrate, installation of an air and vapour control layer (AVCL), insulation, and



a carrier membrane before applying the reinforced Decothane® Ultra roof waterproofing system. Maintenance walkways were subsequently installed with an anti-skid inhibiting finish, ensuring safe access for personnel.

Attention to detail was vital, as the roof contained 234 plinths for a redundant Building Maintenance Unit (BMU) track, all of which required precise waterproofing and integration. Existing handrails were removed and reinstated, and upper roof cappings were carefully jet-washed and cleared of moss before refurbishment. Additional complexities included removing large roof access hatches, renewing timber joists and plywood reinstatement to maintain structural integrity and safe building access.

The refurbishment of Elder House's roofs has dramatically improved the visual appeal of the building. The completed Sika Decothane® Ultra system, which was specified in slate grey, provides a sleek, uniform and modern finish, enhancing both the appearance and functionality of the roof. The bright red anti-skid inhibiting walkway stands out as a visually striking feature, guiding maintenance personnel safely across the roof while adding a bold design element.

Beyond aesthetics, the roof now presents a professional and contemporary appearance that aligns with the building's status as a modern office facility.

PROJECT PARTICIPANTS

Contractor: Core CBS Ltd

Roofing Contractor: Cemplas Waterproofing & Concrete Repairs Ltd

Area: 2,100m²

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